



REPORT TO COUNCIL

City of Sacramento

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915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

CONSENT
March 9, 2010

Honorable Mayor and
Members of the City Council

**Title: Hagginwood Community Park Synthetic Turf Soccer Field – Design Build
(Two-Thirds Vote Required)**

Location/Council District: 3271 Marysville Blvd., Council District 2

Recommendation: Adopt a **Resolution:** 1) suspending competitive bidding for the Hagginwood Park Synthetic Turf Soccer Field project in the best interests of the City; and 2) authorizing the City Manager or City Manager's designee to issue a request for proposals to select a design-build consultant/contractor for the Hagginwood Park Synthetic Turf Soccer Field project.

Contact: Gary Hyden, Supervising Landscape Architect, 808-1949; J.P Tindell, Park Planning and Development Manager, 808-1955

Presenter: Not applicable

Department: Parks and Recreation

Division: Park Planning & Development Services

Organization No: 19001121

Description/Analysis

Issue: The City Code requires all construction projects of \$100,000 or more be awarded by competitive bidding unless the City Council, by two-thirds vote, finds that the suspension of competitive bidding is in the best interests of the City. Staff believes that it is in the best interests of the City to suspend competitive bidding for the Hagginwood Community Park Synthetic Turf Soccer Field project and to allow the use of a design-build approach because it consists of unique construction, has a limited budget, and a short time line for construction.

The design-build project delivery method has proven to be successful in delivering such construction projects on schedule and within budget. By allowing the contractor to work closely with the design team, construction details, methods of construction, and constructability reviews are worked out early and it is a faster

delivery method than design-bid-build. This provides a smoother construction environment and reduces the potential for change orders.

The adopted Hagginwood Park Master Plan calls for replacement of the existing baseball field with a synthetic soccer field. Funding for this project is with Del Paso Heights Tax Exempt Bond Funds allocated through an Individual Project Agreement (IPA) with Sacramento Housing and Redevelopment Agency (SHRA). The IPA expires on December 31, 2010.

The scope of the project includes the demolition of the existing baseball field and associated hardscape and infrastructure, installation of a synthetic turf soccer field and soccer field lighting, as well as all design/engineering and construction of the synthetic turf systems, all site development, site utilities, and associated work.

Policy Considerations: 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.

The recommendations included in this report are consistent with City Code Section 3.60.170(D), which authorizes the suspension of formal competitive bidding upon a two-thirds vote of the City Council, when it is determined to be in the best interests of the City.

Committee/Commission Action: The Hagginwood Community Park Master Plan was reviewed and supported by the Parks and Recreation Commission (PRC) on March 31, 2009.

Environmental Considerations:

California Environmental Quality Act (CEQA): Supporting a design-build approach does not constitute a "project" and is therefore exempt from the CEQA according to Section 15601(b) (3) of the CEQA guidelines. Environmental review will be completed prior to award of any construction contracts related to this project.

Sustainability Considerations: Not applicable.

Rationale for Recommendation: The design-build delivery approach provides the opportunity to maximize project scope within a limited budget and it is a faster delivery method than design-bid-build. The design-build delivery approach is well suited for special construction projects with very tight construction time lines.

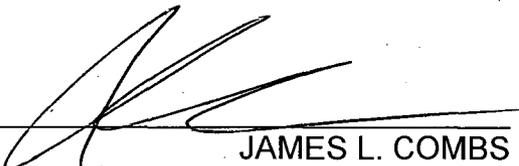
The design-build approach establishes a selection process that would begin with a request for proposals. A guaranteed maximum price (GMP) will be negotiated

and the selected contractor will be brought forward to Council for approval in May 2010.

Financial Considerations: The recommendations included in this report do not require funding. Sufficient funding is available in CIP L19808800 to complete selection of the design-build team. The total budget for the design-build portion of the project is \$850,000. Staff will return to City Council to recommend a contract award.

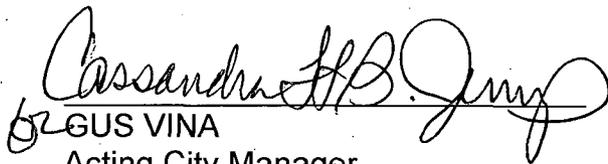
Emerging Small Business Development (ESBD): No goods or services are being purchased as a result of this report. Contractors submitting for this phase of a design-build project are typically unable to demonstrate meeting the City's ESBD goal because the construction phase of the project is not fully developed. The RFP will require a commitment letter from responding contractors stating that the City's 20% ESBD goal will be met for the construction phase of the project.

Respectfully submitted:



JAMES L. COMBS
Director, Parks and Recreation

Recommendation Approved:



GUS VINA
Acting City Manager

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Attachment 1

BACKGROUND INFORMATION

The City Council approved the Hagginwood Community Park Master Plan Update on March 31, 2009. The project consists of a new synthetic turf soccer field at Hagginwood Park. In general, the scope of the project is to carry out the proposed design, complete all required engineering documents and construct the project utilizing a common design-build process for synthetic turf soccer field.

The scope of the project includes, but is not limited to, the demolition of the existing baseball field and associated hardscape and infrastructure, installation of a synthetic turf soccer field and soccer field lighting, as well as all design/engineering and construction of the synthetic turf systems, all site development, site utilities, and associated work.

- The total site area is approximately 83,900 square feet. The design-build method is a faster delivery method than design-bid-build and will have the following parameters:
- The contractor will work closely with City staff so as to minimize the level of design drawings to only those needed to get competitive pricing.
- The selected design firm will produce drawings and specifications grouped into phases which will allow the contractor to commence construction on the underground, utilities, demolition, and site improvements well before field drawings are ready to be bid.
- The contractor will bid the phased drawings directly to the subcontracting community following City bidding practices.
- The contract will be limited to a guaranteed maximum price before a Notice to Proceed is issued for each phase.
- Staff will return with a recommended contractor after the selection panel has made its recommendation.

Attachment 2





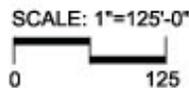
LEGEND

- A. EXISTING COMMUNITY BUILDING
- B. EXPANDED ARRIVAL AREA
- C. EDUCATIONAL OAK GROVE
- DECOMPOSED GRANITE PATHS
- SHRUB and GROUNDCOVER PLANTINGS
- D. ARBOR STRUCTURE
- E. TOT PLAY AREA (2-5 YRS. OLD)
- F. SCHOOL AGE PLAY AREA (5-12 YRS. OLD)
- G. WATER PLAY AREA
- H. SKATE PARK FACILITY
- I. OPEN LAWN AREA
- J. 200'X 300' LIGHTED SYNTHETIC TURF FIELD
- K. DOG PARK- 35,000 SQ. FT.

- L. GROUP PICNIC AREA
- M. RESTROOM FACILITY
- N. WALKING PATH
- O. PARKING LOT - 74 SPACES
- P. PARKING LOT - 61 SPACES
- Q. PARKING LOT - 9 SPACES
- R. (4) FITNESS STATION
- S. PARK SIGN

- T. (2) BASKETBALL COURT
 - U. OUTDOOR THEATER
 - V. RENOVATED PUMP ROOM
 - W. GAME TABLES
-  EXISTING TREES
 -  EXISTING OR PROPOSED TURF

-  PROPOSED SHADE TREE, OR ACCENT PLANTING



MASTER PLAN
HAGGINWOOD COMMUNITY PARK (23 acres)
 CITY OF SACRAMENTO, CALIFORNIA

January 2009



RESOLUTION NO. 2010-

Adopted by the Sacramento City Council

March 9, 2010

**SUSPEND COMPETITIVE BIDDING AND AUTHORIZING THE CITY MANAGER OR CITY MANAGER'S DESIGNEE TO IMPLEMENT A TWO-STEP QUALIFICATION AND SELECTION PROCESS TO HIRE A DESIGN-BUILD TEAM TO COMPLETE CONSTRUCTION OF THE SYNTHETIC TURF SOCCER FIELD AT HAGGINWOOD PARK (L19808800)
(TWO-THIRDS VOTE REQUIRED)**

BACKGROUND

- A. Hagginwood Community Park is a 15.50 acre park located in Del Paso Heights.
- B. The adopted Hagginwood Park Master Plan calls for replacement of the existing baseball field with a synthetic turf soccer field.
- C. The scope of the project includes the demolition of the existing baseball field and associated hardscape and infrastructure, installation of a synthetic turf soccer field and soccer field lighting, as well as all design/engineering and construction of the synthetic turf systems, all site development, site utilities, and associated work.
- D. Funding for this project is with Del Paso Heights Tax Exempt Bond Funds allocated through an Individual Project Agreement (IPA) with Sacramento Housing and Redevelopment Agency (SHRA). The IPA expires on December 31, 2010.
- E. City Code section 3.60.170(D) allows the City Council to suspend competitive bidding when it finds, by a two-thirds vote, that suspending competitive bidding is in the best interest of the City. Suspending competitive bidding is in the best interest of the City to allow the use of the design-build alternative project delivery method for this project because it consists of unique construction, has a limited budget, and a short time line for construction.
- F. A contract awarding the design-build contract to the selected contractor will be brought forward to the City Council for approval.

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

- Section 1. Competitive bidding for the Hagginwood Park Synthetic Turf Soccer Field project is suspended in the best interest of the City.

Section 2. The City Manager or City Manager's designee is authorized to issue a request for proposals to select a design-build consultant/contractor for the Hagginwood Park Synthetic Turf Soccer Field project.