



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2604
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CONSENT

September 5, 2006

Honorable Mayor and
 Members of the City Council

Title: Construction Contract: Granite Regional Park 24/7 Soccer Field, CIP LV98

Location/Council District: Granite Regional Park/Council District 6

Recommendation: Adopt a **Resolution:** 1) approving the contract specifications for Granite Regional Park 24/7 All-Weather Soccer Field, CIP LV98, and awarding the contract to West Fork Construction, Inc. in an amount not to exceed \$689,854; and 2) authorizing the City Manager to execute the construction contract for Granite Regional Park 24/7 All-Weather Soccer Field, CIP LV98, with West Fork Construction, Inc., in an amount not to exceed \$689,854.

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 the amount of \$689,854 to West Fork Construction Company, Inc. (WFC) as the general contractor for the development of a 24/7 All-Weather Soccer Field in Granite Regional Park. On October 11, 2005, the City Council authorized the City Manager to negotiate a contract with WFC as the general contractor for the 24/7 All-Weather Soccer Field at Granite Regional Park.

A summary of the project history is included as Attachment 1 (page 4).

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.

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.

Committee/Commission Action: The Citizen's Advisory Committee for Parks and Recreation supported the master plan for Phase II development of Granite Regional Park at its December 2, 2004 meeting.

Environmental Considerations: The Environmental Services Manager has determined that the Granite Regional Park Phase II Project, as proposed, will not have a significant impact to the environment; therefore, a Mitigated Negative Declaration was 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 potential impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures were approved by City Council on March 15, 2005.

The proposed Negative Declaration was available for a 30-day Public Review during the period of February 9 through March 10, 2005. No comments were received. City Council ratified the Negative Declaration on March 15, 2005.

Rationale for Recommendation: Pursuant to Sacramento City Code Section 3.60.170, it has been determined (Resolution 2006-896) that it is in the best interests of the city to suspend competitive bidding for this contract by a two-thirds vote of the City Council and to sole source the construction of the Granite Regional Park 24/7 All-Weather Soccer Field to WFC. Now, staff recommends that the City Council award WFC the construction contract for the negotiated price of \$689,854 for this project.

Financial Considerations: Staff recommends that a construction contract be awarded for the 24/7 All-Weather Soccer Field, CIP LV98, in the amount of \$689,854. The City Council has set aside funds for this project in CIP LV98 (\$1,250,000) from Funds 101, 248, and 512. The City Council also accepted a \$100,000 competitive grant from the United States Soccer Foundation on August 29, 2006 (Grant/Agreement: Accept an All Conditions Field Program Grant from the United States Soccer Foundation for Development of a 24/7 All-Weather Lighted Soccer Field at Granite Regional Park). With the awarding of the United States Soccer Foundation grant and existing CIP funds, there are sufficient resources in LV98 to cover the award of this construction contract.

Emerging Small Business Development (ESBD): The selection of consultants and contractors for this project follow City established guidelines for inclusion of ESBD firms.

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

On March 15, 2005 the City Council approved the master plan and mitigated negative declaration for the Phase II development of Granite Regional Park which included: relocating the existing dog park, removing the temporary corporation yard and developing an all-weather lighted soccer field in Area 1 of the park site. The proposed master plan also included a new dog park, parking lot, access ramp, detention basin, landscaping and the development of a regional skatepark in Area 2 of the park site (Exhibit A, p. 5).

Based on City Council direction and prior approvals, the Granite Regional Park Phase II project has been broken up into three sub-projects:

- 1) Development of Area 2 Infrastructure, Landscaping & Dog Park (PN: LV94),
- 2) Development of the Regional Skatepark (PN: LV97), and
- 3) Development of the All-Weather Lighted Soccer Field (PN: LV98).

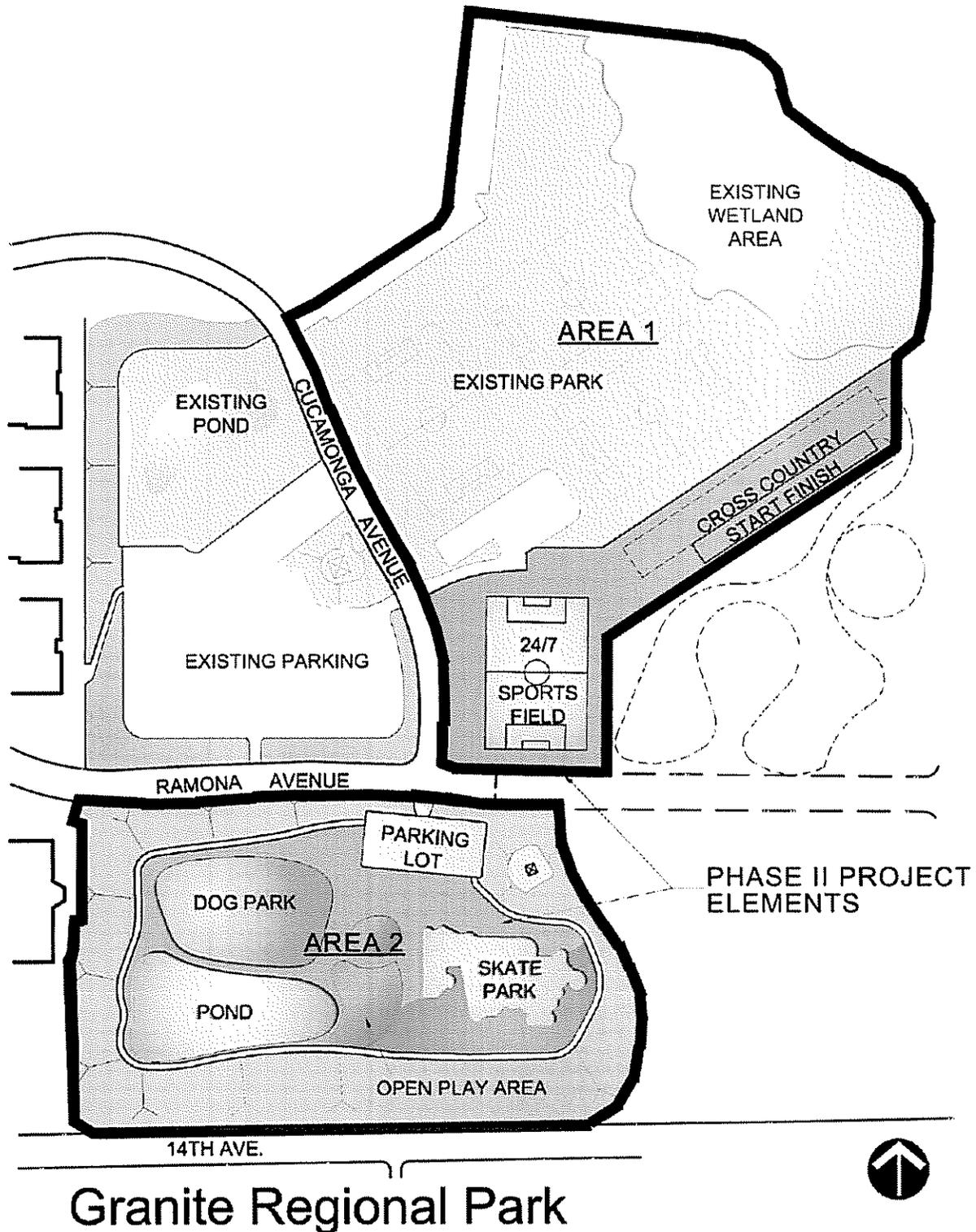
Over the past year, the City Council has approved various actions with regard to the delivery and fiscal management of the Granite Regional Park Phase II project consistent with City policy (see Attachment 3, p. 6).

In Resolution 2006-327, City Council approved a supplemental agreement with Regional Park General for the development of Area 2 Infrastructure, Landscaping & Dog Park in the amount of \$426,972 and Change Order #1 with West Fork Construction Company in the amount of \$234,972 for development of the regional skatepark. Costs for development of Area 2 exceeded the contribution of the developer and the initial \$300,000 contribution of the City, which totaled \$1.4 million in improvements. The additional costs associated with the supplemental agreement included electrical service, additional fill and excavation, access ramps, landscaping, and fencing. The initial award of a construction contract to West Fork, as the general contractor, was based solely on the total available funding for the project based on competitive grant awards and programmed block grant funding at that time. The additional costs associated with Change Order #1 include: reinforcement steel, additional fill and excavation, an emergency access road, irrigation and fencing.

The entire Phase II project is expected to be complete by the end of 2006.

Attachment 2

Granite Regional Park Phase II Development Map



Granite Regional Park

Attachment 3

Granite Regional Park Phase II City Council Actions

June 28, 2005: The City Council approved a turn-key park development agreement with Regional Park General (RPG) for development of Area 2 of Granite Regional Park including: the dog park, parking lot, and water detention area south of Ramona Ave. In addition, the City Council suspended competitive bidding allowing RPG to sole source to West Fork Construction Company as the general contractor based on their intimate knowledge of the project, years on and familiarity with the project site, and cost savings with regard to review of construction documents, mobilization and project coordination. Because West Fork has been and continues to be involved with the private side of the Granite Regional Park Site Development, their involvement in the project maximizes efficiency in the schedule and budget of the park component of construction.

October 11, 2005: The City Council approved an amendment to the turn-key park development agreement with Regional Park General. The amendment was to recognize the contribution of \$300,000 in addition to the developer credits, which were not sufficient to complete the project as scoped in the agreement. The City Council also suspended competitive bidding and authorized the City Manager to negotiate a sole source construction contract with West Fork Construction Company as the general contractor for the future development of the all-weather lighted soccer field and construction of the regional skatepark. The sole source recommendation was again based on West Fork's intimate knowledge of the project, years on and familiarity with the project site, and cost savings with regard to review of construction documents, mobilization and project coordination. Because West Fork has been and continues to be involved with the private side of the Granite Regional Park Site Development, their involvement in the project maximizes efficiency in the schedule and budget of the park component of construction.

November 29, 2005: The City Council approved actions necessary to ensure the proper administration, fiscal tracking and compliance with the various competitive and block grant funds associated with the Granite Regional Park Phase II project. With the proper fiscal and tracking systems established, the City Council accepted two competitive Proposition 40 Park Bond grants totaling \$1,550,000. The grant funds were designated for development of the all-weather lighted soccer field and Phase II of the regional skatepark. At that time, the City Council approved the establishment of a reserve fund to cover any unanticipated costs as bids were received and to ensure that the entire Granite Regional Park Phase II project could be completed as scoped.

August 29, 2006: It was requested that City Council accept a grant from the US Soccer Foundation's All Conditions Field Program in the amount of \$100,000.

RESOLUTION NO. 2006-

Adopted by the Sacramento City Council

September 5, 2006

**APPROVING A CONSTRUCTION CONTRACT: GRANITE REGIONAL PARK 24/7
SOCCER FIELD, CIP LV98**

BACKGROUND

- A. On March 15, 2005 the City Council approved the master plan and mitigated negative declaration for the Phase II development of Granite Regional Park.
- B. On June 28, 2005, the City Council approved a turn-key park development agreement with Regional Park General (RPG) for development of Area 2 of Granite Regional Park including the dog park, parking lot, and water detention area south of Ramona Ave. In addition, the City Council suspended competitive bidding allowing RPG to sole source to West Fork Construction Company as the general contractor for the site.
- C. On October 11, 2005, the City Council approved an Amendment #1 to the turn-key park development agreement with Regional Park General, suspended competitive bidding and authorized the City Manager to negotiate a sole source construction contract with West Fork Construction Company as the general contractor for the future development of the all-weather lighted soccer field and regional skatepark.
- D. On November 29, 2005, the City Council approved actions necessary to ensure the proper administration, fiscal tracking and compliance with the various competitive and block grant funds associated with the Granite Regional Park Phase II project and established a reserve fund to ensure the entire Phase II project could be completed as scoped.
- E. 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.

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

- Section 1. The contract specifications for Granite Regional Park 24/7 All-Weather Soccer Field, CIP LV98, are approved and the contract is awarded to West Fork Construction, Inc. in an amount not to exceed \$689,854.
- Section 2. The City Manager is authorized to execute the construction contract for Granite Regional Park 24/7 All-Weather Soccer Field, CIP LV98, with West Fork Construction, Inc., in an amount not to exceed \$689,854.