



# REPORT TO COUNCIL

## City of Sacramento

# 11

915 I Street, Sacramento, CA 95814-2671  
www. CityofSacramento.org

CONSENT  
March 7, 2006

Honorable Mayor and  
Members of the City Council

**Subject:** Agreement: Development of Manuel Silva Park, Phase I, CIP LX12

**Location/Council District:**  
7511 24<sup>th</sup> Street, Council District 8

**Recommendation:** Adopt a Resolution: 1) Suspending competitive bidding (required two-thirds vote); 2) Accepting Olympic Land Construction as the responsible, low bidder with the base bid of \$115,028.98 and 3) Awarding a construction contract of \$115,028.98 to Olympic Land Construction for the construction of Manuel Silva Park, Phase I, CIP LX12.

**Contact:** Janet Baker, Park Development Manager, 808-8234

**Presenters:** None

**Department:** Parks and Recreation

**Division:** Park Planning, Design and Development

**Organization No:** 4727

**Summary:**

Manuel Silva Park is an existing 3.2-acre park located at 7511 24<sup>th</sup> Street. The master plan for Silva Park was approved by the City Council on November 15, 2005. Staff recommends suspending competitive bidding by a two-thirds vote of Council, accepting Olympic Land Construction as the responsible, low bidder, and awarding them with a construction contract for Phase I in the amount of \$115,028.98.

**Committee/Commission Action:**

The Parks and Recreation Commission reviewed and approved recommendation of the Manuel Silva Park Master Plan on September 30, 2004.



**Background Information:**

On June 3, 2003, Council approved the donation agreement between the Silva Family and the City for the "Willow Rancho Little League" Site (Attachment 1, page 5), approved the name change of the park to "Manuel Silva Park," and authorized the City Manager and City Attorney to obtain title to the property. The Manuel Silva Park Master Plan for the 3.2-acre park (Attachment 2, page 6) was created through the public participation process and, on April 17, 2004, the community recommended approval of the master plan without changes. The City Council approved the master plan on November 15, 2005.

The Master Plan includes renovation of two 200' softball fields with skinned infields, concrete flatwork, restroom, parking lot, scores tables, and natural area with trees. Phase I will include installation of water services, fencing, booster pump, central irrigation controller, electrical and an automatic irrigation system. The Downtown Rotary Club and Teichert Construction will clear and grade the site as well as develop the fields as a volunteer project. The volunteers will perform their work after Phase I has been completed. In addition, there is a companion report on "Agreement with the Downtown Rotary Club of Sacramento for the rehabilitation of softball diamonds at Manuel Silva Park" to review at the March 7<sup>th</sup> council meeting.

The engineer's estimate for this project was \$85,000; therefore the project was not advertised as a formal contract. Since all bids were over \$100,000, in order to award the contract, it will be necessary to suspend competitive bidding.

The project was posted on the City's contracting opportunities website (per City guidelines for an informal contract) and the bids were opened on December 13, 2005. Staff received five bids and the results are listed below.

<u>CONTRACTOR</u>	<u>Base Bid</u>	<u>Total Bid</u>	<u>SBE%/ EBE % Total</u>
Olympic Land Construction	\$115,028.98	\$115,028.98	83.40
Hemington Landscape Services	\$117,944.56	\$117,944.56	24.00
Biundo Landscape Construction	\$119,500.00	\$119,500.00	91.00
Planned Environments, Inc.	\$123,509.91	\$123,509.91	91.60
Navarrete Landscaping, Inc.	\$136,338.00	\$136,338.00	85.00

The standard process for formal bidding that resulted from all competitive bids received being over \$100,000 will definitely delay the development of Manuel Silva Park, risk the partnership with the Downtown Rotary Club and their commitment to the park project, as well as the cost increases which come from any delays. Olympic Land Construction was the responsible, low bidder with the base bid and additive alternate bid of \$115,028.98. Based on the received bids and the best interests of the City, Staff is recommending to Council that City Council suspend competitive bidding by a two-thirds vote per City code 3.60.170.

**Financial Considerations:**

There is adequate funding in CIP LX12 to fund the base bid of \$115,028.98 for this phase of construction. A total of \$181,587 was allocated to CIP LX12: \$80,000 from Sacramento Housing and Redevelopment Agency to pay for master planning, title fees, irrigation improvements, and a park sign; \$5,293 from the Citywide Landscape and Lighting Bond, Fund 282; and \$96,294 from Park Impact Fees, Fund 791.

There will be approximately \$25,600 per year in ongoing operational and maintenance costs, which includes \$19,200 per year in park maintenance, and \$6,400 per year for water and utility costs.

**Environmental Considerations:**


The Planning and Building Department, Environmental Planning Services, has determined that the project, as proposed, is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15312 of the CEQA Guidelines because the project involves the replacement of an existing facility where the new facility will be located on the same site as the facility being replaced and will have substantially the same purpose as the facility being replaced.

**Policy Considerations:**

Providing Parks and Recreation facilities is consistent with the City's strategic plan to enhance liveability in Sacramento's neighborhoods by expanding park and recreation facilities throughout the City.

**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 83%, Olympic Land Construction and their subcontractors are well above the meeting the City's required 20% ESBD rate.

Respectfully Submitted by:   
\_\_\_\_\_  
ROBERT G. OVERSTREET II  
Director of Parks and Recreation

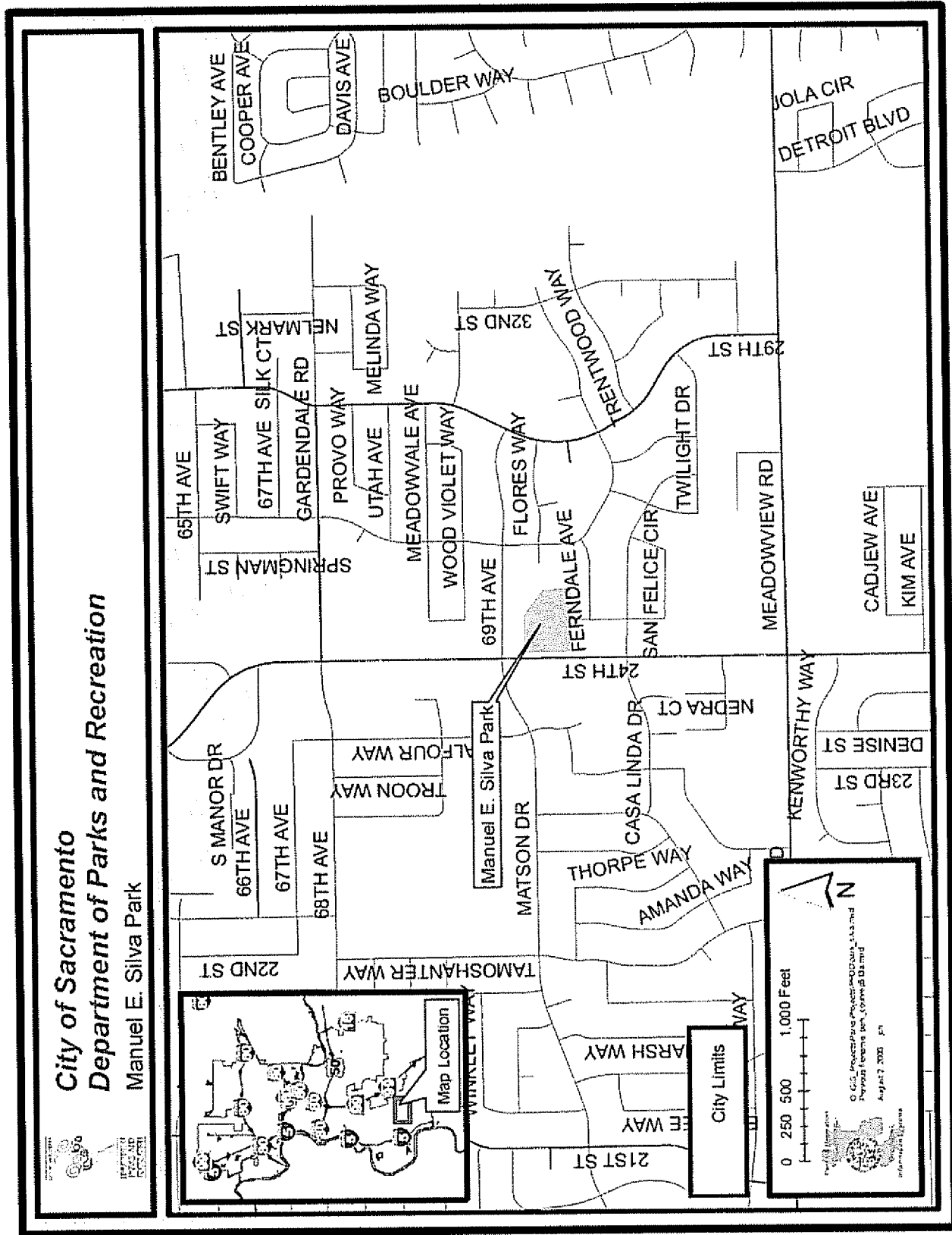
Recommendation Approved:

  
\_\_\_\_\_  
RAY KERRIDGE  
City Manager

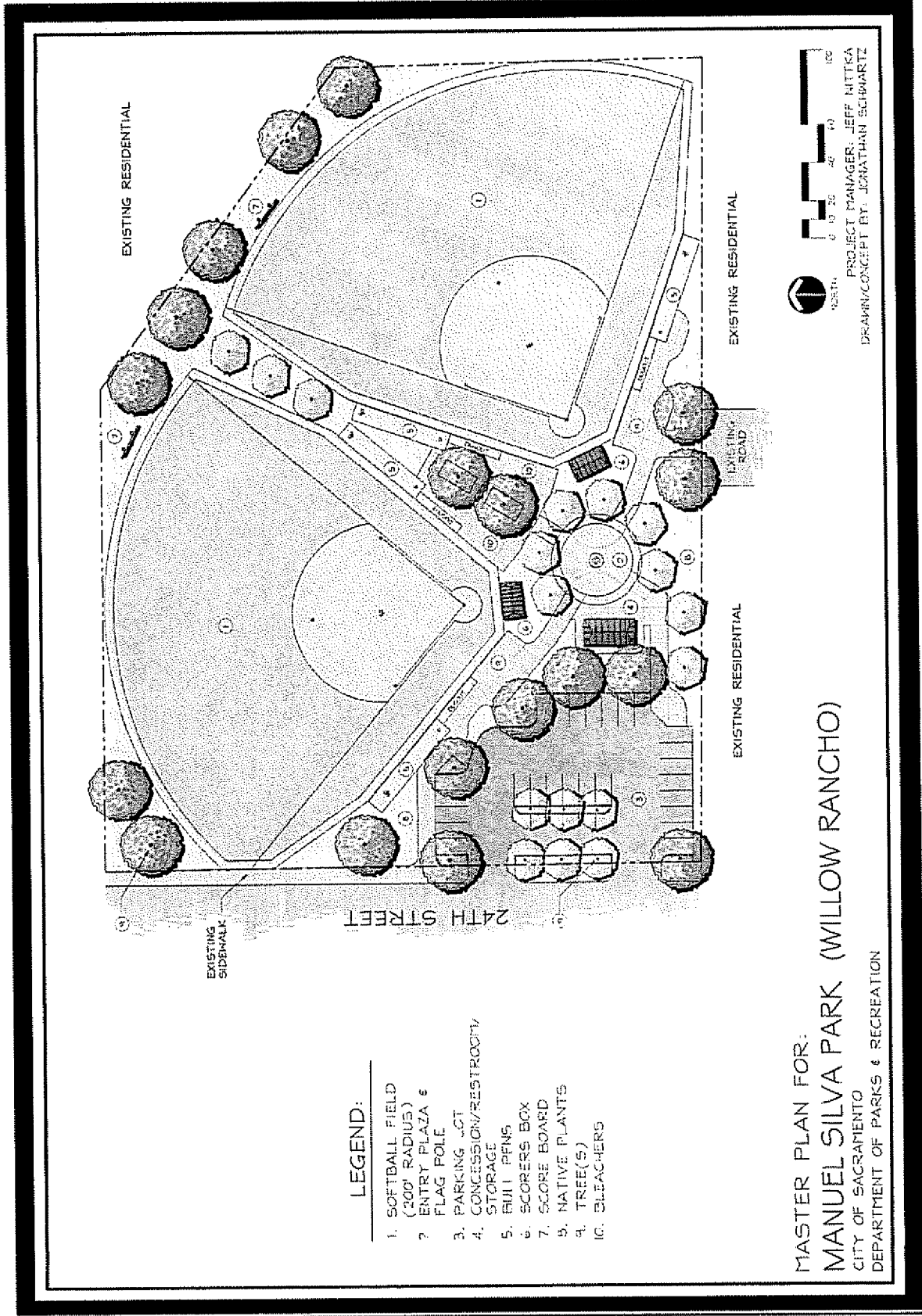
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Attachment 1 – Area Map



Attachment 2 – Manuel Silva Park Master Plan



**RESOLUTION NO. 2006-XXXX**

Adopted by the Sacramento City Council

March 7, 2006

**SUSPENDING COMPETITIVE BIDDING (REQUIRED TWO-THIRDS VOTE);  
ACCEPTING OLYMPIC LAND CONSTRUCTION AS THE RESPONSIBLE, LOW  
BIDDER WITH THE BASE BID OF \$115,028.98; AND AWARDING A  
CONSTRUCTION CONTRACT OF \$115,028.98 TO OLYMPIC LAND  
CONSTRUCTION FOR THE CONSTRUCTION OF MANUEL SILVA PARK, PHASE I,  
CIP LX12**

**BACKGROUND:**

- A. On June 3, 2003, Council approved the donation agreement between the Silva Family and the City for the "Willow Rancho Little League" Site, approved the name change of the park to "Manuel Silva Park," and authorized the City Manager and City Attorney to obtain clear title of the property.
- B. The City Council approved the Master Plan on November 15, 2005.
- C. Adequate funds remain in CIP LX12 to develop Phase I of the park and award a construction contract.
- D. The engineer's estimate for this project was \$85,000; therefore the project was not posted as a formal contract. Since all bids were over \$100,000, in order to award the contract, it will be necessary to suspend competitive bidding.
- E. The standard process for formal bidding that resulted from all competitive bids received being over \$100,000 will definitely delay the development of Manuel Silva Park, risk the partnership with the Downtown Rotary Club and their commitment to the park project, as well as the cost increases which come from any delays. Olympic Land Construction was the responsible, low bidder with the base bid and additive alternate bid of \$115,028.98.

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

- Section 1. The Council finds that it is in the best interest of the City to suspend competitive bidding for the reasons set forth above and in the staff report, and the Council suspends competitive bidding.



Construction Contract for Manuel Silva Park, Phase I, CIP LX12    March 7, 2006

Section 2.    Accepts Olympic Land Construction as the responsible, low bidder with the base bid of \$115,028.98.

Section 3.    Awards a construction contract of \$115,028.98 to Olympic Land Construction for the construction of Manuel Silva Park, Phase I, CIP LX12.

# Sacramento City Council Agenda Item- Transmittal Form

This cover sheet must be completed and attached to the front of your City Council Agenda Item

**MEETING DATE:** March 7, 2006

2:00 p.m.     7:00 p.m.

**Subject:** Agreement: Development of Manuel Silva Park, Phase I, CIP LX12

Type of Report: (check below)

Time Needed: Not Applicable

Controversial?:  Yes     No

<input type="checkbox"/> Administrative Matters	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> Information
<input type="checkbox"/> Special Presentation	Noticing completed: _____	<input type="checkbox"/> SHRA
<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Staff	<input type="checkbox"/> Regional

Special Requirements: (check below)

<input type="checkbox"/> Majority Vote	<input type="checkbox"/> Color Inserts (30 sets)
<input checked="" type="checkbox"/> 2/3 Vote	<input type="checkbox"/> VHS-DVD Presentation
<input type="checkbox"/> Suspend Competitive Bidding	<input type="checkbox"/> PowerPoint Presentation
<input type="checkbox"/> Other	<input type="checkbox"/> Supplemental Material [On File in Clerks Office]

## Report Review

<b>Fiscal Impact:</b>		<b>Policy Issues:</b>	
<input type="checkbox"/> Budget Change?	<i>Kim 8367</i>	<input type="checkbox"/> Emerging Small Business Development Issues: (ESBD)	
<input type="checkbox"/> General Fund		<input type="checkbox"/> Environmental Issues:	
<input type="checkbox"/> Other Fund		<input type="checkbox"/> Legal Issues:	
<input type="checkbox"/> Fund Number(s)		<input type="checkbox"/> Other:	
<input type="checkbox"/> Change FTE?			
<input type="checkbox"/> Contract Approval?    Amt: \$			
<input type="checkbox"/> Change Order?    Amt: \$			
<input checked="" type="checkbox"/> Agreement?    Amt: \$115,028.98			
<input type="checkbox"/> Supplement?    Amt: \$			
		<b>Budget Office Review</b>	
		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Resolution
		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Budget Impact
		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	EB/RB Needed

**Budget Office Comments:**

*PPB 3/2/06*

**Other Comments:** Revised from previous week's agenda per Clerk's office.

<b>Department:</b>	Parks & Recreation	<b>Division:</b>	Park Planning, Design & Development
<b>Report Author/Contact:</b>	Kim Swaback	<b>Phone:</b>	808-8367
<b>Report Coordinator:</b>	Janet Baker	<b>Phone:</b>	808-8234