



## REPORT TO COUNCIL City of Sacramento

915 I Street, Sacramento, CA 95814-2604  
www. CityofSacramento.org

CONSENT  
August 22, 2006

Honorable Mayor and  
Members of the City Council

**Title: Construction Contract: Orchard Park Phase II, LK73**

**Location/Council District:** 2938 West River Dr./Council District 1

**Recommendation:** Adopt a **Resolution:** 1) accepting JM Slover, Inc., as the low, responsible bidder for the base bid and additive alternates 1 & 2 for Orchard Park Phase II, CIP LK73; 2) appropriating \$500,000 of Quimby Act Fees, Fund 710, Planning Area 9, for Orchard Park Phase II, CIP LK73; 3) awarding the construction contract to JM Slover, Inc., in the amount of \$876,720.65 for Orchard Park Phase II, CIP LK73; and, 4) authorizing the City Manager to execute the construction contract with JM Slover, Inc., in the amount of \$876,720.65 for Orchard Park Phase II, CIP LK73.

**Contact:** J.P. Tindell, Interim Park Development Manager, 808-1955

**Presenters:** Not applicable

**Department:** Parks and Recreation

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

**Organization No:** 4727

### Description/Analysis

**Issue:** Staff is seeking approval to award a construction contract and augment the existing park budget by appropriating \$500,000 of Quimby Act Fees (Quimby), Fund 710, Planning Area 9, to CIP LK73 to complete the development of the park by proceeding with the construction of the base bid and two additive alternates, bleachers and decomposed granite along the sidewalk. The formal bid process for the Orchard Park Phase II project has been completed and a construction bidder has been selected based on the qualifications set forth by the City.

A summary of the project history is included as Attachment 1 (page 5) and an area map is included as Attachment 2 (page 6).



**Committee/Commission Action:** The Parks and Recreation Citizen’s Advisory Committee approved the Orchard Park Master Plan (Attachment 3, page 7) at their March 7, 2002 meeting. In addition, the Natomas Parks and Recreation Advisory Committee approved the park master plan on July 26, 2001, with a few minor changes which were incorporated into the current master plan.

**Policy Considerations:** 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.

Utilizing Quimby funds, from Planning Area 9, to augment this budget is consistent with City Code Chapter 16.64 as these funds will be used for the “...purpose of acquiring, developing new or rehabilitating existing neighborhood or community park or recreation facilities to serve the subdivision.”

Providing parks and recreation facilities is also consistent with the City’s strategic plan to enhance liveability in Sacramento’s neighborhoods by expanding park and recreation facilities throughout the City.

**Environmental Considerations:** This report requests approval to award the construction contract for Orchard Park and to transfer Quimby funds for construction of the park only. Associated environmental considerations for Orchard Park were approved by City Council on October 15, 2002. Therefore, there are no environmental considerations at this time.

**Rationale for Recommendation:** The formal bidding process for the Orchard Park Phase II 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 June 28, 2006. Staff received three bids and the results are listed below; Ad Land Venture withdrew their proposal by written notification to the City on July 6, 2006, due to an incomplete bid estimate.

Pursuant to City Code Section 3.60.020, it was determined that JM Slover, Inc., was the responsible, low bidder with the base bid and additive alternate #1 (bleachers at the existing youth baseball area) and #2 (decomposed granite at the parking strip) bid of \$876,720.65.

CONTRACTOR	Base Bid	Add Alternates 1 & 2	Total Bid	ESBE %
<i>Ad Land Venture</i>	\$670,069.02	\$151,193.00	\$821,262.02	<i>Withdrew</i>
JM Slover, Inc.	\$801,247.65	\$75,473.00	\$876,720.65	73.4
Olympic Land Construction	\$845,723.04	\$96,770.00	\$942,493.04	73.4

**Financial Considerations:** In order to award the base bid and two additive alternates, it is requested that \$500,000 be allocated from Quimby, Fund 710, Planning Area 9, to CIP LK73 to cover the construction award and additional city costs. There are adequate funds in Quimby, Fund 710, Planning Area 9, for this augmentation.

The Neighborhood Park Maintenance Community Facilities District (CFD) was established to reduce reliance on the general fund for neighborhood park maintenance and to preserve the level of maintenance in the parks system. It is projected that revenues from the CFD will provide approximately 60% of the cost associated with maintaining new neighborhood parks for those areas that annex to the District.

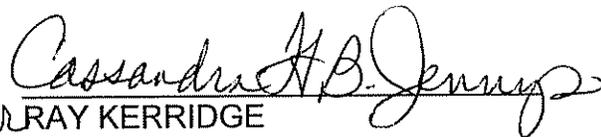
Maintenance of existing parks and all community parks, regional parks, open space, trails and buffer areas are not covered by the CFD.

Development of parks creates an ongoing cost for park maintenance and utilities of approximately \$6,200 - \$10,200 per acre based on the size of the park. The annual maintenance cost for this 13.6-acre park is approximately \$6,200 per acre or \$84,320. 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 consultants and contractors for this project followed City established guidelines for inclusion of ESBD firms. At an SBE/EBE percentage total of 73.4%, JM Slover Inc., 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**

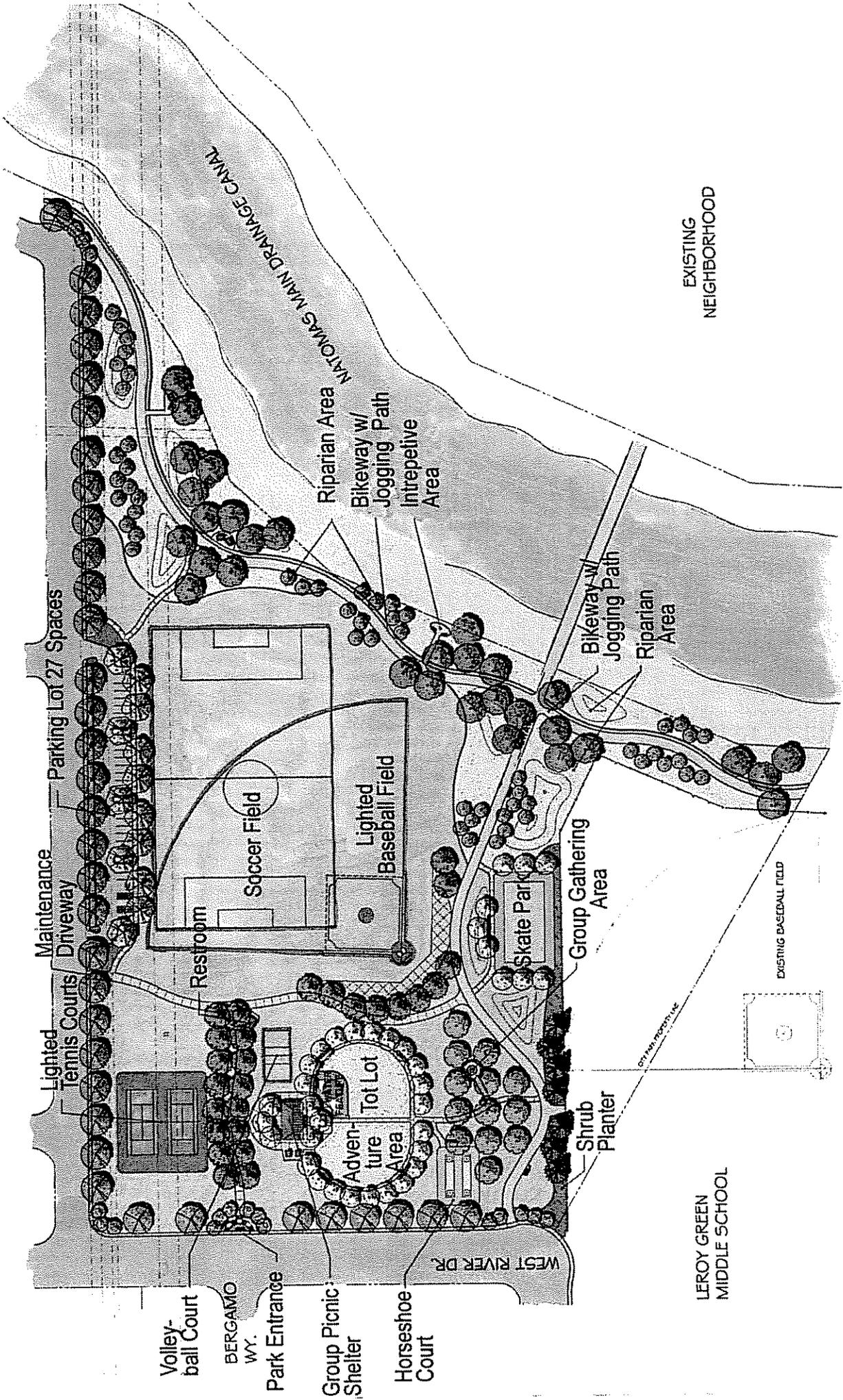
**Background Information**

Orchard Park is a 13.6-acre community park site. The park site is located in South Natomas, off of West River Drive and Northeast of Leroy Green Middle School.

Phase I of this park was completed in September 2004. Orchard Park Phase I development consisted of 9 acres of grading and 6.25 acres of park development (adventure play area, a soccer/baseball field, an open turf area, a natural area, and planter beds).

Orchard Park Phase II consists of developing 5.47 acres. The park development and the improvements will consist of clearing, grubbing, grading, drainage, irrigation, landscaping, concrete walkways, benches, asphalt paths, shade shelter with additional picnic tables, two lighted tennis courts, interpretive area, site furnishings, a granite parking strip, riparian restoration, and an open turf area.





LEROY GREEN  
 E. DAY  
 J. BETHA  
 DATE: MARCH 2007



0 10 50 120  
 SCALE IN FEET

MASTER PLAN FOR:  
**ORCHARD PARK (13.6 AC)**  
 CITY OF SACRAMENTO, CALIFORNIA

EXISTING NEIGHBORHOOD

LEROY GREEN MIDDLE SCHOOL

EXISTING BASEBALL FIELD

ON THE PROPERTY

WEST RIVER DR.

Volleyball Court  
 BERGAMO WY.  
 Park Entrance  
 Group Picnic Shelter  
 Horseshoe Court

Lighted Tennis Courts  
 Maintenance Driveway  
 Parking Lot 27 Spaces

Restroom  
 Soccer Field  
 Lighted Baseball Field

Riparian Area  
 Bikeway w/ Jogging Path  
 Intreperive Area

Bikeway w/ Jogging Path  
 Riparian Area

Skate Park  
 Group Gathering Area

Shrub Planter

**RESOLUTION NO. 2006-**

Adopted by the Sacramento City Council

August 22, 2006

**APPROVING A CONSTRUCTION CONTRACT: ORCHARD PARK PHASE II, LK73**

- A. 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.
- B. The formal bid process for the Orchard Park Phase II project has been completed and a construction bidder has been selected based on the qualifications set forth by the City.
- C. Utilizing Quimby funds, from Planning Area 9, to augment this budget is consistent with City Code Chapter 16.64 as these funds will be used for the "...purpose of acquiring, developing new or rehabilitating existing neighborhood or community park or recreation facilities to serve the subdivision." There are adequate funds in Quimby, Fund 710, Planning Area 9, for this augmentation.
- D. Pursuant to City Code Section 3.60.020, it was determined that JM Slover, Inc., was the responsible, low bidder with the base bid and additive alternate #1 (bleachers) and #2 (decomposed granite at the parking strip) bid of \$876,720.65.

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

- Section 1. JM Slover, Inc., is accepted as the low, responsible bidder for the base bid and additive alternates 1 & 2 for Orchard Park Phase II, CIP LK73.
- Section 2. That \$500,000 of Quimby Act Fund, Fund 710, Planning Area 9, is appropriated for Orchard Park Phase II, CIP LK73.
- Section 3. The construction contract is awarded to JM Slover, Inc., in the amount of \$876,720.65 for Orchard Park Phase II, CIP LK73.
- Section 4. The City Manager is authorized to execute the construction contract with JM Slover, Inc., in the amount of \$876,720.65 for Orchard Park Phase II, CIP LK73.

