



REPORT TO COUNCIL

City of Sacramento

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

CONSENT
July 17, 2007

Honorable Mayor and
Members of the City Council

Title: Contract: Witter Ranch Park Phase II Improvements (LU93)

Location/Council District: Saintsbury Dr. at Far Niente Wy. / Council District 1

Recommendation: Adopt a **Resolution:** 1) approving the contract specifications for Witter Ranch Park Phase II Improvements (LU93) and awarding the contract to JM Slover Inc. for an amount not to exceed \$341,496; and 2) authorizing the City Manager to execute the contract with JM Slover Inc. for Witter Ranch Park Phase II Improvements (LU93) for an amount not to exceed \$341,496.

Contact: J.P. Tindell, Planning & Development Manager, 808-1955

Presenters: Not applicable

Department: Parks and Recreation

Division: Park Planning & Development Services

Organization No: 4727

Description/Analysis

Issue: Witter Ranch Park is an existing nine acre park located in North Natomas. Phase II improvements include the development of a children's play area, installation of a shade structure, and installation of a restroom building.

The City Council approved the Witter Ranch Park Master Plan in Resolution #2002-493. Staff is seeking approval to award a contract in order to develop Phase II improvements of the park. The formal bid process for the Witter Ranch Park Phase II Improvements was completed and a 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 4) and a location map is included as Attachment 2 (page 5).

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.

Committee/Commission Action: The Parks and Recreation Commission (PRC) supported the approval of the Witter Ranch Park Master Plan (Attachment 3, page 6), including all Phase II improvements, on September 6, 2001.

Environmental Considerations: On July 23, 2002, City Council approved an Addendum to the Adopted Negative Declaration for the Gateway West PUD (P96-106) for the Witter Ranch Park Development Project (LU91) in Resolution 2002-494. Phase II Improvements were included in the master plan for the park.

Rationale for Recommendation: The formal bidding process for the Phase II Improvements 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 May 2, 2007. Staff received three bids and the results are listed below.

CONTRACTOR	Base Bid	Total Bid	SBE/EBE %
JM SLOVER INC.	\$341,496.00	\$417,546.00	54.9
OLYMPIC LAND CONSTRUCTION	\$357,199.65	\$420,821.65	60.1
BRCO CONSTRUCTORS	\$426,000.00	\$499,000.00	28.2

Pursuant to City Code Section 3.60.020, it was determined that JM Slover Inc. had the lowest, responsible base bid. The project award will be for the base bid in an amount not to exceed \$341,496. The improvements to the park will consist of installing a pre-manufactured restroom building, a pre-manufactured metal shade structure over an existing paved picnic area, and a children’s play area. Future funding may include the additive alternates: a concrete path between the play areas; an entry arch to the play areas; a decorative wooden fence; and a barn roof style shade structure over the tot lot.

Financial Considerations: There are sufficient funds in LU93 to award the contract. Funding for this project comes from Quimby Act Funds (\$200,000) and Park Development Impact Fees, Planning Area 10 (\$318,226).

Development of parks creates an ongoing cost for park maintenance and utilities are based on the size of the park. The annual maintenance cost for this existing nine-acre park is \$64,800. 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 54.9%, JM Slover Inc. is above meeting the City's required 20% ESBD rate.

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

Recommendation Approved:


RAY KERRIDGE
for City Manager

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Attachment 1

Background Information

On September 6, 2001, the Parks and Recreation Commission (PRC) supported approval of the Witter Ranch Park Master Plan, which includes Phase II improvements.

On July 23, 2002, in Resolution 2002-493, the City Council approved the Witter Ranch Park Master Plan, the park name, an Addendum to an Adopted Negative Declaration to include the park, and the construction contract in an amount of \$791,352.75 for Phase I Improvements (LU91). Phase I included an adventure play, picnic area, a regulation size soccer field with lighting, a baseball field, two volleyball courts, site landscaping, irrigation, and site furniture. The theme of the park is agricultural.

On November 6, 2006, members of the community provided input to staff regarding the design and location of the Phase II Improvements.

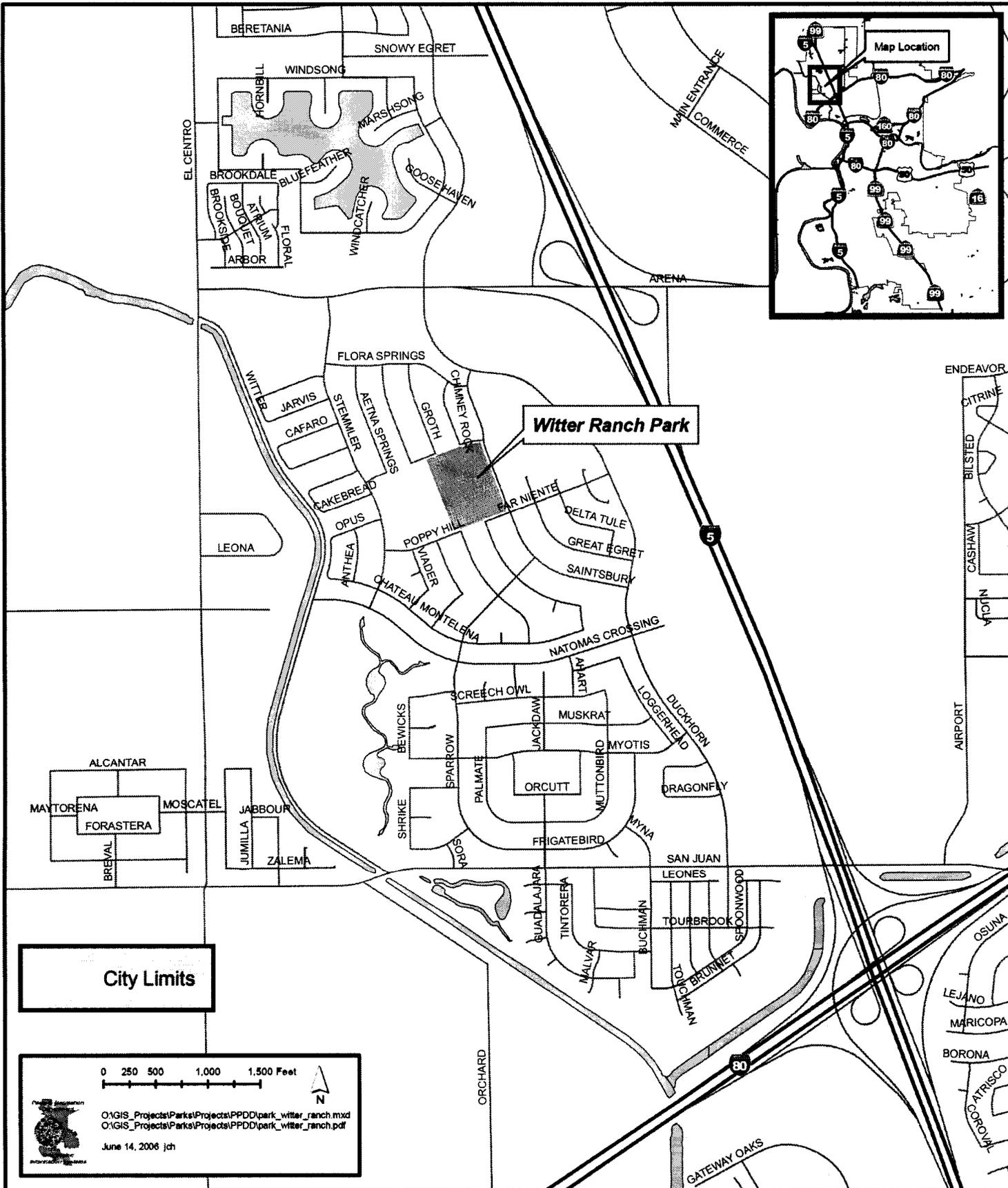
The formal bid process for Phase II Improvements was completed on May 2, 2007 with three contractors submitting bids.



City of Sacramento

Department of Parks and Recreation

Witter Ranch Park

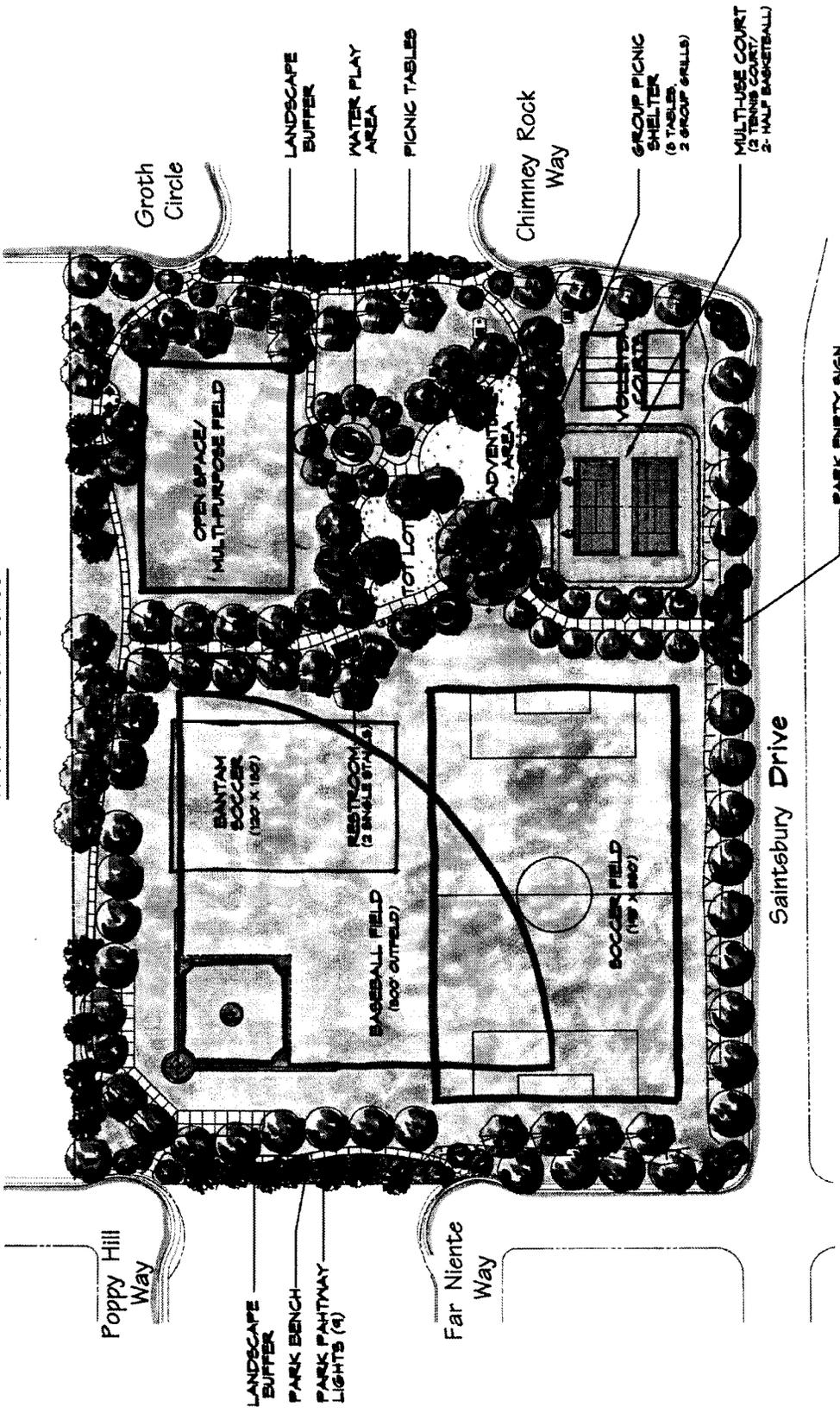


City Limits

0 250 500 1,000 1,500 Feet

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 June 14, 2006 jch

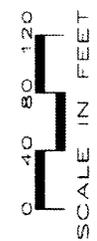
Witter Ranch School



MASTER PLAN FOR:

WITTER RANCH PARK-3A (9 AC)
CITY OF SACRAMENTO, CALIFORNIA

LANDSCAPE ARCHITECT	
D. DAY	
DESIGNER	
D. DAY	
DATE	AUGUST 30, 2001



RESOLUTION NO. 2007-

Adopted by the Sacramento City Council

July 17, 2007

**APPROVING A CONTRACT: WITTER RANCH PARK
PHASE II IMPROVEMENTS (LU93)**

BACKGROUND

- A. Witter Ranch Park is an existing nine acre park located in North Natomas.
- B. The City Council approved the Witter Ranch Park Master Plan, which included Phase II improvements, in Resolution #2002-493. The Phase II improvements were reviewed and supported by the community on November 6, 2006.
- 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 Phase II Improvements for Witter Ranch Park 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 JM Slover Inc. was the responsible, low bidder with the base bid of \$341,496.
- F. There are sufficient funds in LU93 to award the contract.

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

- Section 1. The contract specifications for Witter Ranch Park Phase II Improvements (LU93) are approved and the contract is awarded JM Slover Inc. for an amount not to exceed \$341,496.
- Section 2. The City Manager is authorized to execute the contract with JM Slover Inc. for Witter Ranch Park Phase II Improvements (LU93) for an amount not to exceed \$341,496.