

## 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: Fremont Park Fountain (LR31)**

**Location/Council District:** 1515 Q Street / Council District 4

**Recommendation:** Adopt a **Resolution:** 1) approving the contract specifications for Fremont Park Fountain (LR31) and awarding the contract to Olympic Land Construction for an amount not to exceed \$130,001; 2) appropriating \$140,000 of Park Development Impact Fees (PIF), Planning Area 1, Fund 791, to LR31; and 3) authorizing the City Manager to execute and award the contract with Olympic Land Construction for Fremont Park Fountain for an amount not to exceed \$130,001.

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

**Presenters:** Not applicable

**Department:** Parks and Recreation

**Division:** Park Planning and Development Services

**Organization No:** 4727

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### Description/Analysis

**Issue:** Fremont Park is a 3.5-acre park located in the Central City. Construction of the fountain is Phase III of the master planned park improvements.

Staff is seeking approval to award a contract in order to develop Phase III of the park. Phases I and II were completed in 1999 and 2001, respectively. The formal bid process for this project 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 seeks approval to augment the existing project budget by appropriating \$140,000 of Park Impact Fees, Fund 791, to CIP LR31 in order to proceed with the construction of Fremont Park Fountain.

A summary of the project history is included as Attachment 1 (page 5), a location map is included as Attachment 2 (page 6) and the master plan as Attachment 3 (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 Park Development 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."

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

**Committee/Commission Action:** The Fremont Park Master Plan was reviewed and supported by the community and the Fremont Park Neighborhood Association at workshops and meetings from 1998 to 2001.

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**Environmental Considerations:** The Development Services Department, Environmental Planning Services Division has reviewed this project and determined that it is exempt from the provisions of CEQA (California Environmental Quality Act) under Class 4, Section number 15304(f) and Class 11, Section number 15311. Projects exempted under Class 4, Section number 15304(f) consist of minor trenching and backfilling where the surface is restored. Projects exempted under Class 11, Section number 15311 consist of the construction or placement of minor structures accessory to existing facilities.

**Rationale for Recommendation:** The formal bidding process for the Fremont Park Fountain 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 13, 2007. Staff received four bids and the results are listed below.

CONTRACTOR	BASE BID	TOTAL BID	SBE %
Rams Construction	\$83,896.94	\$83,896.94	76.4
Olympic Land Construction	\$130,000.40	\$130,000.40	49.9
Tricon	\$138,080.00	\$138,080.00	100.0
Aquatic Environments Inc.	\$155,750.00	\$155,750.00	100.0

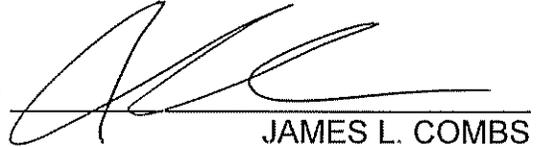
Pursuant to City Code Section 3.60.020, it was determined that Olympic Land Construction, had the lowest, responsible base bid. The apparent low bidder was non-responsive due to omitting a bid item price on line 13 of the bid form and, therefore, staff recommends the second low bidder as the lowest, responsive bidder. If the proposal contains neither the item price nor the total price for the item, then it shall be deemed incomplete and the proposal shall be disregarded. The project award is for the base bid in an amount not to exceed \$130,001. The project consists of installing a fountain as shown in the master plan.

**Financial Considerations:** To cover the cost of development, construction, and oversight of this project, staff recommends appropriating \$140,000 from Park Impact Fees, Fund 791. Park Development Impact Fees 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.

Operation of the new fountain will not generate any new net impact to the General Fund, as it will be maintained by existing Park Operations personnel.

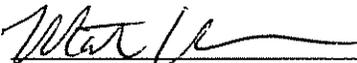
**Emerging Small Business Development (ESBD):** The selection of consultants and contractors for this project followed City established guidelines for inclusion of ESBD firms. At an SBE/EBE percentage total of 49.9%, Olympic Land Construction, and its subcontractors are above meeting the City's required 20% ESBD rate.

Respectfully Submitted by:



JAMES L. COMBS  
Director, Parks and Recreation

Recommendation Approved:

  
RAY KERRIDGE  
City Manager

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**Attachment 1**

**Background Information**

Staff conducted a new master planning effort for Fremont Park in 1998 in which the Fremont Park Neighborhood Association and community participated.

Phase I of the master plan was completed in July 1999 included a fenced children's playground, central seating area, picnic tables, drinking fountain, walkways and renovation of the restroom. Fourteen historic-looking lights were added in the summer of 2000.

Phase II of the master plan was completed in 2001 which included formal walkways, benches, and a small group picnic area.

Staff conducted a community workshop on September 12, 2001 to determine future phases. The community supported the next phase to be development of a fountain.

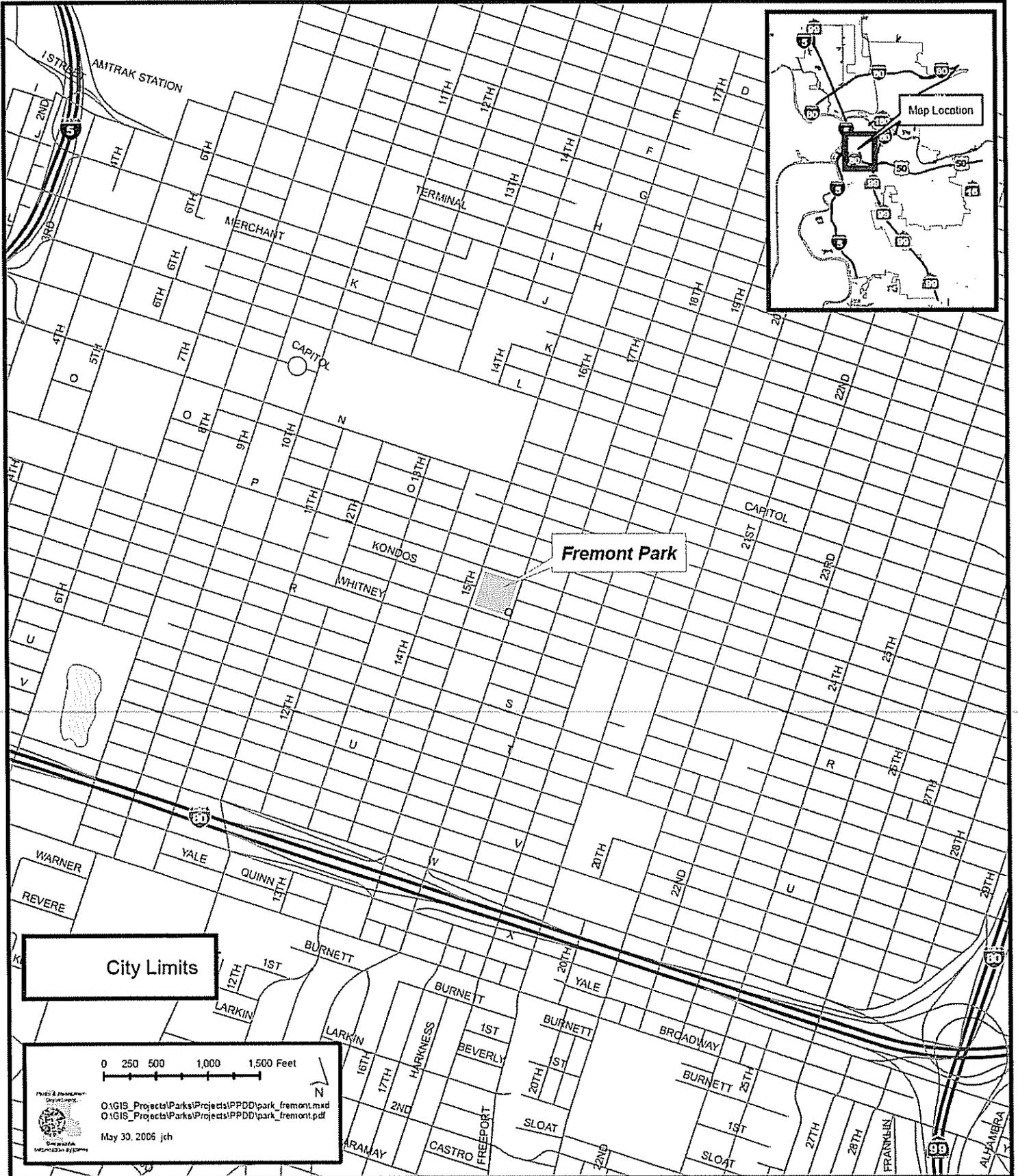
Fountain bids were received on June 12, 2007. The apparent low bidder failed to complete Line 13 on the bid form, and did not include funds in the bid for the item. Therefore, Rams Construction was considered non-responsive and the second low bidder, Olympic Land Construction, was determined to be the lowest, responsive bidder.



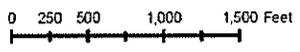
# City of Sacramento

## Department of Parks and Recreation

### Fremont Park



City Limits



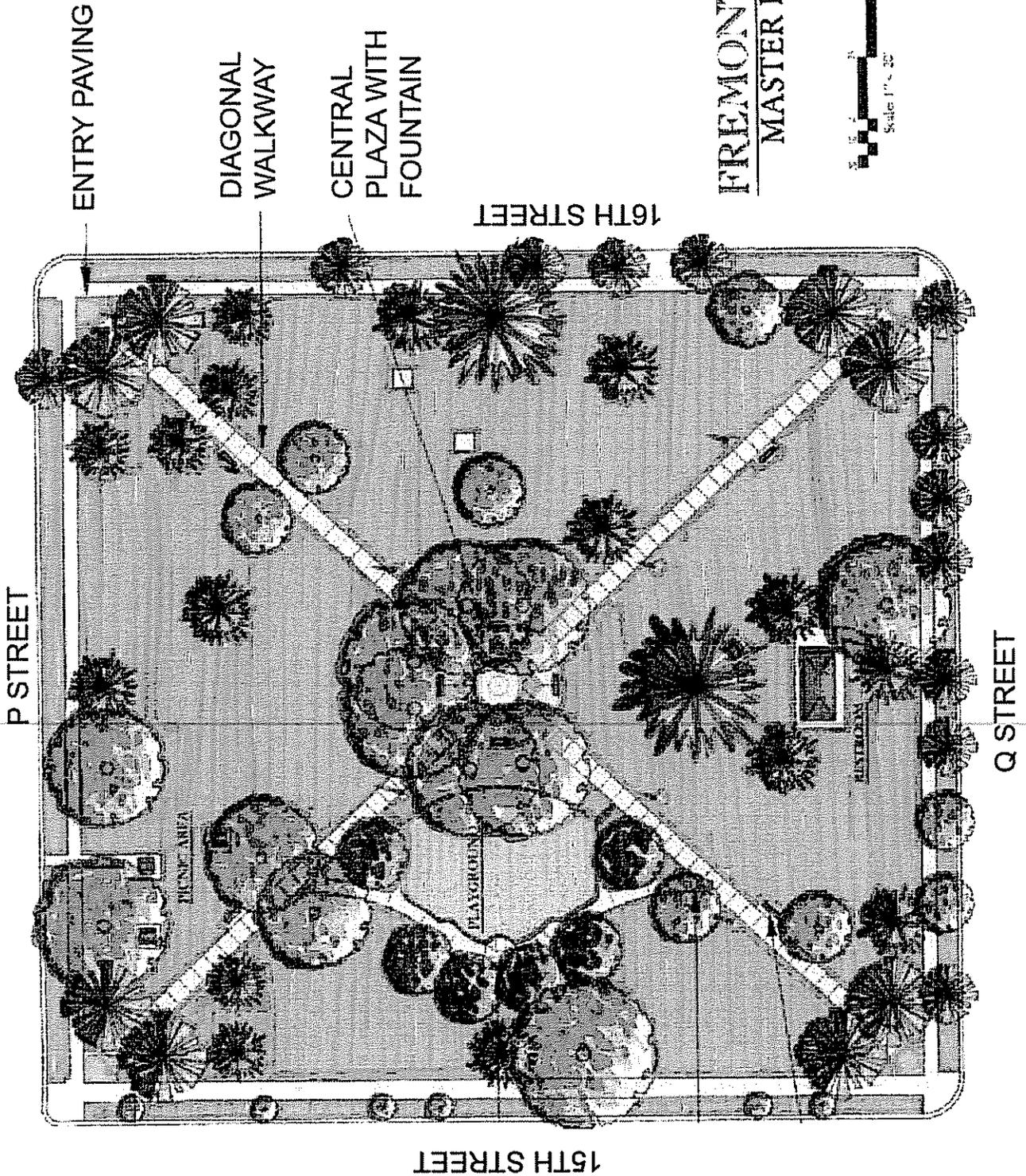
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# FREMONT PARK

## MASTER PLAN



**RESOLUTION NO. 2007-**

Adopted by the Sacramento City Council

**July 24, 2007**

**APPROVING A CONTRACT: FREMONT PARK FOUNTAIN (LR31)**

**BACKGROUND**

- A. Fremont Park is a 3.5-acre neighborhood park located in the Central City.
- B. The Fremont Park Master Plan was reviewed and supported by the community and the Fremont Park Neighborhood Association at workshops and meetings from 1998 to 2001.
- 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 Fremont Park Fountain 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 Olympic Land Construction was the responsible, low bidder with the base bid of \$130,000.40.
- F. There are adequate funds in Park Development Impact Fee (PIF), Fund 791, Planning Area 1, for augmentation to Fremont Park, CIP LR31. 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 Fremont Park Fountain (LR31) are approved and the contract is awarded to Olympic Land Construction for an amount not to exceed \$130,001.
- Section 2. That \$140,000 of Park Development Impact Fees (PIF), Planning Area 1, Fund 791, is appropriated to LR31.
- Section 3. The City Manager is authorized to execute the contract with Olympic Land Construction for Fremont Park Fountain, CIP LR31, for an amount not to exceed \$130,001.