



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2604
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CONSENT
 October 16, 2007

**Honorable Mayor and
 Members of the City Council**

Title: Contract: Verano Creek Park (LT72)

Location/Council District: 307 Doolittle Street / Council District 2

Recommendation: Adopt a **Resolution:** 1) approving the contract specifications; and 2) authorizing the City Manager to execute and award the contract to Parker Landscape Development for an amount not to exceed \$306,701 for the project.

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: Verano Creek Park is a 0.4-acre park located in North Sacramento. The City Council approved the master plan for this project in Resolution 2003-037; staff is seeking approval to award a contract in order to develop the park. 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.

The Verano Creek Park Master Plan and phase one development includes a park entry, concrete walkways, a group picnic area, a children's playground, security lighting, a drinking fountain, site furnishings, site irrigation, an open turf area, and basic landscaping.

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 park name "Verano Creek Park" was originally called "Doolittle Park;" the Citizens' Advisory Committee for Parks and Recreation (CAC) approved the name change in the fall of 1999. The Verano Creek Park Master Plan was reviewed and supported by the Parks and Recreation Commission (PRC) on October 3, 2002.

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) 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. A Notice of Exemption was filed by the City with the County Clerk in the County of Sacramento on February 11, 2003.

Rationale for Recommendation: The formal bidding process for the Verano Creek 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 August 22, 2007. The engineer's base bid estimate was \$265,000. Staff received six bids and the results are listed as follows:

CONTRACTOR	Base Bid	Additive Alternates	Total Bid	SBE %
PARKER LANDSCAPE DEVELOPMENT	\$306,700.69	\$51,263.05	\$357,963.74	55.5
JM SLOVER, INC.	\$314,464.40	\$75,919.50	\$390,383.90	59.6
K&L GENERAL ENGINEERING	\$327,905.00	\$47,472.00	\$375,377.00	68.6
OLYMPIC LAND CONSTRUCTION	\$340,861.00	\$63,678.25	\$404,539.25	38.9
GOLD VALLEY CONSTRUCTION	\$345,068.00	\$32,750.60	\$377,818.60	88.3
NORTH VALLEY CONSTRUCTION	\$485,618.82	\$56,151.12	\$541,769.94	0.0

Pursuant to City Code Section 3.60.020, it was determined that Parker Landscape Development, Inc., had the lowest, responsible base bid. The project award will be for the base bid in an amount not to exceed \$306,701. The additive alternates will not be awarded; they were for concrete and asphalt paving for vehicles. The awarded improvements to the park will consist of park entry, concrete walkways, a group picnic area, a children’s playground, security lighting, irrigation, open turf area, and basic landscaping.

Financial Considerations: There are sufficient funds in LT72 to award the contract. Funding for this project came from Park Development Impact Fees (PIF) (\$292,000), and the State Parks Land and Water Conservation Fund (\$150,000).

Verano Creek 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. The funding of park maintenance not provided for by the CFD must be supported from other sources.

Development of parks creates an ongoing cost for park maintenance and utilities based on the size of the park. Maintenance staffing for this park development has been provided for in the Department’s approved FY2007/08 Operating Budget. Budget augmentations, however, have not been made to cover water and utility costs associated with development of this park, which is estimated at \$10,200/acre per year, totaling approximately \$4,080/year. 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 55.5% (SBE percentage is based on the base bid only), Parker Landscape Development Inc. and their 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

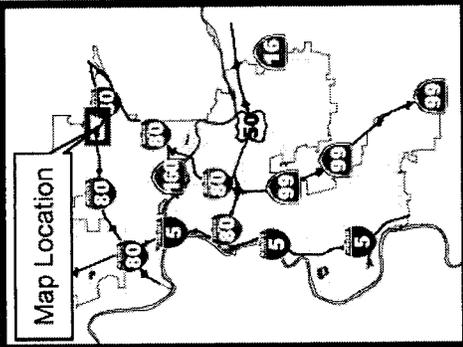
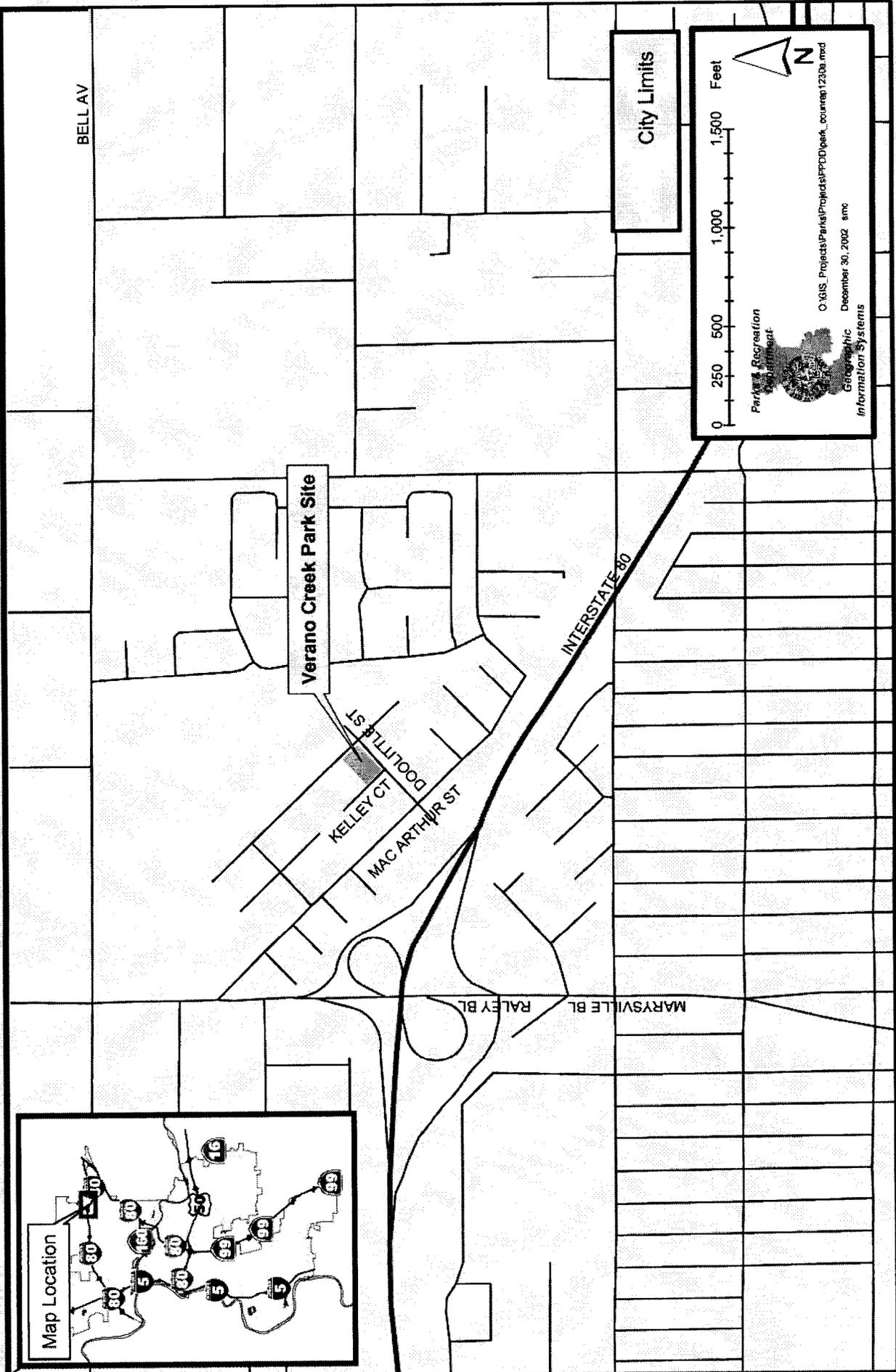
Background Information

Verano Creek Park is a 0.4-acre neighborhood park located at 307 Doolittle Street between Kelly Court and Nimitz Street in North Sacramento.

The Verano Creek Park Master Plan and phase one development includes a park entry, concrete walkways, a group picnic area, a children's playground, security lighting, a drinking fountain, site furnishings, site irrigation, an open turf area, and basic landscaping. The master plan was approved by City Council on January 30, 2003 in Resolution Number 2003-037.

On April 19, 2005 the City Council supported an application for a State Parks Land and Water Conservation Fund (LWCF) Grant for the development of Verano Creek Park. The project received support from the Council Office, the Robla Park Community Association and Grant Joint Union High School District. The LWCF Grant was accepted by Council on September 26, 2006 in Resolution 2006-705.

City of Sacramento Department of Parks and Recreation Verano Creek Park Site



City Limits

0 250 500 1,000 1,500 Feet

Parks & Recreation
Department
Geographic
Information Systems

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December 30, 2002 5:06

RESOLUTION NO. 2007-

Adopted by the Sacramento City Council

October 16, 2007

APPROVING A CONTRACT: VERANO CREEK PARK CIP (LT72)

BACKGROUND

- A. Verano Creek Park is a 0.4 acre neighborhood park located in 307 Doolittle Street.
- B. The park name "Verano Creek Park" was originally called "Doolittle Park;" the Citizens' Advisory Committee (CAC) approved the name change in the fall of 1999. The Verano Creek Park Master Plan was reviewed and supported by the Citizens' Advisory Committee for Parks and Recreation (CAC) on October 3, 2002. The Verano Creek Park Master Plan was approved by City Council in Resolution 2003-037.
- C. On April 19, 2005 the City Council supported an application for a State Parks Land and Water Conservation Fund (LWCF) Grant for the development of Verano Creek Park; it was accepted by Council on September 26, 2006 in Resolution 2006-705.
- D. 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.
- E. The formal bid process for the Verano Creek Park project has been completed based on the qualifications set forth by the City.
- F. Pursuant to City Code Section 3.60.020, it was determined that Parker Landscape Development was the responsible, low bidder with the base bid of \$306,701. There are sufficient funds in LT72 to award this contract.

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

- Section 1. The contract specifications for Verano Creek Park (LT72) are approved and the contract is awarded to Parker Landscape Development for an amount not to exceed \$306,701.
- Section 2. The City Manager is authorized to execute the contract with Parker Landscape Development for Verano Creek Park (LT72) for an amount not to exceed \$306,701.

