



# REPORT TO COUNCIL

## City of Sacramento

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

CONSENT  
August 25, 2009

Honorable Mayor and  
Members of the City Council

**Title: Contract: Valley Hi Park Improvements (L19171000)**

**Location/Council District:** 8185 Center Parkway / Council District 7

**Recommendation:** Adopt a **Resolution:** 1) approving the contract specifications for Valley Hi Park and awarding the contract to Parker Landscape Development, Inc. for an amount not to exceed \$298,427; and 2) authorizing the City Manager to execute the contract with Parker Landscape Development, Inc. for an amount not to exceed \$298,427 for the project.

**Contact:** Roy Tatman, Associate Landscape Architect, 808-5326  
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:** Valley Hi Park is an existing 19.77 acre community park located in South Sacramento. The City Council approved the master plan update for this project in Resolution-2008-410; staff is requesting City Council to award a contract in order to develop the next phase of park improvements. The scope of this project consists of adding infrastructure for a future restroom, a new playground, improvements to the existing playground, and associated landscaping. 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.

A summary of the project history is included as Attachment 1 (page 5) and a location map is included as Attachment 2 (page 6).



**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 Valley Hi Park master plan (Attachment 3, page 7) was reviewed and supported by the Parks and Recreation Commission (PRC) on May 1, 2008.

**Environmental Considerations:**

**California Environmental Quality Act (CEQA):** The Community Development Department, Environmental Planning Services Division has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) under Sections 15301, 15303, and 15304(b) of the CEQA Guidelines. Projects exempted under Section 15301 consist of the operation, repair, or minor alteration of existing public or private structures or facilities. Projects exempted under Section 15303 consist of new construction and location of limited numbers of new, small facilities or structures. Projects exempted under Section 15304(b) include new gardening or landscaping.

**Sustainability Considerations:** Valley Hi Park 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 renovation of this park will advance the goals, policies, and targets of these plans by reducing air pollution, reducing water consumption, and expanding park and recreation opportunities.

The park renovation is also consistent with sustainable design and development whose goals are to reduce operational and maintenance costs; reduce adverse impacts to the environment; increase the ecological function of landscape and natural areas; and increase the comfort, health and safety of park visitors.

The addition of trees, other plantings and shade structures in the park are purchased from local vendors, reduce greenhouse gas emissions and air

pollution and improve the urban climate by reducing the urban heat island effect. Planting native, drought tolerant and low water using vegetation in the park reduces water use for irrigation. Installing permanent recycling receptacles in the park encourages the public to reuse and recycle local materials. Providing access to a diverse mix of wellness activities in the park improves the health of visitors to the park.

**Rationale for Recommendation:** The formal bidding process for the Valley Hi 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 July 14, 2009. The staff/engineer's estimate for this project was \$270,000. Staff received three bids and the results are listed below.

<b>NO.</b>	<b><u>CONTRACTOR</u></b>	<b><u>Base Bid</u></b>	<b><u>Additive Alternates 1-4</u></b>	<b><u>Total Bid</u></b>	<b><u>SBE %*</u></b>
1	PARKER LANDSCAPE DEVELOPMENT, INC.	\$232,283	\$174,892	\$407,175	94.3
2	JM SLOVER	\$253,675	\$180,275	\$433,950	98.9
3	BIONDI PAVING, INC.	\$274,130	\$186,700	\$460,830	64.1

**\*SBE% IS BASED ON BASE BID ONLY**

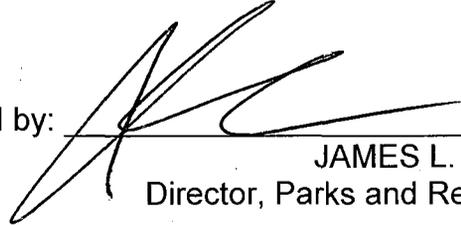
Pursuant to City Code Section 3.60.020, it was determined that Parker Landscape Development, Inc. had the lowest, responsible total bid. The project award will be for the base bid (\$232,283) and additive alternate #1 (\$66,144 for improvements and renovations to the existing playground) in an amount not to exceed \$298,427. The improvements to the park will consist of installing the following amenities: a new playground, infrastructure for a new restroom, benches, picnic tables, and additional landscaping associated with these improvements. Additional additive alternates included in the Master Plan update are a community garden, special paving near the new playground, and removal of the sand volleyball court. These additional items may be included if funding is available. It is anticipated that construction will be complete by December 2009.

**Financial Considerations:** There are sufficient funds in the project (L19171000) to award the contract. Funding for this project comes from a Proposition 40 Per Capita Grant (\$350,000); Park Development Impact Fees (\$150,000); and from a Sacramento County First 5 Grant (\$50,000 for a Tot Lot playground).

This report does not result in any new operational fiscal impact to the City. Park maintenance associated with the recommended improvements will be absorbed by 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 94.3% (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:



RAY KERRIDGE  
City Manager

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**Attachment 1**

**Background Information**

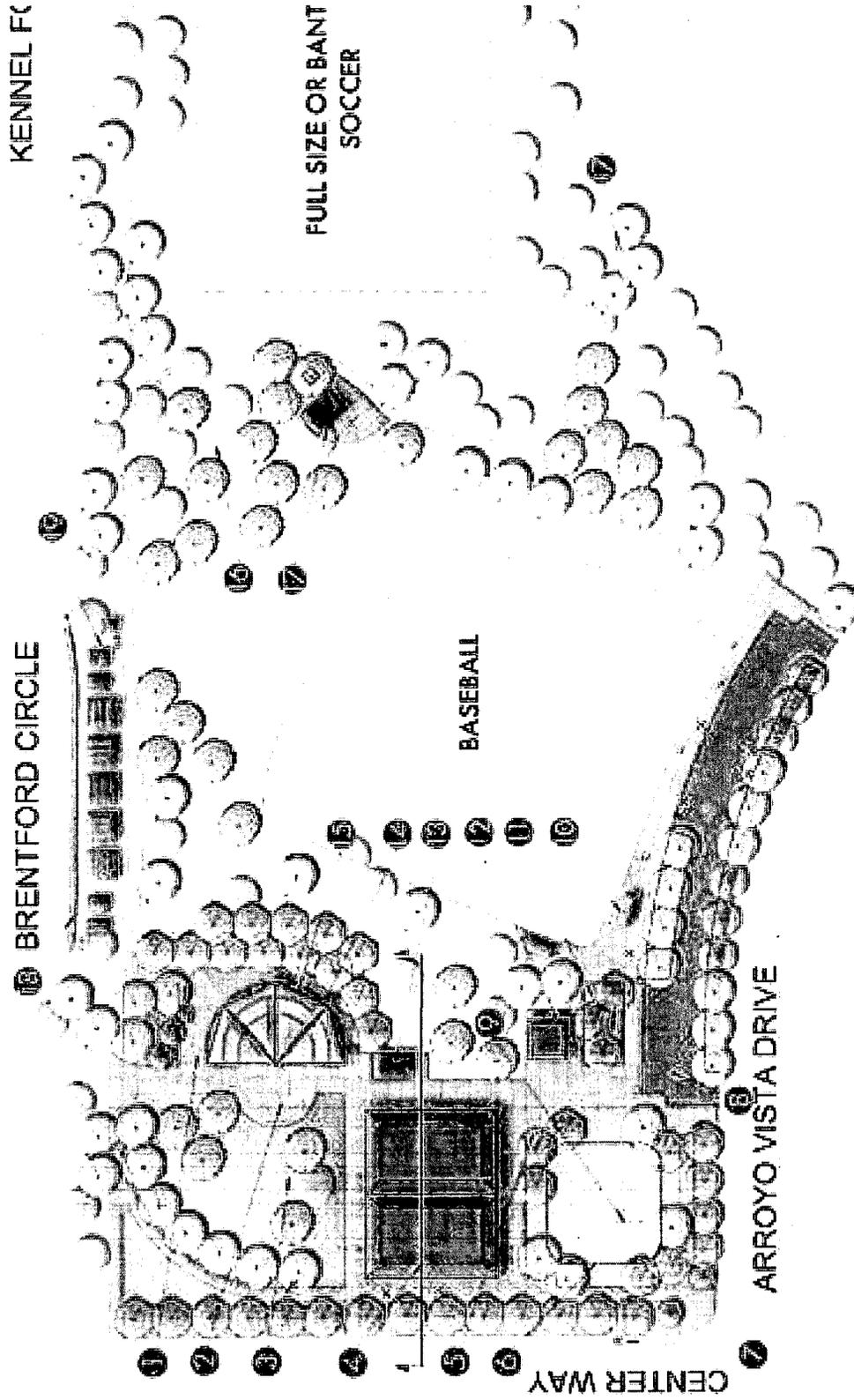
Valley Hi Park is an existing 19.77 acre community park located in South Sacramento. Staff conducted a community meeting on October 8, 2007, to obtain input for desired amenities in Valley Hi Park. Staff then met with the Sacramento Youth Commission on October 25, 2007, for input into the master plan update. The proposed master plan update was presented to the community on January 14, 2008. On April 7, 2008, the Park Planning and Development Services Committee of the Parks and Recreation Commission reviewed the master plan update and requested that two soccer fields identified on the update as bantam soccer fields, also be designated as an optional full-size field. On May 1, 2008, the Park and Recreation Commission supported the master plan update. On June 17, 2008, the City Council adopted Resolution No. 2008-410 approving the Valley Hi Park Master Plan Update.

Funding for this project has been designated from three sources. On April 17, 2007, the City Council approved the reprogramming of \$350,000 in Proposition 40 Per Capita Block Grant funding for Valley Hi Park. On March 3, 2008, the Sacramento County Board of Supervisors approved a First 5 Grant in the amount of \$50,000 for the construction of a Tot Lot and Butterfly Garden. In addition, \$150,000 in Park Development Impact Fees are designated.

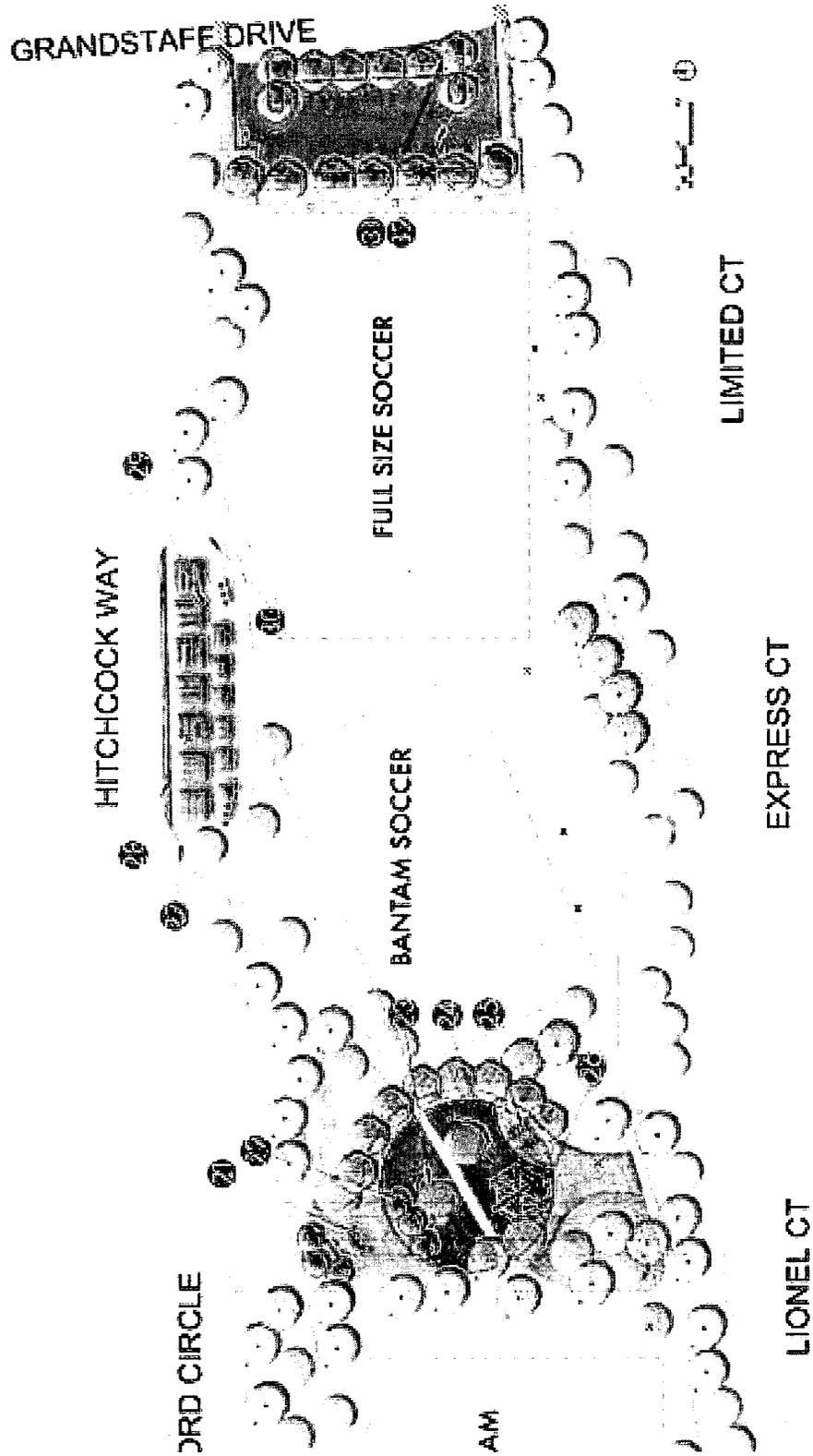
The Valley Hi Master Plan Update includes the following: a restroom building with storage; two parking lots, 28 vehicles each; a youth center; two covered basketball courts; a skateable plaza and performance area; two forested playgrounds; a group picnic area with shade structure, 8 tables, and group barbeque; a fitness trail; two community garden areas; a water play feature; and enhanced lighting, grading and landscaping. Phase I improvements will include the restroom infrastructure, one play area, improvements to the existing playground, grading, and landscaping enhancements. New restroom construction is not recommended at this time due to maintenance staffing reductions in FY09-10.

Phase one improvements are expected to start in September and completed by December 2009.





**VALLEY HI - SACRAMENTO, CA**  
MASTER PLAN



## VALLEY HI MASTER PLAN KEY LEGEND

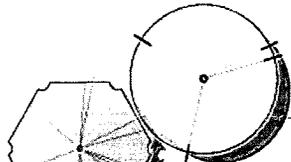
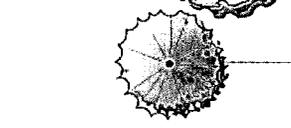
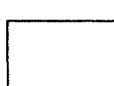
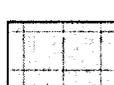
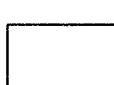
1. SKATE PLAZA
2. PERFORMANCE AREA
3. TURF AREA FOR INFORMAL PLAY
4. COVERED BASKETBALL COURTS AND HOCKEY
5. SEATING AREA
6. FUTURE YOUTH CENTER
7. EXISTING BUS STOP
8. PARKING LOT – 28 SPACES
9. TURF VOLLEYBALL
10. BLEACHERS
11. RAISED PLANTER
12. GROUP PICNIC AREA WITH BARBEQUE
13. RESTROOM AND STORAGE
14. SHADE SAIL STRUCTURE
15. GRASSY AMPHITHEATER WITH SEAT WALLS
16. RESTROOM
17. FORRESTED OPEN SPACE
18. PLANTING BUFFER 4'0"
19. COMMUNITY GARDEN: 5 LARGE PLOTS, 4 SMALL PLOTS
20. FITNESS STATION (1 OF 5)
21. WATER PLAY
22. SEAT WALL
23. FORRESTED PLAY AREA 5-12 AGE GROUP
24. FORRESTED PLAY AREA 2-5 AGE GROUP
25. PICNIC AREA
26. SHADED PLAY EQUIPMENT
27. ACCESS GATE 12'0"
28. PLANTING BUFFER 4'0"
29. COMMUNITY GARDEN: 7 LARGE PLOTS, 5 SMALL PLOTS
30. GARDEN ENTRANCE
31. RAIN GARDEN
32. PARKING LOT – 28 SPACES

# PROPOSED IMPROVEMENTS

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## LEGEND

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	SHADE TREES		TREE TO BE REMOVED
	GROVE TREE		LIGHT FIXTURE TO BE RELOCATED
	ACCENT TREE		DECOMPOSED GRANITE
	DRINKING FOUNTAIN		CONCRETE
	TRASH AND RECYCLING		PLAYGROUND SURFACE
	BENCH		TURF
	PICNIC TABLE		PLANTING AREA
	FITNESS STATION		
	LIGHT FIXTURE		

**RESOLUTION NO. 2009-**

Adopted by the Sacramento City Council

**August 25, 2009**

**APPROVING A CONTRACT: VALLEY HI PARK (L19171000)**

**BACKGROUND**

- A. Valley Hi Park is a 19.77 acre community park located in South Sacramento.
- B. The Valley Hi Park Master Plan was reviewed and supported by the community and the Parks and Recreation Commission and approved by City Council in Resolution 2008-410.
- 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 Valley Hi 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 the bid of \$298,427.
- F. There are sufficient funds in L19171000 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 Valley Hi Park (L19171000) are approved and the contract is awarded to Parker Landscape Development, Inc. for an amount not to exceed \$298,427.
- Section 2. The City Manager is authorized to execute the contract with Parker Landscape Development, Inc. for an amount not to exceed \$298,427 for Valley Hi Park (L19171000).