



# REPORT TO COUNCIL

## City of Sacramento

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915 I Street, Sacramento, CA 95814-2604  
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CONSENT  
November 17, 2009

Honorable Mayor and  
Members of the City Council

**Title: Contract: Jefferson Park Project (L19125100)**

**Location/Council District:** 1990 Roma Court / Council District 1

**Recommendation:** Adopt a **Resolution:** 1) approving the contract specifications and awarding the contract to PBM Construction for an amount not to exceed \$473,178; 2) appropriating an additional \$200,000 of Park Development Impact Fees (PIF), Fund 3204, to the Jefferson Park Project (L19125100); and 3) authorizing the City Manager to execute the contract with PBM Construction for an amount not to exceed \$473,178 for the project.

**Contact:** Tin-Wah Wong, Associate Landscape Architect, 808-5540; 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:** Thomas Jefferson Park is an existing 6.6 acre neighborhood park in South Natomas. 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 an additional \$200,000 of Park Development Impact Fees (PIF), Fund 3204.

A summary of the project history is included as Attachment 1 (page 6), a location map is included as Attachment 2 (page 7), and the Park Master Plan Update is included as Attachment 3 (page 8).

**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 Park Development Impact Fees (PIF), Fund 3204, to augment this budget is consistent with Sacramento City Code Section 18.44.160, as these funds will be "expended on park facilities within the planning area in which the development project paying the fee is located."

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:** On March 16, 2009, the Jefferson Park Updated Master Plan (Attachment 3, page 8) was reviewed and supported by Parks Planning and Development Services Committee, a Committee of the Parks and Recreation Commission (PRC), and on April 2, 2009, the Jefferson Park Master Plan was reviewed and supported by the PRC.

#### **Environmental Considerations:**

**California Environmental Quality Act (CEQA):** The proposed project has been determined to be exempt from the provisions of the CEQA pursuant to the following sections of the CEQA Guidelines (Title 14 Cal. Code Reg. § 15000 et seq.): Section 15301 (minor alterations to existing public structures involving negligible expansion of use beyond that existing at the time of the lead agency's determination); Section 15302 (replacement or reconstruction of existing facilities involving negligible or no expansion of capacity); and Section 15303 (new construction of new, small facilities, or structures).

**Sustainability Considerations:** Jefferson Park has been reviewed for consistency with the goals, policies, and targets of the City Sustainability Master Plan (SMP), the Parks and Recreation Sustainability Plan, and the 2030 General Plan. The renovation of this park will advance these plans' goals, policies, and targets by reducing air pollution, reducing water consumption, and expanding park and recreation opportunities.

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

The addition of trees, other plantings and shade structures in the park reduces greenhouse gas emissions and air pollution and improves the urban climate by reducing the urban heat island effect. Planting native, drought tolerant and low water using vegetations 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.

This project will use recycled content material as follows: concrete pavement and concrete raised planters (13.5%), drain rocks in the planters (10%), steel used on the site furnishings (45%), recycled plastic in the play equipment (90%), recycled metal in the play equipment (100%), and tiles and walls from the old Fort Natomas playground (100%).

**Rationale for Recommendation:** The formal bidding process for the Jefferson 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 14, 2009. The staff/engineer's estimate for this project was \$564,690. Staff received 13 bids and the results are listed below.

NO.	CONTRACTOR	Base Bid	ADDITIVE #1	ADDITIVE #2	ADDITIVE TOTALS	Total Bid-Base & ADD 1&2	SBE %*
1	PBM CONSTRUCTION**	\$454,835.00	\$18,343.00	\$37,578.00	\$55,921.00	\$510,756.00	91.4%
2	SAENZ LANDSCAPE CONSTRUCTION	\$473,155.00	\$33,060.00	\$24,801.00	\$57,861.00	\$531,016.00	99.5%
3	DOMINGUEZ LANDSCAPE	\$504,949.00	\$15,070.00	\$25,181.00	\$40,251.00	\$545,200.00	82.5%
4	MCNABB CONSTRUCTION***	\$407,218.00	\$21,000.00	\$28,000.00	\$49,000.00	\$456,218.00	25.0%
5	GOODLAND LANDSCAPE CONSTRUCTION	\$518,500.00	\$32,000.00	\$28,000.00	\$60,000.00	\$578,500.00	24.8%
6	MCGUIRE-PACIFIC CONSTRUCTORS	\$519,705.00	\$34,073.00	\$26,549.00	\$60,622.00	\$580,327.00	86.5%
7	HEMINGTON LANDSCAPE	\$516,616.00	\$40,053.00	\$32,685.00	\$72,738.00	\$589,354.00	24.7%
8	PARKER LANDSCAPE DEVELOPMENT	\$521,556.00	\$38,895.00	\$34,496.00	\$73,391.00	\$594,947.00	96.3%
9	ELITE LANDSCAPING	\$545,587.50	\$25,650.00	\$23,973.00	\$49,623.00	\$595,210.50	17.2%

NO.	<u>CONTRACTOR</u>	<u>Base Bid</u>	<u>ADDITIVE #1</u>	<u>ADDITIVE #2</u>	<u>ADDITIVE TOTALS</u>	<u>Total Bid-Base &amp; ADD 1&amp;2</u>	<u>SBE %*</u>
10	GOLD VALLEY CONSTRUCTION	\$548,382.00	\$32,840.00	\$35,250.00	\$68,090.00	\$616,472.00	98.0%
11	JM SLOVER	\$541,055.00	\$45,455.00	\$31,450.00	\$76,905.00	\$617,960.00	100.0%
12	GATEWAY LANDSCAPE	\$548,650.00	\$38,000.00	\$33,000.00	\$71,000.00	\$619,650.00	100.0%
13	CLEAN CUT LANDSCAPE	\$589,015.00	\$25,750.00	\$26,000.00	\$51,750.00	\$640,765.00	17.8%

\*SBE% IS BASED ON BASE BID ONLY.

\*\*PBM CONSTRUCTION IS THE APPARENT LOW, RESPONSIBLE BIDDER

\*\*\*MCNABB CONSTRUCTION WITHDREW BID DUE TO INCORRECT PRICING ON ITEMS #31 & #32.

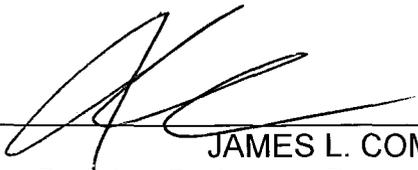
Pursuant to City Code Section 3.60.020, it was determined that PBM Construction had the lowest, responsible base bid. The project award will be for the base bid and additive alternate #1 (skate plaza) in an amount not to exceed \$473,178. The improvements to the park will consist of installing the following amenities: adventure playground, tot lot, climbing structure, a pedestrian walkway (from the north to the existing shade structure), group picnic areas, a skate plaza, and swings and misters areas.

**Financial Considerations:** To cover the cost of development, construction, and oversight of this phase for Jefferson Park, staff recommends appropriating an additional \$200,000 from Park Development Impact Fee (PIF), Fund 3204 for L19125100. Current funding (\$425,000) for this project comes from Park Development Impact Fees in the South Natomas Community Planning Area. There are adequate resources in PIF reserves for this appropriation.

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 FY2009/10 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 91.4% (SBE percentage is based on the base bid only), PBM 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**

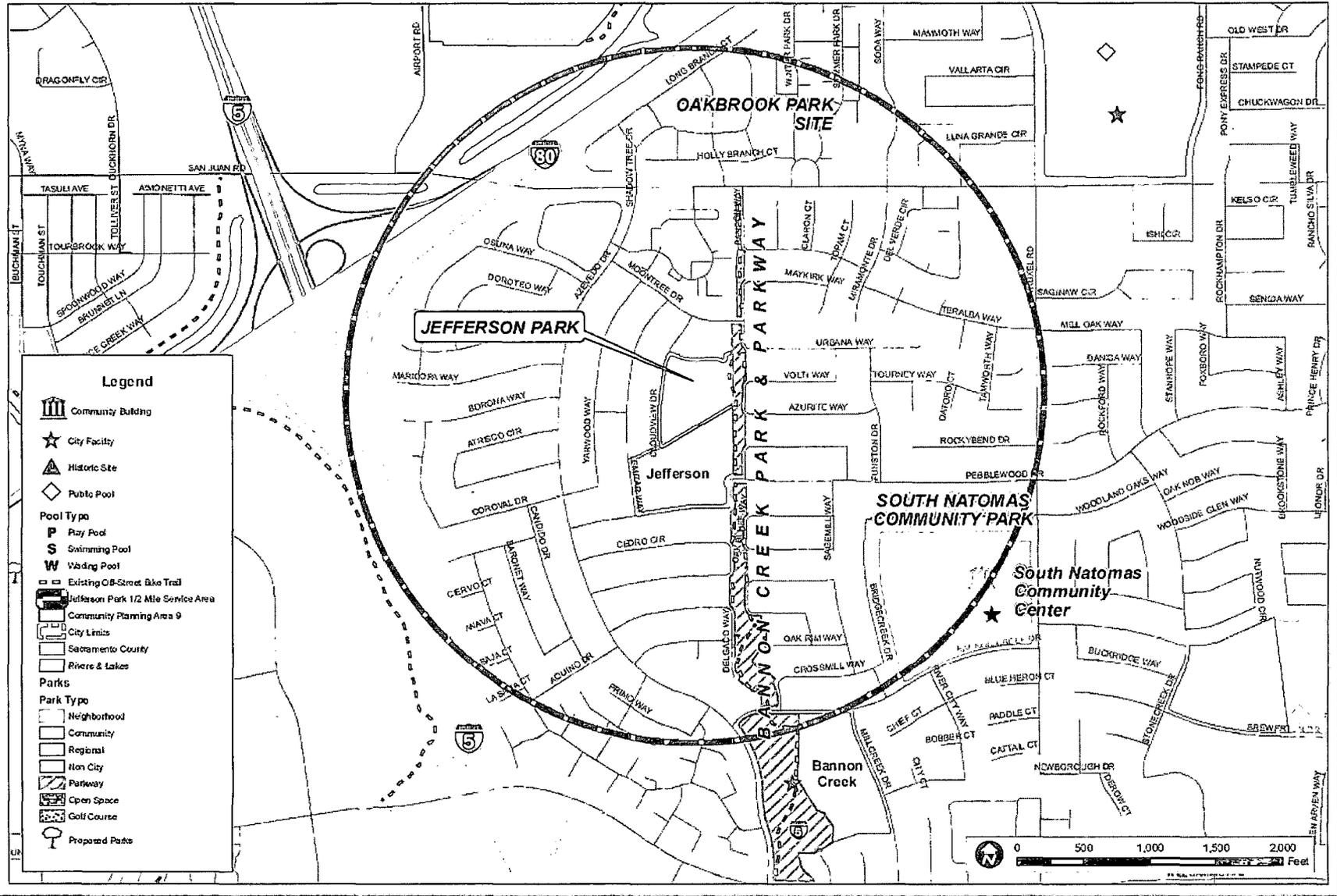
Jefferson Park is a 6.6 acre neighborhood park in South Natomas. Three public meetings were held to gather public input for this master plan. The first meeting was held on October 16, 2008, the second meeting on December 10, 2008, and the third meeting on January 28, 2009. The Master Plan is a synthesis of public input, existing site conditions, City adopted park development guidelines, and the best professional judgment of the City's Landscape Architecture staff.

The Master Plan Update was reviewed and supported by the Parks and Recreation Commission's (PRC's) Park Planning and Development Committee on March 16, 2009, and their requested changes included to: install motion sensor light to the existing shade structure; retain the existing memorial drinking fountain; eliminate one of the proposed seating areas along Roma Court and relocate it along the existing walkway at the south east corner of the park; add a seating area adjacent to the tot lot; and change the proposed rock climbing area to a pole and cable climbing structure similar to the one located at Muir Park. These requested changes are reflected in the master plan supported by the PRC on April 2, 2009. On May 12, 2009, City Council adopted Resolution No. 2009-279 approving the Jefferson Park Master Plan Update.

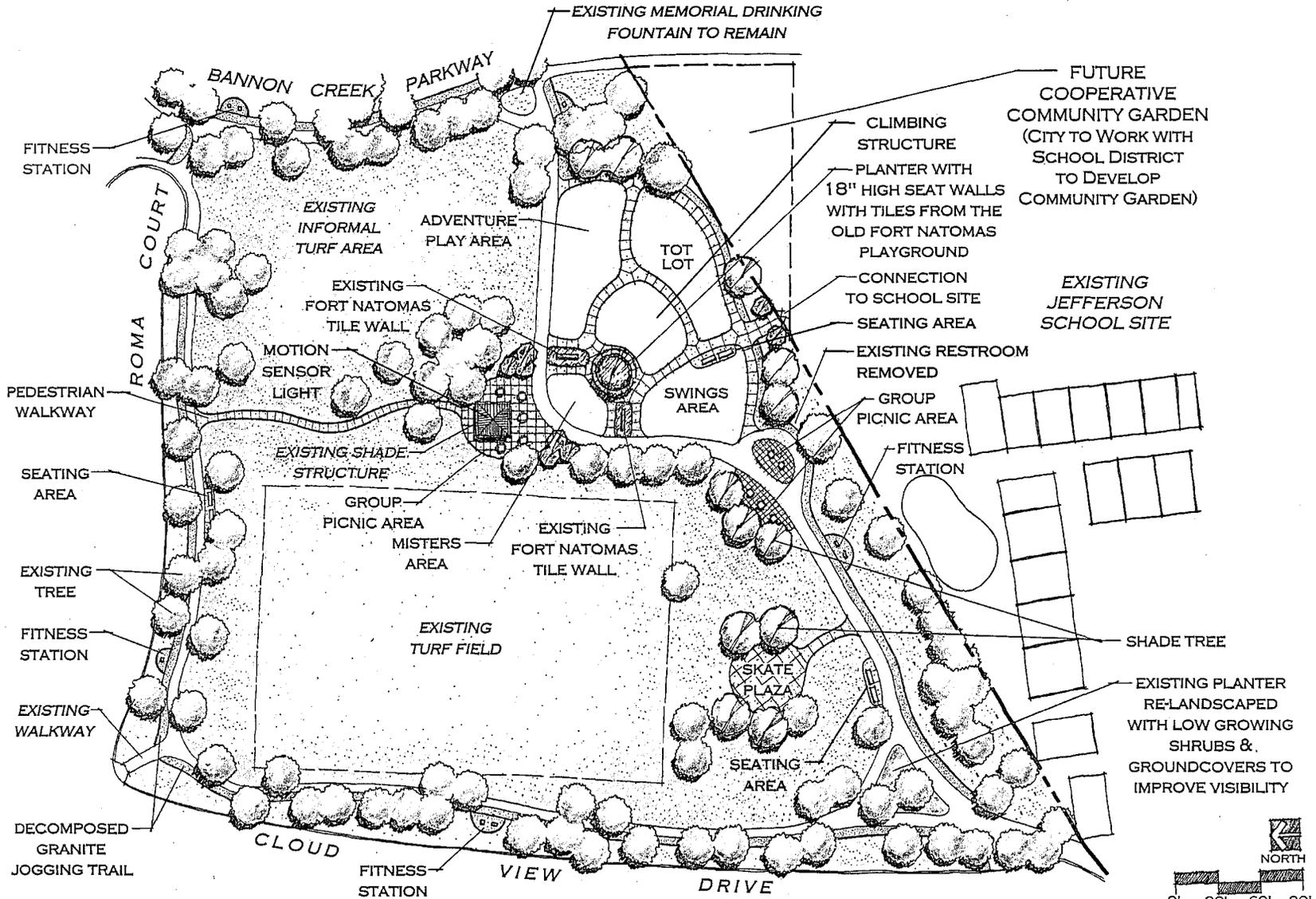
The updated master plan includes: fitness stations, decomposed granite jogging trails, pedestrian walkways, seating areas, an adventure play area, a climbing structure area, a tot lot, a swings area, an interactive misters area, group picnic areas, a skate plaza, bike racks, removal of the existing non-ADA compliant restroom, landscaping, and connection to the adjacent school site. Inclusion of a future cooperative community garden (to be shared by City residents and the school district) was recommended; however, this feature is not part of the official master plan update. It will be a subject of future joint use discussions between the City and the Natomas Unified School District.

Park construction is scheduled to begin in the fall of 2009 for a first phase of development to include the adventure playground, tot lot, climbing structure, a pedestrian walkway (from the north to the existing shade structure), group picnic areas, skate plaza, and swings and misters areas.

**City of Sacramento  
Department of Parks and Recreation  
Jefferson Park**



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# JEFFERSON PARK (6.6 ACRES)

## MASTER PLAN UPDATE

CITY OF SACRAMENTO  
 DEPARTMENT OF PARKS AND RECREATION  
 LANDSCAPE ARCHITECTURE SECTION  
 APRIL 6, 2009

**RESOLUTION NO. 2009-**

Adopted by the Sacramento City Council

**November 17, 2009**

**APPROVING A CONTRACT: JEFFERSON PARK PROJECT (L19125100)**

**BACKGROUND**

- A. Jefferson Park is an existing 6.6 acre neighborhood park in South Natomas.
- B. The Jefferson Park Master Plan Update was reviewed and supported by the community and the Parks and Recreation Commission; it was approved by City Council in Resolution 2009-279.
- 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 Jefferson 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 PBM Construction was the responsible, low bidder with a bid of \$473,178 (base bid and additive alternate #1).
- F. There are adequate funds in Park Development Impact Fee (PIF), Fund 3204, Planning Area 9, for augmentation of \$200,000 to L19125100. Utilizing PIF funds is consistent with City Code Section 18.44.160 as these funds will be used within the planning area from 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 Jefferson Park (L19125100) are approved and the contract is awarded to PBM Construction for an amount not to exceed \$473,178.
- Section 2. That \$200,000 of Park Development Impact Fee (PIF), Fund 3204, is appropriated for the Jefferson Park Project (L19125100) from fund balance.
- Section 3. The City Manager is authorized to execute the contract with PBM Construction for an amount not to exceed \$473,178 for Jefferson Park (L19125100).