



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www.CityofSacramento.org

CONSENT
November 25, 2008

Honorable Mayor and
Members of the City Council

Title: Contract: Max Baer Park Project (L19106000)

Location/Council District: 7851 35th Avenue / Council District 6

Recommendation: Adopt a **Resolution:** 1) approving the contract specifications and awarding the contract to Parker Landscape Development, Inc. for an amount not to exceed \$396,790; 2) appropriating \$500,000 of Park Development Impact Fees (PIF), Fund 3204, to L19106000; and 3) authorizing the City Manager to execute the contract for the project.

Contact: J.P. Tindell, Park Planning & Development Manager, 808-1955
Tin-Wah Wong, Associate Landscape Architect, 808-5540

Presenters: Not applicable

Department: Parks and Recreation

Division: Park Planning & Development Services

Organization No: 4727

Description/Analysis

Issue: Max Baer Park is a 4.05-acre park located in South Sacramento. Staff is seeking approval to award a contract in order to develop the park. The formal bid process for this project has been completed and a bidder has been selected based on the qualifications set forth by the City.

In order to award the contract, staff seeks approval to augment the existing project budget by appropriating \$500,000 of Park Development Impact Fees (PIF), Fund 3204.

A summary of the project history is included as Attachment 1 (page 6) and a location map is included as Attachment 2 (page 7). The improvements to the park will consist of installing the following amenities: grading, drainage, irrigation, landscaping, concrete walkways, a full basketball court, a fenced skate park, a fenced outdoor plaza, a group picnic area with shade structure, bike racks,

benches, picnic tables, chairs, trash and recycling receptacles.

Policy Considerations: Sacramento City Code Chapter 3.60 identifies the general guidelines for completing contracts for public projects and procedures for bidding and issuing contracts over \$100,000.

Providing parks and recreation facilities is consistent with the City's strategic plan to enhance livability in Sacramento's neighborhoods by expanding park, recreation, and trail facilities throughout the City.

Utilizing PIF funds to augment this budget is consistent with Sacramento City Code Section 16.64.060 as these funds will be used for the "...improvement, and expansion of the public parks, playgrounds and recreational facilities."

This is part of the Park Development Process for park planning as stated in the *2005-2010 Parks and Recreation Master Plan*.

Committee/Commission Action: The Max Baer Park Updated Master Plan (Attachment 3, page 8) was reviewed and supported by the Parks and Recreation Commission (PRC) on Thursday, June 7, 2007.

Environmental Considerations: This report concerns administrative activities that will not have a significant effect on the environment, and does not constitute a "project" as defined by the California Environmental Quality Act (CEQA) [CEQA Guidelines Sections 15061(b)(3); 15378(b)(2)].

California Environmental Quality Act (CEQA): The Development Services Department, Environmental Planning Services Division has reviewed the Max Baer Park Update Master Plan project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 1 Section 15301, Class 3, Section 15303 and Class 3, Section 15303 (e) of the CEQA Guidelines. Projects exempted under Class 1, Section 15301 consist of the operation, repair or minor alteration of existing structures or facilities involving, negligible or no expansion of use. Projects exempted under Class 3, Section 15303, consist of new construction or conversion of new, small facilities or structures. Projects exempted under Class 3, Section number 15303(e) consists of new construction of accessory structures including fences.

Sustainability Considerations: The Max Baer Park has been reviewed for consistency with the goals, policies and targets of the City's Sustainability Master Plan and proposed 2030 General Plan. If approved, the contents of this report will advance the following goals, policies, and targets by:

1) Reducing water use for irrigation by retrofitting and converting the existing irrigation system to be compatible with the City's central irrigation system. A central irrigation controller will be installed at the park site which connects to

the City's central irrigation system to ensure that the park site will not receive supplemental water during periods of precipitation, in the event that the precipitation provides sufficient water to the park.

2) Reducing water use for irrigation by reducing turf areas and installing planters with drought tolerant and low water using vegetation.

3) Encouraging the public to reuse and recycle local materials by installing permanent recycling receptacles in the park.

Rationale for Recommendation: The formal bidding process for the Max Baer Park project was posted in accordance with City Code 3.60 and Administrative Policy Instruction #48. The project was posted and the bids were opened on October 8, 2008. The staff/engineer's estimate for this project was \$385,125. Staff received 14 bids and the results are listed below.

1	PARKER LANDSCAPE DEVELOPMENT	\$384,825.00	\$11,964.72	\$396,789.72	67.9
2	PBM CONSTRUCTION	\$395,395.00	\$10,752.00	\$406,147.00	81.8
3	GOLD VALLEY CONSTRUCTION	\$394,750.00	\$12,424.00	\$407,174.00	91.9
4	JM SLOVER, INC.	\$407,923.00	\$12,112.00	\$420,035.00	66.5
5	SOLO LANDSCAPING	\$457,324.21	\$13,232.00	\$470,556.21	96.3
6	ELITE LANDSCAPING	\$458,621.00	\$12,000.00	\$470,621.00	31.1
7	BIUNDO LANDSCAPE CONSTRUCTION	\$475,499.00	\$10,720.00	\$486,219.00	94.6
8	SUNWORLD	\$487,356.25	\$9,296.00	\$496,652.25	33.2
9	AD LAND VENTURE	\$499,437.39	\$9,688.08	\$509,125.47	25.2
10	BRC CONSTRUCTION	\$495,900.00	\$17,600.00	\$513,500.00	72.0
11	MARTIN BROTHERS CONSTRUCTION	\$511,173.00	\$14,464.00	\$525,637.00	17.8
12	DIEDE CONSTRUCTION INC.	\$521,767.35	\$25,019.28	\$546,786.63	22.7
13	PNP CONSTRUCTION	\$584,061.00	\$12,872.00	\$596,933.00	60.7
14	AMERICAN RAMP COMPANY	no bid submitted	-	-	-

Pursuant to City Code Section 3.60.020, it was determined that Parker Landscape Development, Inc. had the lowest, responsible base bid. The project award will be for the base bid and additive alternate #1 (removable picnic table) and additive alternate #2 (removable chair) in an amount not to exceed \$396,790. The removable table and chair were requested by staff at the club house so that they could be moved to accommodate space needs for various functions.

Financial Considerations: The original funding for the Max Baer park improvements

consisted of the preparation of the master plan, the construction documents and to construct the Max Baer Tot Lot.

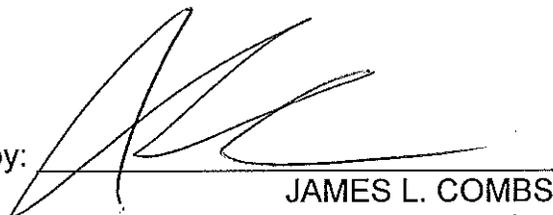
To cover the cost of development, construction, and oversight of this next phase for Max Baer Park, staff recommends appropriating \$500,000 from Park Development Impact Fee (PIF), Fund 3204. Park Development Impact Fees may be programmed for the development or renovation of neighborhood and community parks to serve residential subdivisions within the Planning Area in which they are collected.

Max Baer Park is within and included in the Neighborhood Park Maintenance Community Facilities District (CFD) which was established to reduce reliance on the fund for neighborhood park maintenance and to preserve the level of maintenance in the parks system. The CFD pays for a portion of the maintenance costs for neighborhood parks. The amount of funding in the CFD depends upon the year the homes in that neighborhood were built and annexed to the CFD; maintenance of parks built before 2002 and all community parks, regional parks, open space, trails and buffer areas are not covered by the CFD. The funding of park maintenance not provided for by the CFD must be supported from other sources.

Development of parks creates an ongoing cost for park maintenance and utilities based on the size of the park. Maintenance staffing for this park development has been provided for in the Department's approved FY08/09 Operating Budget.

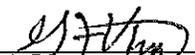
Emerging Small Business Development (ESBD): The selection of consultants and contractors for this project followed City established guidelines for inclusion of ESBD firms. At an SBE/EBE percentage total of 67.9% (SBE percentage is based on the base bid only), Parker Landscape Development, Inc. and its subcontractors are above meeting the City's required 20% ESBD rate.

Respectfully Submitted by:



JAMES L. COMBS
Director, Parks and Recreation

Recommendation Approved:

for 

RAY KERRIDGE
City Manager

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Attachment 1

Background Information

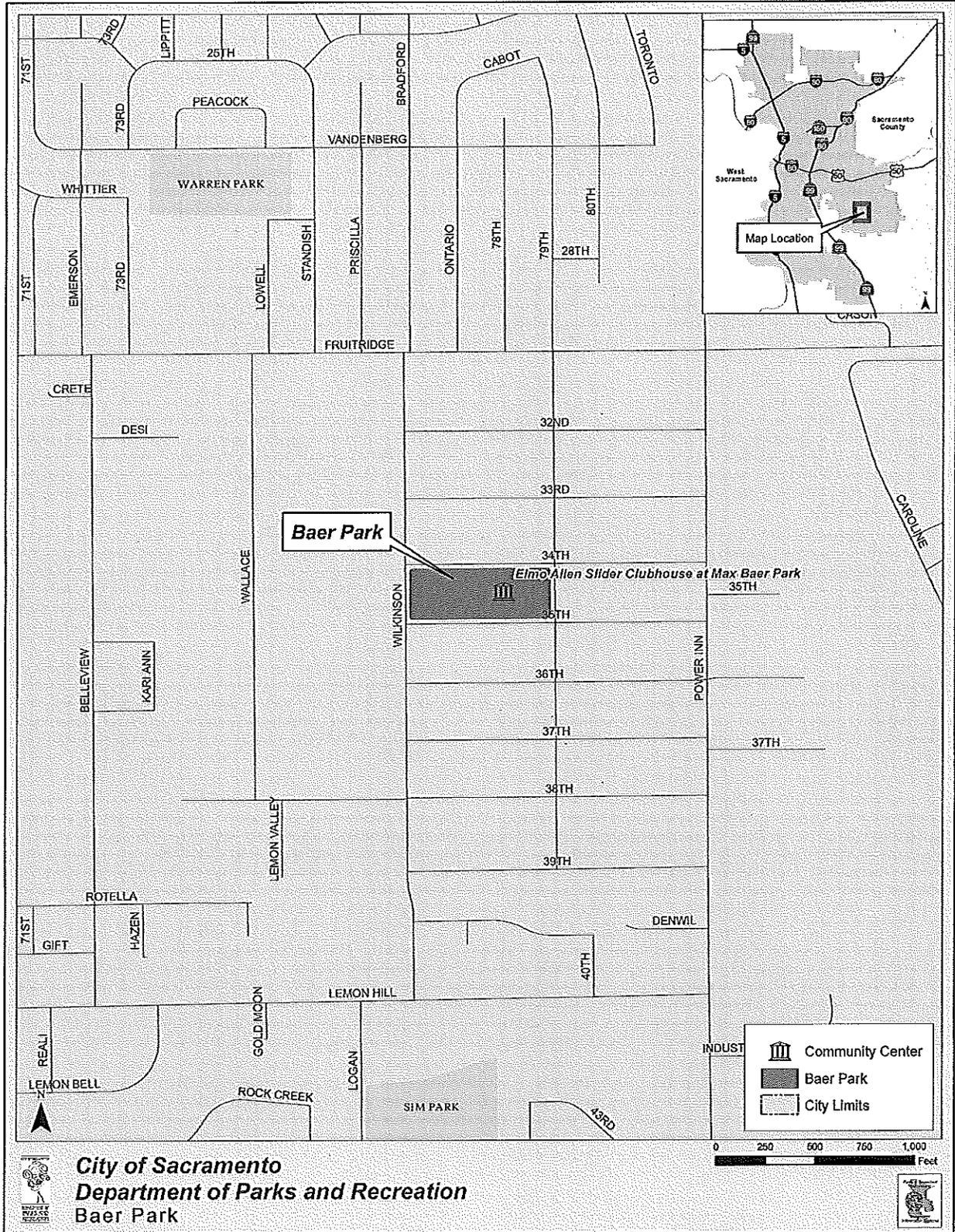
The Max Baer Master Plan was created in 1982. Original components included a softball field, adventure play area, community center, volleyball court, and basketball court.

The Max Baer Community Center was built in 1995 (Resolution 95-157), had an addition in 2000-2001, and was renamed the Elmo Allen Slider Clubhouse (Resolutions 2000-280 and -549, 2001-272).

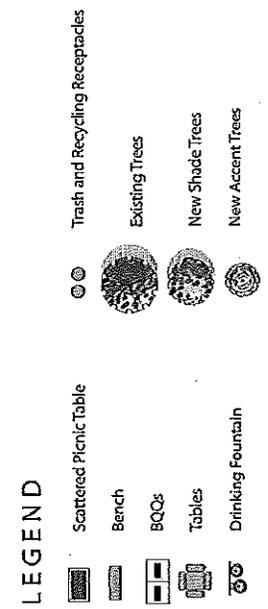
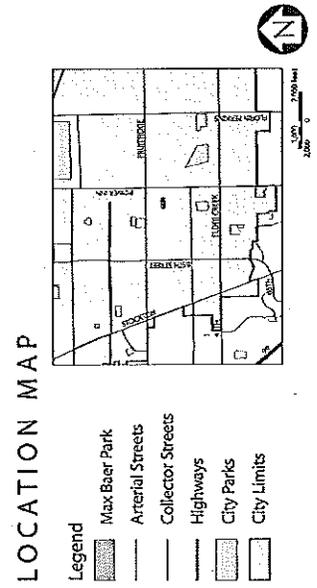
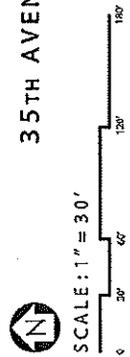
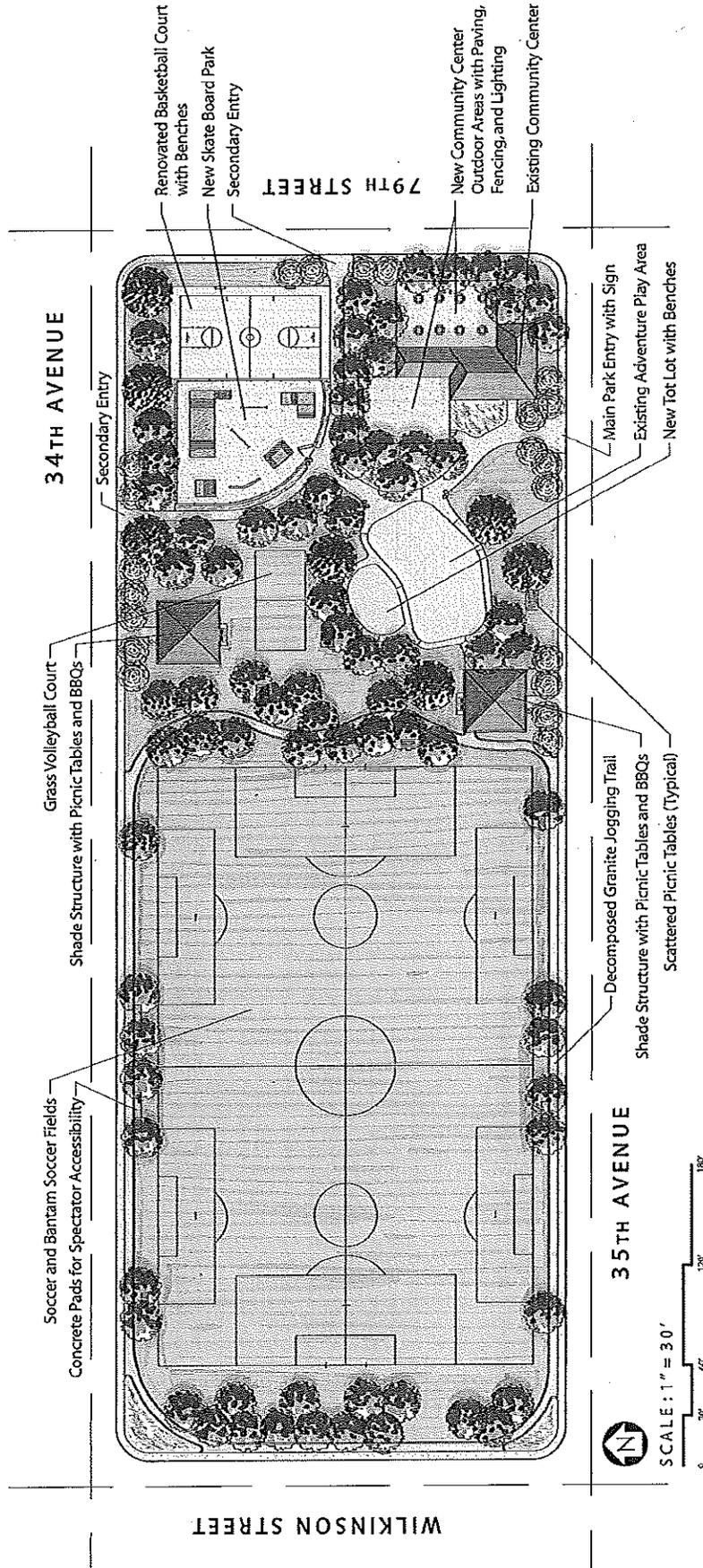
An arson fire destroyed the playground in July of 2006 and was rebuilt with community efforts in February of 2007.

Improvements to the park and updates to the master plan were determined to be an opportunity project in the *2004 Parks and Recreation Programming Guide*. An updated Max Baer Park Master Plan was approved by City Council on July 24, 2007 (Resolution 2007-549). The new park improvements shown on the updated Max Baer Park Master Plan included walkways, 2 shade structures with picnic tables, 2 bantam soccer fields, a grass volleyball court, decomposed granite jogging trails, fenced outdoor plazas, basketball court, a skatepark, seating areas and planters with landscaping.

The phase 1 park improvements include drainage, irrigation, landscaping, concrete walkways, a full basketball court, a fenced skate park, a fenced outdoor plaza, a group picnic area with shade structure, bike racks, benches, picnic tables, chairs, trash and recycling receptacles and will be completed in Fall 2009.



MAX BAER PARK MASTER PLAN



RESOLUTION NO. 2008-

Adopted by the Sacramento City Council

November 25, 2008

APPROVING A CONTRACT: MAX BAER PARK PROJECT (L19106000)

BACKGROUND

- A. Max Baer Park is a 4.05 acre neighborhood park located in Avondale.
- B. The updated Max Baer Park master plan was reviewed and supported by the community and the Parks and Recreation Commission; they were approved by City Council in Resolution 2007-549.
- C. City Code Chapter 3.60 identifies the general guidelines for completing contracts for public projects and procedures for bidding and issuing contracts over \$100,000.
- D. The formal bid process for the Max Baer Park project has been completed based on the qualifications set forth by the City.
- E. Pursuant to City Code Section 3.60.020, it was determined that Parker Landscape Development, Inc. was the responsible, low bidder with a bid of \$396,789.72.
- F. There are adequate funds in Park Development Impact Fee (PIF), Fund 3204, Planning Area 4, for augmentation to L19106000.
- G. Utilizing PIF funds is consistent with City Code Section 18.44.160 as these funds will be used within the planning area where development fees are generated and are for the construction of park facilities.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. The contract specifications for Max Baer Park (L19106000) are approved and the contract is awarded to Parker Landscape Development, Inc. for an amount not to exceed \$396,790.
- Section 2. That \$500,000 of Park Development Impact Fee (PIF), Fund 3204 is appropriated for L19106000.
- Section 3. The City Manager is authorized to execute the contract with Parker Landscape Development, Inc. for an amount not to exceed \$396,790 for Max Baer Park (L19106000).