



# REPORT TO COUNCIL City of Sacramento

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

CONSENT  
February 20, 2007

Honorable Mayor and  
Members of the City Council

**Title:** Construction Contract: University Park Improvements, CIP LX31

**Location/Council District:** 1900 University Avenue / Council District 3

**Recommendation:** Adopt a **Resolution:** 1) approving the contract specifications for the University Park Improvements, CIP LX31; 2) appropriating \$149,989 from Two Rivers Bike Trail, CIP HB66, CIP Reimbursable Fund 248, to University Park Improvements, CIP LX31; 3) awarding the contract to Ad Land Venture for an amount not to exceed \$100,297; and 4) authorizing the City Manager to execute the construction contract with Ad Land Venture for University Park Improvements, CIP LX31, for an amount not to exceed \$100,297.

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

**Presenters:** Not applicable

**Department:** Parks and Recreation

**Division:** Planning & Development

**Organization No:** 4727

## **Description/Analysis:**

**Issue:** Staff is seeking approval to award a construction contract to install a fully accessible group picnic area and rest stop at University Park. This project is proposed for the southern portion of the existing three acre neighborhood park at 1900 University Avenue which is located near an access point to the American River Parkway.

The formal bid process for the University Park Improvements project, CIP LX31, has been completed and a construction bidder has been selected based on the qualifications set forth by the City.

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 preliminary Master Plan is included 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.

**Committee/Commission Action:** On November 4, 2004, the Citizen's Advisory Committee (CAC) reviewed and supported the University Park improvements through the support of the report on the Environmental Enhancement Mitigation Program Grant Application for University Park.

**Environmental Considerations:** This project is exempt under the California Environmental Quality Act (CEQA) Categorical Exemption-State Class 1, 3, & 4 and Section Numbers 15301 (b), 15303, and 15304 (b). A Notice of Exemption was filed by the City with the County Clerk in the County of Sacramento on May 31, 2006.

**Rationale for Recommendation:** The formal bidding process for the University Park Improvements 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 January 24, 2007. Staff received seven bids and the results are listed below.

<u>CONTRACTOR</u>	<u>Base Bid</u>	<u>Total Bid</u>	<u>ESBE %</u>
AD LAND VENTURE	\$100,292.16	\$100,292.16	64.8
SOLO LANDSCAPING	\$103,810.50	\$103,810.50	100.0
OLYMPIC LANDSCAPE CONSTRUCTION	\$112,027.50	\$112,027.50	44.0
JM SLOVER	\$114,893.90	\$114,893.90	50.1
PARKER LANDSCAPE DEVELOPMENT	\$119,054.79	\$119,054.79	55.1
NORTHSTATE EARTH & WATER	\$124,794.75	\$124,794.75	58.9
GOLD VALLEY CONSTRUCTION	\$140,304.50	\$140,304.50	92.9
K&L GENERAL ENGINEERING	\$196,386.15	\$196,386.15	0.0


Pursuant to City Code Section 3.60.020, it was determined that Ad Land Venture had the lowest, responsible base bid of \$100,296.16. The project award will be for the base bid only. The project will consist of decorative paving, minor irrigation, benches, trash receptacles, a bike rack, several picnic tables, and many shrubs.

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 3-acre park is approximately \$10,200 per acre or \$30,600. There has been no augmentation to the Department of Parks and Recreation’s operating budget for maintenance or water and utility costs.

**Financial Considerations:** To cover the cost of development, construction, and oversight of University Park Improvements, staff recommends appropriating \$149,989 from Two Rivers Trail, CIP HB66, from its CIP Reimbursable Fund (Fund 248) which was a grant from the California Resources Agency Proposition 40. The Two Rivers Trail project is being closed out; the grantor has approved the use of Proposition 40 grant funds to the University Park Improvement project. In addition, funds have been previously appropriated from Park Development Impact Fees from Planning Area 7.

**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 64.8%, Ad Land Venture, and their subcontractors are above meeting the City's required 20% ESBD rate.

Respectfully Submitted by:

  
for CASSANDRA H. B. JENNINGS  
Assistant City Manager

Recommendation Approved:

  
for RAY KERRIDGE  
City Manager

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**Attachment 1**

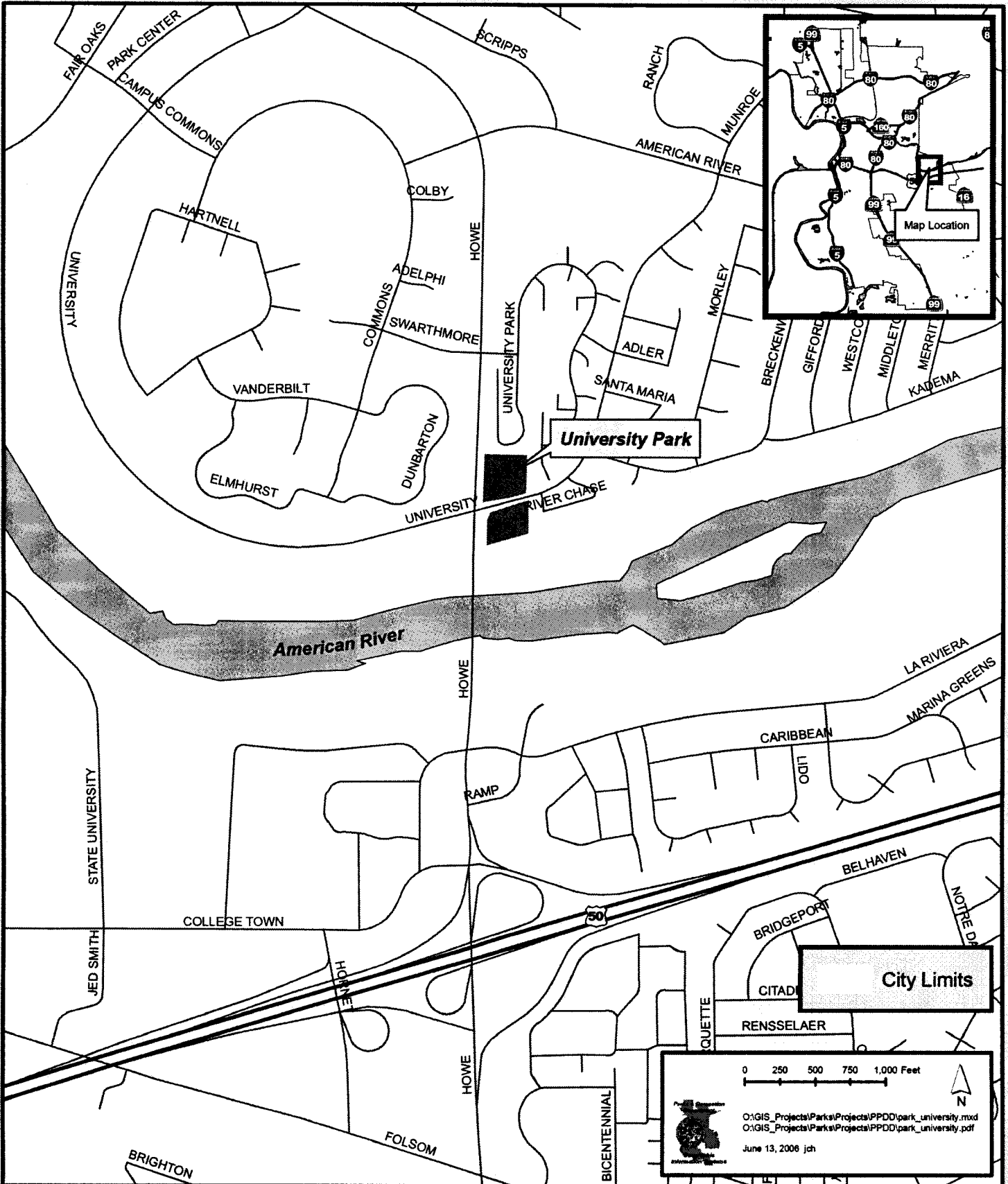
**Background Information**

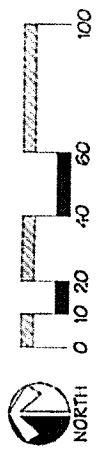
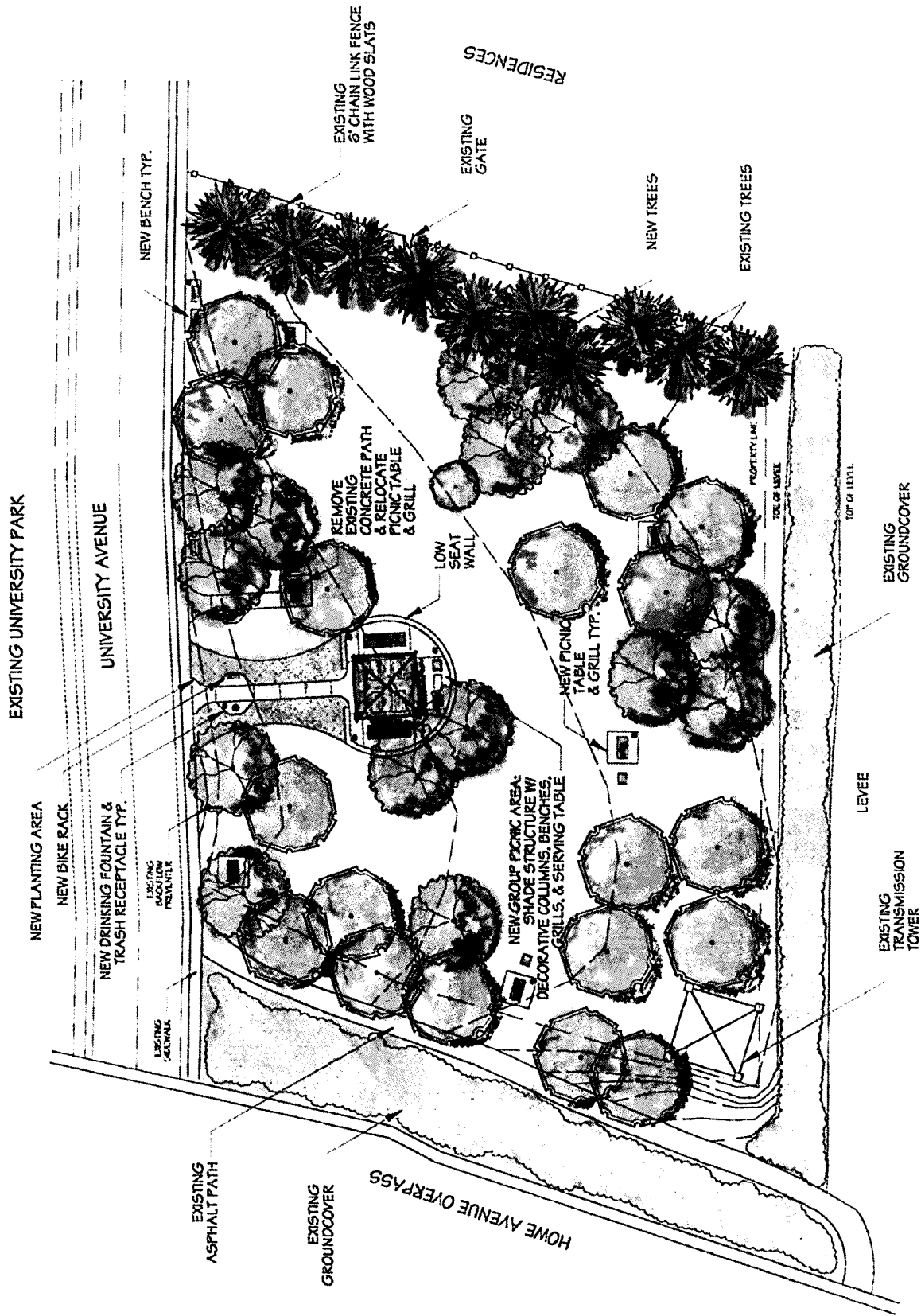
University Park is located on an existing 3-acre neighborhood park at 1900 University Avenue in the Arden/Arcade area of the City of Sacramento. The scope of the project, CIP LX31, includes constructing a fully accessible group picnic area and rest stop. Located near an access point to the American River Parkway, this new facility includes concrete paving, a new large picnic area with multiple tables (including handicap accessible tables), benches, a seat wall, a group picnic barbeque, a drinking fountain, and a bike rack. In addition to these hardscape amenities, the project will also include the planting of additional low maintenance and water efficient trees, shrubs and ground cover as well as modifying the existing turf and irrigation system.

This project is funded by Park Development Impact Fees from Planning Area 7 and by a grant from the California Resources Agency Proposition 40.



# City of Sacramento Department of Parks and Recreation University Park





DRAWN BY: KRISTIN TEDDY

# UNIVERSITY PARK SOUTH

CITY OF SACRAMENTO  
DEPARTMENT OF PARKS & RECREATION

**RESOLUTION NO. 2007-**

Adopted by the Sacramento City Council

**February 20, 2007**

**APPROVING A CONSTRUCTION CONTRACT:  
UNIVERSITY PARK IMPROVEMENTS, CIP LX31**

**BACKGROUND**

- A. University Park is a 3-acre neighborhood park located at 1900 University Avenue.
- B. On November 4, 2004, the Citizen's Advisory Committee (CAC) reviewed and supported the University Park improvements through the support of the report on the Environmental Enhancement Mitigation Program Grant Application for University Park.
- 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 University Park Improvements project has been completed based on the qualifications set forth by the City.
- E. To cover the cost of construction for University Park Improvements, staff recommends appropriating \$149,989 from Two Rivers Trail, CIP HB66, from its CIP Reimbursable Fund (Fund 248), grant funding from the California Resources Agency Proposition 40.
- F. There are sufficient funds in Two Rivers Bike Trail, CIP HB66, CIP Reimbursable Fund 248, to transfer funding to University Park Improvements, CIP LX31.
- G. Pursuant to City Code Section 3.60.020, it was determined that Ad Land Venture was the responsible, low bidder with the base bid of \$100,296.16.

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

- Section 1. The contract specifications for plans and contract specifications for University Park Improvements, CIP LX31, are approved.
- Section 2. That \$149,989 is appropriated from Two Rivers Bike Trail, CIP HB66, CIP Reimbursable Fund 248, to University Park Improvements, CIP LX31.



Section 3. The construction contract is awarded to Ad Land Venture for an amount not to exceed \$100,297.

Section 4. The City Manager is authorized to execute the construction contract with Ad Land Venture for University Park Improvements, CIP LX31, for an amount not to exceed \$100,297.