



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2604
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CONSENT
 September 11, 2007

Honorable Mayor and
 Members of the City Council

Title: Contract: Bill Conlin Youth Sports Complex Phase III (KB34)

Location/Council District: 7895 Freeport Blvd. / Council District 7

Recommendation: Adopt a **Resolution:** 1) approving the contract specifications for Bill Conlin Youth Sports Complex Phase III (KB34) and awarding the contract to Western Engineering for an amount not to exceed \$519,855; 2) transferring \$140,000 of Proposition 40 Roberti-Z'berg-Harris grant funds (Fund 512) from LS52 to KB34; and 3) authorizing the City Manager to execute the contract with Western Engineering for Bill Conlin Youth Sports Complex Phase III (KB34) for an amount not to exceed \$519,855.

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

Presenters: Not applicable

Department: Parks and Recreation

Division: Park Planning & Development Services

Organization No: 4727

Description/Analysis

Issue: Bill Conlin Youth Sports Complex is a 20.62-acre park located in the Meadowview area. The scope of this project consists of adding field lighting, site grading, site improvements, additional landscaping, irrigation modifications, and additional parking to the sports complex. This is the third phase of development at the site.

The City Council approved the construction of the first phase of this project in Resolution 2002-297; Phase II of the Youth Sports Complex was completed and opened to the public in the winter of 2003. Staff seeks approval to award a contract in order to develop the third phase of the site. 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 this contract, staff seeks approval to augment the existing park budget by transferring \$140,000 Proposition 40 Roberti-Z'berg-Harris grant funds (Fund 512) from LS52 to KB34.

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.

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 Citizen's Advisory Committee (CAC) for Parks and Recreation approved the master plan, including all phases, for the Freeport Shores Youth Sports Complex (renamed to the Bill Conlin Sports Complex) in 1995.

Environmental Considerations: On August 13, 1996, the City Council approved the Initial Study, the Mitigated Negative Declaration and adopted the Mitigation Monitoring Plan for the Bill Conlin Sports Complex (formerly the Freeport Shores Youth Sports Complex), KB31. The current request is for development of Phase III of the project. The project components were evaluated within the Mitigated Negative Declaration. Therefore, the proposed project will not result in impacts over and above what was previously evaluated.

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, 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 when applicable to the proposed project.

Rationale for Recommendation: The formal bidding process for the Bill Conlin Youth Sports Complex Phase III (KB34) project was posted in accordance with City Code 3.60 and Administrative Policy Instruction #48. The project was

<u>CONTRACTOR</u>	<u>Base Bid</u>	<u>Additive Alternate A: Tot Lot</u>	<u>Additive Alternate B: additional parking</u>	<u>Total Bid</u>	<u>SBE %</u>
Western Engineering	\$519,854.65	\$160,200.00	\$41,600.00	\$721,654.65	30.3
C&C Construction	\$556,813.76	\$175,410.00	\$46,563.00	\$778,786.76	35.9
Westcon Construction Corp.	\$570,408.82	\$182,950.00	\$55,500.00	\$808,858.82	52.1
Olympic Land Construction	\$572,894.85	\$159,226.00	\$60,578.00	\$792,698.85	47.5
Biondi Paving	\$602,315.50	\$73,084.00	\$63,000.00	\$738,399.50	53.8
Sierra Asphalt	\$703,245.00	\$175,700.00	\$54,000.00	\$932,945.00	69.1

posted and the bids were opened on August 1, 2007. Staff received six bids and the results are listed below.

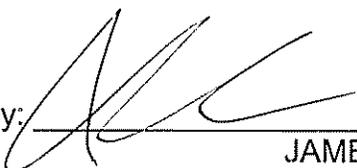
Pursuant to City Code Section 3.60.020, it was determined that Western Engineering had the lowest, responsible base bid. The project award will be for the base bid in an amount not to exceed \$519,855. The improvements to the park will consist of field lighting, site grading, site improvements, additional landscaping, irrigation modifications, and additional parking. The alternates will not be awarded.

Financial Considerations: To cover the cost of development, construction, and oversight of Bill Conlin Youth Sports Complex, staff recommends transferring an additional \$140,000 in Proposition 40 Roberti-Z'berg-Harris grant funds (Fund 512) from LS52 for KB34. Current funding for this project comes from General Fund (\$57,054), the Water Fund (\$23,722), Quimby Act Fees (\$178,300), Park Development Impact Fees (\$48,961), and 2006 Community Reinvestment Capital Improvement Program (CRCIP) Funds (\$270,000). Over \$85,228 of that funding has already been obligated

towards the construction planning process and staff time.

Development of parks creates an ongoing cost for park maintenance and utilities based on the size of the park. Maintenance staffing for this park is provided for within existing resources. Budget augmentations, however, have not been made to cover water and utility costs associated with development of this park, which is estimated at \$6,200 per acre or \$79,980. Department staff will be working with Finance to address this funding gap.

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 30.3%, Western Engineering and their subcontractors met the City's required ESBD rate.

Respectfully Submitted by: 
JAMES L. COMBS
Director, Parks and Recreation

Recommendation Approved:

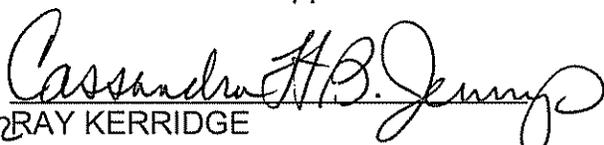

RAY KERRIDGE
City Manager

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Attachment 1

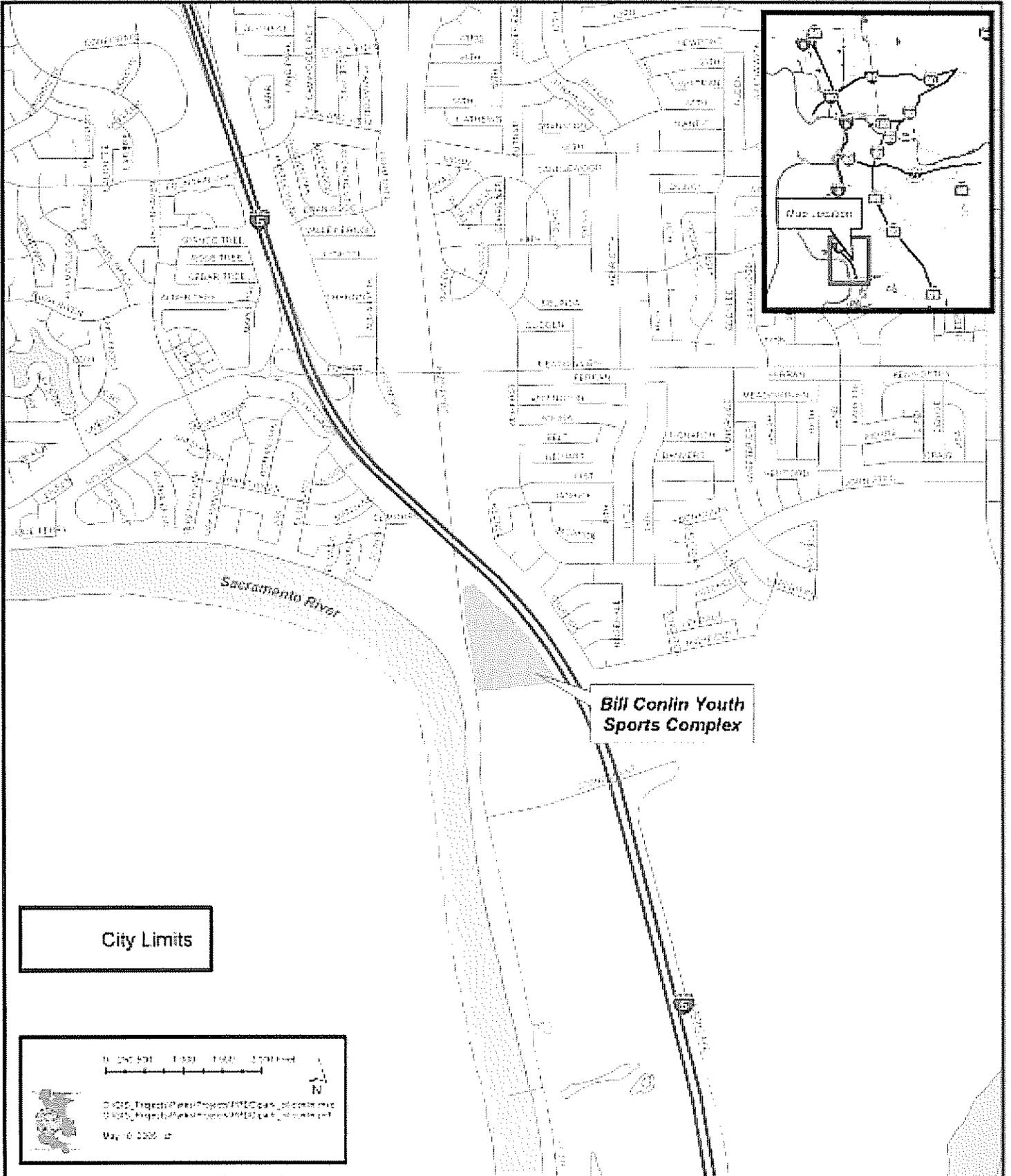
Background Information

The 20.62-acre project was authorized as part of the FY 1998/1999 Capital Improvement Program. Resolution 2002-297 approved the first phase (4.06 acres) of construction for Freeport Shores Youth Sports Complex. Park construction began in summer 2002; Phase II of the Youth Sports Complex was completed and opened to the public in the winter of 2003. Phase II, KB32, consisted of a softball field, two bantam soccer fields, a restroom, a concession stand, an expanded parking area, and tree plantings on a 7.19-acre site.

Phase III will consist of field lighting, site grading, site improvements, additional landscaping, irrigation modifications, and additional parking. The alternates will not be awarded. Construction will begin in fall 2007 and be completed by winter 2008.



City of Sacramento
Department of Parks and Recreation
Bill Conlin Youth Sports Complex



Bill Conlin Youth Sports Complex

City Limits

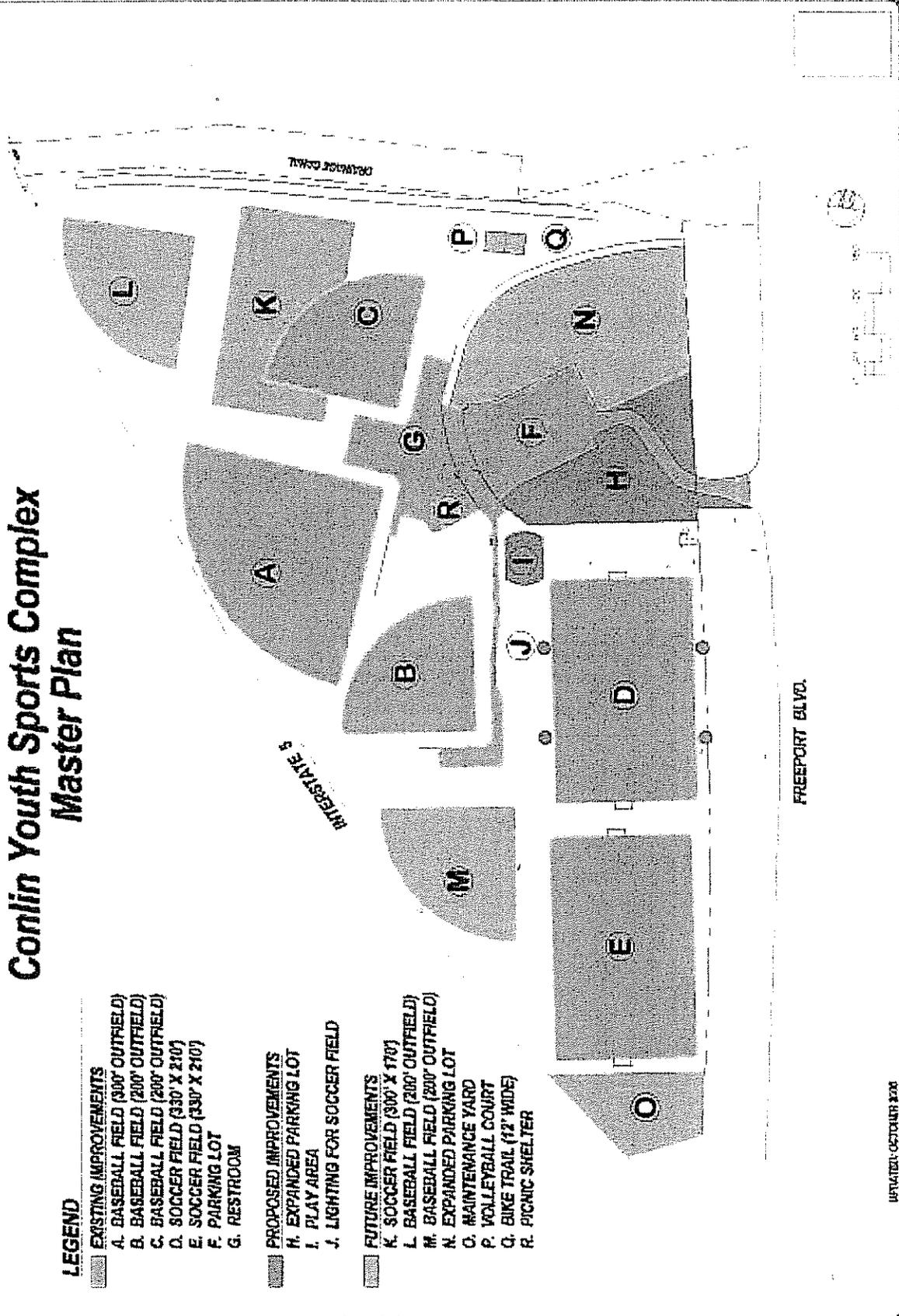
0 250 500 750 1000 Feet

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Conlin Youth Sports Complex Master Plan

LEGEND

-  EXISTING IMPROVEMENTS
- A. BASEBALL FIELD (300' OUTFIELD)
- B. BASEBALL FIELD (200' OUTFIELD)
- C. BASEBALL FIELD (200' OUTFIELD)
- D. SOCCER FIELD (330' X 210')
- E. SOCCER FIELD (330' X 210')
- F. PARKING LOT
- G. RESTROOM
-  PROPOSED IMPROVEMENTS
- H. EXPANDED PARKING LOT
- I. PLAY AREA
- J. LIGHTING FOR SOCCER FIELD
-  FUTURE IMPROVEMENTS
- K. SOCCER FIELD (300' X 170')
- L. BASEBALL FIELD (200' OUTFIELD)
- M. BASEBALL FIELD (200' OUTFIELD)
- N. EXPANDED PARKING LOT
- O. MAINTENANCE YARD
- P. VOLLEYBALL COURT
- Q. BIKE TRAIL (72" WIDE)
- R. PICNIC SHELTER



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CONLIN YOUTH SPORTS COMPLEX
 MASTER PLAN

DATE: 09/11/07
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1" = 100'
 SHEET NO. 1 OF 1

DATE: 09/11/07
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1" = 100'
 SHEET NO. 1 OF 1

RESOLUTION NO. 2007-

Adopted by the Sacramento City Council

September 11, 2007

**APPROVING A CONTRACT: BILL CONLIN YOUTH SPORTS COMPLEX PHASE III
(KB34)**

BACKGROUND

- A. Bill Conlin Youth Sports Complex is a 20.62-acre site located in Meadowview.
- B. The Bill Conlin Youth Sports Complex name and master plan were reviewed and supported by the community and the Citizen's Advisory Committee for Parks and Recreation in 1995.
- 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 Bill Conlin Youth Sports Complex 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 Western Engineering, was the responsible, low bidder with the base bid of \$159,855.
- F. There are adequate grant funds, Fund 512, in LS52 for augmentation to KB34.

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

- Section 1. The contract specifications for Bill Conlin Youth Sports Complex Phase III (KB34) are approved and the contract is awarded to Western Engineering for an amount not to exceed \$519,855.
- Section 2. That \$140,000 of Proposition 40 Roberti-Z'berg-Harris grant funds (Fund 512) is appropriated from LS52 transferred to KB34.
- Section 3. The City Manager is authorized to execute the contract with Western Engineering for Bill Conlin Youth Sports Complex Phase III (KB34) for an amount not to exceed \$519,855.

