



REPORT TO COUNCIL

City of Sacramento

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915 I Street, Sacramento, CA 95814-2671
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CONSENT
June 8, 2006

Honorable Mayor and
Members of the City Council

Subject: Construction Contract: Development of Manuel Silva Park, Phase II, CIP LX12

Location/Council District:
7511 24th Street, Council District 8

Recommendation: Adopt a Resolution: 1) Appropriating \$350,000 from Park Impact Fee, Fund 791, for Manuel Silva Park, Phase II, CIP LX12; 2) Accepting Olympic Land Construction as the responsible, low bidder with the base bid plus all additive alternates of \$357,056.85; and 3) Awarding a construction contract of \$357,056.85 to Olympic Land Construction for the construction of Manuel Silva Park, Phase II, CIP LX12.

Contact: Janet Baker, Park Development Manager, 808-8234

Presenters: None

Department: Parks and Recreation

Division: Park Planning, Design and Development

Organization No: 4727

Summary:

Manuel Silva Park is an existing 3.2-acre park located at 7511 24th Street. The Master Plan includes renovation of two 200' softball fields with skinned infields, concrete flatwork, restroom, parking lot, scores tables, and natural area with trees; Phase II will pave and stripe the parking lot and provide fencing, concrete walkways, new sidewalk curb and gutters along 24th Street, and irrigation and plantings outside of the ball fields. Olympic Land Construction was the responsible, low bidder with the base bid plus all additive alternates of \$357,056.85. Staff recommends appropriating \$350,000 from Park Impact Fee, Fund 791, for Manuel Silva Park, Phase II, CIP LX12, accepting Olympic Land Construction as the responsible, low bidder, and awarding them with a construction contract for Phase II in the amount of \$357,056.85.

Committee/Commission Action:

The Parks and Recreation Commission reviewed and approved recommendation of the Manuel Silva Park Master Plan on September 30, 2004.

Background Information:

Manuel Silva Park is an existing 3.2-acre park located at 7511 24th Street. On June 3, 2003, Council approved the donation agreement between the Silva Family and the City for the "Willow Rancho Little League" Site (Attachment 1, page 5), approved the name change of the park to "Manuel Silva Park," and authorized the City Manager and City Attorney to obtain title to the property. The Manuel Silva Park Master Plan (Attachment 2, page 6) was created through the public participation process. The City Council approved the master plan on November 15, 2005.

The Master Plan includes renovation of two 200' softball fields with skinned infields, concrete flatwork, restroom, parking lot, scores tables, and natural area with trees. Phase I includes the installation of water services, fencing, booster pump, central irrigation controller, electrical and an automatic irrigation system. The Downtown Rotary Club and Teichert Construction have cleared and graded the site and will develop the softball fields as a volunteer project. The volunteers will perform their work after Phase I is completed through a City contract to Olympic Land Construction (awarded on February 28, 2006).

The Phase II project was posted on the City's contracting opportunities website (per City guidelines for a formal contract) and the bids were opened on April 26, 2006. Phase II will pave and stripe the parking lot and provide fencing, concrete walkways, new sidewalk curb and gutters along 24th Street, and irrigation and plantings outside of the ball fields. Staff received four bids and the results are listed below.

<u>CONTRACTOR</u>	<u>Base Bid</u>	<u>All Additive Alternates</u>	<u>Total Bid</u>	<u>ESBE %</u>
Olympic Land Construction	\$264,998.41	\$92,058.44	\$357,056.85	94.8
Ad Land Venture	\$301,647.03	\$68,799.05	\$370,446.08	9.3
Gold Valley Construction	\$316,488.00	\$134,633.90	\$451,121.90	62.3
J.A. Gonsalves & Son Construction	\$369,871.00	\$106,999.00	\$476,870.00	73.9

Olympic Land Construction was the responsible, low bidder with the base bid plus all additive alternates of \$357,056.85.

Financial Considerations:

To award the base bid plus all additive alternates of \$357,056.85 for this phase of construction, it is requested that \$350,000 be appropriated from Park Impact Fee, Fund 791, for Manuel Silva Park, Phase II, CIP LX12. The current budget for the project is \$261,587; funds for Phase I and Phase II for the Manuel Silva Park project are in CIP LX11 and LX12. The contract amount for Phase I, awarded in Resolution No. 2006-162, is \$115,028.98. CIP LX11 contained \$80,000 from Sacramento Housing and Redevelopment Agency to pay for master planning, title fees, irrigation improvements, and a park sign which was included in Phase I. The remaining funds for this project are in CIP LX12: \$80,000 from the General Fund for the parking lot and other improvements; \$5,293 from the Citywide Landscape and Lighting Bond, Fund 282; and \$96,294 from Park Impact Fees, Fund 791.

There will be approximately \$26,240 per year in ongoing operational and maintenance costs, which includes \$19,200 per year in park maintenance, and \$7,040 per year for water and utility costs. There has been no augmentation to the Park Operations Division for the maintenance of this new facility. Staff is working with the District 8 Councilmember and the community to locate youth baseball or softball organizations to utilize the site. In the future, such an organization may contribute to maintaining the site as is done in other City youth sports facilities.

Environmental Considerations:

The Planning and Building Department, Environmental Planning Services, has determined that the project, as proposed, is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15312 of the CEQA Guidelines because the project involves the replacement of an existing facility where the new facility will be located on the same site as the facility being replaced and will have substantially the same purpose as the facility being replaced.

Policy Considerations:

Providing Parks and Recreation facilities is consistent with the City's strategic plan to enhance liveability in Sacramento's neighborhoods by expanding park and recreation facilities throughout the City.

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 94.8%, Olympic Land Construction and their subcontractors are well above the meeting the City's required 20% ESBD rate.

Respectfully Submitted by: 
ROBERT G. OVERSTREET II
Director of Parks and Recreation

Recommendation Approved:

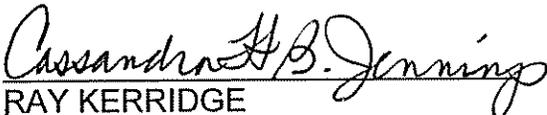
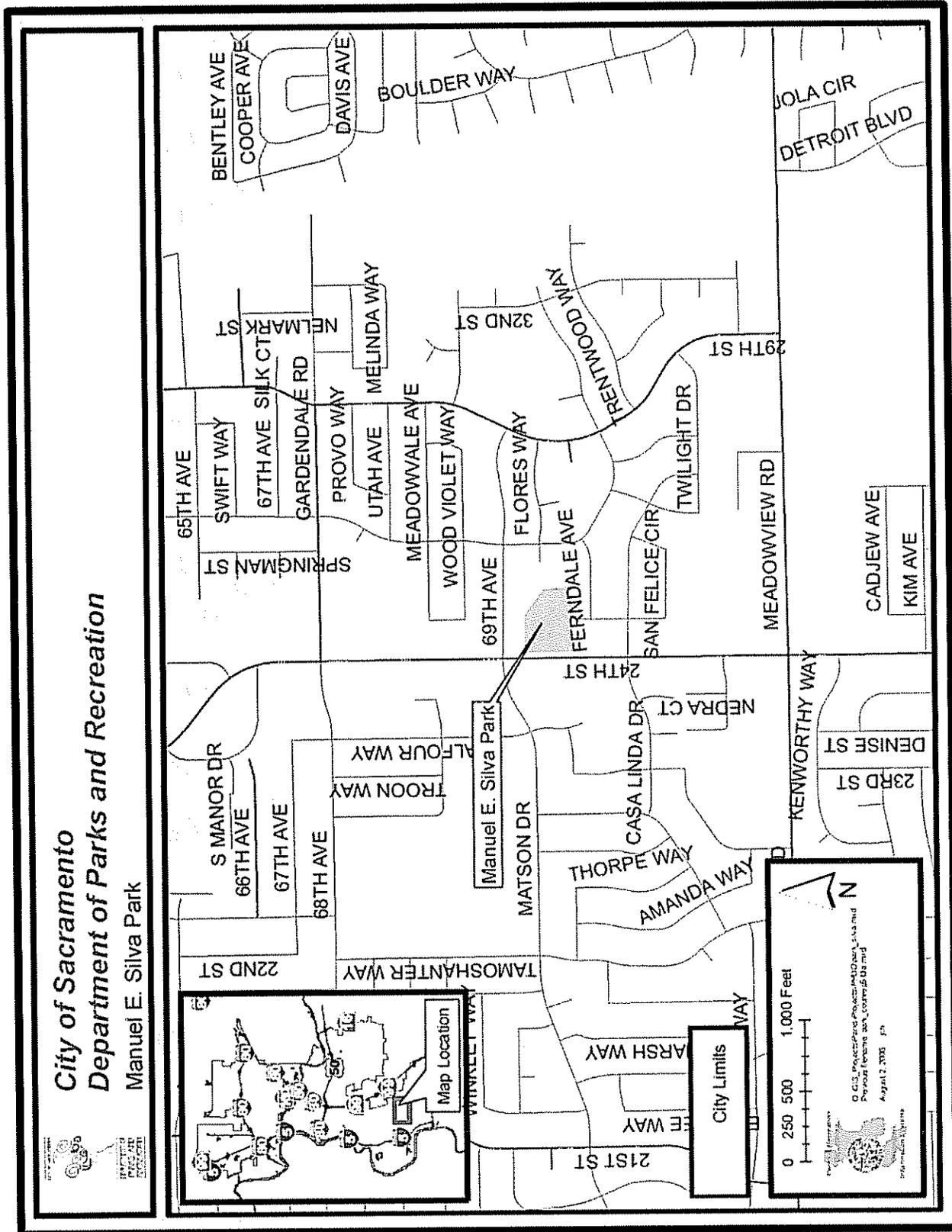

for RAY KERRIDGE
City Manager

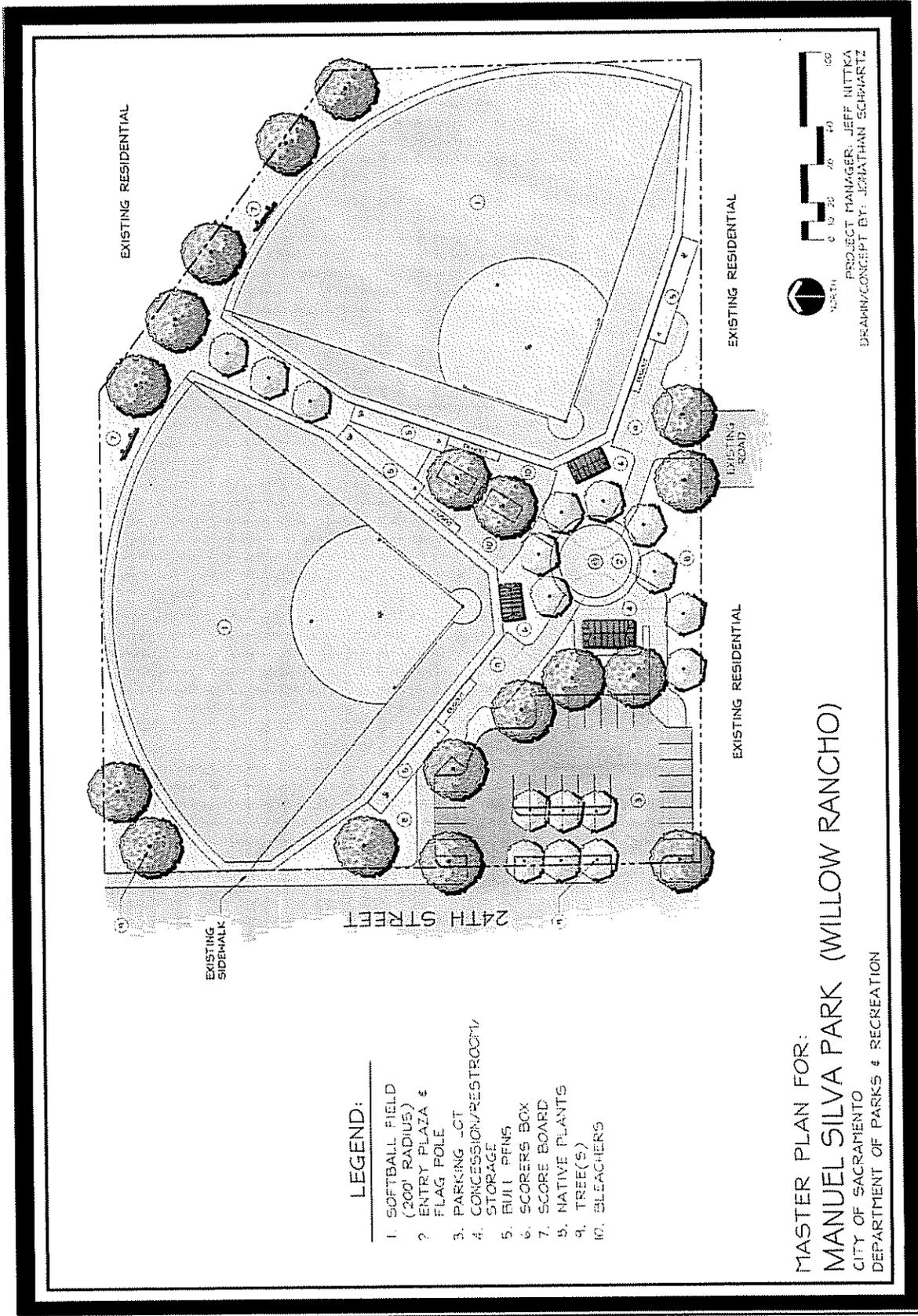
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Attachment 1 – Area Map



Attachment 2 – Manuel Silva Park Master Plan



RESOLUTION NO. 2006-XXXX

Adopted by the Sacramento City Council

June 8, 2006

APPROPRIATING \$350,000 FROM PARK IMPACT FEE, FUND 791, FOR MANUEL SILVA PARK, PHASE II, CIP LX12; ACCEPTING OLYMPIC LAND CONSTRUCTION AS THE RESPONSIBLE, LOW BIDDER WITH THE BASE BID PLUS ALL ADDITIVE ALTERNATES OF \$357,056.85; AND AWARDING A CONSTRUCTION CONTRACT OF \$357,056.85 TO OLYMPIC LAND CONSTRUCTION FOR THE CONSTRUCTION OF MANUEL SILVA PARK, PHASE II, CIP LX12

BACKGROUND:

- A. On June 3, 2003, Council approved the donation agreement between the Silva Family and the City for the "Willow Rancho Little League" Site, approved the name change of the park to "Manuel Silva Park," and authorized the City Manager and City Attorney to obtain clear title of the property.
- B. The City Council approved the Master Plan on November 15, 2005.
- C. The City Council suspended competitive bidding, accepted Olympic Land Construction as the low, responsible bidder, and awarded a construction contract in the amount of \$115,028.98 to them for development of Phase I.
- D. The current budget for Manuel Silva Park, Phase II, within CIP LX12, is \$181,587.

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

- Section 1. Appropriates \$350,000 from Park Impact Fee, Fund 791, for Manuel Silva Park, Phase II, CIP LX12.
- Section 2. Accepts Olympic Land Construction as the responsible, low bidder with the base bid plus all additive alternates of \$357,056.85.
- Section 3. Awards a construction contract of \$357,056.85 to Olympic Land Construction for the construction of Manuel Silva Park, Phase II, CIP LX12.