



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: Sparrow Park, CIP LX41

Location/Council District: 4694 Westlake Parkway, Council District 1

Recommendation: Adopt a **Resolution:** 1) accepting JM Slover, Inc., as the low, responsible bidder for the base bid and all add alternates for Sparrow Park, CIP LX41; 2) appropriating \$133,000 of Park Impact Fee (PIF), Fund 791, for Sparrow Park, CIP LX41; 3) awarding the construction contract for Sparrow Park, CIP LX41 to JM Slover, Inc., in the amount of \$297,522.95; and, 4) authorizing the City Manager to execute the construction contract for Sparrow Park, CIP LX41 with JM Slover, Inc., in the amount of \$297,522.95.

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 in order to proceed with the construction of the base bid and all additive alternates, #1 a pet waste dispenser and #2 a tot swing, play curb, playground wood fiber, and a play area drain. The formal bid process for the Sparrow Park project has been completed and a construction bidder has been selected based on the qualifications set forth by the City. In order to award the base bid and two additional alternates, an additional \$133,000 is needed from Park Impact Fees (PIF), Fund 791.

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

Committee/Commission Action: The Sparrow Park name and master plan (Attachment 3, page 7) were reviewed and supported by the Parks and Recreation Commission on December 1, 2005.

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.

Utilizing PIF funds are consistent with City Code Section 18.44.160 as these funds will be used within the planning area from which the development project fees are coming and are for the construction of park facilities.

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.

Environmental Considerations: The Development Services Department, Environmental Planning Services Division reviewed the Sparrow Park project and determined that the project is exempt under the provisions of CEQA (California Environmental Quality Act) under Section(s) 15303(e), 15304(f) and 15311(a) of the CEQA Guidelines. Projects exempted under Class 3, Section 15303(e) consist of new construction of small structures or facilities. Projects exempted by Class 4, Section 15304(f) consist of minor public or private alteration to land including new gardening or landscaping. Projects exempted under Class 11, Section 15311(a) consist of construction or replacement of minor structures including on-premise signs.

Rationale for Recommendation: The formal bidding process for the Sparrow Park 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 July 12, 2006. Staff received four bids and the results are listed below.

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 alternates #1 (pet waste dispenser) and #2 (tot swing, play curb, playground wood fiber, and play area drain) for a total of \$297,522.95.

<u>CONTRACTOR</u>	<u>Base Bid</u>	<u>Additive Alternates</u>	<u>Total Bid</u>	<u>ESBE %</u>
JM Slover	\$290,407.95	\$7,115.00	\$297,522.95	85.6
Hemington Landscape Services	\$302,452.05	\$10,098.00	\$312,550.05	18.0
Ad Land Venture	\$302,879.33	\$15,679.00	\$318,558.33	21.1
Gold Valley Construction	\$356,659.00	\$11,400.00	\$356,659.00	51.2

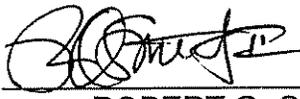
Financial Considerations: The project is currently under funded at \$145,000 per acre which is not sufficient to complete the project. Additional PIF funds have come in from the surrounding neighborhoods, so it is requested that \$133,000 be appropriated from PIF, Fund 791, Planning Area 10, to the park to cover the construction award and additional city costs; the added funds would bring the cost to \$207,000 per acre. There is adequate funding available in PIF, Fund 791, Planning Area 10, to augment this park budget.

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 was projected that revenues from the CFD will provide approximately 60% of the cost associated with maintaining this new neighborhood park through the CFD.

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 1.7-acre park is approximately \$10,200 per acre or \$17,340. 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 85.6%, 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:


RAY KERRIDGE
City Manager

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Attachment 1

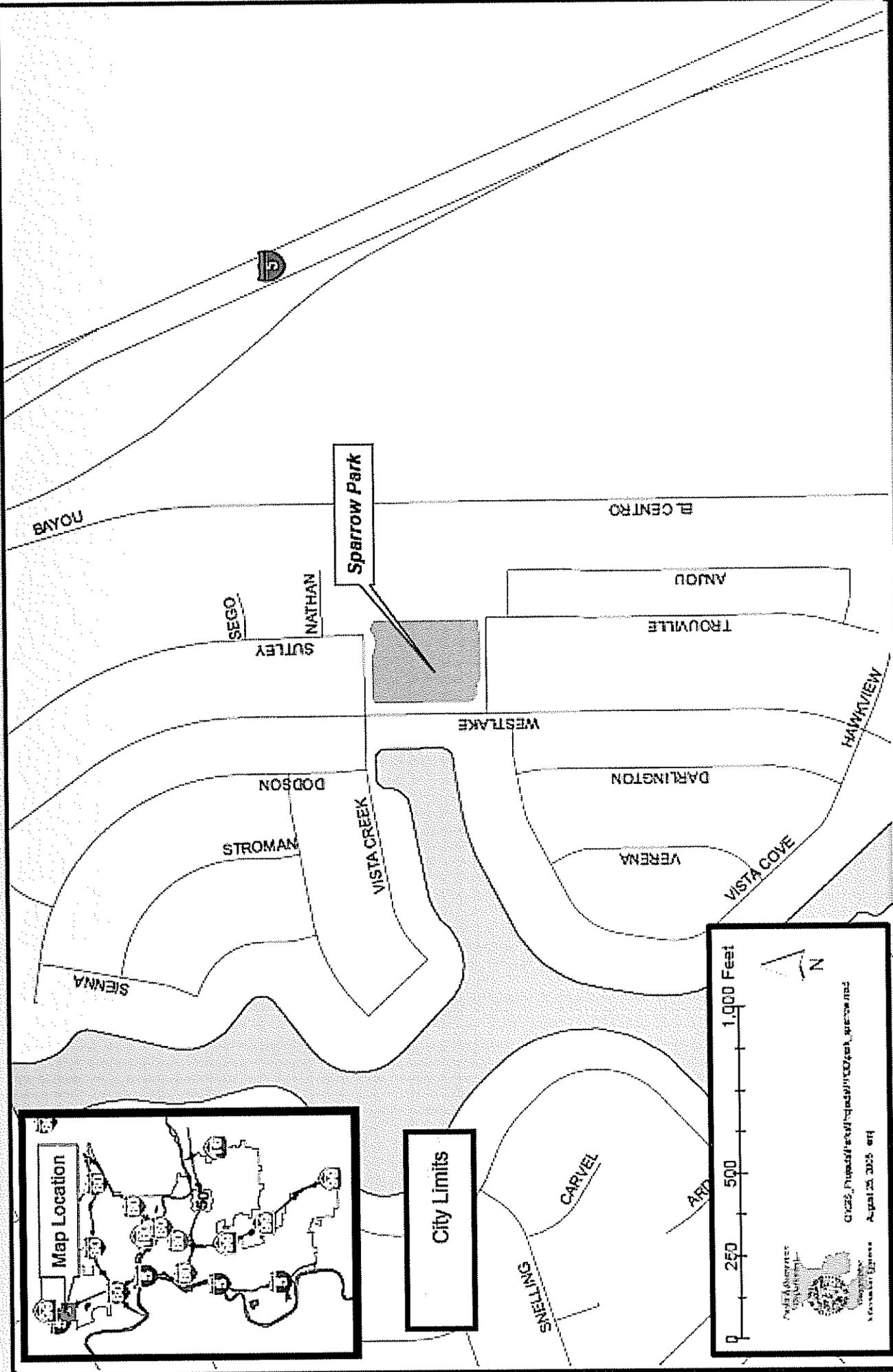
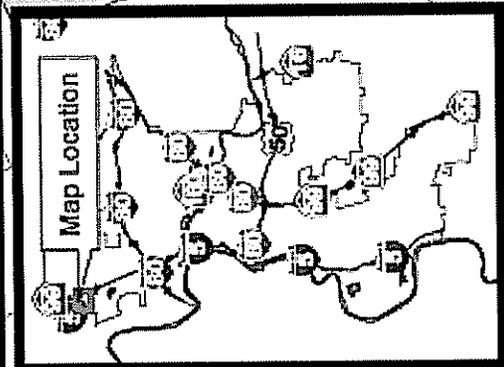
Background Information

Sparrow Park is a 1.7-acre park located at 4994 Westlake Parkway in North Natomas. The master plan was created through the public participation process. The City Council approved funding of \$58,000 for the project in the Fiscal Year 2005 Capital Improvement Program (CIP) report and \$242,579 for the Fiscal Year 2006 CIP report. The park funds were generated from Park Impact Fees (Fund 791) collected in the neighborhood surrounding Sparrow Park (North Natomas Planning Area 10).

The highlights of the Sparrow Park Master Plan include a shade structure and a tot lot play area. Park construction is expected to be completed by the fall of 2006. The name and master plan were approved by the City Council on January 10, 2006 with Resolution No. 2006-025.

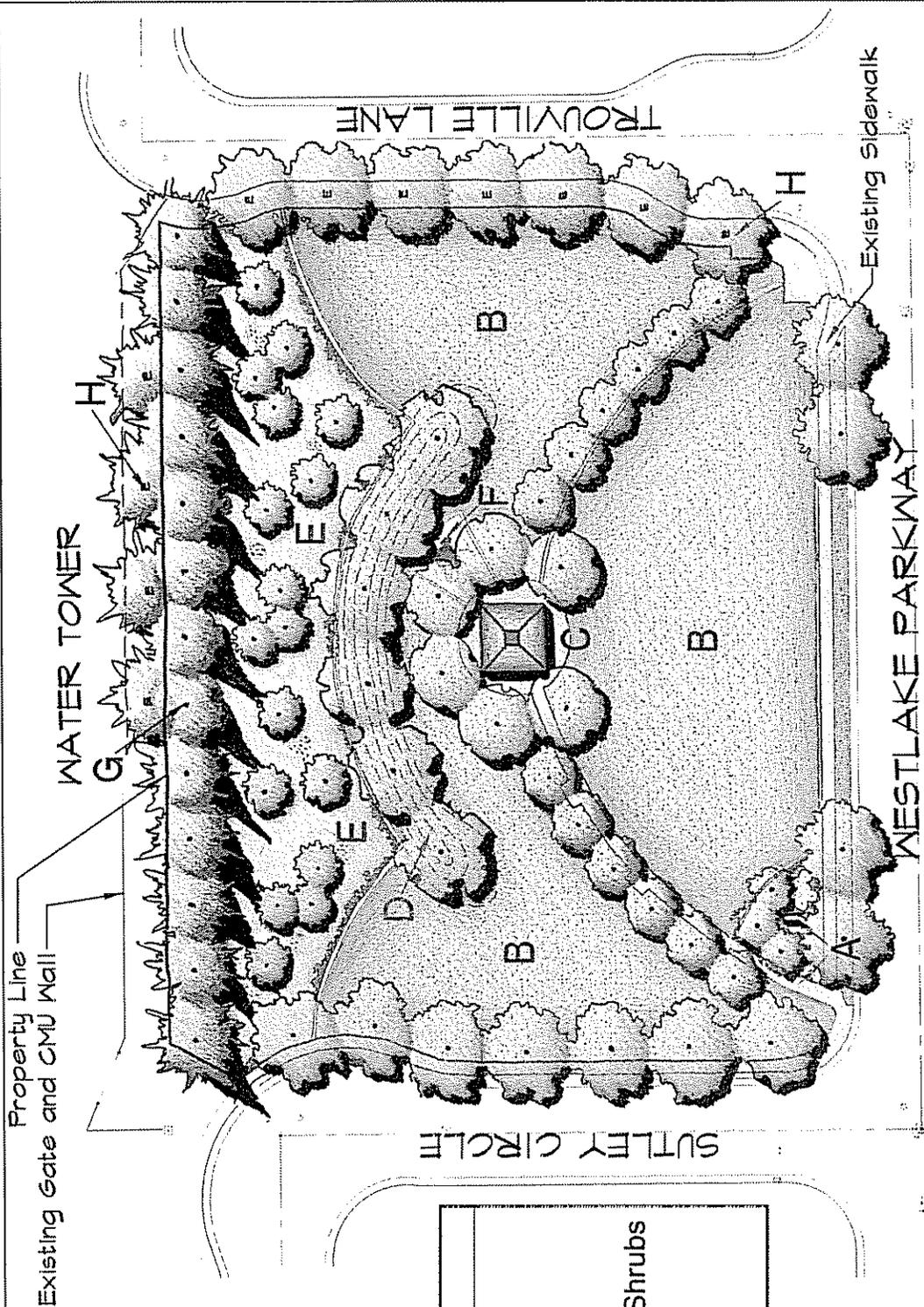


City of Sacramento Department of Parks and Recreation Sparrow Park



City Limits

City of Sacramento
Department of Parks and Recreation
August 25, 2025



Plan Legend

Symbol	Description
A	Main Entry / Park Signage
B	Open Turf
C	Fabric Shade Structure
D	Turf Mound
E	Low Water Use Area: Bark w/ Shrubs
F	Play Structure
G	Screen Planting
H	Existing Planting



Stantec Consulting, Inc.
 2220 Venture Oaks Way
 Sacramento, CA
 95833
 Tel. 916.550.4200
 Fax. 916.551.7174

CITY OF SACRAMENTO
 DEPARTMENT OF PARKS AND RECREATION
 PARK PLANNING, DESIGN AND DEVELOPMENT
 LANDSCAPE ARCHITECTURE SECTION

SPARROW PARK MASTER PLAN (1.7 ACRE)

WESTLAKE LAKE

RESOLUTION NO. 2006-

Adopted by the Sacramento City Council

August 22, 2006

APPROVING CONSTRUCTION CONTRACT: SPARROW PARK, CIP LX41

BACKGROUND

- A. The City Council approved funding for the development and construction of this project in the Fiscal Year 2005 and 2006 annual CIP report.
- B. The name and master plan were approved by the City Council on January 10, 2006 with Resolution No. 2006-025.
- C. 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.
- D. The formal bid process for of the Sparrow Park project has been completed and a construction bidder has been selected based on the qualifications set forth by the City.
- E. Utilizing Park Impact Fee funds are consistent with City Code Section 18.44.160 as these funds will be used within the planning area from which the development project fees are coming and are for the construction of park facilities. There is adequate funding available in PIF, Fund 791, Planning Area 10, to augment this park budget.
- F. 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 alternates #1 (pet waste dispenser) and #2 (tot swing, play curb, playground wood fiber, and play area drain) for a total of \$297,522.95.

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 all add alternates for Sparrow Park, CIP LX41.
- Section 2. That \$133,000 of Park Impact Fee (PIF), Fund 791, is appropriated for Sparrow Park, CIP LX41.
- Section 3. The construction contract for Sparrow Park, CIP LX41 is awarded to JM Slover, Inc., in the amount of \$297,522.95.

Section 4. The City Manager is authorized to execute the construction contract for Sparrow Park, CIP LX41 with JM Slover, Inc., in the amount of \$297,522.95.