



City of Sacramento City Council

915 I Street, Sacramento, CA, 95814
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Meeting Date: 1/15/2013

Report Type: Consent

Title: Contract: Cesar Chavez Plaza Improvements Phase 3 Project (L19207003) (Continued from 1-8-13)

Report ID: 2013-00016

Location: 910 I Street, District 4

Recommendation: Pass a Motion: 1) approving the construction plans and specifications for the project; 2) awarding the contract to Abide Builders for park improvements in an amount not to exceed \$318,100; and 3) authorizing the City Manager, or City Manager's designee, to execute the contract with Abide Builders for the project.

Contact: Dennis Day, Associate Landscape Architect, (916) 808-7633; J.P. Tindell, Park Planning & Development Manager, (916) 808-1955, Department of Parks and Recreation

Presenter: Not applicable.

Department: Parks & Recreation Department

Division: Park Development Services

Dept ID: 19001121

Attachments:

- 1-Description/Analysis
- 2-Background
- 3-Location Map
- 4-Improvement Plan

City Attorney Review

Approved as to Form
Sheryl Patterson
12/26/2012 9:46:01 AM

City Treasurer Review

Reviewed for Impact on Cash and Debt
Russell Fehr
12/19/2012 10:40:15 AM

Approvals/Acknowledgements

Department Director or Designee: Jim Combs - 12/20/2012 4:01:26 PM



Description/Analysis

Issue: Cesar E. Chavez Plaza is an existing 2.50-acre community park located across from City Hall at 910 “I” Street in the Central City Community Plan Area (PA 1). Two phases of improvements have been completed and staff is now requesting that City Council award a contract for the Cesar Chavez Plaza Improvements Phase 3 (L19207003) project. The improvements to Cesar Chavez Plaza have been constructed in phases to avoid impacting previously scheduled events in the park such as the Farmer’s Market and the summer concert series. Phase 3 is the third and final phase of improvements consisting of raising the existing stage by approximately 18”, reconstructing the existing concrete stairs along “I” Street leading up to the stage, installing a handicap access ramp to the stage, hand and guard rails, mow strips, concrete flatwork, curbing, topdressing of decomposed granite paving around Café Soleil, electrical system improvements, irrigation modifications, landscaping, additional benches, tables, bike racks, and solar-powered self-compacting trash receptacles. In addition, the project includes relocating the existing Cesar Chavez monument from the center of the stage to a pedestal incorporated into the “I” Street stairway. The monument relocation is being done in coordination with the artist and the Sacramento Metro Arts Commission.

The formal bid process for this project has been completed and Abide Builders has been selected as the lowest responsible and responsive bidder.

A summary of the project history, a location map, and Improvement Plan are included as attachments to this report.

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, Abide Builders 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.

Economic Impacts: This park construction project, which totals \$318,100, is expected to create 1.66 total jobs (1 direct job and 0.66 additional jobs through indirect and induced activities). Furthermore, it will create \$270,385 in total economic output (\$174,955 of direct output and another \$95,430 of output through indirect and induced activities).

Environmental Considerations:

California Environmental Quality Act (CEQA): The Community Development Department, Environmental Planning Services Division has reviewed this project and determined that this is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15331, Historical Resource Restoration / Rehabilitation, of the CEQA Guidelines (Title 14 Cal. Code Reg. § 15000 et seq.). As a major part of the City's Cesar E. Chavez Plaza Historic District, and one of the City's original "public squares", consideration is given to the proposed work's compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties relative to the project's environmental review for possible impacts to historic resources. Due to the fact that alterations and additions to the park that have occurred over its history (some of which have achieved significance in their own right), and due to the fact that the project plans retain and respect those features and characteristics, the Community Development Department, Environmental Planning Services Division, finds this project to be in compliance with the Secretary of the Interior's Standards, and has determined the project to be exempt per CEQA 15331 Historic Resources Restoration Rehabilitation. There are no other significant environmental impacts associated with the project.

Sustainability: The Cesar Chavez Plaza Improvements Phase 3 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, 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 and recreation activities. The park improvements are also consistent with sustainable design through the use of water efficient irrigation controlled by the centralized irrigation system, low water-use shrubs, native plants, 20% less turf, drought-tolerant plantings to minimize water use, use of solar self-compacting trash receptacles, and use of local vendors.

Commission/Committee Action: On August 4, 2011, the Parks and Recreation Commission reviewed and supported the Improvement Plan for the Cesar E. Chavez Plaza.

Rationale for Recommendation: The formal bidding process for the Cesar Chavez Plaza Improvements Phase 3 project was posted in accordance with City Code 3.60 and Administrative Policy Instruction #4002. The project was posted on November 5, 2012, and bids were opened on November 28, 2012. The staff/engineer's estimate for the project was \$264,095 (base bid only). Staff received five bids and the results are listed below.

NO.	CONTRACTOR	BASE BID	ADDITIVE ALTERNATE #1	TOTAL BID	SBE %*
1	ABIDE BUILDERS	\$294,600.	\$23,500.	\$318,100.	79.3
2	GRAND SIERRA CONSTRUCTION	\$312,220.	\$20,000.	\$332,220.	89.1
3	ENVIRONMENTAL LANDSCAPE SOLUTIONS	\$376,519.	\$25,300.	\$379,049.	83.9
4	DAVID ENGINEERING & CONSTRUCTION	\$385,905.	\$34,300.	\$420,205.	42.0
5	NAVAJO PIPELINES	\$417,600.	\$32,500.	\$450,100.	54.5

*SBE % is based on Base Bid Only

This project is consistent with the updated Improvement Plan for the Cesar E. Chavez Plaza. The project award will be for the base bid plus additive alternate #1 in an amount not to exceed \$318,100. The improvements consist of raising the existing stage by approximately 18", reconstructing the existing concrete stairs along "I" Street leading up to the stage, installing a handicap access ramp to the stage, hand and guard rails, mow strips, concrete flatwork, curbing, topdressing of decomposed granite paving around Café Soleil, electrical system improvements, irrigation modifications, landscaping, additional benches, tables, bike racks, and solar powers self-compacting trash receptacles. In addition, the project includes relocating the existing Cesar Chavez monument from the center of the stage to a pedestal incorporated into the "I" Street stairway. The monument relocation is being done in coordination with the artist and the Sacramento Metro Arts Commission.

Pursuant to City Code Section 3.60.020, it was determined that Abide Builders is a responsible bidder offering the lowest responsive base bid. Construction is expected to begin in late January 2013, and be completed in late April 2013.

Financial Considerations: There are sufficient funds in L19207003 to award the contract. Funding for this project is from Community Plan Area 1, Quimby Fees (Fund 2508), which total \$394,724. The remaining project funding in the project covers potential change orders, project management, inspections, building permit fees, and special inspections and testing. Cesar E. Chavez Plaza is an existing park with ongoing funding for park maintenance and utility costs.

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 79.3%, Abide Builders and its subcontractors are above meeting the City's required 20% ESBD rate. The SBE percentage is based on the base bid only.



Background

Cesar E. Chavez Plaza is a 2.50-acre community park located across from City Hall at 910 “I” Street in the Central City Community Plan Area (PA1). As one of the first parks in Sacramento, Cesar E. Chavez Plaza (formerly City Plaza) was initially established by the Sutter Land grant in 1849. Since that time, the 2.50-acre park plaza has hosted numerous citywide events including weekly farmers’ markets, summer concert series, food and wine events, outdoor space for public civil gatherings and events, and dance performances. The park was previously master-planned in 1990, which developed the park with its current configuration. Improvement at the time included a stage, stairs, electrical outlets and park lighting, Cesar E. Chavez monument, walkways, grand circle walkway, landscape and tree planting, irrigation system, Café Soleil Building with restroom, drinking fountain and picnic tables.

In 1991, under City Agreement No. 1991-167, the City and Jorge and Nicole Ix (tenants) entered into a lease for restaurant services (Café Soleil). The cafe became a popular restaurant and, in 2001, City Council approved a construction project to expand the kitchen area and to add an exterior covered patio area. The construction project was funded jointly by the City and the tenants.

In 2010, staff prepared an improvement plan for Cesar E. Chavez Plaza to further enhance its usability and provide an attractive and enjoyable place for the community to gather in the extended “front yard” of City Hall. The attached improvement plan includes new park site furniture, renovation of the existing turf, planting areas, and stage. The goal of the proposed enhancements is to reduce maintenance and improve the usability and appearance of the park for individuals as well as special events such as the summer concert series and the weekly Farmers’ Market.

Cesar Chavez Plaza Improvements Phase 3 is the third and final phase of improvements to Chavez Plaza. The previous two phases of improvements are complete. All three phases of improvements are outlined below.

Phase 1

- Raise street corners planters
- Concrete mow strips and decomposed granite paving
- New park benches
- Extend existing walkway from 10th Street to central plaza

Phase 2

- New park name sign and park rule signs
- Landscape with low water-use and low maintenance plants along J and 9th Streets
- Replace damaged and worn turf areas

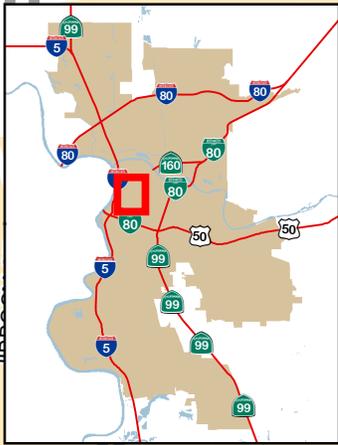
- Irrigation Modifications
- Replace a portion of turf and planting areas along major walkways and in high traffic and gathering areas with decomposed granite paving to better facilitate the large events and reduce maintenance

Phase 3 (current phase)

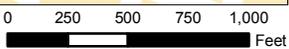
- Raise the existing stage by 18", construct an access ramps to the stage, and reconstruct the stairs
- Secure the existing stage area with removable decorative bollards and place signage to prevent use except by permit
- Relocate Cesar Chavez monument from the stage to a more prominent location on I Street facing City Hall and placing the statue on a short pedestal
- Extend existing walkway from Stevens Monument to the central plaza
- Upgrade electrical power and add additional electrical outlet boxes for large events
- Additional park benches at stage area
- Remove existing picnic tables in the park; install two tables with three seats, and several tall tables for standing while eating
- Solar-powered self-compacting trash receptacles
- Install bike racks
- Add existing concrete flatwork in high use areas near Café Soleil and in front of stage
- Top-dress existing decomposed granite paved areas around Café Soleil
- Replace existing planting with Cesar Chavez roses, low shrubs, ground covers to open up and enhance visual access to the park and reinforce the visual axis from J Street to City Hall
- Replace existing turf in front of stage with a more durable surface for high traffic

A public meeting was held to present the improvement plan concepts on February 25, 2010. Those in attendance were enthusiastic and supportive of the proposed improvement plan and any requested revisions were integrated into the final improvement plan. On August 4, 2011, the Parks and Recreation Commission reviewed and supported the improvement plan.

The Chavez Plaza improvements were designed to be constructed in phases to minimize the impact to pre-planned events in the park. Construction of the third and final phase will begin in late January 2013 and be completed by late April 2013.

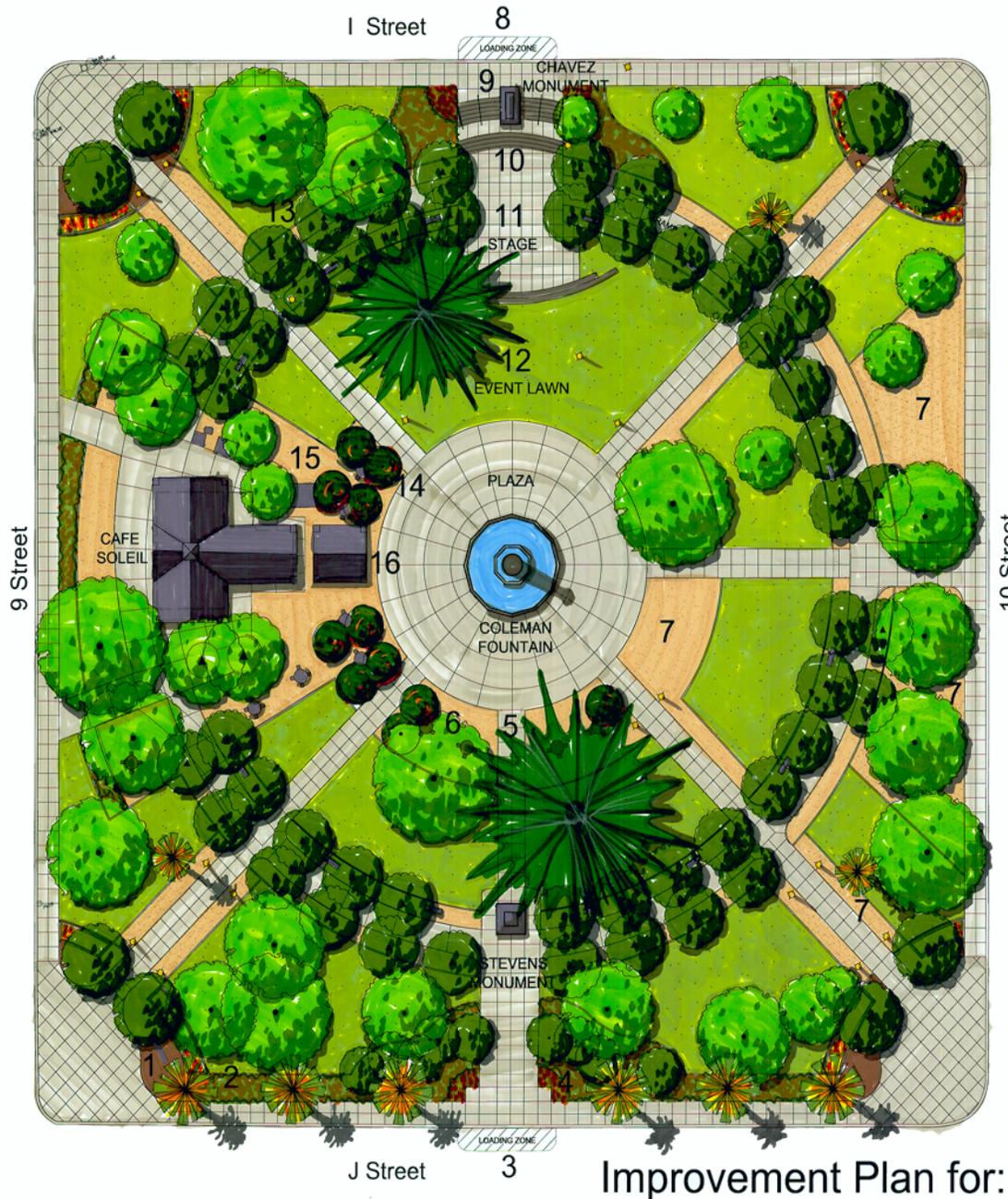


-  Chavez Park
-  City Limits



City of Sacramento
Department of Parks and Recreation
Chavez Plaza





LEGEND

1. **PARK NAME SIGN:** Install park name sign, "Cesar Chavez Memorial Plaza".
2. **STREET CORNER LANDSCAPE IMPROVEMENTS:** Provide raised planters at back of existing planting areas at four street corners entry points, planted with annuals or perennial color. Bark mulch placed under existing oak trees.
3. **J STREET VISUAL ACCESS:** Stripe loading zone, to create visual access to park along J Street, and loading area for park events.
4. **LANDSCAPE PLANTER:** Provide planter area with low water-use and low maintenance shrubs, perennials and groundcover at J St. mid block access.
5. **EXTEND WALKWAY TO PLAZA:** Extend existing walkway from Stevens Monument to central plaza.
6. **PICNIC TABLE REMOVAL OR REPLACE** existing park tables.
7. **DECOMPOSED GRANITE AREAS:** Replace portion of turf and planting areas along major walkways and in high traffic and gathering areas with decomposed granite paving, to better facilitate the Beer Garden and Farmer's Market events and reduce maintenance.
8. **I STREET VISUAL ACCESS:** Stripe loading zone, to create visual access to park along J Street, and loading area for park events.
9. **CESAR CHAVEZ MONUMENT RELOCATION:** Relocate Chavez Monument from stage to street level along J Street facing City Hall and install on a 4 foot pedestal.
10. **STAIR IMPROVEMENTS:** Widen existing steps and walkway to stage. Reduce and replace existing planting will Cesar Chavez roses and low shrubs and ground covers to open up and enhance visual access to the park and reinforce the visual axis from J St. to City Hall.
11. **STAGE IMPROVEMENTS:** Raise the existing stage by 18", which also require modifying the side access ramps to the stage and additional stairs. Upgrade electrical power in the park.
12. **TURF IMPROVEMENTS AT AMPHITHEATER:** Replace existing turf in front of stage with more durable turf type, which can take high traffic.
13. **BENCHES ALONG GREAT CIRCLE:** Provide classic style, steel strap benches with and without backs with center armrests along the perimeter of the great circle to provide seating for park and event users, while leaving adequate room for Farmer's Market tents.
14. **TRASH RECEPTACLES (SOLAR SELF-COMPACTING):** Install solar-powered self compacting trash receptacles, to reduced trash pick-up requirements in the park.
15. **DECOMPOSED GRANITE IMPROVEMENTS:** Topdress existing decomposed granite paved areas throughout the park.
16. **INFORMATION BOOTH SHADE STRUCTURE:** Install a shade structure for the Downtown Partnership's information booth. Match architecture of Cafe Soleil building with brick columns and roof style and materials.

Improvement Plan for:

CESAR E. CHAVEZ MEMORIAL PLAZA

CITY OF SACRAMENTO, DEPARTMENT OF PARKS AND RECREATION
JUNE 2011