



REPORT TO COUNCIL

City of Sacramento

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

CONSENT
June 23, 2009

Honorable Mayor and
Members of the City Council

Title: Contract: Shasta Community Park Phase 2 Project (L19159200)

Location/Council District: 7407 Shasta Lane / Council District 8

Recommendation: Adopt a **Resolution:** 1) approving the contract specifications and awarding the contract to Goodland Landscape Construction to develop phase 2 of the project for an amount not to exceed \$2,022,396; and 2) authorizing the City Manager to execute the contract for the project.

Contact: Dennis Day, Associate Landscape Architect, 808-7633; J.P. Tindell, Park Planning and Development Manager, 808-1955

Presenters: Not applicable

Department: Parks and Recreation

Division: Park Planning & Development Services

Organization No: 19001121

Description/Analysis

Issue: Shasta Community Park is a 21.2 acre park located in South Area. The City Council approved the master plan for this project in Resolution 2007-736; staff is requesting City Council award a contract in order to develop this phase of the park. The formal bid process for the Phase 2 project (6.5 acres) has been completed and a bidder has been selected based on the qualifications set forth by the City.

A summary of the project history is included as Attachment 1 (page 5) and location map is included as Attachment 2 (page 7).

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.

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 Shasta Community Park name and master plan were reviewed and supported by the Parks and Recreation Commission (PRC) on February 28, 2007. The PRC had the following two comments: to make sure that the jogging trail is continuous around the entire park and that the skate park is labeled separately from the group picnic area. The Shasta Community Park Master Plan (Attachment 3, page 8) was modified accordingly. The Phase 2 section of the Shasta Community Park Master Plan is included as Attachment 4 (page 9).

Environmental Considerations:

California Environmental Quality Act (CEQA): The Environmental Services Manager determined the project will not have a significant impact to the environment; a Mitigated Monitoring Plan was adopted by City Council on October 9, 2007. In compliance with Section 15070 of the California Environmental Quality Act Guidelines, the applicant incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures addressed Biological Resources and Cultural Resources. The mitigation measures were listed in the Mitigation Monitoring Plan which was approved by City Council in Resolution 2007-736.

Sustainability Considerations: Shasta Community Park Phase 2 has been reviewed for consistency with the goals, policies, and targets of the City's Sustainability Master Plan (SMP), the Parks and Recreation Sustainability Plan, and the 2030 General Plan. The project is also consistent with sustainable design by: reducing greenhouse gas emissions and air pollution through the addition of trees and other plantings in the park; improving the urban climate by reducing the urban heat island effect through trees, plantings, and a permanent shade structure; reducing water use for irrigation by planting low water use vegetation; encouraging the public to reuse and recycle local materials by installing permanent recycling receptacles in the

park; and improving the health of residents through access to a diverse mix of wellness activities in the park.

Rationale for Recommendation: The formal bidding process for the Shasta Community Park Phase 2 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 May 6, 2009. The staff/engineer's estimate for the base bid on this project was \$2,284,848. Staff received thirteen bids and the results are listed below.

CONTRACTOR	Base Bid	Additive Alternates	Total Bid	SBE %
GOODLAND LANDSCAPE CONSTRUCTION	\$1,734,926.00	\$287,470.00	\$2,022,396.00	29.2
JM SLOVER	\$1,750,528.00	\$315,690.00	\$2,066,218.00	81.4
ADLAND VENTURE	\$1,806,958.70	\$299,878.83	\$2,106,837.53	21.4
VALLEY CREST	\$1,832,510.00	\$312,000.00	\$2,144,510.00	37.4
GOLD VALLEY CONSTRUCTION	\$1,852,823.00	\$282,250.00	\$2,135,073.00	89.5
CIVIL ENGINEERING CONSTRUCTION	\$1,889,140.00	\$256,680.00	\$2,145,820.00	95.2
ELITE LANDSCAPING	\$1,829,466.67	\$364,000.00	\$2,193,466.67	31.9
HEMINGTON LANDSCAPE	\$1,902,753.00	\$281,560.00	\$2,184,313.00	47.8
WESTERN ENGINEERING	\$2,043,230.00	\$303,000.00	\$2,346,230.00	37.9
PROCIDA LANDSCAPING	\$2,060,853.93	\$284,339.77	\$2,345,193.70	29.6
GATEWAY LANDSCAPE	\$2,061,745.00	\$312,860.00	\$2,374,605.00	89.6
STURGEON CONSTRUCTION	\$2,232,946.24	\$319,503.48	\$2,552,449.72	2.4
BIUNDO LANDSCAPE CONSTRUCTION	\$2,396,359.00	\$379,760.00	\$2,776,119.00	63.8

Pursuant to City Code Section 3.60.020, it was determined that Goodland Landscape Construction had the lowest, responsible base bid. The project award will be for the base bid and additive alternates A1 to A6 (soccer field lighting (A1), installation of turf instead of sod (A2), shade sail canopies over the tot lot (A3), adventure area (A4), and softball dugouts (A5), and shade umbrellas at the play area (A6)) in an amount not to exceed \$2,022,396.

Shasta Community Park Phase 2 includes 6.5 acres of development (grading, drainage, irrigation, and landscaping), a 29-space parking lot (specifically for the park) with automatic gates, an outdoor wedding area with garden and gazebo, two lighted tennis courts, a youth basketball court, a neighborhood skate park, continuation of the walking and jogging trail, grass berms, an additional pathway,

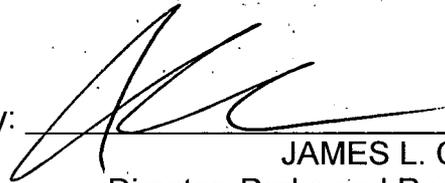
parking lot lighting, Shasta Avenue street frontage improvements along the entire south side of the park, and public artwork.

Financial Considerations: There are sufficient funds in L19159200 to award the construction contract. Funding for this project comes from Park Development Impact Fees (PIF) (\$2,340,000) and Quimby Act Fees (\$600,000) from Planning Area 4

Ongoing maintenance for this Phase 2 park development will be absorbed by the existing Park Operations staff.

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 29.2% (SBE percentage is based on the base bid only), Goodland Landscape Construction 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:

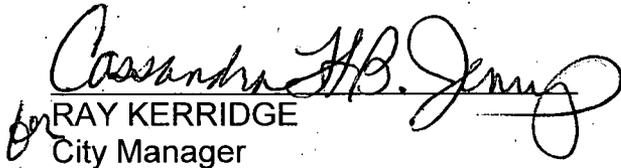

RAY KERRIDGE
City Manager

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Attachment 1

Background Information

Shasta Community Park is a partially developed 21.2 acre community park located on Shasta Avenue at Bruceville Road in South Sacramento. Cosumnes River College is on the west side of the park across Bruceville Road; the park has proposed single family homes on the north and east and proposed apartments to the south.

City staff worked with the Sacramento Public Library, Group 4 (the library's consultant), and Callander Associates (the landscape architecture consultant) to develop the Shasta Community Park Master Plan. The Valley Hi/North Laguna Library will be located on three acres of the community park site. There were three joint public meetings held on September 8, October 13, and October 27, 2006. Through this planning process, the Shasta Community Park Conceptual Plan was developed to determine the location of the library, community center, and park amenities. The Department held a final meeting on February 5, 2007, when the final park master plan was presented to the public for review and comments.

The Parks and Recreation Commission reviewed the Shasta Community Park Master Plan and park name on February 28, 2007. They had the following two comments: to make sure that the jogging trail is continuous around the entire park and that the skate park is labeled separately from the group picnic area. The master plan was modified accordingly. Council approved the park name, environmental documents, and master plan in Resolution 2007-736.

The Shasta Community Park Master Plan includes the Valley Hi/North Laguna Library (20,000 square feet) with an associated drop-off area, a community center (20,000 square feet), and joint-use 156-space parking lot. The park will also include an additional 29-space parking lot for park users, a lighted regulation soccer field, a softball field, two lighted tennis courts, a youth basketball court, a neighborhood skate park, tetherball, two horseshoe courts, a volleyball court, walkways, a jogging trail with exercise stations, two children's playgrounds (based on storybook themes), a large group picnic area with two shade structures, individual picnic areas, a restroom, an outdoor reading area, an outdoor wedding area with garden and grass berms, pathway lighting, and public artwork.

Development of the park will require that full street frontage improvements (i.e., sidewalk, curb, gutter, street lights, street drainage and one street lane) be constructed on Cotton Lane, Shasta Avenue, and the future road located on the east side of the park.

The library, its associated drop off-area, and two-thirds of the northern parking lot began construction in spring 2008 and are expected to be complete in August 2009. Council awarded the Phase 1 contract to PBM Construction, Inc. for an amount not to exceed \$2,610,217 in Resolution 2008-246. Phase 1 included development of the rest

of the northern parking lot, 10.5 acres of park landscape development which included a regulation soccer field, a softball field, two horseshoe courts, a volleyball court, a tetherball area, walking and jogging trail with exercise stations, two children's playgrounds, a large group picnic area with two shade structures, individual picnic areas, a restroom, pathway lighting, and public artwork. Phase 1 of the park opened for public use in April 2009.

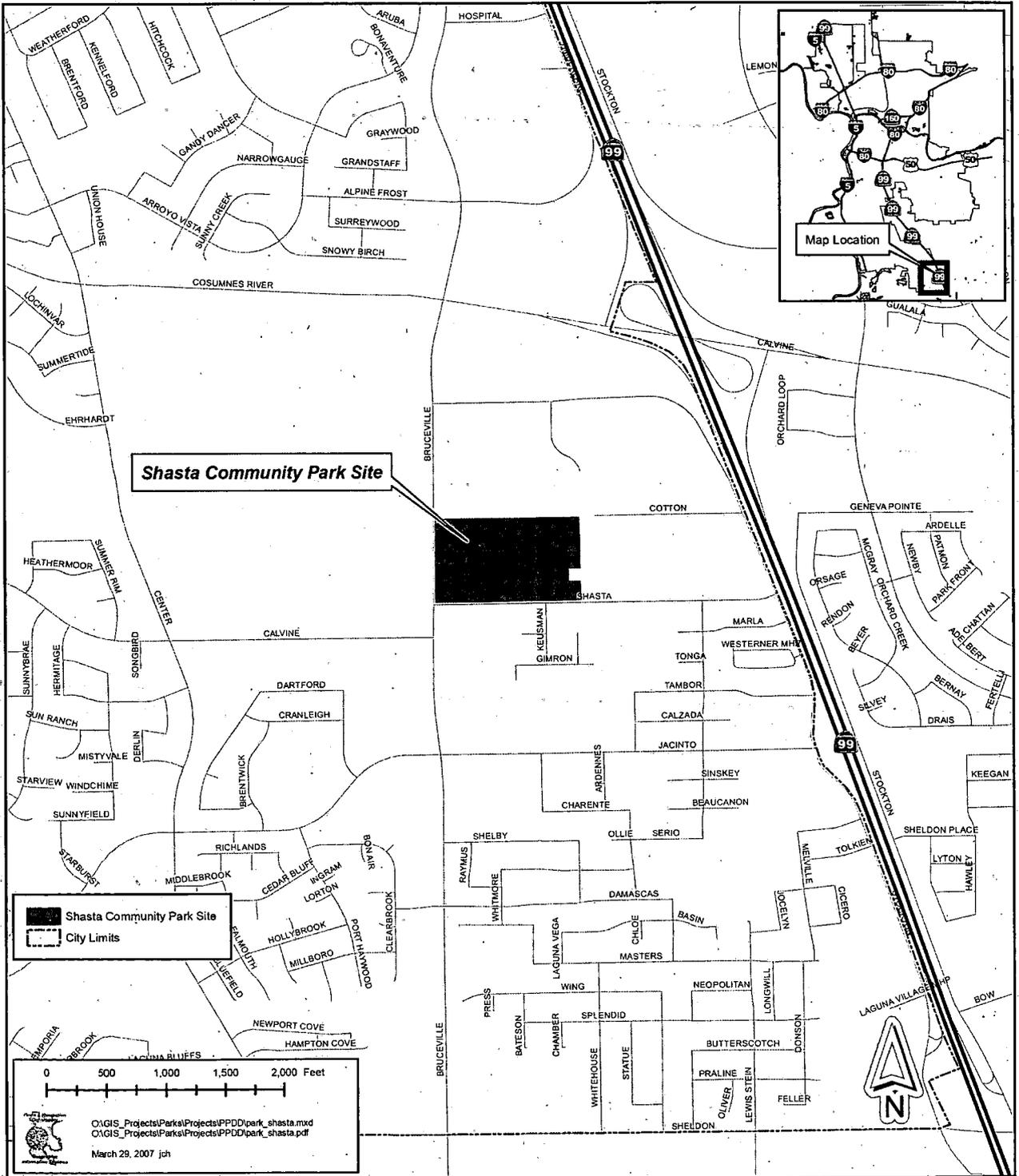
Shasta Community Park Phase 2 includes development of 6.5 acres (grading, drainage, irrigation, and landscaping), a 29-space parking lot (specifically for the park) with automatic gates, lighting for the soccer field, an outdoor wedding area with garden and gazebo, two lighted tennis courts, a youth basketball court, a neighborhood skate park, continuation of the walking and jogging trail, additional exercise stations, grass berms, installation of turf instead of sod, shade sail canopies over the tot lot, adventure area, and softball dugouts, shade umbrellas at the play area, additional pathway and parking lot lighting, Shasta Avenue street frontage improvements along the entire south side of the park, and public artwork.

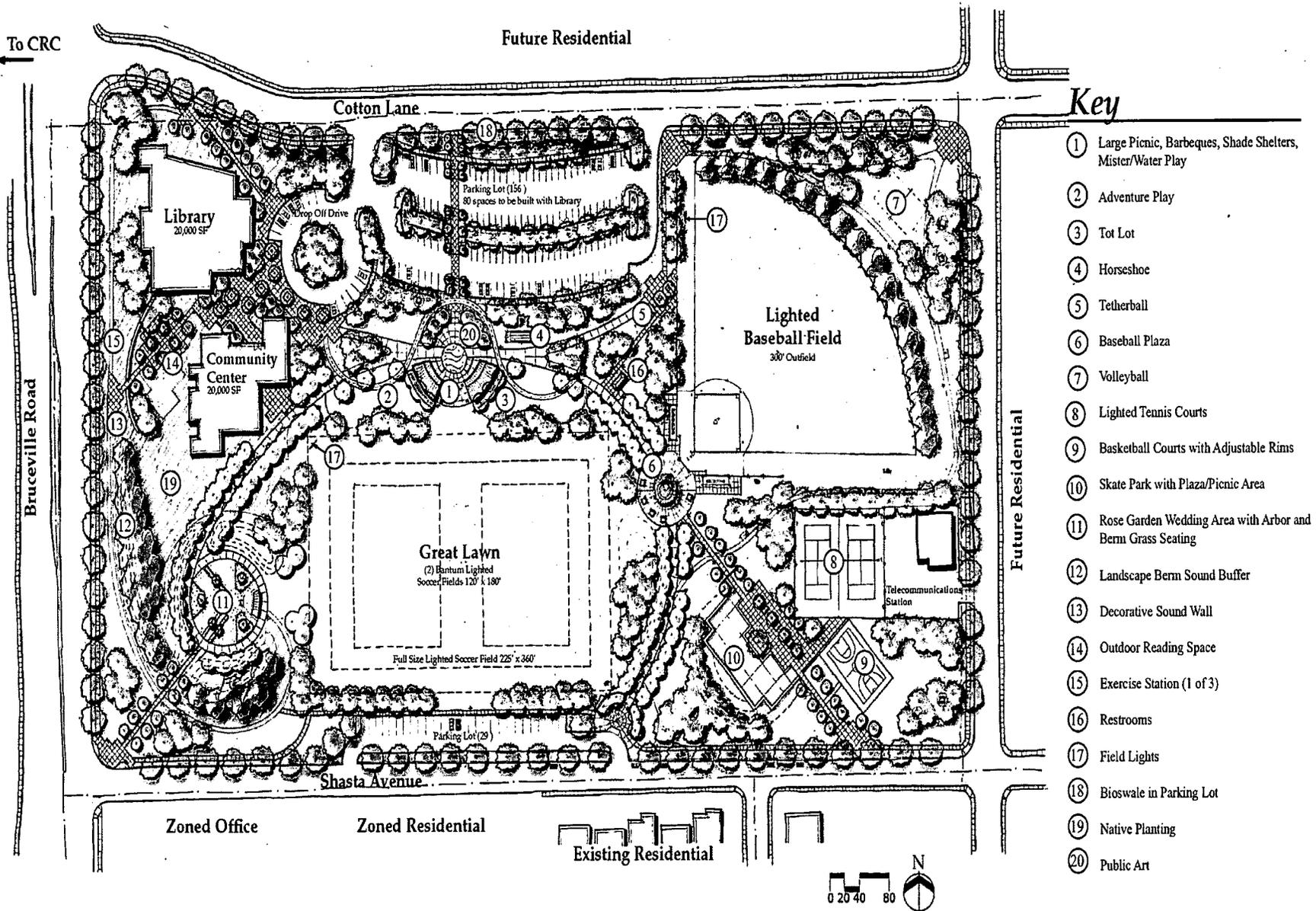
The Shasta Community Park Phase 2 project will begin construction by June 2009 and construction is anticipated to be complete by the spring of 2010. The 90-day maintenance period is also anticipated to be complete by the spring of 2010.

The community center is expected to be constructed in Phase 3, but neither funding nor a schedule has been identified.



City of Sacramento Department of Parks and Recreation Shasta Community Park Site





Key

- ① Large Picnic, Barbeques, Shade Shelters, Mister/Water Play
- ② Adventure Play
- ③ Tot Lot
- ④ Horseshoe
- ⑤ Tetherball
- ⑥ Baseball Plaza
- ⑦ Volleyball
- ⑧ Lighted Tennis Courts
- ⑨ Basketball Courts with Adjustable Rims
- ⑩ Skate Park with Plaza/Picnic Area
- ⑪ Rose Garden Wedding Area with Arbor and Bern Grass Seating
- ⑫ Landscape Bern Sound Buffer
- ⑬ Decorative Sound Wall
- ⑭ Outdoor Reading Space
- ⑮ Exercise Station (1 of 3)
- ⑯ Restrooms
- ⑰ Field Lights
- ⑱ Bioswale in Parking Lot
- ⑲ Native Planting
- ⑳ Public Art

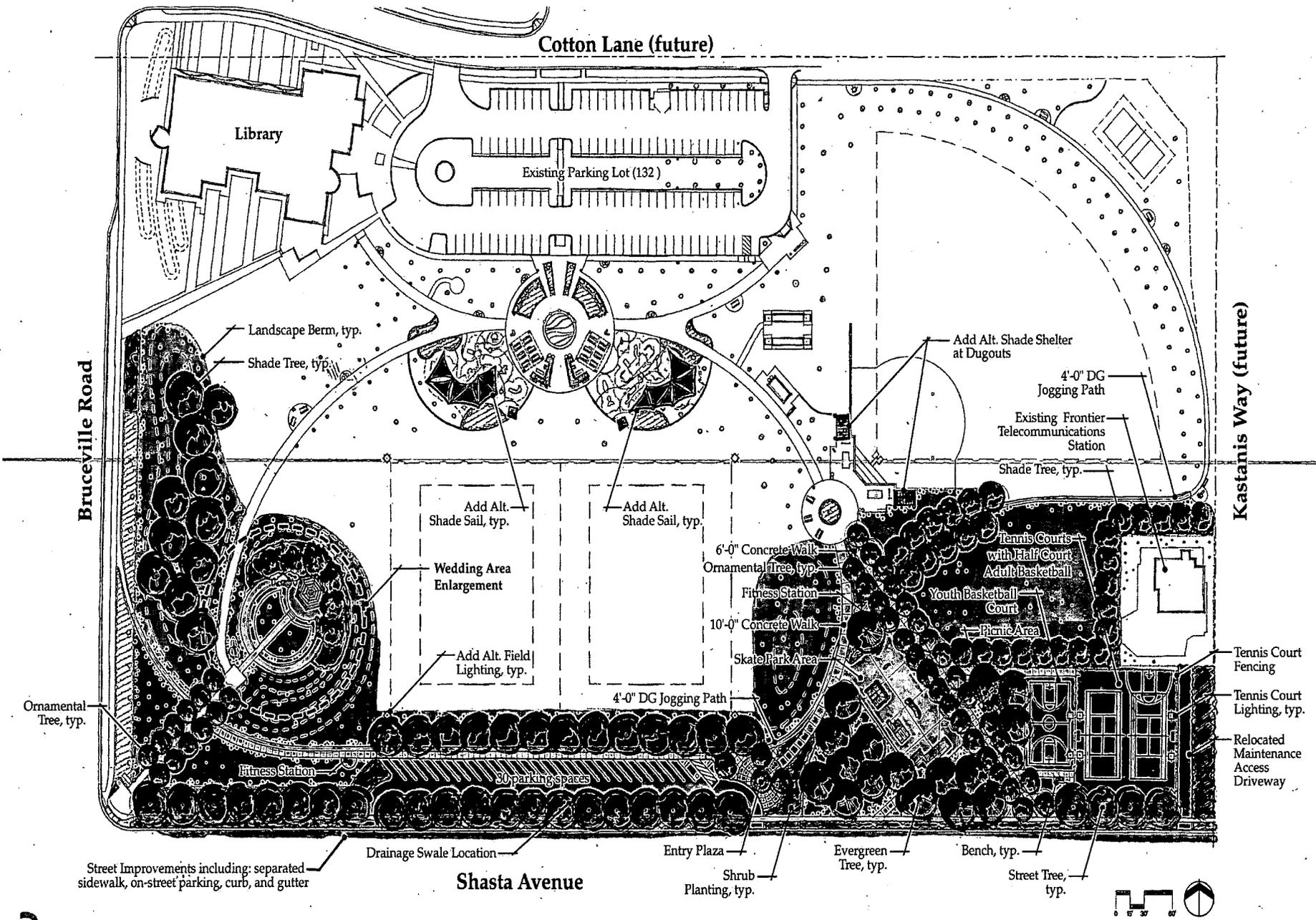
Shasta Community Park, Phase 2

Revised Master Plan

August 5, 2008

Contract: Shasta Community Park Phase 2 (L19159200)

June 23, 2009



Attachment 4

Street Improvements including: separated sidewalk, on-street parking, curb, and gutter

Shasta Avenue

RESOLUTION NO. 2009-

Adopted by the Sacramento City Council

June 23, 2009

APPROVING A CONTRACT: SHASTA COMMUNITY PARK PHASE 2 PROJECT (L19159200)

BACKGROUND

- A. Shasta Community Park is a partially developed 21.2 acre community park located in the South Area.
- B. The Shasta Community Park name and master plan were reviewed and supported by the community and the Parks and Recreation Commission; they were approved by City Council in Resolution 2007-736.
- C. In Resolution 2008-246, the City Manager was authorized to execute an agreement to purchase \$206,850 of Swainson's Hawk foraging habitat mitigation credits from Wildlands, Inc. for Shasta Community Park and the Valley Hi/North Laguna Creek Library. The Valley Hi/North Laguna Creek Library project funded \$45,000 for their required 3-acres of Swainson's hawk mitigation and the remaining \$161,850 for 10.79-acres will be funded from the Shasta Community Park Phase 1 project.
- D. 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.
- E. The formal bid process for the Shasta Community Park Phase 2 project has been completed based on the qualifications set forth by the City.
- F. Pursuant to City Code Section 3.60.020, it was determined that Goodland Landscape Construction was the responsible, low bidder with the total bid of \$2,022,396.
- G. There are sufficient funds in L19159200 to award this contract.

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

- Section 1. The contract specifications for Shasta Community Park Phase 2 (L19159200) are approved and the contract is awarded to Goodland Landscape Construction for an amount not to exceed \$2,022,396.
- Section 2. The City Manager is authorized to execute the contract with Goodland Landscape Construction for an amount not to exceed \$2,022,396 for Shasta Community Park Phase 2 (L19159200).

