



REPORT TO COUNCIL

City of Sacramento 6

915 I Street, Sacramento, CA 95814-2604
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CONSENT
April 22, 2010

Honorable Mayor and
Members of the City Council

Title: Contract: Steve Jones Park Phase 2 Project (L19164001)

Location/Council District: 2330 Casa Linda Drive / Council District 8

Recommendation: Adopt a **Resolution:** 1) approving the contract plans and specifications for the Steve Jones Park Phase 2 Project, and awarding the contract to Parker Landscape Construction for an amount not to exceed \$245,479.

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: Steve Jones Park is a 6.65-acre park located in South Sacramento. Staff is seeking approval to award a contract to develop the second phase of 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.

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 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.

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 Steve Jones Park name and master plan (Attachment 3, page 8) were reviewed and supported by the Citizen's Advisory Committee for Parks and Recreation (CAC) on November 4, 2004.

Environmental Considerations:

California Environmental Quality Act (CEQA):

On May 15, 2003, the City Council ratified the Mitigated Negative Declaration, adopted the Mitigation Monitoring Plan and authorized execution of the agreement for acquisition of real property in fee for the Houston Estates Detention Basin (CIP# WJ76) under Resolution 2003-284.

On February 15, 2005, the City Council approved the Steve Jones Park project's name and master plan under Resolution 2005-073. Steve Jones Park project components were evaluated within the Houston Estates Detention Basin Mitigated Negative Declaration (CIP# WJ76). Therefore, awarding the construction contract will not result in impacts over and above what has been previously evaluated.

Section 15162, subsection (a), of the California Environmental Quality Act (CEQA) Guidelines (14 Cal. Code Reg. §15000 et seq.) provides that a subsequent negative declaration need not be prepared unless subsequent changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available. As none of the conditions listed in Section 15162, subsection (a), exist, preparation of subsequent environmental documentation is not required.

A Mitigation Monitoring Plan was prepared for the mitigation measures identified in the adopted Mitigated Negative Declaration. The City shall comply with the Mitigation Monitoring Plan when applicable to the proposed project.

Sustainability Considerations: Steve Jones Park Phase 2 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 Phase 2 park development will advance these plans' goals, policies, and targets by reducing air pollution,

reducing water consumption, and expanding park and recreation opportunities.

This project will use recycled content material as follows: concrete pavement (13.5%), rock base under the pavement (10%), and steel used on the site furnishings (45%).

Steve Jones Park Phase 2 is also consistent with sustainable design through the use of water efficient irrigation design controlled by the centralized irrigation system, low water use shrubs and groundcover, and use of native tree plantings purchased from local vendors.

Rationale for Recommendation: The formal bidding process for the Steve Jones 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 February 24, 2010. The staff/engineer's estimate for this project was \$350,810. Staff received six bids and the results are listed below.

NO.	CONTRACTOR	Base Bid	ADDITIVE TOTALS	Total Bid-Base & ADD 1&2	SBE %
1	PARKER LANDSCAPE CONSTRUCTION	\$225,976.00	\$19,503.00	\$245,479.00	96.5
2	ABIDE BUILDERS	\$245,000.00	\$14,000.00	\$259,000.00	0.8
3	HEMINGTON LANDSCAPE SERVICES	\$249,739.00	\$25,604.00	\$275,343.00	28.6
4	JM SLOVER, INC.	\$251,395.00	\$35,600.00	\$286,995.00	86.4
5	SAENZ LANDSCAPE CONSTRUCTION	\$265,140.00	\$22,230.00	\$287,370.00	66.9
6	ELITE LANDSCAPING, INC.	\$267,826.00	\$28,000.00	\$295,826.00	19.7

- SBE% is based on base bid only.
- Parker Landscape Construction is the apparent low, responsible bidder.
- Abide Builders and Elite Landscaping did not meet city minimum of 20% for ESBE and are deemed non-responsive

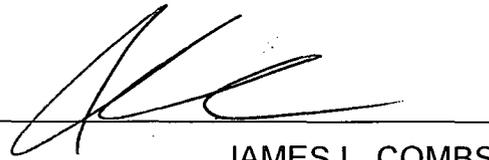
The project award will be for the base bid and additive alternate #1 (12" aggregate base) and additive alternate #2 (soccer goals) in an amount not to exceed \$245,479.00. The improvements to the park will consist of installing the following amenities: landscaping, concrete walkways, seating areas and soccer goals. Pursuant to City Code Section 3.60.020, it was determined that Parker Landscape Construction had the lowest, responsible total bid.

Financial Considerations: There are sufficient Park Development Impact Fee (PIF) funds in (L19164001) to award the contract.

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 Fiscal Year (FY) 2009/10 Operating Budget.

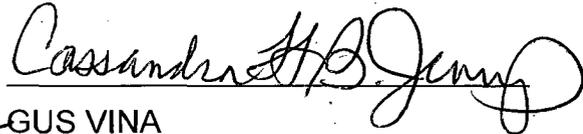
Emerging Small Business Development (ESBD): The selection of consultants and contractors for this project followed City established guidelines for inclusion of ESBD firms. At an SBE/EBE percentage total of 96.5% (SBE percentage is based on the base bid only), Parker Landscape Construction and its subcontractors are above meeting the City's required 20% ESBD rate.

Respectfully Submitted by:



JAMES L. COMBS
Director, Parks and Recreation

Recommendation Approved:



GUS VINA
Interim City Manager

Table of Contents:

Report	pg. 1
Attachments	
1 Background Information	pg. 5
2 Steve Jones Park Location Map	pg. 6
3 Steve Jones Park Master Plan	pg. 7
4 Resolution	pg. 8

Attachment 1

Background Information

For this park site, the community asked that a park naming contest be held to name the park in the Buena Park subdivision. The City of Sacramento held a park naming contest and thirty-one name suggestions were submitted by the community. Three members of the Meadowview Neighborhood Association and two members of the Meadowview Development Committee reviewed the naming contest entries. The five-member panel selected the winning name, Steve Jones Park, on April 29, 2004.

Steve A. Jones was born on December 11, 1966, in Susanville, California and attended Sacramento's Luther Burbank High School. Steve Jones was an accomplished athlete having earned the title of California State 100-Meter Champion, Football All-American and Track and Field All-American while attending Luther Burbank High School. Mr. Jones became ill with leukemia and passed away on October 8, 2000.

The master plan for the combined 6.65-acre park and detention basin was created through the public participation process. Parks and Recreation held two community workshops to create the master plan. On January 21, 2004, the community approved the master plan without modification.

The park's master plan includes basic landscaping, an adventure play area, open turf, a group picnic area, a sports court, a nature area, and a full-size soccer field in the detention basin which may also be used as two bantam soccer fields.

Construction of Steve Jones Park Phase I was completed in December 2008. Phase 1 development consisted of developing two acres with the following amenities: an adventure play area, open turf area with Sepak Takraw Court, a group picnic area with shade structure, walkways, basic landscaping, a drinking fountain, trees and irrigation on 24th Street, and pathway lighting. Sepak Takraw is a sport similar to volleyball, but the net is lower and the players use their feet instead of their hands. The Sepak Takraw court was a special request by the community and the principal of Mark Hopkins Elementary School. This is a popular sport of the surrounding community and it adds a new activity to our park system.

The Steve Jones Park Phase 2 project consists of developing 4.5 acres of the total 6.65 acres park site. Phase 2 includes landscaping of the detention basin with turf, installation of one full size soccer field, seating areas, and perimeter concrete walkways along the north and south end of the park. Construction is anticipated to begin by June 2010 and be completed in September 2010.

Attachment 2



City of Sacramento
Department of Parks and Recreation
Steve Jones Park





STEVE JONES PARK

CITY OF SACRAMENTO

MASTER PLAN

PROJECT MANAGER & DESIGNED BY: JEFF NITTKA

JANUARY 21, 2004

RESOLUTION NO. 2010-

Adopted by the Sacramento City Council

April 22, 2010

**APPROVING A CONTRACT: STEVE JONES PARK PHASE 2 PROJECT
(L19164001)**

BACKGROUND

- A. Steve Jones Park is an existing 6.65-acre neighborhood park in South Sacramento.
- B. The Steve Jones Park Master Plan was reviewed and supported by the community and the Parks and Recreation Citizen's Advisory Committee; it was approved by City Council in Resolution 2005-073.
- 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 Steve Jones Park Phase 2 project has been completed based on the qualifications set forth by the City.
- E. The project award will be for the base bid and additive alternates #1 and #2.
- F. Pursuant to City Code Section 3.60.020, it was determined that Parker Landscape Construction was the responsible, low bidder with a total bid of \$245,479.
- G. On May 15, 2003, the City Council ratified the Mitigated Negative Declaration, adopted the Mitigation Monitoring Plan and authorized execution of the agreement for acquisition of real property in fee for the Houston Estates Detention Basin (CIP #WJ76) under Resolution 2003-284. The Steve Jones Park project components were evaluated within the Houston Estates Detention Basin Mitigated Negative Declaration (CIP #WJ76).
- H. Section 15162, subsection (a), of the California Environmental Quality Act (CEQA) Guidelines (14 Cal. Code Reg. §15000 et seq.) provides that a subsequent negative declaration need not be prepared unless subsequent changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available. As none of the conditions listed in Section 15162, subsection (a), exist, preparation of subsequent environmental documentation is not required.

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

Section 1. The contract plans and specifications for Steve Jones Park Phase 2 Project (L19164001) are approved, and the contract is awarded to Parker Landscape Construction for an amount not to exceed \$245,479.