

**Meeting Date: 7/30/2013**

**Report Type:** Consent

**Report ID:** 2013-00576

**Title: Contract: Northgate Park Phase 2 (L19143100)**

**Location:** 2825 Mendel Way, District 3

**Issue:** City Council approval of contract for improvements at Northgate Park is required because the cost exceeds \$100,000.

**Recommendation:** Pass a Motion 1) approving the construction plans and specifications for Northgate Park Phase 2 (L19143100) project; 2) awarding the contract to Sierra Valley Construction Inc. for an amount not to exceed \$617,923; and 3) authorizing the City Manager or City Manager's designee to execute the contract with Sierra Valley Construction Inc. for an amount not to exceed \$617,923.

**Contact:** C. Gary Hyden, Supervising Landscape Architect, (916) 808-1949; Tin-Wah Wong, Associate Landscape Architect, (916) 808-5540, 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-Map

4-Park Improvements Diagram

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**City Attorney Review**

Approved as to Form  
Sheryl Patterson  
7/18/2013 2:08:16 PM

**City Treasurer Review**

Reviewed for Impact on Cash and Debt  
John Colville  
7/12/2013 8:08:48 AM

**Approvals/Acknowledgements**

Department Director or Designee: Jim Combs - 7/17/2013 11:45:16 AM

## Description/Analysis

### Issue Detail:

Northgate Park is a 15.96 acre Community Park located at 2825 Mendel Way in Council District 3. Staff is seeking approval to award a contract to Sierra Valley Construction Inc. for an amount not to exceed \$617,509. The Phase 2 improvements will consist, of irrigation modifications, landscaping renovations, additional concrete walkways, a renovated children's playground, renovated game courts, and a new picnic area.

The formal bid process for this project has been completed and Sierra Valley Construction Inc. has been selected as the lowest responsible and responsive bidder.

A summary of the project background, 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*.

### Economic Impacts:

This park construction project is expected to create 3.2 total jobs (1.9 direct jobs and 1.3 additional jobs through indirect and induced activities). Furthermore, it will create \$528,034 in total economic output (\$341,763 of direct output and another \$186,271 of output through indirect and induced activities).

### Environmental Considerations:

**California Environmental Quality Act (CEQA):** The Environmental Services Manager has determined that the proposed project is exempt from CEQA under Section Numbers 15302(c) and 15303(e) of the CEQA Guidelines. Exemption 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; and, Exemption 15303 (e) consists of construction of accessory structures.

### Sustainability:

The Northgate Park Phase 2 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, low water-use shrubs, native plants, drought-tolerant plantings to minimize water use, and use of local vendors.

**Committee/Commission Action:**

None with this item.

**Rationale for Recommendation:**

The formal bidding process for the Northgate 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 May 29, 2013. Staff received 5 bids and the results are listed below:

<b><u>CONTRACTOR</u></b>	<b><u>Base Bid</u></b>	<b><u>Additive Alternates</u></b>	<b><u>Total Bid</u></b>	<b>SBE %</b>
Sierra Valley Construction Inc.	\$595,316.16	\$22,192.00	\$617,508.16	54.7
JM Slover Inc.	\$643,020.00	\$26,250.00	\$669,270.00	80.8
Olympic Land Construction	\$678,428.00	\$28,870.00	\$707,298.00	80.5
Tricon Construction	\$743,631.00	\$29,922.00	\$773,553.00	25.1
Environmental Landscape	\$792,754.50	\$21,300.00	\$814,054.50	71.6

The Engineer’s Estimate for this project was \$726,320.

Pursuant to City Code Section 3.60.020, it was determined that Sierra Valley Construction Inc. had the lowest, responsible base bid.

**Financial Considerations:**

There are sufficient funds in L19143100 to award the contract. Funding for this project is from Community Plan Area 9. Funding consists of \$459,077 from Park Development Impact Fee (PIF) (Fund 3204), and \$473,943 from CIP Reimbursable Fund (3702) which totals \$933,020. The remaining project funding in the project covers potential change orders, project management, inspections,

building permit fees, and special inspections and testing. Northgate Park is an existing park with ongoing funding for park maintenance 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 54.7%, Sierra Valley Construction Inc., and their subcontractors exceed the City's required 20% ESBD rate.

## **Background**

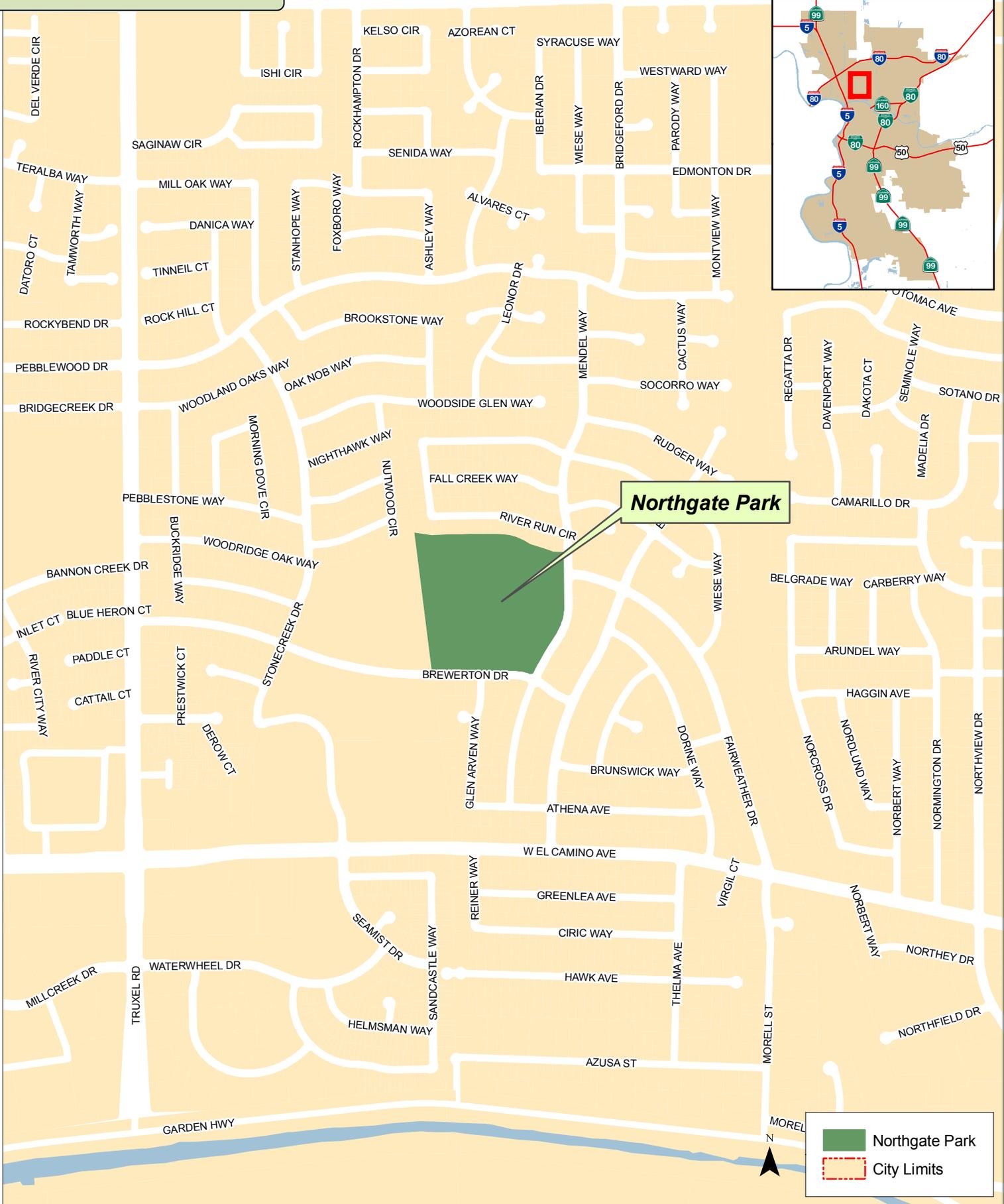
Northgate Park is a 15.96 acre Community Park located at 2825 Mendel Way in Council District 3, Planning Area 9. Amenities at the park include open turf, a community swimming pool, a lighted regulation soccer/football field (Moffat Field) an unlighted baseball/soccer field (Avila Field), a lighted softball field, restrooms a playground, a basketball court, lighted tennis courts, picnic tables, and a 30-space parking lot.

The initial park development occurred circa 1970 and improvements have been added over the years.

In the spring of 2012, the District 3 Councilmember, with assistance from the City's Department of Parks and Recreation (DPR) staff, held a series of public workshops to identify community desired improvements and priorities for the Park. Based on the input received at those workshops and an existing conditions analysis by DPR staff, a renovation plan was developed for the Park.

The first phase of the renovation of the Park was started last year, consisting of turf and irrigation repairs and improvements. This phase is being accomplished by the City Parks and Recreation Department maintenance staff.

The second and final phase of the renovations include the work described in the contract under consideration for approval by the City Council, including additional irrigation modifications, landscaping renovations, additional concrete walkways, a renovated children's playground, renovated game courts, and a new picnic area.



# NORTHGATE PARK PHASE 2 IMPROVEMENTS DIAGRAM

## LEGEND

- ① NEW WALKWAYS
- ② RENOVATED PLAYGROUND
- ③ RENOVATED GAME COURTS
- ④ NEW PICNIC AREA
- ⑤ RENOVATED IRRIGATION AND PLANTING AT VARIOUS LOCATIONS THROUGHOUT THE SITE.

