



## REPORT TO COUNCIL City of Sacramento

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

CONSENT  
April 3, 2007

Honorable Mayor and  
Members of the City Council

**Title:** Contract: Alder Park, CIP LX56

**Location/Council District:** 1615 Liani Way / Council District 1

**Recommendation:** Adopt a **Resolution:** 1) approving the contract specifications for Alder Park, CIP LX56; 2) appropriating \$215,000 from Park Development Impact Fees (PIF), Fund 791, for Alder Park, CIP LX56; 3) awarding the contract to Gold Valley Construction Incorporated for an amount not to exceed \$354,878; and 4) authorizing the City Manager to execute the contract with Gold Valley Construction Incorporated for Alder Park, CIP LX56, for an amount not to exceed \$354,878.

**Contact:** J.P. Tindell, Interim Planning & 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 contract for Alder Park; construction of the 2.1-acre park includes an open turf area, group picnic area, seating area with gazebo, accessible walkway, and exercise stations. The formal bid process for the Alder Park project, CIP LX56, has been completed and a construction bidder has been selected based on the qualifications set forth by the City.

Staff is seeking approval to augment the existing project budget by appropriating \$215,000 from PIF to CIP LX56 in order to proceed with the complete build out of the entire Alder Park Master Plan.



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

**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.

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.

Utilizing Park Impact Fees, Fund 791, to augment this budget is consistent with Sacramento City Code Section 16.64.060 as these funds will be used for the improvement and expansion of the public parks, playgrounds and recreational facilities.

**Committee/Commission Action:** The Alder Park name and master plan (Attachment 3, page 7) were reviewed and supported by the Parks and Recreation Commission (PRC) on October 13, 2005.

**Environmental Considerations:** The Development Services Department, Environmental Planning Services Division has reviewed this project and determined that it is exempt under Class 3, Section number 15303(e), Class 4, Section number 15304(b) and Class 4, Section number 15304(f) of the California Environmental Quality Act (CEQA) guidelines. Projects exempt under Class 3, Section number 15303(e) consist of construction of new small structures or facilities. Projects exempt under Class 4, Section number 15304(b) consist of new gardening or landscaping. Projects exempt under Class 4, Section number 15304(f) consist of minor alteration to public and private land including minor trenching and backfilling where the surface is restored. A Notice of Exemption was filed by the City with the County Clerk in the County of Sacramento on May 31, 2006.

**Rationale for Recommendation:** The formal bidding process for the Alder 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 January 24, 2007. Staff received 10 bids and the results are listed below.

<u>CONTRACTOR</u>	<u>Base Bid</u>	<u>Add Alternates</u>	<u>Total Bid</u>	<u>ESBE %</u>
Gold Valley Construction Incorporated	\$346,217.05	\$8,660.00	\$354,877.05	89.5
Hemington Landscape Services	\$348,779.00	\$7,165.10	\$355,944.10	16.9
Olympic Land Construction	\$351,202.20	\$10,460.00	\$361,662.20	57.6
Parker Landscape Development	\$364,317.27	\$6,594.10	\$370,911.37	60.1
Ad Land Venture	\$368,370.35	\$8,567.98	\$376,938.33	22.5
Planned Environments	\$395,197.61	\$7,635.80	\$402,833.41	65.7
JM Slover	\$405,713.24	\$8,448.00	\$414,161.24	55.7
C&C Construction	\$425,146.50	\$8,289.00	\$433,435.50	0.0
American Engineering & Asphalt	\$532,562.49	\$15,202.50	\$547,764.99	33.1
Elite Landscaping	\$573,329.75	\$11,500.50	\$584,830.25	3.5

ESBE'S are based on base bid only

Pursuant to City Code Section 3.60.020, it was determined that Gold Valley Construction Incorporated, had the lowest, responsible base bid. The improvements to the park will consist of all the items in the master plan which includes the following amenities: security lighting, concrete walkways, group picnic area, seating area with gazebo, open turf area and basic landscaping.

**Financial Considerations:** To cover the cost of development, construction, and oversight of Alder Park, staff recommends appropriating \$215,000 from Park Impact Fees, Fund 791, for Alder Park, CIP LX56.

Alder Park is within the Neighborhood Park Maintenance Community Facilities District (CFD) which was established to reduce reliance on the general fund for neighborhood park maintenance and to preserve the level of maintenance in the parks system. The CFD pays for a portion of the maintenance costs for neighborhood parks. The amount of funding in the CFD depends upon the year the homes in that neighborhood were built and annexed to the CFD; maintenance of parks built before 2002 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, based on the size of the park. The annual maintenance cost for this 2.1-acre park is

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 89.5%, Gold Valley Construction Incorporated, and their subcontractors are above the meeting the City's required 20% ESBD rate.

Respectfully Submitted by:   
for CASSANDRA H. B. JENNINGS  
Assistant City Manager

Recommendation Approved:

  
for RAY KERRIDGE  
City Manager

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**Attachment 1**

**Background Information**

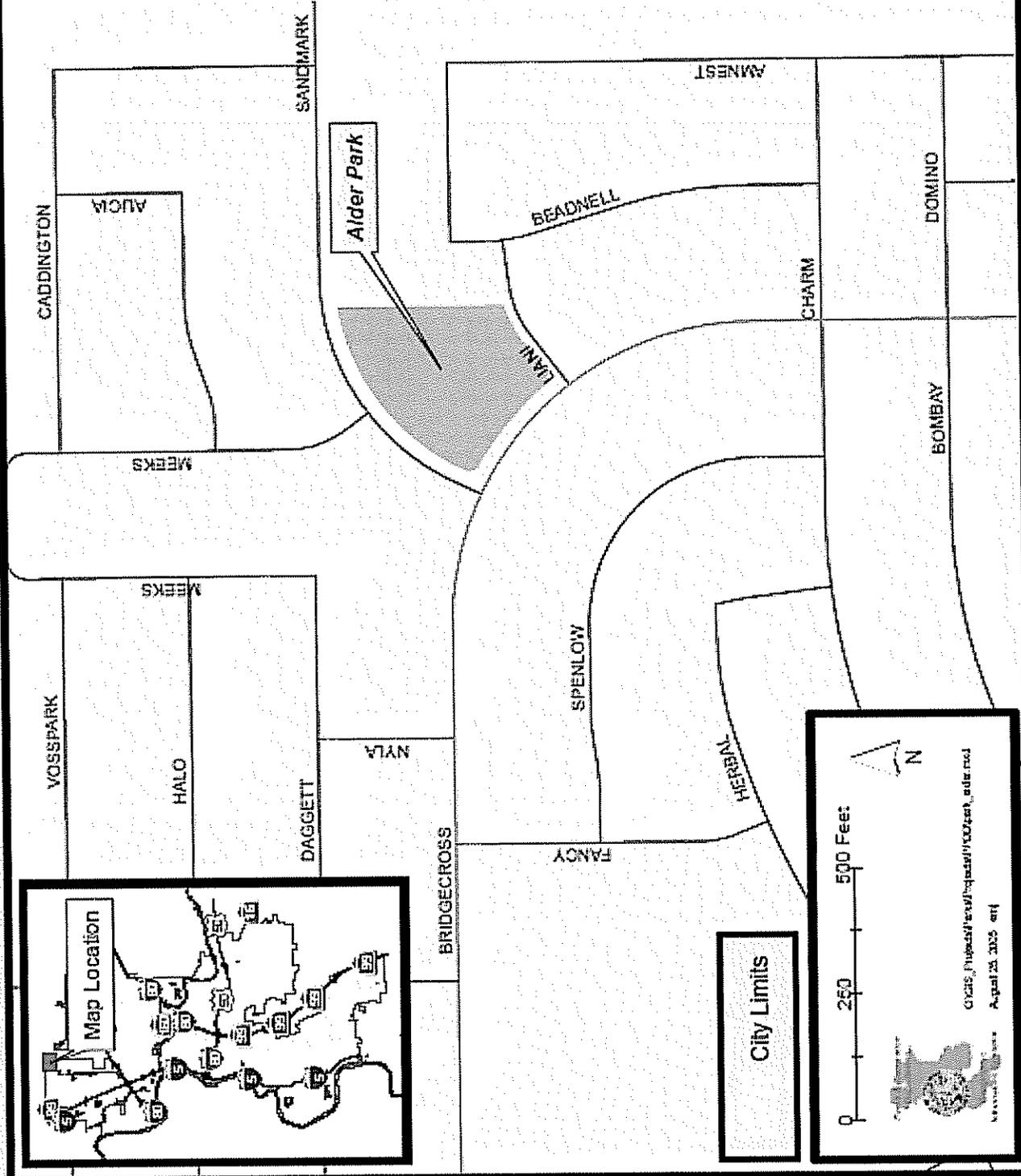
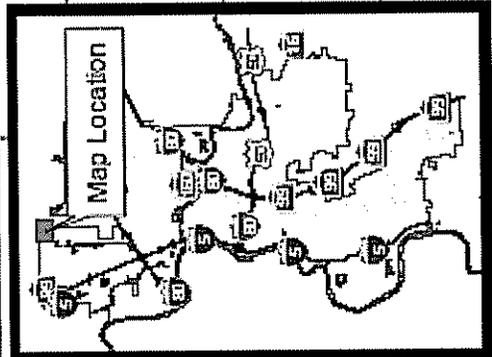
Alder Park is located on a new 2.1-acre site at 1615 Liani Way in the North Natomas area of the City of Sacramento. The master plan for the 2.1-acre park was created through the public participation process. The Alder Park Master Plan includes the following: basic landscaping, picnic tables, open turf, a natural area, planter beds, trash receptacles, park benches, a gazebo with seating and lighting, and exercise stations.

The park was master planned to include the *Maintainable Park Standards* saving techniques. At least 25% of this site is designed with native trees, non-irrigated native grasses and mulch.

The scope of the project, CIP LX56, includes fully accessible walkways, group picnic area, a gazebo with seating, security lighting, open turf area, exercise stations, and basic landscaping include the planting, consisting of low maintenance and water efficient trees, shrubs and ground cover.

This project is funded by Park Development Impact Fees from Planning Area 10.

**City of Sacramento  
Department of Parks and Recreation  
Alder Park**

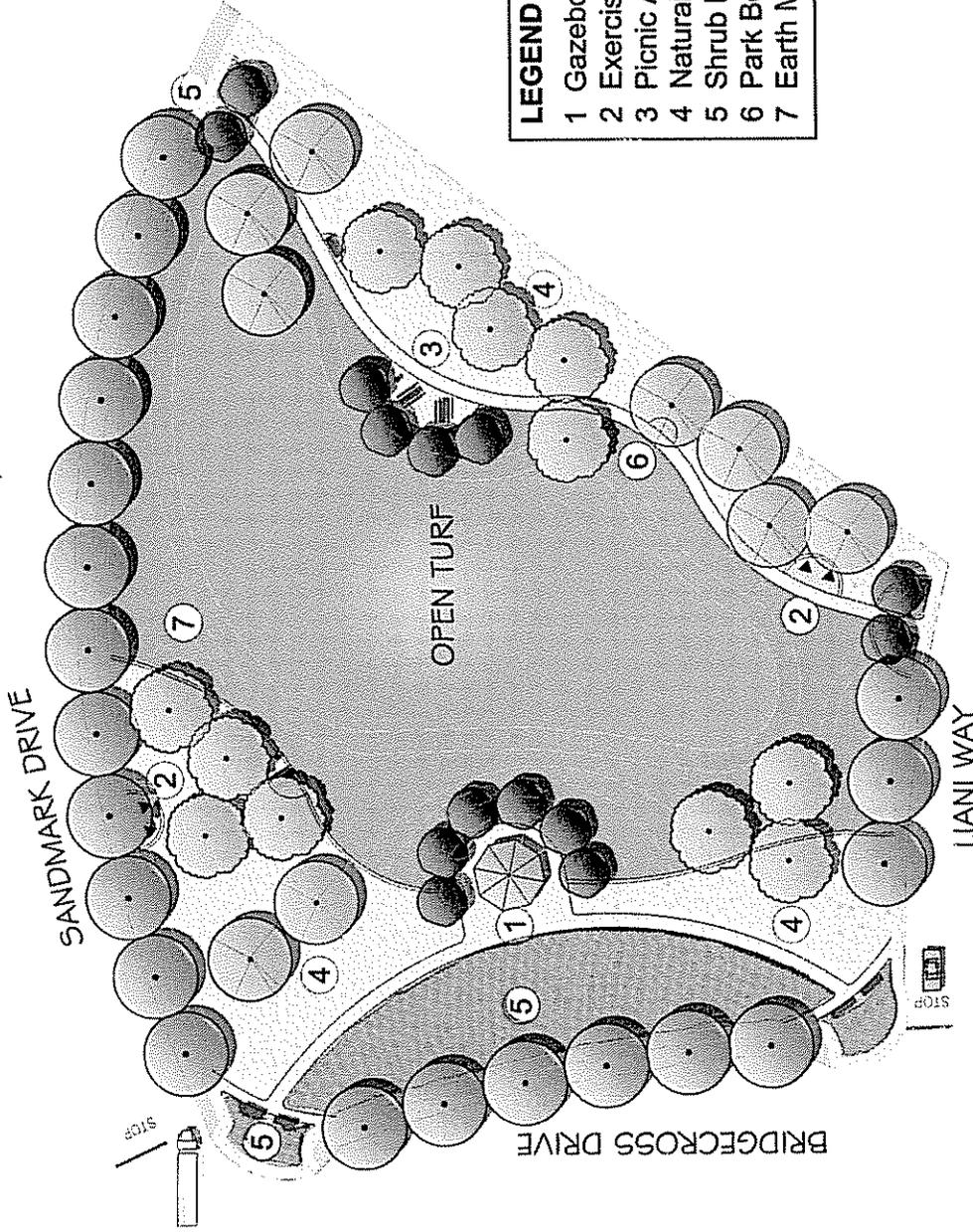


City Limits

0 250 500 Feet

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- LEGEND**
- 1 Gazebo with Seating
  - 2 Exercise Stations
  - 3 Picnic Area
  - 4 Natural Area
  - 5 Shrub Planter
  - 6 Park Bench
  - 7 Earth Mounds

PROJECT MANAGER: JEFF NITTKA  
 DRAWN BY: JEFF NITTKA  
 DATE: MAY 19, 2005



ANNEST WAY

LIANI WAY

**MASTER PLAN FOR:  
 ALDER PARK**

CITY OF SACRAMENTO  
 DEPARTMENT OF PARKS & RECREATION

**RESOLUTION NO. 2007-**

Adopted by the Sacramento City Council

**April 3, 2007**

**APPROVING A CONTRACT: ALDER PARK, CIP LX56**

**BACKGROUND**

- A. Alder Park is a 2.1-acre neighborhood park located at 1615 Liani Way.
- B. The Alder Park name and master plan were reviewed and supported by the community and the Parks and Recreation Commission; they were approved by City Council in Resolution 2005-858.
- 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 the Alder Park project has been completed based on the qualifications set forth by the City.
- E. Pursuant to City Code Section 3.60.020, it was determined that Gold Valley Construction Incorporated was the responsible, low bidder.
- F. There are adequate funds in the Park Development Impact Fee Fund, Fund 791, Planning Area 10, to augment the budget of Alder Park, CIP LX56. Utilizing PIF funds is 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.

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

- Section 1. The contract specifications for Alder Park, CIP LX56, are approved.
- Section 2. That \$215,000 from Park Impact Development Fees (PIF), Fund 791, is appropriated for Alder Park, CIP LX56.
- Section 3. The contract is awarded to Gold Valley Construction Incorporated for an amount not to exceed \$354,878.

Section 4. The City Manager is authorized to execute the contract with Gold Valley Construction Incorporated for Alder Park, CIP LX56, for an amount not to exceed \$354,878.