



# REPORT TO COUNCIL

## City of Sacramento

9

915 I Street, Sacramento, CA 95814-2671  
www.CityofSacramento.org

CONSENT  
June 20, 2006

Honorable Mayor and  
Members of the City Council

**Subject:** Contract: Award a Construction Contract to Parker Landscape Development for the Development of Jibboom Street Park Phase I, CIP LZ11

**Location/Council District:** Jibboom Street Park, Council District 1

**Recommendation:**

Adopt a Resolution: 1) Accepting Parker Landscape Development as the responsible, low bidder with a base bid of \$329,057.83 for the Jibboom Street Park Phase I project and 2) Awarding a construction contract to Parker Landscape Development in the amount of \$329,057.83 for development of Jibboom Street Park Phase I, CIP LZ11.

**Contacts:** Janet Baker, Park Development Manager, 808-8234  
Jonathan Rewers, Parks and Recreation Analyst, 808-7590

**Presenters:** Not applicable

**Department:** Parks and Recreation

**Division:** Park Planning, Design & Development

**Organization No:** 4727

**Summary:**

On March 22, 2005, the City Council approved the master plan and mitigated negative declaration for Jibboom Street Park. Development of Jibboom Street Park is identified as an opportunity site and priority for development in the City's *Riverfront Master Plan*. Staff recommends that the City Council accept Parker Landscape Development as the responsible low-bidder and award a construction contract in the amount of \$329,057.83 for the development of Jibboom Street Park Phase I, CIP LZ11.

**Committee/Commission Action:**

The Citizen's Advisory Committee (CAC) for Parks and Recreation supported the master plan for Jibboom Street Park at its January 15, 2005 meeting.



**Background Information:**

As part of the FY 2003 Capital Improvement Program, the City Council established a capital improvement project to provide park amenities to tie into the new Sacramento River Water Intake, the Jibboom Street Rehabilitation/Park project (Attachment 1, page 4).

In April 2003, the Department of Utilities in partnership with the Department of Parks and Recreation prepared a grant application for the full development of Phase I of Jibboom Street Park. Staff was successful in securing this grant funding and in September 2004 the City Council accepted a \$510,000 Proposition 13 River Parkway grant for the development of Phase I of the park.

On March 22, 2005, the City Council approved the master plan (Attachment 2, page 5) and mitigated negative declaration for Jibboom Street Park. Phase I park improvements include grading and addition of fill to allow access and viewing of the Sacramento River and planting of native trees and vegetation to create a destination point along the existing regional bicycle trail that runs through the site.

The project was posted and bids were opened on May 3, 2006. Staff received six bids and the results are listed below:

<b>CONTRACTOR</b>	<b>BASE BID</b>	<b>TOTAL BID</b>	<b>ESBE%</b>
Parker Landscape Development	<b>\$329,057.83</b>	<b>\$329,057.83</b>	63.1
Hemington Landscape Services	<b>\$353,967.00</b>	<b>\$353,967.00</b>	81.4
Ad Land Venture	<b>\$354,277.96</b>	<b>\$354,277.96</b>	25.5
Olympic Land Construction	<b>\$381,552.76</b>	<b>\$381,552.76</b>	87.8
Valley Crest Landscape	<b>\$453,442.00</b>	<b>\$453,442.00</b>	33.8
Gold Valley Construction	<b>\$454,264.00</b>	<b>\$454,264.00</b>	50.3

After an analysis of the bids, Parker Landscape Development was determined to be the responsible, low-bidder with a base bid of \$329,057.83. Staff recommends that the City Council award a construction contract to Parker Landscape Development in the amount of \$329,057.83 for the development of Jibboom Street Park Phase I.

**Financial Considerations:**

No additional funds are requested with this report. There are sufficient funds in the Capital Improvement Project (CIP) established for the Jibboom Street Park Phase I project (CIP LZ11) to cover the cost to award this construction contract.

**Environmental Considerations:**

The City of Sacramento, Development Services Department, Environmental Planning Services, has determined that the project, as proposed, will not have a significant impact

to the environment; therefore, a Mitigated Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act (CEQA) Guidelines, the City has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. The Mitigated Negative Declaration was available for public review during the period of Monday, February 14, 2005 through Monday, March 7, 2005. Two comments were received during the public review period. The City Council approved the Mitigated Negative Declaration for this project on March 22, 2005.

**Policy Considerations:**

Jibboom Street Park is identified as one of four important "opportunity sites" in the *Sacramento Riverfront Master Plan*. The proposed project is consistent with the plan, as it is identified as one of the priority projects in the first 5-year implementation period of the plan.

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 63.1%, Parker Landscape Development and their subcontractors are well above the meeting the City's required 20% ESBD rate.

Respectfully Submitted by: *Lori Zarda*  
*for* ROBERT G. OVERSTREET II  
Director of Parks and Recreation

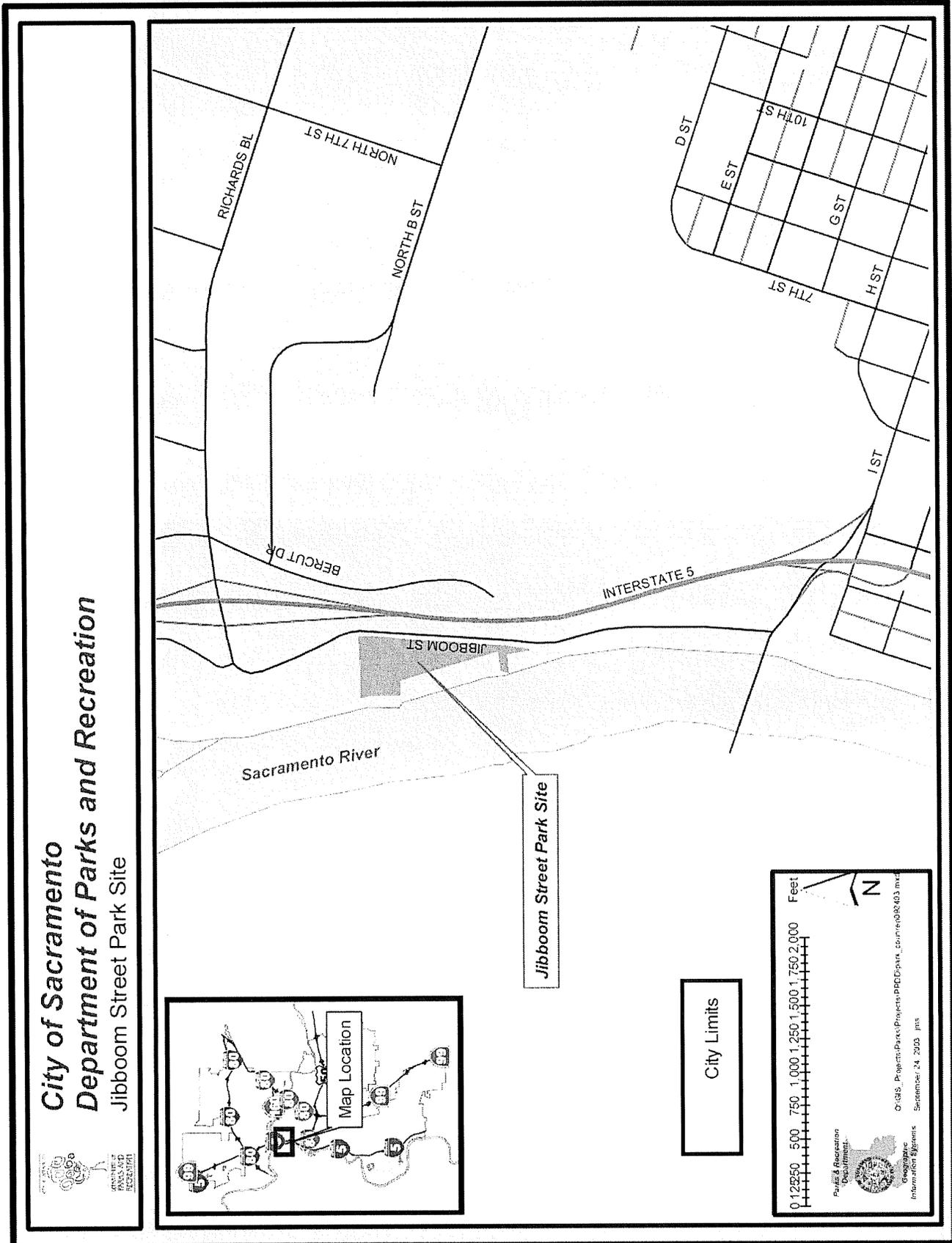
Recommendation Approved:

*Cassandra A.B. Jennings*  
*for* RAY KERRIDGE  
City Manager

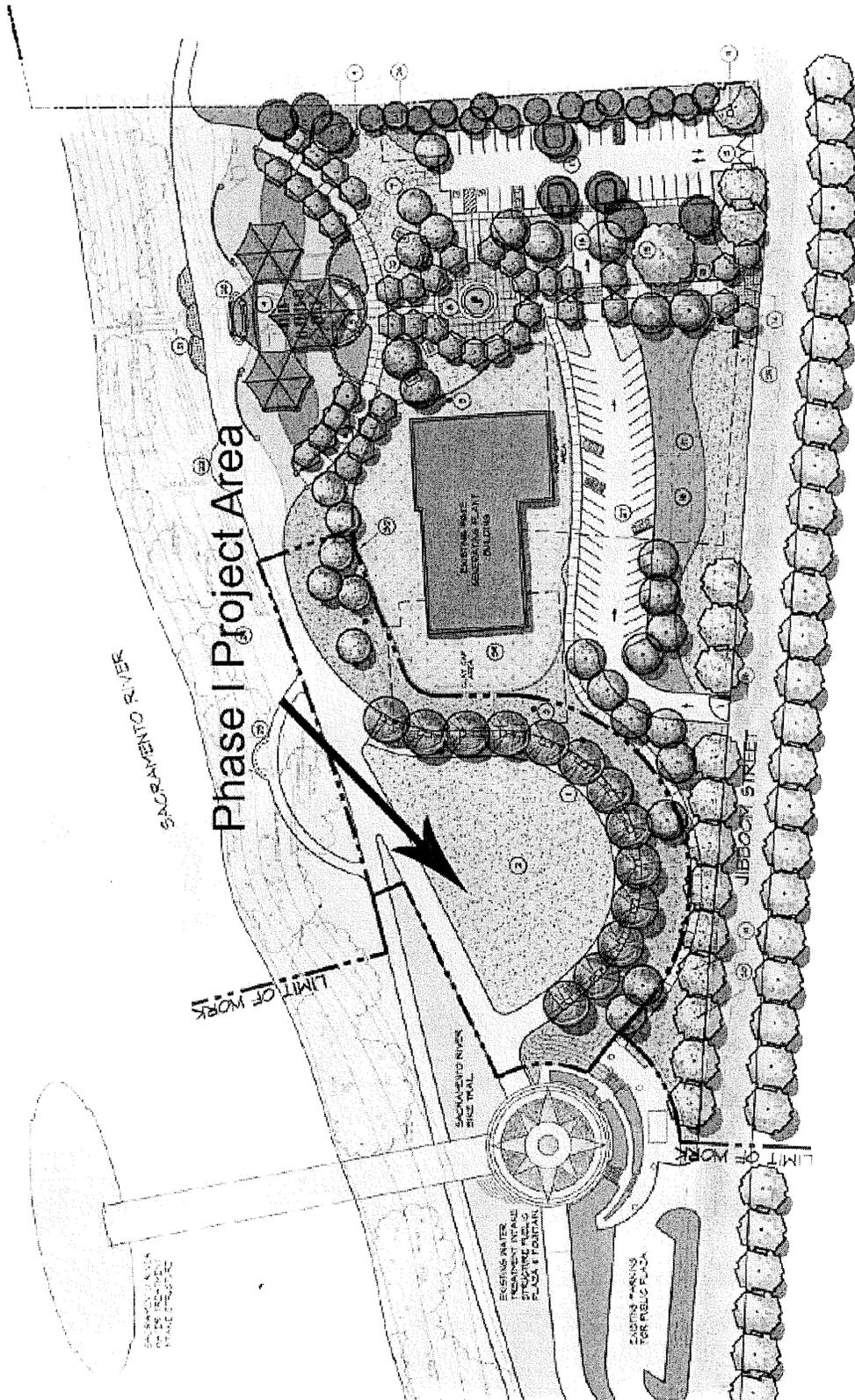
Table of Contents:

Pgs	1-3	Report
Pg	4	Attachment 1: Jibboom Street Park Location Map
Pg	5	Attachment 2: Jibboom Street Park Master Plan
Pg	6	Resolution

### Attachment 1: JIBBOOM STREET PARK LOCATION MAP



### Attachment 2: JIBBOOM STREET PARK MASTER PLAN



**RESOLUTION NO. 2006-XXXX**  
Adopted by the Sacramento City Council  
June 20, 2006

**ACCEPTING PARKER LANDSCAPE DEVELOPMENT AS THE RESPONSIBLE,  
LOW-BIDDER WITH A BASE BID OF \$329,057.83 FOR THE JIBBOOM STREET  
PARK PHASE I PROJECT AND AWARDING A CONSTRUCTION CONTRACT TO  
PARKER LANDSCAPE DEVELOPMENT IN THE AMOUNT OF \$329,057.83 FOR  
THE DEVELOPMENT OF JIBBOOM STREET PARK PHASE I, CIP LZ11**

**BACKGROUND**

- A. In April 2003, the Department of Utilities, in partnership with the Department of Parks and Recreation, prepared a grant application for full development of Phase I of Jibboom Street Park. Staff was successful in securing this grant funding and in September 2004 the City Council accepted a \$510,000 Proposition 13 River Parkway grant for the development of Phase I of the park.
- B. On March 22, 2005, the City Council approved the master plan and mitigated negative declaration for Jibboom Street Park. Phase I park improvements will include construction of a river park to include grading and addition of fill to allow access and viewing of the Sacramento River and planting of native trees and vegetation to create a destination point along the existing regional bicycle trail that runs through the site.
- C. There are sufficient funds in the Capital Improvement Project established for Jibboom Street Park Phase I, CIP LZ11, to cover the cost to award this construction contract.

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

- Section 1. Accepts Parker Landscape Development as the responsible, low bidder with a base bid of \$329,057.83 for the Jibboom Street Park Phase I project.
- Section 2. Awards a construction contract to Parker Landscape Development in the amount of \$329,057.83 for the development of Jibboom Street Park Phase I, CIP LZ11.

