



City of Sacramento City Council

11

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

Meeting Date: 6/12/2012

Report Type: Consent

Title: Contract: Franklin Boyce Park Phase 1 (L19118100)

Report ID: 2012-00514

Location: 7698 Franklin Boulevard, District 8

Recommendation: Pass a Motion: 1) approving the contract plans and specifications for the project; 2) awarding the contract to JM Slover, Inc. for improvements to the park in an amount not to exceed \$859,960; and 3) authorizing the City Manager, or City Manager's designee, to execute the contract with JM Slover, Inc. for the project.

Contact: Jeff Nittka, Landscape Technician II, (916) 808-5996; C. Gary Hyden, Supervising Landscape Architect, (916) 808-1949; J.P. Tindell, Park Planning & Development Manager, (916) 808-1955, Department of Parks and Recreation

Presenter: None

Department: Parks & Recreation Department

Division: Park Development Services

Dept ID: 19001121

Attachments:

- 1-Description/Analysis
- 2-Background
- 3-Location Map
- 4-Master Plan
- 5-Phase 1 Diagram

City Attorney Review

Approved as to Form
Jeffrey Heeren
5/31/2012 3:33:30 PM

City Treasurer Review

Reviewed for Impact on Cash and Debt
Russell Fehr
5/23/2012 9:17:21 AM

Approvals/Acknowledgements

Department Director or Designee: Jim Combs - 5/30/2012 5:15:39 PM



Description/Analysis

Issue: Franklin Boyce Park (Park Site SS1) is a 9.79-acre joint use detention basin/community park site located at 7700 Franklin Boulevard in the South Sacramento Community Plan Area (PA4). This park site is currently undeveloped. Staff is requesting City Council approval to award a contract for the Franklin Boyce Park Phase 1 (L19118100) project to develop three soccer fields, parking lot and restroom, and associated landscaping on 5.62-acres of undeveloped park land at this site. The formal bid process for the project has been completed and JM Slover, Inc. has been selected as the lowest responsible and responsive bidder.

A summary of the project background, a location map, and the Park Phase 1 Diagram are also included as attachments to this report.

Franklin Boyce Park is a working name used by staff and is not the permanent name of this park site (Park Site SS1). Community outreach is underway to seek suggestions for naming in accordance with the City's facility naming policy as contained in Resolution 2008-112. Staff will return to City Council for park name approval.

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 also part of the Park Development Process for park planning as stated in the *2005-2010 Parks and Recreation Master Plan*.

In accordance with Sacramento City Council Resolution No. 2010-346, JM Slover, Inc. is headquartered in the state of California. The proposed contract is consistent with Resolution No. 2010-346 prohibiting the City from entering into any contract to purchase goods or services from any business or entity headquartered in Arizona.

Environmental Considerations:

California Environmental Quality Act (CEQA): The Environmental Services Manager has determined that the proposed project is exempt from CEQA under Section Numbers 15303(e) and 15304(b) of the CEQA Guidelines (Title 14 Cal. Code Reg. § 15000 et seq.). Exemption 15303 (e) consists of construction and location of limited number of

new, small facilities or structures; and, Section 15304(b) consists of minor alterations in the condition of land including landscaping with water efficient landscaping.

Sustainability: The Franklin Boyce Park Phase 1 project has been reviewed for consistency with the goals, policies, and targets of the Sustainability Master Plan (SMP), the Parks and Recreation Sustainability Plan, and the 2030 General Plan. The project will advance the goals, policies, and targets of these plans by improving the health of residents through access to a diverse mix of wellness activities. The park development is also consistent with sustainable design through the use of recycled steel for the fencing and site furnishings (approximately 40%), the use of water efficient irrigation controlled by the centralized irrigation system, low water-use shrubs, native plants, 20% less turf, and more naturalized, drought-tolerant plantings to minimize water use, and the use of local vendors.

Commission/Committee Action: The Franklin Boyce Park Master Plan was reviewed and supported by the Parks and Recreation Commission on January 5, 2006, and approved by City Council on April 25, 2006 (Resolution 2006-289).

Rationale for Recommendation: The formal bidding process for the Franklin Boyce Park Phase 1 project was posted in accordance with City Code 3.60 and Administrative Policy Instruction #4002. The project was posted on March 29, 2012, and bids were opened on May 2, 2012. The staff/engineer's estimate for the project was \$1,525,349 (base bid plus three additive alternates). Staff received seven bids and the results are listed below.

NO.	CONTRACTOR	BASE BID	ADDITIVE ALTERNATES	TOTAL BID	SBE %*
1	JM Slover, Inc.	\$770,850	\$101,110	\$871,960	96.1
2	Hemington Landscape Services	\$922,445	\$141,418	\$1,063,863	90.7
3	Olympic Land Construction	\$935,542	\$134,480	\$1,070,022	61.7
4	WABO Landscape & Construction	\$978,510	\$140,100	\$1,118,610	36.3
5	Western Water Features, Inc. ¹	\$1,089,470.88	\$225,064.09	\$1,314,534.97	4.6
6	Stockbridge General Contracting	\$1,170,240	\$152,800	\$1,323,040	24.8
7	Navajo Pipelines	\$1,182,170	\$173,000	\$1,355,170	33.0

*SBE % is based on Base Bid Only

¹Western Water Features, Inc. did not meet City's 20% SBE minimum and therefore is deemed non-responsive.

This project is consistent with the adopted Master Plan for this park. The project award will be for the base bid plus two additive alternates in an amount not to exceed \$859,960. The improvements to the park consist of the development of 5.62± acres of the park and include clearing and grubbing, grading and drainage, concrete walkways, curbs, concrete pedestals, asphalt parking lot, three natural turf soccer fields, tube steel fencing, automatic irrigation system with central control, landscaping, electrical, security camera, park signage, site furniture, and restroom.

Pursuant to City Code Section 3.60.020, it was determined that JM Slover, Inc. is a responsible bidder offering the lowest responsive base bid. Construction is expected to begin in June 2012, and be complete by the end of 2012.

Financial Considerations: There are sufficient funds in L19118100 to award the contract. Funding for this project is from Community Plan Area 4, General Fund 1001 (\$268), Quimby Act, Fund 2508, (\$1,630,522), CRCIP Bond Funds 3004 (\$19,902), and Park Development Impact Fees (PIF), Fund 3204, (\$1,201,420) to construct the proposed park improvements. L19118100 also includes funds for the street improvements to be constructed separately by the City of Sacramento Department of Transportation.

Development of parks creates an ongoing cost for park maintenance and utilities based on the size of the park. The annual maintenance cost for these additional 5.62± acres of park development is approximately \$5,300 per acre or \$29,786±. There has been no augmentation to the Department of Parks and Recreation's operating budget for maintenance or water and utility costs.

Emerging Small Business Development (ESBD): The selection of contractors for this project followed City established guidelines for inclusion of ESBD firms. At an SBE/EBE percentage total of 96.1%, JM Slover, Inc. and its subcontractors are above meeting the City's required 20% ESBD rate. The SBE percentage is based on the base bid only.

Background

Franklin Boyce Park (Park Site SS1) is a 9.79-acre joint use detention basin/community park site located at 7700 Franklin Boulevard in the South Sacramento Community Plan Area (PA4). This park site is currently undeveloped.

On December 12, 2000, the City Council approved a resolution to ratify the negative declaration and adopt a mitigation reporting plan (Resolution 2000-722). In addition, City Council approved a resolution on the purchase of real property identified as the Franklin and Boyce Detention Basin Project (Resolution 2000-723).

On April 29, 2004, City Council approved the transfer of funds and established a new Capital Improvement Project to develop a Master Plan for Franklin Boyce Park. On September 15, 2005, the Parks and Recreation Department held a community meeting for citizens to offer suggestions of what amenities they wanted added to the future park. Based on community input, staff prepared a Master Plan which was reviewed and supported by the Parks and Recreation Commission on January 5, 2006 and approved by City Council on April 25, 2006 (Resolution 2006-289). The items which were approved in the Master Plan included the following: a restroom, park benches, a shade structure with picnic tables, bantam soccer fields in the detention basins, a playground, planter beds, a water spray feature, walking paths, trash receptacles, a wrought iron fence and basic landscaping.

Franklin Boyce Park development is funded with Quimby In Lieu and Park Development Impact Fees that are available to construct Phase 1 improvements identified in the Franklin Boyce Park - Phase 1 Diagram (see attached) of approximately 5.62 acres including:

- Three natural turf Bantam soccer fields (each field is 120' wide by 180' long).
- Concrete walkways for pedestrians and maintenance vehicles.
- Asphalt Parking Lot with a drop off area and accessible parking stalls.
- Tubular steel fencing with decorative columns along the street frontage.
- A central irrigation control system.
- Low water use shrubs and groundcover planting beds.
- Ornamental steel site furnishings.
- Restroom with two stalls.

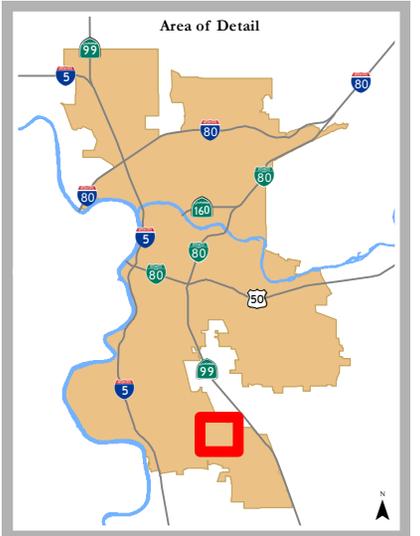
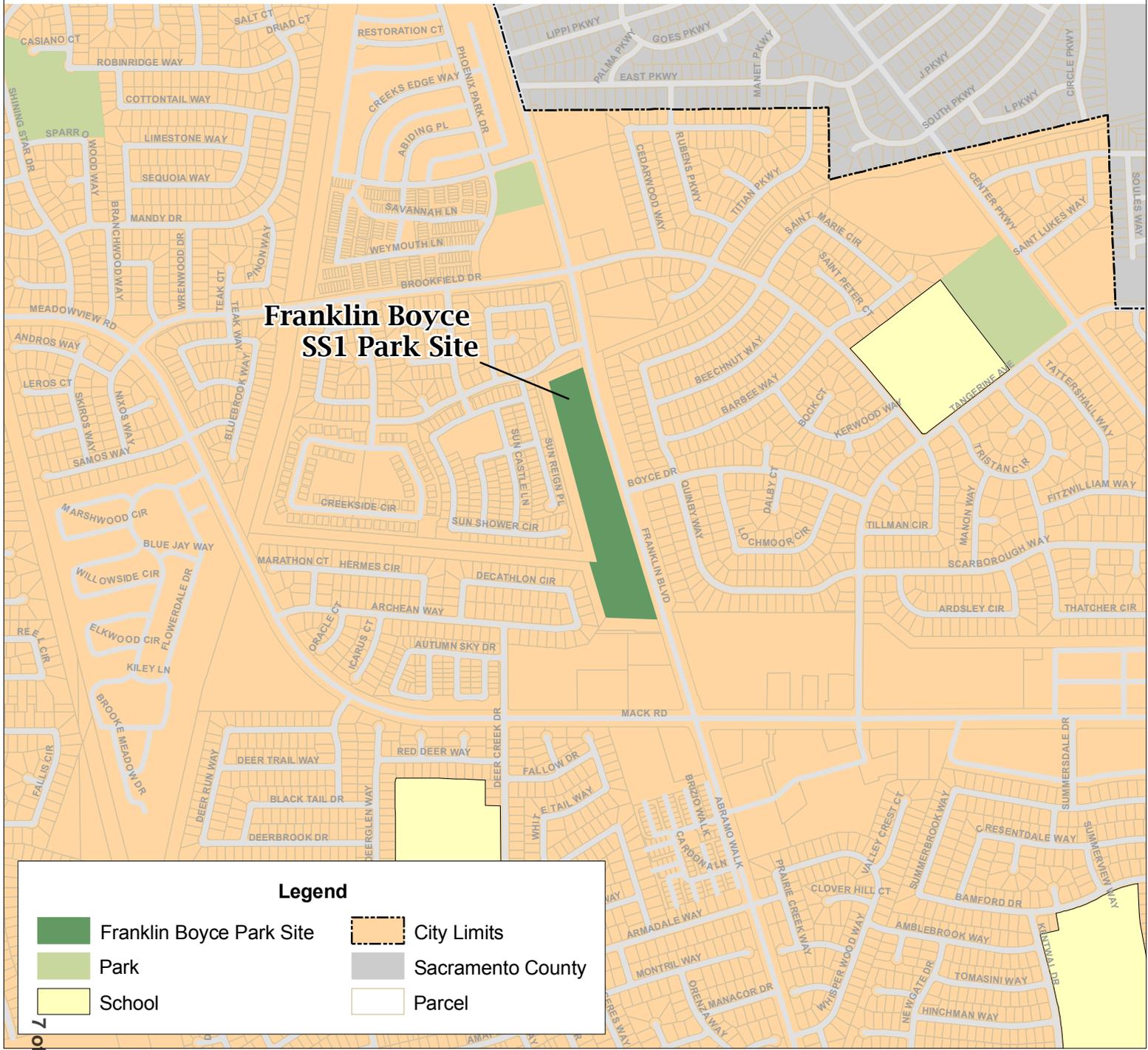
In addition to the improvements listed above, the City's Department of Transportation will construct the street frontage improvements including:

- New traffic signal at Franklin Boulevard and Boyce Drive.
- Street frontage which includes curb, gutter, and separated sidewalks.
- On-street parking.

Construction of Phase 1 park improvements is anticipated to begin in June 2012, and to be complete by year-end 2012.

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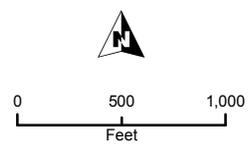
FRANKLIN BOYCE SSI PARK SITE

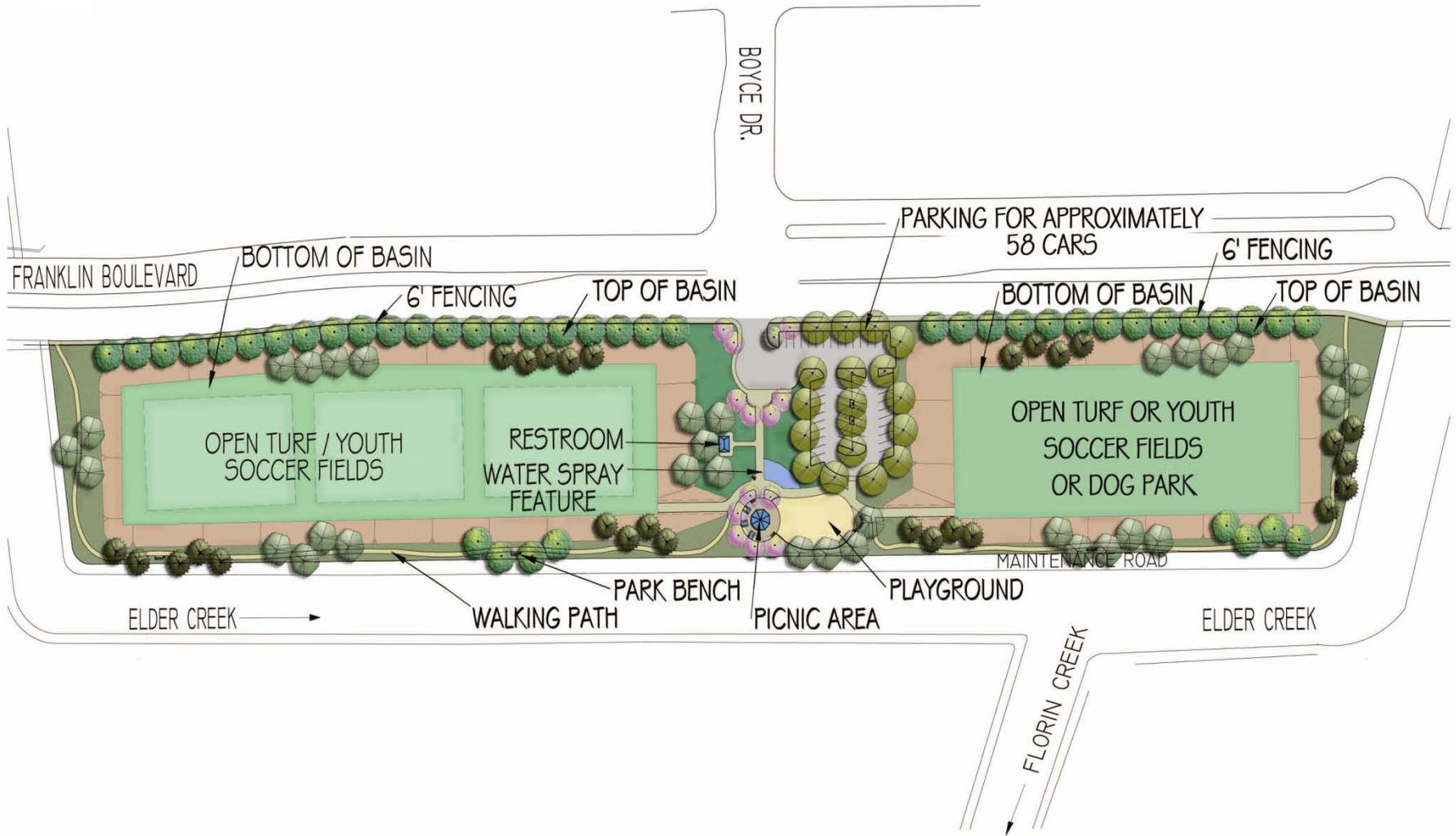


Franklin Boyce SS1 Park Site

Address: 7698 Franklin Blvd
 Council District: 8
 Community Planning Area: 4
 Park Type: Community
 Total Acreage: 9.79

City of Sacramento
Department of Parks & Recreation





PROPOSED PLAN FOR:

FRANKLIN BOYCE PARK DETENTION BASIN (12.1 AC)

CITY OF SACRAMENTO, CALIFORNIA

Resolution 2006-289



LANDSCAPE ARCHITECT:
D. DAY
DESIGN BY:
J. NITTKA
DATE:
9/15/2005



FRANKLIN BOYCE PARK - PHASE I DIAGRAM

