



REPORT TO COUNCIL

City of Sacramento

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

Honorable Mayor and
Members of the City Council

Title: Contract: Design-Build Contract for Hagginwood Park Lighted Synthetic Turf Soccer Field L19808800

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

Recommendation: Adopt a **Resolution:** 1) authorizing the City Manager or the City Manager's designee to execute a design-build contract with Grass Valley Turf Company for the Hagginwood Park Lighted Synthetic Turf Soccer Field Project in the amount of \$559,078; 2) approving the use of State of California Multiple Awards Schedule (CMAS) Agreement No. 4-06-78-0031A during Fiscal Year 2011 to procure the synthetic turf for the Hagginwood Park Synthetic Turf Soccer Field; and 3) authorizing the City Manager or the City Manager's designee to issue a purchase order in an amount not to exceed \$321,650 to purchase the synthetic turf for the Hagginwood Park Synthetic Turf Soccer Field.

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

Presenters: Not Applicable

Department: Parks and Recreation

Division: Park Planning & Development

Organization No: 19001121

Description/Analysis:

Issue: On March 9, 2010 Council adopted Resolution 2010-121 authorizing suspension of competitive bidding for the Hagginwood Park Synthetic Turf Soccer Field project in the best interest of the City and 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.

Per Council approval, staff solicited requests for proposals (RFPs) on March 18,

2010. Three firms submitted qualifications for a selection committee's review. The selection committee was comprised of representatives from the District 2 Council office and various City departments. Based on the evaluation criteria in the RFP, the committee selected 3 firms to interview. On May 4, 2010, based on the outcome of the interviews, the committee identified Grass Valley Turf Company as the most qualified and responsive firm.

The design-build contract with Grass Valley Turf Company includes a guaranteed maximum price (GMP) of \$640,000 to design and construct the Lighted Synthetic Turf Soccer Field to a point ready for installation of the synthetic turf.

In order to save money and expedite the project, the City will purchase the synthetic turf and installation through the State of California Multiple Awards Schedule (CMAS) Agreement No. 4-06-78-0031A.

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.

As provided for in City Code section 3.56.240 Cooperative purchasing agreements, the City will purchase the synthetic turf and through the State of California Multiple Awards Schedule (CMAS) Agreement No. 4-06-78-0031A for the Hagginwood Park Synthetic Turf Soccer Field. This approach provides advantages to the City by reducing the procurement and installation costs and expediting the overall construction schedule.

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): The Environmental Services Manager has determined that the proposed project at Hagginwood Park of replacing the existing baseball field with the synthetic turf soccer field of approximately the same size, replacing the existing light standards with more a energy efficient lighting system, and protecting existing trees during construction, is exempt from CEQA under sections 15301(b) and 15302(c) of the CEQA Guidelines (Title 14 Cal. Code Reg. § 15000 et seq.). Section 15301(b) consists of existing public structures or facilities and section 15302(c) consists of replacement of existing facilities involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Sustainability Considerations: The Hagginwood Park Lighted Synthetic Soccer Field project 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 (PRSP), and the 2030 General Plan. The redevelopment of this park will advance these plans by reducing air pollution,

reducing water consumption, and expanding recreation opportunities. This park renovation is also consistent with sustainable design and development standards now applied to all City park design.

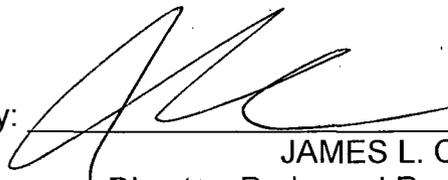
Rationale for Recommendation: The design-build delivery approach provides the opportunity to maximize project scope within a limited budget and time. It is a faster delivery method than a design-bid-build delivery approach. The design-build delivery approach is well suited for specialized construction projects with very tight construction timelines. The funding for this project expires at the end of December 2010 and the design-build delivery approach coupled with the purchase and installation of the synthetic turf through the State of California Multiple Awards Schedule (CMAS) Agreement No. 4-06-78-0031A was the only way to ensure project completion by that deadline.

As provided for in City Code section 3.56.240, Cooperative purchasing agreements, the City will purchase the synthetic turf and through State of California Multiple Awards Schedule (CMAS) Agreement No. 4-06-78-0031A for the Hagginwood Park Synthetic Turf Soccer Field. This approach provides advantages to the City by reducing the procurement and installation costs and expediting the overall construction schedule.

Financial Considerations: There are sufficient funds within the project (L19808800) to award the design-build contract to Grass Valley Turf Company in the amount of \$559,078 and procure the synthetic turf through CMAS agreement No. 4-06-78-0031A via a purchase order in an amount not to exceed \$321,650.

Emerging Small Business Development (ESBD): 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 required a commitment letter from responding contractors stating that the City's 20% ESBD goal will be met for the construction phase of the project. However, Grass Valley Turf Company is certified by the City of Sacramento as a small business.

Respectfully Submitted by:



JAMES L. COMBS
Director, Parks and Recreation

Recommendation Approved:



for Gus Vina
Interim City Manager

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Attachment 1

BACKGROUND INFORMATION

Hagginwood Community Park is a 15.50 acre park located in Del Paso Heights. The Hagginwood Park Master Plan updated approved by City Council on March 31, 2009 calls for replacement of the existing baseball field with a lighted synthetic turf soccer field.

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 the lighted synthetic turf soccer field as described in the Request for Proposals (RFP) issued in March 2010.

The scope of the project includes, but is not limited to, the demolition of the existing baseball field and associated hardscape and infrastructure with a synthetic turf system, installation of 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:

1. The contractor will work closely with the City consultants so as to minimize the level of design drawings to only those needed to get competitive pricing.
2. 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 building drawings are ready to be bid.
3. The City will start the process of procurement of the synthetic turf and installation through the State of California Multiple Awards Schedule (CMAS) Agreement No. 4-06-78-0031A in parallel with the Design-Build contractor design and installation of the turf infrastructure, field lighting and associated site improvements.

This method has been used successfully many times by other public entities in the Sacramento region and throughout the State of California.

On March 9, 2010, Council adopted Resolution 2010-121 which suspended competitive bidding and authorized the issuance of a Request for Proposal to select a design-build consultant/contractor for the Hagginwood Park Synthetic Turf Soccer Field project. On March 18, 2010 the Department of General Services posted a RFP for design-build services on the City's internet bid website. Three submittals were received and deemed responsive. The selection committee evaluated the statements of qualifications based on previous experience with design of sports fields, experience with the design-build approach on similar size projects, experience of the proposed team working together on previous design-build projects and the firms' commitment to completing the project within the timeline and budget given. The committee then short listed the most qualified firms and invited them to interview. On May 4, 2010, based on the outcome of the

interviews, the committee identified Grass Valley Turf Company as the most qualified and responsive firm.

The project construction is scheduled to start on July 12, 2010 and be completed by November 12, 2010.

Attachment 2

HAGGINWOOD PARK LOCATION MAP



HAGGINWOOD COMMUNITY PARK MASTER PLAN

Attachment 3



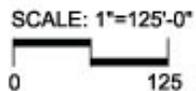
LEGEND

- 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

June 22, 2010

APPROVING A CONTRACT: DESIGN-BUILD CONTRACT FOR THE HAGGINWOOD PARK LIGHTED SYNTHETIC TURF SOCCER FIELD PROJECT AND RELATED APPROVALS

BACKGROUND

- A. Hagginwood Community Park is a 15.50 acre park located in Del Paso Heights.
- B. The Hagginwood Park Master Plan update 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 from Del Paso Heights Tax Exempt Bond Funds allocated to the City through an Individual Project Agreement (IPA) with the Sacramento Housing and Redevelopment Agency (SHRA). The IPA expires on December 31, 2010, by which time the project needs to be completed.
- E. On March 9, 2010 Council adopted Resolution 2010-121 authorizing suspension of competitive bidding for the Hagginwood Park Synthetic Turf Soccer Field project in the best interest of the City and 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.
- F. On May 4, 2010 a selection committee selected Grass Valley Turf Company as the most qualified design-build team to complete the work.
- G. The proposed project at Hagginwood Park of replacing the existing baseball field with the synthetic turf soccer field of approximately the same size, replacing the existing light standards with more a energy efficient lighting system, and protecting existing trees during construction, is exempt from CEQA under sections 15301(b) and 15302(c) of the CEQA Guidelines (Title 14 Cal. Code Reg. § 15000 et seq.)

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

- Section 1. The City Manager or the City Manager's designee is authorized to execute a design-build contract for design services for the Hagginwood Park Lighted Synthetic Turf Soccer Field Project with Grass Valley Turf Company in an amount not to exceed \$559,078.
- Section 2. The City approves the use of State of California Multiple Awards Schedule (CMAS) Agreement No. 4-06-78-0031A during Fiscal Year 2010/11 to procure the synthetic turf for the Hagginwood Park Synthetic Turf Soccer Field.
- Section 3. The City Manager or the City Manager's designee is authorized to issue a purchase order in an amount not to exceed \$321,650 to the purchase the synthetic turf for the Hagginwood Park Synthetic Turf Soccer Field.