



CITY OF SACRAMENTO

DEPARTMENT OF PARKS AND COMMUNITY SERVICES

ROBERT P. THOMAS
Director

G. ERLING LINGGI
Assistant Director

CROCKER ART MUSEUM DIVISION
GOLF DIVISION
METROPOLITAN ARTS DIVISION
MUSEUM AND HISTORY DIVISION
RECREATION DIVISION
PARKS DIVISION
ZOO DIVISION

July 11, 1986

Budget and Finance Committee
Sacramento, California

Honorable Members in Session:

SUBJECT: Sacramento Boat Harbor Expansion Project

SUMMARY

This report provides information regarding the status of the Sacramento Boat Harbor Expansion project. Bids have been received for Phase I of the project construction, requiring a budget amendment prior to award of the contract. Recommendation to award the construction contract for Phase I is included in this report.

The Harbor Expansion project master plan required mitigating measures be taken to accommodate displaced park users. A status report on the progress of the approved accommodations is included in this report. A transfer of appropriations is required.

BACKGROUND INFORMATION

A. Boat Harbor Expansion Project Status

On June 4, 1984, the City Council approved the Sacramento Boat Harbor Expansion and Miller Park Master Plan. The plan called for a 282-berth expansion with onshore support facilities. Projected costs of this expansion now total approximately \$7.78 million and will be completed in three construction phases over three years. Exhibit A provides a cash flow analysis for the three-year project. The phases are summarized below:

Phase I - \$3.03 million, includes dredging, minor utilities, and relocation of boat sheds in existing harbor.
Completion estimated April 1, 1987.

Phase II - \$3.02 million, includes construction of docks and major utility lines.
Completion estimated September 1987.

Phase III - \$1.73 million, includes onshore improvements, harbor master office, and parking.
Completion estimated September 1988.

Design and project administration is estimated at \$593,000.

Bids for Phase I construction have been received. The lowest bid based on Bid Alternative 3 and additive bid items A-C, totalled \$2,880,501. A recommendation to award Phase I to J. E. McAmis, Ind., will be discussed in the following section of this report.

Phase I construction Bid Alternate 3 calls for excavation and disposal of 964,000 cubic yards of fill of which 400,000 cubic yards will be hauled to the City's landfill site. Disposal and transportation to the landfill site will cost \$1,032,000 of the bid amount. This cost will be billed to the Solid Waste Fund.

Phase I construction additive bid item A calls for necessary dredging of the existing harbor. It is projected that this item will alleviate the need for additional dredging of the harbor for seven to ten years. Funds available in the ongoing Harbor Dredging project should be used to support this portion of the construction project.

In summary, Phase I of the construction project is ready to be awarded given support funds from the Solid Waste Fund and from the ongoing Harbor Dredging project.

B. Contract Award

Phase I has been advertised and bids have been received. The City Council approved plans and specifications on May 27, 1986, and bids were opened by the City Clerk on June 24, 1986. The following bids were received based on three alternates and additive bid items:

Alternate 1 for excavation disposal and additive bid items A, B, & C:

| | |
|----------------------------|-------------|
| J. E. McAmis, Ind. | \$1,848,501 |
| Canonie Offshore | \$2,408,858 |
| Riedel International, Inc. | \$2,882,000 |

Alternate 2 for excavation disposal and additive bid items A, B, & C:

| | |
|----------------------------|-------------|
| J. E. McAmis, Ind. | \$2,489,501 |
| Canonie Offshore | \$3,016,258 |
| Riedel International, Inc. | \$3,670,000 |

Alternate 3 for excavation disposal and additive bid items A, B, & C:

| | |
|----------------------------|-------------|
| J. E. McAmis, Ind. | \$2,880,501 |
| Canonie Offshore | \$3,409,858 |
| Riedel International, Inc. | \$4,117,000 |

The primary difference among Alternates 1, 2, and 3 is the method of disposing of excavated material. Alternate 3 provides for transportation of 400,000 cubic yards of the fill to the City's landfill site. The engineer's estimate of the construction costs for Phase I, based on Bid Alternate 3 for excavation disposal plus additive bid items A, B, & C, was \$2,837,380.

It has been determined that it is in the best interest of the City to award the contract based on Alternate 3 as this will provide 400,000 cubic yards of fill required by the City landfill site at a reasonable cost of \$2.58 per cubic yard.

It is recommended that the low bidder, J. E. McAmis, Ind., be awarded the Phase I construction contract in the amount of \$2,880,501. A letter of protest concerning the bid award has been received from Riedel International, Inc. After consultation with the City Attorney, it has been determined that the protest is without merit. Exhibit B provides the correspondence received from Riedel International, Inc., and the City's response.

C. Mitigation Measures for Displaced Park Users

During the development of the Miller Park master plan, several user groups raised concerns regarding the marina expansion. While the water-oriented users felt this site was the only City park that could accommodate the needed facilities, other park users were concerned about being displaced by the expansion. Public meetings were held in December 1983 and February and May 1984 to solicit public comments into the planning process. These three meetings were attended by a total of over 300 individuals including representatives from boating, fishing, soccer/rugby, low riding interests, and the general public. In addition, staff held numerous meetings with the Sacramento Low Riders Association, soccer and rugby organizations, and boat representatives to resolve proposed use conflicts.

A master plan which was acceptable to the existing park users and water-oriented users was developed and approved by the City Council on June 6, 1984. Mitigating measures to accommodate displaced park users were an essential part of the proposed master plan. The following measures, approved by the City Council, and their status are outlined below:

| <u>Item</u> | <u>Status</u> | <u>Cost Estimate</u> |
|---|---------------|----------------------|
| 1) <u>Off-site Enhancements</u> | | |
| . Develop Soccer/Rugby fields at Jedediah Smith Fields | Out to bid | \$ 20,000 |
| Florin Reservoir | Complete | 335,000 |
| . Improve Softball/Soccer Fields O'Neil Field | Out to bid | <u>80,000</u> |
| | TOTAL | \$435,000 |

Funding Source:

Projects Funded Prior CIP program

2) Miller Park Enhancements:a) Phases I & II

| | | |
|--|----------------|---------------|
| . Add 6 tables & BBQs | Pending Action | \$ 4,000 |
| . Striping Harbor View Dr. (horizontal parking & emergency lane) | Pending Action | 1,500 |
| . Striping Ramp Street | Pending Action | 2,000 |
| . Add street & park lighting | Pending Action | 10,000 |
| . Bike parking area | Pending Action | 3,000 |
| . Add 3 drinking fountains | Pending Action | 7,000 |
| . Jogging trail (1,500 ft.) | Pending Action | 10,000 |
| . Landscaping west side Harbor View Dr. | Pending Action | <u>10,000</u> |
| | Subtotal | 47,500 |
| | Contingency | <u>5,000</u> |
| | TOTAL | \$52,500 |

Funding Sources:

| | |
|---------------------------------|---------------|
| Transfer funds Southside Lake | \$36,000 |
| Miller Park Improvement Project | <u>26,000</u> |
| | \$62,000 |

b) Phase III

| | |
|-------------------------------------|---------------|
| . Landscaping along Harbor View Dr. | \$ 36,000 |
| . New park restrooms | 63,000 |
| . Viewing decks | <u>75,000</u> |

TOTAL \$174,000

Funding Sources:

| | |
|--------------------------|---------------|
| Boating & Waterways loan | \$111,000 |
| Proposed 1987-88 CIP | <u>63,000</u> |

\$174,000

The Miller Park enhancements costs have been revised to reflect current costs. The enhancements which are pending, excluding the restroom, are estimated to cost \$52,500. Due to the engineering design of the harbor expansion, the City will be unable to accommodate the original plan to provide 50 feet of landscaped grassy area between the harbor and Harbor View Drive. This area has been reduced to 18 feet. Landscaping for this reduced area will cost \$36,000 and is included in Phase III of the Harbor Expansion project. In an effort to compensate for this loss, the Department proposes to provide a 20-foot wide level landscaped area on the west side of Harbor View Drive in addition to the 18-foot wide area on the east side for a distance of 1,000 feet. This will be accomplished by filling the area with spoil from the harbor excavation and installing landscaping (Exhibit C). This will cost an additional \$10,000 and will be included in Phase I. In addition, the Department proposes to add three viewing decks, 10' x 100', with seating, to expand the landscaped area on the east side of Harbor View Drive. This will cost an additional \$75,000 and will be included in Phase III of the Harbor Expansion project.

Partial funding for these enhancements is available in the Miller Park Improvement project. A transfer of \$36,000 from an available project balance is requested from the Southside Park project. Funding for a portion of the restrooms is requested in FY 1987-88 capital improvement budget.

FINANCIAL DATA

A. Boat Harbor Expansion

The estimated Phase I project cost, including all planning, design, and construction costs, is \$3,401,500. The total project cost is estimated to be \$7,780,500. The Department of Boating and Waterways has approved loans for this project totalling \$5,652,000 with the approval of an additional \$1 million pending. At this time, there is \$2,015,000 in the project's cost center. Loan proceeds of \$3 million and \$1,652,000 will be received in September 1986 and 1987 respectively. Additionally, \$85,000 will be transferred from the Boat Harbor Dredging project (IA11) to this project.

The Solid Waste Fund will be billed \$1,032,000 for the added cost of transporting 400,000 cubic yards of dirt to the landfill site. The Solid Waste Division anticipated this expense in their FY 1986-87 budget and will use \$360,000 from their operating budget and \$672,000 from the Landfill Closure Capital project (YA06). These funds will be received as revenue to the Boat Harbor Fund and then appropriated to the project.

A cash flow projection for the entire project is included as Exhibit A.

B. Miller Park Enhancements

The Miller Park enhancements, excluding the restrooms, are estimated to cost \$52,500. A balance of \$26,000 committed for these improvements exists in the Miller Park Improvement project (LC26). It is requested that \$36,000 remaining in the Southside Lake project (LA76) be transferred to

July 11, 1986

the Miller Park Improvement project LC26 for a total available amount of \$62,000 for the enhancements. The remaining balance of \$9,500 will be reserved for future restroom improvements at Miller Park.

The Southside Lake Project (LA76) currently has a balance of \$68,150 of which \$32,150 should remain in the project to cover the anticipated cost of fencing the lake.

RECOMMENDATION

It is recommended that the Committee approve this report and refer it to the City Council for action. Further, it is recommended that the City Council approve, by resolution:

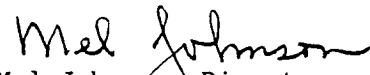
1. Authorization by the City Manager to expend \$1,032,000 from the Solid Waste Fund [\$360,000 from their operating budget and \$672,000 from the Landfill Closure project (YA06)] for the cost of transporting fill;
2. Amendment of the City budget by:
 - a. increasing the Boat Harbor Fund by \$1,032,000;
 - b. appropriating the \$1,032,000 from the Boat Harbor Fund balance to the Harbor Expansion Project #417-500-IA21;
 - c. transferring \$85,000 from the ongoing Harbor Dredging project #417-500-IA11 to the Harbor Expansion project #417-500-IA21;
3. Acceptance of the low bid of J. E. McAmis, Ind., in the amount of \$2,880,501 which includes Bid Alternate 3 for excavation disposal and additive Bid Items A, B, and C, and award the contract;
4. Amendment of the City Capital Improvement budget by transferring \$36,000 (General Fund) from the Southside Park project #101-500-LA76 to the Miller Park Improvement project #101-500-LC26.

Respectfully submitted,



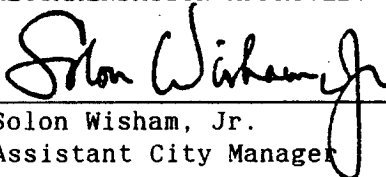
Robert P. Thomas, Director
Parks and Community Services

Respectfully submitted,



Mel Johnson, Director
Public Works Department

RECOMMENDATION APPROVED:



Solon Wisham, Jr.
Assistant City Manager

RPT:jm
Attachments

July 22, 1986
District No. 1

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION PERTAINING TO THE SACRAMENTO BOAT HARBOR EXPANSION
AMENDING THE CITY FY 1986-87 PARKS AND COMMUNITY SERVICES CAPITAL
IMPROVEMENT BUDGET, AUTHORIZING A SOLID WASTE FUND EXPENDITURE, AND
AWARDING THE PHASE I CONSTRUCTION CONTRACT

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

1. That the City Manager is authorized to expend \$1,032,000 from the FY 1986-87 Solid Waste fund for the cost of transporting fill as follows:
 - a. \$360,000 from the Solid Waste fund operating budget;
 - b. \$672,000 from the landfill closure (YA06).
2. That the City Capital Improvement budget (Parks and Community Services) for FY 1986-87 is hereby amended:
 - a. by increasing the Boat Harbor fund by \$1,032,000;
 - b. by appropriating the \$1,032,000 from the Boat Harbor fund balance to the Boat Harbor Expansion project #417-500-IA21;
 - c. by transferring \$85,000 from the ongoing harbor dredging project #417-500-IA11 to the Harbor Expansion project #417-500-IA21.
3. That the City Manager is authorized to accept the low bid of J. E. McAmis, Ind., in the amount of \$2,880,501 which includes Bid Alternative 3 for excavation disposal and additive bid items A, B, and C, and award the contract for Sacramento Boat Harbor Expansion Phase I.
4. That the City Capital Improvement budget (Parks and Community Services) for FY 1986-887 is hereby amended by transferring \$36,000 from the Southside Project #101-500-LA76 to the Miller Park Improvement Project #101-500-LC26.

MAYOR

ATTEST:

CITY CLERK

DATE

CASHFLOW
July 3, 1986

BOAT HARBOR MARINA EXPANSION PROJECT CASH FLOW PROJECTION

| / Quarter | 1985-1986 | | | | 1986-1987 | | | | 1987-1988 | | | | 1988-1989 | Total |
|------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|------------------|------------------|------------------|--------------------|
| | 1 | 2 | 3 | 4 | 1 | 2 | 3 | 4 | 1 | 2 | 3 | 4 | 1 | |
| RESOURCES | | | | | | | | | | | | | | |
| Boat Harbor Fund | \$15,000 | \$0 | \$0 | \$0 | \$85,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$100,000 |
| Revenue: | | | | | | | | | | | | | | |
| Sale of Dirt to Solid Waste | 0 | 0 | 0 | 0 | 1,032,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,032,000 |
| Phase I Loan | 2,000,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,000,000 |
| Phase II Loan | 0 | 0 | 0 | 0 | 3,000,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,000,000 |
| Phase III Loan | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,652,000 | 0 | 0 | 0 | 0 | 1,652,000 |
| Total | \$2,015,000 | \$0 | \$0 | \$0 | \$4,117,000 | \$0 | \$0 | \$0 | \$1,652,000 | \$0 | \$0 | \$0 | \$0 | \$7,784,000 |
| EXPENSES | | | | | | | | | | | | | | |
| Design Contract | \$0 | \$0 | \$0 | \$170,000 | \$123,000 | \$17,000 | \$5,000 | \$5,000 | \$5,000 | \$5,000 | \$5,000 | \$5,000 | \$5,000 | \$345,000 |
| City Design & Admin. | 0 | 0 | 0 | 30,000 | 7,500 | 7,500 | 7,500 | 7,500 | 0 | 0 | 0 | 0 | 0 | 60,000 |
| Construction Admin Contract | 0 | 0 | 0 | 7,500 | 24,000 | 30,000 | 32,000 | 31,000 | 24,000 | 9,000 | 12,000 | 12,500 | 11,000 | 193,000 |
| City Construction Inspection | 0 | 0 | 0 | 0 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 15,000 | 95,000 |
| Phase I Construction | 0 | 0 | 0 | 0 | 1,723,508 | 957,504 | 349,489 | 0 | 0 | 0 | 0 | 0 | 0 | 3,030,501 |
| Phase II Construction | 0 | 0 | 0 | 0 | 0 | 0 | 71,000 | 1,270,400 | 1,323,600 | 0 | 0 | 0 | 0 | 2,665,000 |
| Phase III Construction | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 125,000 | 425,000 | 393,500 | 440,500 | 1,392,000 |
| Total | \$0 | \$0 | \$0 | \$207,500 | \$1,888,008 | \$1,022,004 | \$474,989 | \$1,323,900 | \$1,362,600 | \$149,000 | \$452,000 | \$421,000 | \$479,500 | \$7,780,501 |
| NET CASH FLOW | \$2,015,000 | \$2,015,000 | \$2,015,000 | \$1,807,500 | \$4,036,492 | \$3,014,488 | \$2,539,499 | \$1,215,599 | \$1,504,999 | \$1,355,999 | \$903,999 | \$482,999 | \$3,499 | \$3,499 |

"Imagineering a better world"

Ports O' Call



RIEDEL
INTERNATIONAL, INC.

CORPORATE OFFICE MAILING ADDRESS
4555 N. Channel Ave. P.O. Box 3320
Portland, OR 97208-3320
Phone: (503) 285-9111 • Telex: 151372

June 30, 1986

City of Sacramento
City Hall
915 I Street, Room 300
Sacramento, CA 95814-2684

Attention: Thomas M. Finley
Engineering Division Manager

Reference: Sacramento Boat Harbor
Expansion at Miller Park

Gentlemen:

As you know, we submitted a bid on the referenced project.

We protest the award of this contract to anyone other than Riedel International, Inc. (Riedel) as we submitted the low responsive bid on the basis of corrected bid figures.

The specifications do not give the city the option of awarding to any other bidder by deleting certain items to arrive at a bid total different than the Bid Total on the Bid Form. Section 01100, "Alternatives", states that "The method for stating the Proposed Contract Sum is described in the Bid Form". The bid form describes no alternate to the Total Bid Amount.

Moreover, the bids submitted by Canonie Offshore and J. E. McAmis, Inc. are non responsive in that they are unbalanced. Each bid a Lump Sum price of \$1.00 for Bid Item No. 7, Site Excavation, 965,000 cubic yards, clearly an unbalancing of their bids. Section 01150, Measurement and Payment, addresses unbalanced bids in Paragraph 1.03.

"Helping Build the West . . . and Beyond"

CALIFORNIA LAUNCH SERVICES CORP.
LONGVIEW CONCRETE CO.
OMNI RUBBER PRODUCTS, INC.
PIONEER CONSTRUCTION MATERIALS CO.
WESTERN MARINE-BRAZIL LTDA.

WESTERN-PACIFIC CONSTRUCTION MATERIALS CO.
WESTERN-PACIFIC DREDGING CO.
WESTERN-PACIFIC DRILLING CO.
WESTERN-PACIFIC ERECTORS
WESTERN-PACIFIC MARINE SERVICES CO.

WESTERN-PACIFIC PILEDRIVING CO.
WESTERN TUG & BARGE CORP.
WILLAMETTE TUG & BARGE CO.
WILLAMETTE-WESTERN CO.
WORLD SECURITY SERVICES CO.



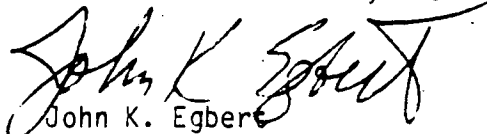
June 30, 1986
City of Sacramento
Page 2

Should you decide not to award this project to Riedel, you have no alternative other than to reject all bids.

We await your response to Riedel's protest.

Sincerely,

RIEDEL INTERNATIONAL, INC.


John K. Egbert
Vice President

JKE:tlh

cc: Mr. Walt Slipe
City Manager



CITY OF SACRAMENTO

DEPARTMENT OF PUBLIC WORKS

ENGINEERING DIVISION

THOMAS M. FINLEY
Engineering Division Manager

July 7, 1986

JN:2113, PN:IA21

Riedel International, Inc.
P.O. Box 3320
Portland, OR 97208-3320
Attn: Mr. John K. Egbert, Vice President

RE: Sacramento Boat Harbor Expansion Project at Miller Park

Dear Mr. Egbert:

We received your letter dated June 30, 1986, protesting the award of the subject project to anyone other than Riedel International, Inc. After conferring with the City Attorney, the City of Sacramento Public Works Department will recommend award to the low bidder, J.E. McAmis, Ind. Our comments to your concerns are listed below:

1. Alternatives not selected by the Owner are not included in the total bid cost. It would seem to be obvious that the term "Alternate" implies the selection or deletion of items by the Owner. In any case, Section 0100 of the contract specifications, paragraph 1.04 "Owner's Prerogatives", states that "The owner MAY elect to proceed with any or none of the alternatives listed."
2. Section 0110 states, "The method for stating the contract sum is described in the Bid Form." However, all bids received are valid even though such method is not in fact described. The award will be based on the lowest total contract sum including the alternate selected by the Owner. The total contract sum bid by J.E. McAmis, Ind. is the lowest, regardless of which of the three alternates is selected.
3. Bidders J.E. McAmis, Ind. and Canonie Offshore both bid \$1.00. lump sum, for Item 7, Site Excavation. Specifications Section 01150, paragraph 1.03, "Unbalancing Bids", states, "Unbalancing prices MAY be cause for rejection of the bid or the Contractor MAY be required to substantiate or correct EXCESSIVE prices prior to award." (Capitol letters for emphasis.) This requirement

Mr. John K. Egbert
Sacramento Boat Harbor Expansion Project
July 7, 1986
Page 2

against unbalancing bids is to protect the Owner from excessive costs being front loaded by the contractor, and may be invoked at the Owner's discretion. The City will award the contract with a lump sum bid of \$1.00 for Item 7 as it is not considered excessive. Neither do any other items of either bid appear to be unbalanced.

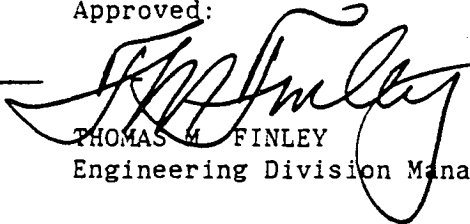
I hope this clarifies any misconceptions about the City's intent to award the contract for the subject project to the low bidder.

Very truly yours,

Approved:



Andrew A. Hunt
Associate Engineer

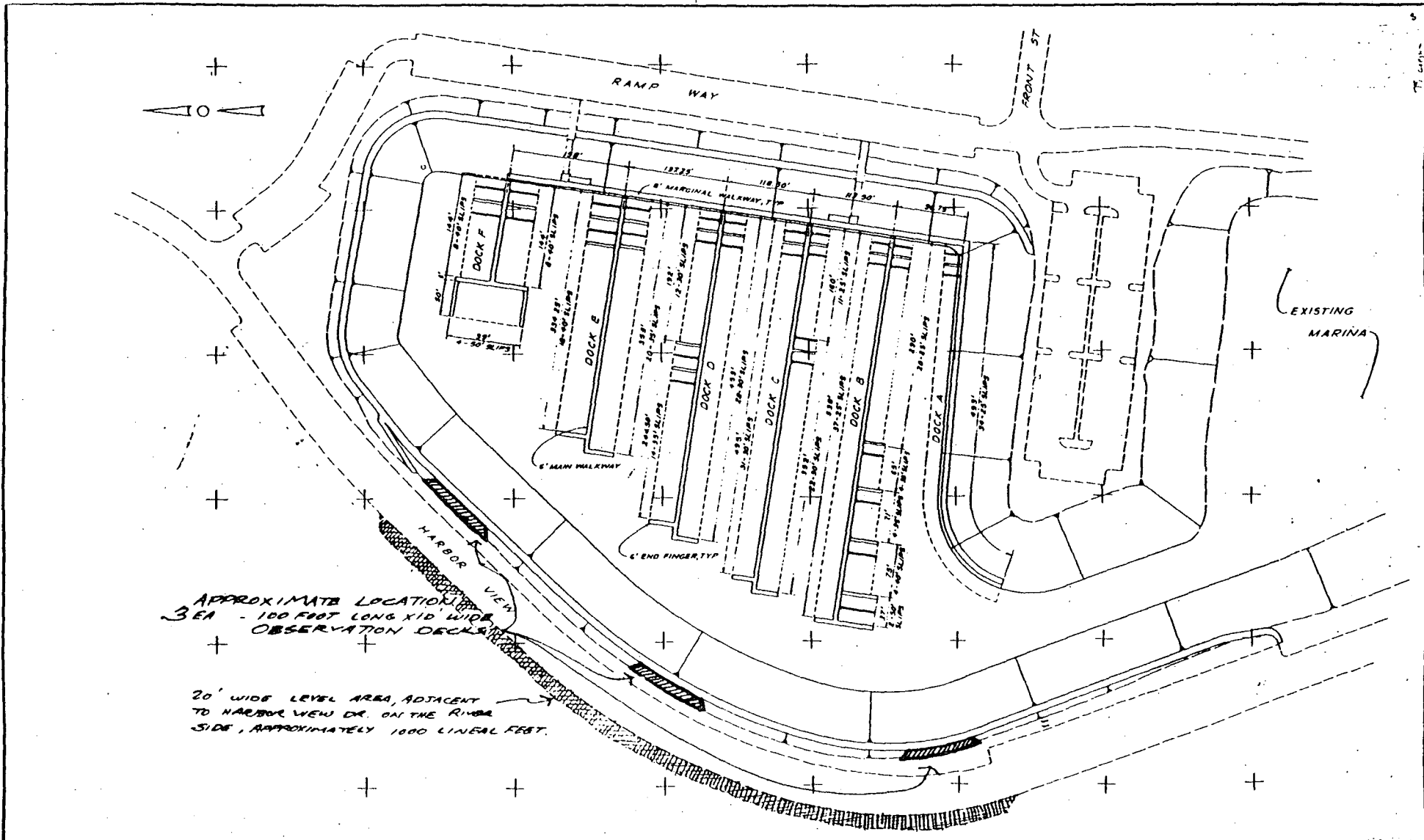


THOMAS M. FINLEY
Engineering Division Manager

AH:vr
AH1-01.E

cc: Walter J. Slipe, City Manager
Larry Lunardini, Deputy City Attorney
Melvin H. Johnson, Director of Public Works

bcc: N.D. Lewis, Supervising Engineer
Tom Finley, Engineering Division Manager
Garry Crispell, Administrative Assistant II



APPROXIMATE LOCATION OF
 3 EA - 100 FOOT LONG X 10' WIDE
 OBSERVATION DECKS

20' WIDE LEVEL AREA, ADJACENT
 TO HARBOR VIEW DR. ON THE RIVER
 SIDE, APPROXIMATELY 1000 LINEAL FEET.

| REVISIONS | | BENCH MARK DESCRIPTION | ELV |
|-----------|-------------|---------------------------|-----|
| NO. | DESCRIPTION | | |
| | | | |
| | | | |
| | | | |

CITY OF SACRAMENTO
 DEPARTMENT OF PUBLIC WORKS

| | | | | |
|------------|----------------|----------------|---------------------|--------------------|
| FIELD BOOK | SCALE | DRAWN BY: J.O. | DESIGNED BY: R.C.F. | CHECKED BY: J.P.W. |
| HOME | DATE: 11/23/06 | DATE: 11/23/06 | DATE: 11/23/06 | DATE: 11/23/06 |
| VERT. | | | | |