



REPORT TO COUNCIL City of Sacramento

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

CONSENT
July 24, 2007

Honorable Mayor and
Members of the City Council

Title: Contract: Jacinto Creek Park Phase II (LU38)

Location/Council District: 8600 West Stockton Blvd. / Council District 8

Recommendation: Adopt a **Resolution:** 1) approving the contract specifications for Jacinto Creek Park Phase II (LU38) and awarding the contract to JM Slover, Inc., for an amount not to exceed \$759,110; 2) appropriating \$180,000 of Park Development Impact Fees, Planning Area 4, Fund 791, to Jacinto Creek Park Phase II (LU38); 3) appropriating \$150,000 of Quimby Act Fees, Fund 710, to Jacinto Creek Park Phase II (LU38); and 4) authorizing the City Manager to execute the contract with JM Slover, Inc., for Jacinto Creek Park Phase II (LU38) for an amount not to exceed \$759,110.

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: Jacinto Creek Park is an 11.1-acre community park located in South Sacramento. Construction of Jacinto Creek Park Phase I (six acres) was completed on May 2006. The Jacinto Creek Park Phase II project includes development of 5.1-acres with landscape improvements and the following park amenities: a two acre dog park, a bantam soccer field, a restroom, access walkway and gate on to Beaucanon Court, additional site furniture, pathways, and right-of-way improvements on the east side of the park adjacent to West Stockton Boulevard.

The City Council approved the master plan for this project on January 30, 2002; staff is seeking approval to award a contract to develop Phase II of the park. The formal bid process for the Jacinto Creek Park Phase II project (LU38) has been completed and a bidder has been selected based on the qualifications set forth by the City.

In order to award the contract, staff is seeking approval to augment the current park budget (\$788,925) by appropriating \$180,000 of Park Development Impact Fees (PIF), Planning Area 4, Fund 791, and \$150,000 of Quimby Act Fees, Fund 710, to LU38.

A summary of the project history is included as Attachment 1 (page 6) and a location map is included as Attachment 2 (page 7).

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 PIF funds for improvements to a park 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."

Utilizing Quimby Act Fees for improvements to a park 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."

This is part of the Park Development Process for park planning as stated in the *Parks and Recreation Department 2005-2010 Master Plan*.

Committee/Commission Action: The Jacinto Creek Park Master Plan (Attachment 3, page 8) and name were reviewed and supported by the Citizen's Advisory Committee for Parks and Recreation on December 5, 2002.

Environmental Considerations: The Environmental Services Manager has reviewed this project for compliance with the requirements of the California Environmental Quality Act (CEQA). Jacinto Creek Park is determined to fall within the scope of the Negative Declaration for the Laguna Vista Rezone and Tentative Map Project (P00-096) adopted on September 4, 2001. Potentially

significant environmental issues regarding Water, Air Quality, Noise, Cultural and Biological Resources were discussed and mitigated with this document.

The proposed project was analyzed in this previous environmental document. Therefore, the proposed project will not result in impacts over and above what was previously evaluated. No new issues or new information is known that would trigger additional environmental analysis.

Section 15162 of the CEQA Guidelines provides that an additional Negative Declaration need not be prepared unless subsequent changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available. As none of the conditions listed above relating to Section 15162 exist, an additional environmental review is not required.

A Mitigation Monitoring Plan was prepared for the mitigation measures identified in the previous Negative Declaration. The City shall comply with the Mitigation Monitoring Plan as it applies to the proposed project.

Rationale for Recommendation: The formal bidding process for the Jacinto Creek 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 20, 2007. Staff received seven bids and the results are listed below:

CONTRACTOR	Base Bid	Additive Alternates A1-A5	Total Bid	SBE %
JM SLOVER, INC.	\$603,309.40	\$155,800.00	\$759,109.40	77.5
OLYMPIC LAND CONSTRUCTION	\$607,393.35	\$165,128.00	\$772,521.35	48.9
AD LAND VENTURE	\$622,646.96	\$158,544.12	\$781,119.08	9.6
GOLD VALLEY CONSTRUCTION	\$633,414.10	\$156,300.00	\$789,714.10	81.3
HEMINGTON LANDSCAPE	\$663,805.41	\$148,718.00	\$810,763.41	28.4
BIUNDO LANDSCAPE CONSTRUCTION	\$722,688.84	\$146,100.00	\$868,788.84	15.9
PURDY BUILDERS, INC.	\$886,541.10	\$247,884.00	\$1,134,425.10	46.5

Pursuant to City Code Section 3.60.020, it was determined that JM Slover, Inc., had the lowest, responsible bid. The project award will be for the base bid plus additive alternates # A1 thru A5 (restroom with plaza, dog park kiosk, and black chain link fencing) in an amount not to exceed \$759,110. The Phase II project

includes development of 5.1-acres with the following park amenities: a two acre dog park, a bantam soccer field, a restroom, access walkway and gate on to Beaucanon Court, additional site furniture, pathways, and right-of-way improvements (sidewalk, curb and gutter, street lights, and street widening) on the east side of the park adjacent to West Stockton Boulevard.

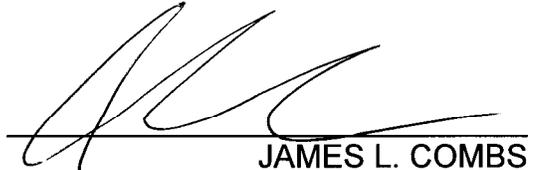
Financial Considerations: To cover the cost of development, construction, and oversight of Jacinto Creek Park Phase II, staff recommends appropriating \$180,000 from PIF, Planning Area 4, Fund 791, and \$150,000 from Quimby Act Fees, Fund 710. Current funding for this project comes from PIF, Planning Area 4, (\$688,925) and Quimby Act Fees (\$100,000); about \$180,000 of that funding is obligated towards the construction design, survey, art in public places, construction permits, and inspection and staff time. PIF may be programmed for the development or renovation of neighborhood and community parks to serve residential subdivisions within the Planning Area in which they are collected. In addition to the primary purpose of providing parkland acquisition, Quimby Act Fees may also be programmed for the development or renovation of neighborhood and community parks to serve residential subdivisions within the Planning Area in which they are collected.

Jacinto Creek Park Phase II 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 11.1-acre park is approximately \$6,200 per acre or \$68,820. There has been no augmentation to the Department of Parks and Recreation's operating budget for maintenance or water and utility costs for parks constructed beyond FY2007/08.

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 77.5%, JM Slover, Inc., and its subcontractors are above the City's required 20% ESBD rate.

Respectfully Submitted by:


JAMES L. COMBS
Director, Parks and Recreation

Recommendation Approved:


CASSANDRA H.B. JENNINGS
City Manager

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Attachment 1

Background Information

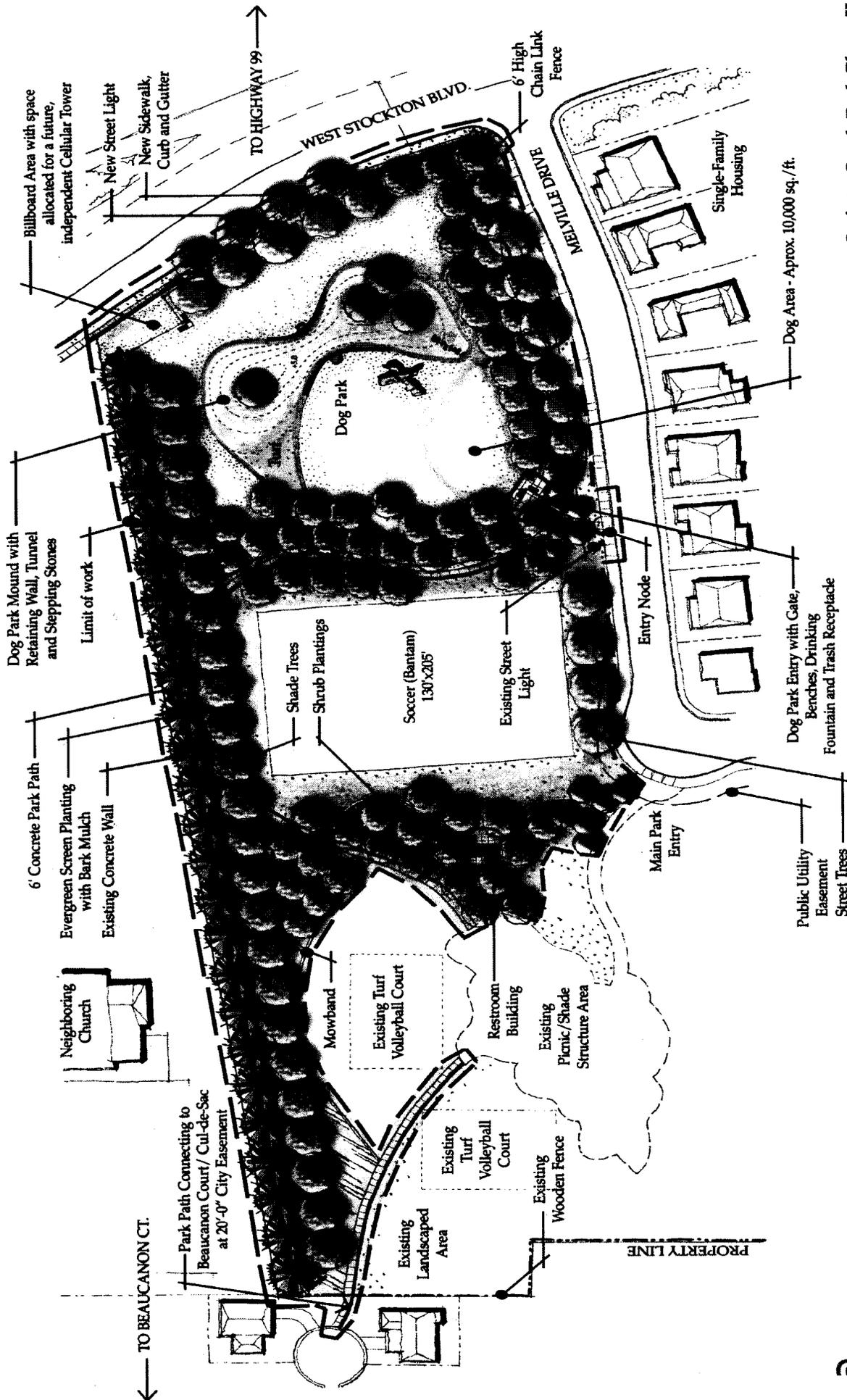
Jacinto Creek Park is a planned 11.1-acre park in South Sacramento at 8600 West Stockton Blvd. The Jacinto Creek Park Master Plan and name were reviewed and approved by the Citizen's Advisory Committee for Parks and Recreation on December 5, 2002. City Council also approved the Jacinto Creek Park Master Plan and name on January 30, 2002, and the environmental documents on September 14, 2004.

The Jacinto Creek Park Phase I project included development of six acres including landscaping six acres of the park, a full-sized soccer field/baseball field, two turf volleyball courts, a nature themed tot lot and adventure area, a group picnic area with shade structure, walkways, completing the bikeway connection to the Jacinto Creek Parkway, and site furniture. Construction of the Jacinto Creek Park Phase I was completed in May 2006. A LifeTrail fitness course for older adults was recently installed at Jacinto Creek Park with separate funding from the Ethel McLeod Hart Trust Fund.

The Jacinto Creek Park Phase II project includes development of 5.1-acres with landscape improvements and the following park amenities: a two acre dog park, a bantam soccer field, a restroom, access walkway and gate on to Beaucanon Court, additional site furniture, pathways, and right-a-way improvements (sidewalk, curb and gutter, street lights, and street widening) on the east side of the park adjacent to West Stockton Boulevard. Phase II of the park completes the remaining undeveloped acres of the Jacinto Creek Park.

Design Refinement Plan

June 26, 2006



Jacinto Creek Park Phase II
 The City of Sacramento
 Park Planning, Design & Development Division

Callander Associates
 Landscape Architecture
 Park and Recreation Design
 Neighborhood Plans

RESOLUTION NO. 2007-

Adopted by the Sacramento City Council

July 24, 2007

APPROVING A CONTRACT: JACINTO CREEK PARK PHASE II (LU38)

BACKGROUND

- A. Jacinto Creek Park is an 11.1-acre community park located in 8600 West Stockton Boulevard, South Sacramento.
- B. The Jacinto Creek Park Master Plan and name were reviewed and supported by the community and the Parks and Recreation Commission; they were approved by City Council on January 30, 2004. The environmental documents were approved by City Council on September 14, 2004.
- 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 Jacinto Creek Park Phase II 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 JM Slover, Inc., was the responsible, low bidder with the total bid of \$759,109.40.
- F. There are adequate funds in Park Development Impact Fee (PIF), Fund 791, Planning Area 4, for augmentation to Jacinto Creek Park Ph 2 (LU38).
- G. 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.
- H. There are adequate funds in Quimby Act Fees, Fund 710, Planning Area 4, for augmentation to Jacinto Creek Park Ph 2 (LU38).
- I. Utilizing Quimby Act Fees, Fund 710, for improvements to a park 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."

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

- Section 1. The contract specifications for Jacinto Creek Park Phase II (LU38) are approved, and the contract is awarded to JM Slover, Inc., for an amount not to exceed \$759,110.
- Section 2. That \$180,000 of Park Impact Fees, Planning Area 4, Fund 791, is appropriated for Jacinto Creek Park Phase II (LU38).
- Section 3. That \$150,000 of Quimby Act Fees, Fund 710, is appropriated for Jacinto Creek Park Phase II (LU38).
- Section 4. The City Manager is authorized to execute the contract with JM Slover, Inc., for Jacinto Creek Park Phase II (LU38) for an amount not to exceed \$759,110.