



REPORT TO COUNCIL

City of Sacramento

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

CONSENT
February 2, 2010

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

Title: Contract: McKinley Park Tennis Court Improvements Project (L19137101)

Location/Council District: 601 Alhambra Boulevard / Council District 3

Recommendation: Adopt a **Resolution:** 1) approving the contract specifications for the project and awarding the contract to Western Engineering for an amount not to exceed \$209,800; 2) appropriating \$150,000 in Park Development Impact Fees (PIF) from Planning Area 1 to the project; 3) transferring \$100,000 in City Landscape and Lighting District Funds (Fund 2232) from the project to Glenn Hall Park Crime Prevention Through Environmental Design (CPTED) Improvements (L19210000); 4) transferring \$50,000 in General Funds from Cell Tower revenues (Fund 1001) from the project to Glenn Hall Park CPTED Improvements (L19210000); and 4) authorizing the City Manager to execute the contract for the project in an amount not to exceed \$209,800.

Contact: Dennis Day, Associate Landscape Architect, 808-7633; J.P. Tindell, Park Planning & Development Manager, 808-1955

Presenters: Not applicable

Department: Parks and Recreation

Division: Park Planning & Development Services

Organization No: 19001121

Description/Analysis

Issue: McKinley Park is an existing 31.94-acre community park located at 601 Alhambra Boulevard in East Sacramento. Staff is seeking approval to award a contract to construct tennis court improvements in the park. The formal bid process for McKinley Park Tennis Court Improvements has been completed and a bidder has been selected based on the qualifications set forth by the City.

To utilize available Park Development Impact Fees (PIF) from Planning Area 1, staff is requesting that City Council appropriate \$150,000 in Park Development Impact Fees (PIF) to the McKinley Park Tennis Court Improvements (L19137101) project. With the appropriation of those funds, \$100,000 in Landscape and Lighting Funds (L&L) and \$50,000 in General Funds from Cell Tower revenues are requested to be transferred from the McKinley Park Tennis Court Improvements (L19137101) project to the Glenn Hall Park Crime Prevention Through Environmental Design (CPTED) Improvements (L19210000) project.

Both McKinley Park and Glenn Hall Park are in Council District 3. The transfer of L&L and Cell Tower funding from McKinley Park to Glenn Hall Park will allow the restroom improvements to be constructed utilizing funding sources appropriate for facility improvements. Facility improvements are not an allowable expenditure of PIF.

A summary of the project history is included as Attachment 1 (page 6) and a location map is included as Attachment 2 (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.

Utilizing PIF funds is consistent with City Code Section 18.44.160 as these funds will be used within the planning area from where development fees are generated and are for the construction of park facilities.

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 for Parks and Recreation (CAC) supported the McKinley Park Master Plan Amendment on January 13, 2004.

Environmental Considerations:

California Environmental Quality Act (CEQA): The proposed project has been determined to be exempt from the provisions of the CEQA pursuant to the following sections of the CEQA Guidelines (Title 14 Cal. Code Reg. §

15000 et seq.): Section 15301 (minor alterations to existing public structures involving negligible expansion of use beyond that existing at the time of the lead agency's determination) and Section 15302 (replacement or reconstruction of existing facilities involving negligible or no expansion of capacity).

Sustainability Considerations: The McKinley Park Tennis Courts Improvements project has been reviewed for consistency with the goals, policies and targets of the City's Sustainability Master Plan (SMP), the Parks and Recreation Sustainability Plan (PRSP), and the 2030 General Plan. The renovation of this park will advance these plans' goals, policies, and targets by reducing air pollution, reducing water consumption, and/or expanding park and recreation opportunities.

This park renovation is also consistent with sustainable design and development and will increase the comfort, health and safety of park visitors.

Rationale for Recommendation: The formal bidding process for the McKinley Park Tennis Court 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 December 9, 2009. The staff/engineer's estimate for the total base bid on this project was \$226,000. Staff received eleven bids and the results are listed below.

NO.	CONTRACTOR	Base Bid	ADDITIVE #1	Add 1 + Base	SBE %
1	WESTERN ENGINEERING	\$207,000.00	\$2,800.00	\$209,800.00	21.1
2	SIERRA ASPHALT	\$209,140.00	\$2,100.00	\$211,240.00	65.3
3	JAMES RIOLO PAVING	\$210,000.00	\$1,820.00	\$211,820.00	83.4
4	SAVIANO COMPANY	\$209,000.00	\$3,000.00	\$212,000.00	0.0
5	MARTIN GENERAL ENGINEERING	\$212,750.00	\$2,016.00	\$214,766.00	74.6
6	BIONDI PAVING	\$213,626.00	\$2,114.00	\$215,740.00	65.5
7	GATEWAY LANDSCAPE	\$227,400.00	\$4,200.00	\$231,600.00	52.1
8	BLACKROCK PAVING	\$246,085.00	\$3,094.00	\$249,179.00	59.8
9	SUNRISE EXCAVATING	\$250,935.00	\$6,090.00	\$257,025.00	83.3
10	LUCAF ENTERPRISES	\$256,550.00	\$4,200.00	\$260,750.00	71.7
11	A. TEICHERT & SON	\$262,262.00	\$6,230.00	\$268,492.00	30.1

Pursuant to City Code Section 3.60.020, it was determined that Western Engineering had the lowest, responsible total base bid. The project award will be

for the total base bid plus additive alternate #1 (tennis court wing fences) in an amount not to exceed \$209,800.

The McKinley Park Master Plan shows the existing eight tennis courts in the north east quadrant of the park (Attachment 3, page 8). The project includes reconstructing the existing eight tennis courts with asphalt pavement removal, tennis court asphalt overlay, and tennis court color coat surfacing; modifying the fencing and access gates for accessibility; and installing a new tennis court ball wall.

Both McKinley Park and Glenn Hall Park are in Council District 3. The transfer of L&L and Cell Tower funding from McKinley Park to Glenn Hall Park will allow the restroom improvements to be constructed utilizing funding sources appropriate for facility improvements. Facility improvements are not an allowable expenditure of Park Development Impact Fees.

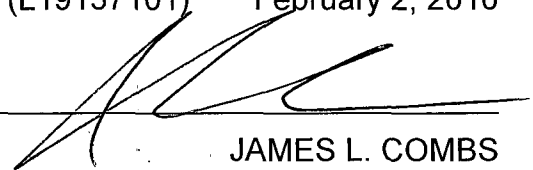
Financial Considerations: There are sufficient funds in the project (L19137101) to award the construction contract. Funding for this project came from Landscape and Lighting Fund (\$100,000), General Fund (\$79,000), Quimby Act Fund Planning Area 1 (\$30,000), Park Development Fund Planning Area 1 (\$26,000), Community Fund Raising (\$10,000) and United States Tennis Association Grant (\$35,000).

In order to utilize available PIF (Fund 3204) in Planning Area 1, staff recommends appropriating \$150,000 in PIF from Planning Area 1 to the McKinley Park Tennis Court Improvements Project (L19137101); transferring \$100,000 in City Landscape and Lighting District Funds (Fund 2232) from the McKinley Park Tennis Court Improvements Project to the Glenn Hall Park Crime Prevention Through Environmental Design (CPTED) Improvements Project (L19210000); and transferring \$50,000 in General Funds from Cell Tower revenues (Fund 1001) from the McKinley Park Tennis Court Improvements Project to the Glenn Hall Park CPTED Improvements Project (L19210000).

Funding for maintenance at McKinley Park is approved in the existing operating budget.

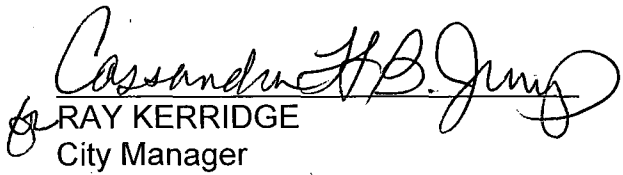
Emerging Small Business Development (ESBD): The selection of consultants and contractors for this project followed City established guidelines for inclusion of ESBD firms. At an SBE/EBE percentage total of 21.1% (SBE percentage is based on the base bid only), Western Engineering and its subcontractors are above meeting the City's required 20% ESBD rate. Saviano Company bid is deemed non-responsive for not meeting the City's required 20% ESBD minimum.

Respectfully Submitted by:



JAMES L. COMBS
Director, Parks and Recreation

Recommendation Approved:



RAY KERRIDGE
City Manager

Table of Contents:

Report	pg. 1
Attachments	
1 Background Information	pg. 6
2 McKinley Park Location Map	pg. 7
3 McKinley Park Master Plan	pg. 8
4 Resolution	pg. 9

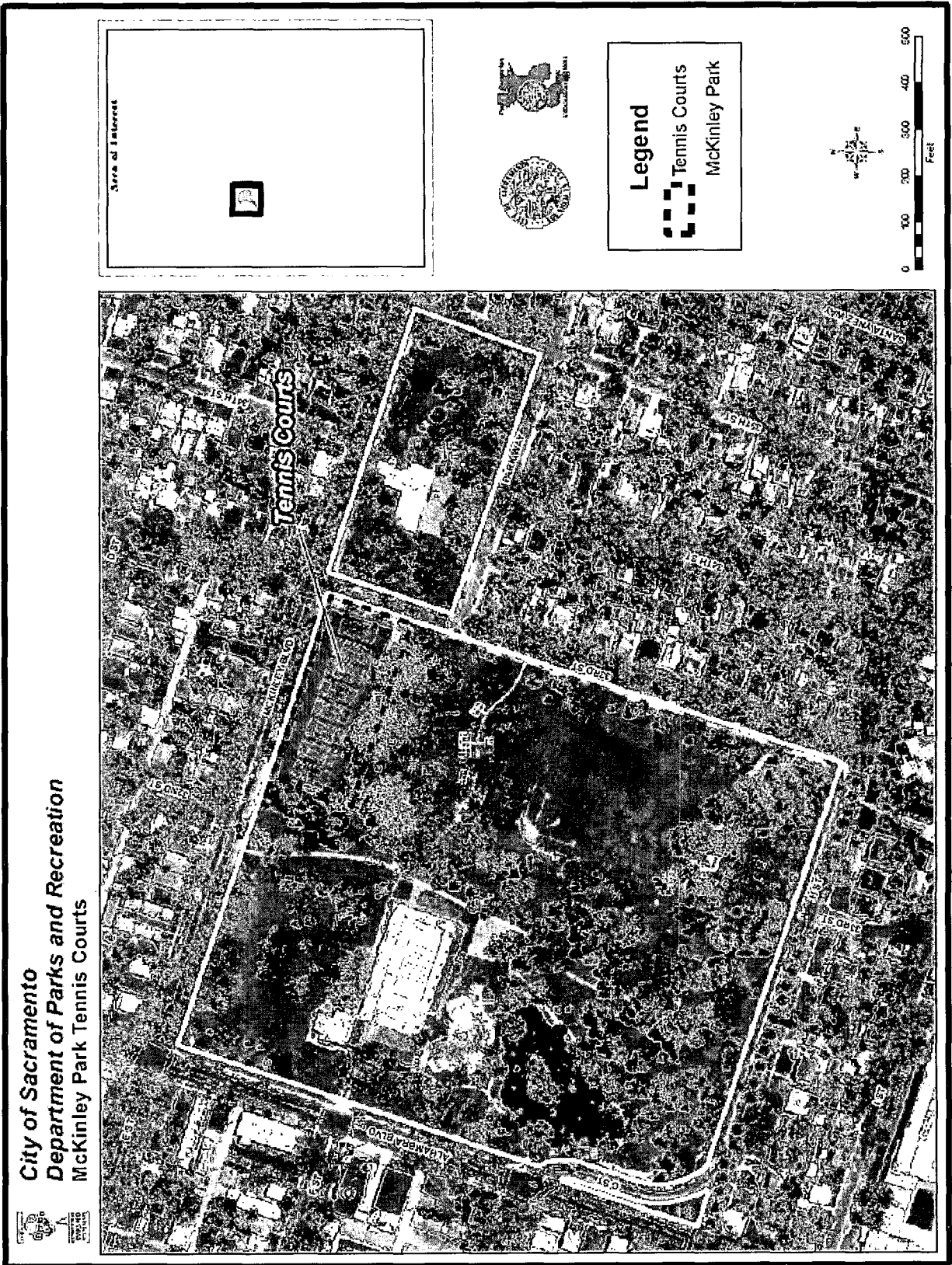
Attachment 1

Background Information

McKinley Park is a 31.94-acre community park located at 601 Alhambra Boulevard in East Sacramento. The McKinley Park Tennis Court Improvement project consists of renovating the eight existing tennis courts in the north east quadrant of the park. The project includes reconstructing the existing eight tennis courts, modifying the fencing and access gates for accessibility and installing a new tennis court ball wall.

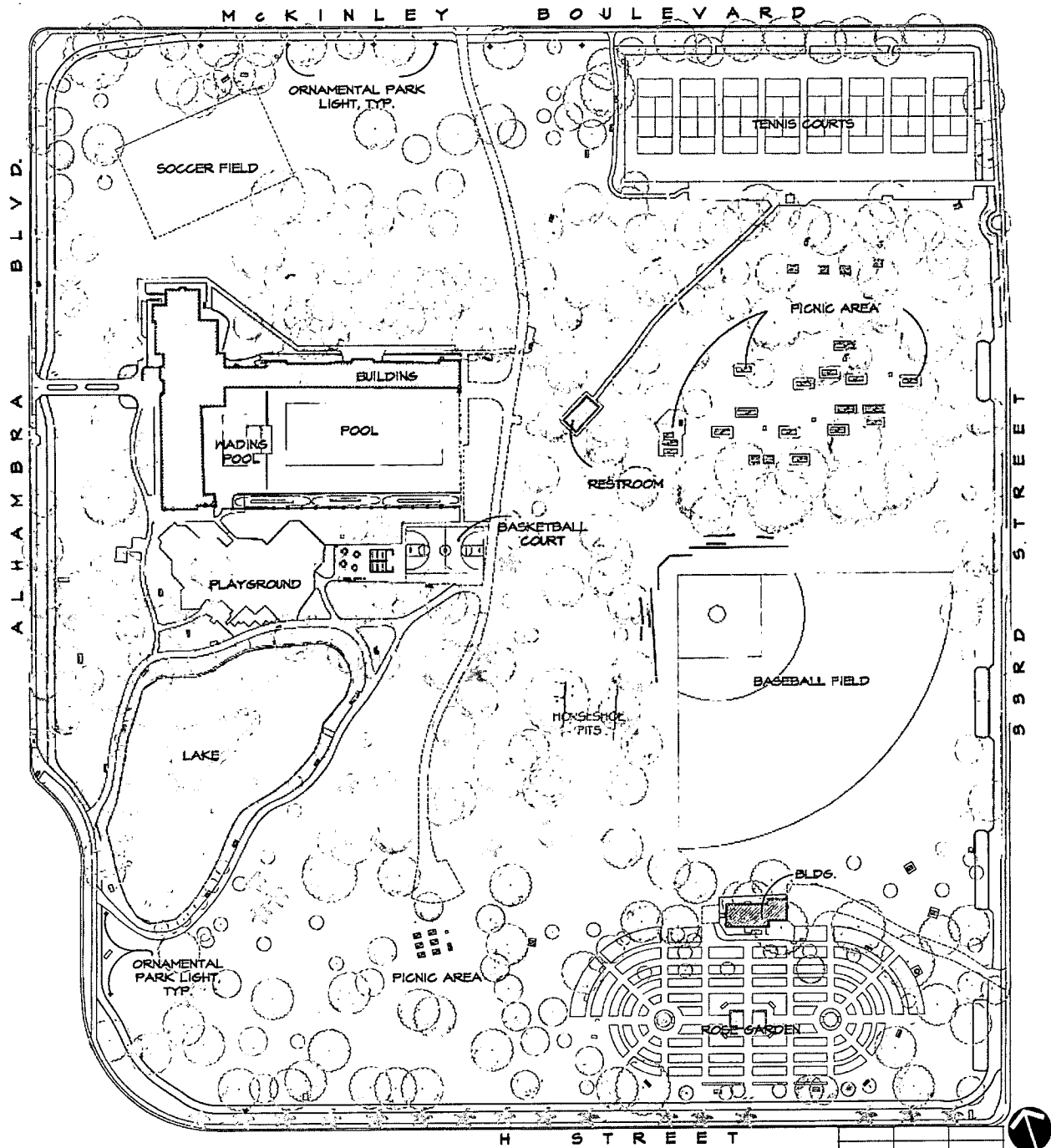
This project was part of the 2008-2013 Capital Improvement Program which was reviewed and approved by City Council. Staff obtained a United States Tennis Association grant for \$35,000 to fund a portion of the tennis court improvement project and the community tennis enthusiasts held several tennis tournaments this past year to provide \$10,000 toward funding the tennis court improvement project.

Attachment 2



Attachment 3

Master Plan for
McKinley Park 31.9 acres
City of Sacramento



R2004-071 Feb. 3, 2004

RESOLUTION NO. 2010-

Adopted by the Sacramento City Council

February 2, 2010

**CONTRACT: MCKINLEY PARK TENNIS COURT IMPROVEMENTS PROJECT
(L19137101)**

BACKGROUND

- A. McKinley Park is an existing 31.94-acre community park located at 601 Alhambra Boulevard in East Sacramento.
- B. The Citizen's Advisory Committee for Parks and Recreation (CAC) supported the McKinley Park Master Plan Amendment on January 13, 2004.
- 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 McKinley Park Tennis Court Improvements 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 total bid of \$209,800.
- F. There are sufficient funds in (L19137101) to award this contract.
- G. There are adequate funds in PIF, Fund 3204, for augmentation to L19137101. Utilizing PIF funds is consistent with City Code Section 18.44.160 as these funds will be used within the planning area where development fees are generated and are for the construction of park facilities.
- H. The Glenn Hall Park Crime Prevention Through Environmental Design (CPTED) Improvements project requires additional funding to construct the recommended safety improvements.
- I. Glenn Hall Park and McKinley Park are in Council District 3.

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

- Section 1. The contract specifications for McKinley Park Tennis Court Improvements (L19137101) are approved and the contract is awarded to Western Engineering for an amount not to exceed \$209,800.

- Section 2. That \$150,000 in Park Development Impact Fees (PIF) (Fund 3204) from Planning Area 1 is appropriated to the McKinley Park Tennis Court Improvements Project (L19137101).
- Section 3. That \$100,000 in City Landscape and Lighting District Funds (Fund 2232) is transferred from the McKinley Park Tennis Court Improvements Project (L19137101) to the Glenn Hall Park Crime Prevention Through Environmental Design (CPTED) Improvements Project (L19210000).
- Section 4. That \$50,000 in General Funds from Cell Tower revenues (Fund 1001) is transferred from the McKinley Park Tennis Court Improvements Project (L19137101) to the Glenn Hall Park Crime Prevention Through Environmental Design (CPTED) Improvements Project (L19210000).
- Section 5. The City Manager is authorized to execute the contract with Western Engineering for the McKinley Park Tennis Court Improvements Project (L19137101) in an amount not to exceed \$209,800.