



# REPORT TO COUNCIL

## City of Sacramento

915 I Street, Sacramento, CA 95814-2671  
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Consent  
**November 22, 2005**

Honorable Mayor and  
Members of the City Council

**Subject:** Agreement: Approve a Transfer of \$585,000 from Quimby Act Fund to CIP LS87; Accept the Responsible Low Bidder; and Award a Construction Contract for Tanzanite Community Park, CIP LS87.

**Location/Council District:** 2220 Tanzanite Avenue, Sacramento  
Council District 1

**Recommendation:** Adopt a Resolution: 1) approving a transfer of \$585,000 of Quimby Act Fund 710; 2) accepting the responsible, low bid; and 3) awarding a construction contract to Gold Valley Construction in the amount of \$1,997,263.60 for the Phase 2 construction of Tanzanite Community Park, CIP LS87.

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

**Presenters:** None

**Department:** Parks & Recreation

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

**Organization No:** 4727

### **Summary:**

Tanzanite Community Park is a 35-acre park located at 2220 Tanzanite Avenue in North Natomas. Staff recommends that the City Council adopt a resolution approving a transfer of Quimby Act Fund 710 to CIP LS87, accepting the responsible, low bidder (Gold Valley Construction), and awarding them a construction contract for the base bid in the amount of \$1,997,263.60. This contract will be for Phase 2 construction only.



**Committee/Commission Action:**

The Citizen's Advisory Committee (CAC) for Parks and Recreation reviewed and approved the master plan for Tanzanite Community Park at its February 4, 2003 meeting.

**Background Information:**

Tanzanite Community Park is a 35-acre community park located at Innovator Drive and Tanzanite Drive in North Natomas (Attachment 1). Tanzanite Community Park (Attachment 2) is a joint-use park and detention basin.

Phase 2 will consist of developing 10-acres of basic landscaping and will include a regulation soccer field, baseball field, skate park, dog park, parking lot, restroom, walkways, bikeway, and site furniture.

The City's estimate for Phase 2 construction was \$2,229,827. Bids were received on October 19, 2005, from six bidders. Additive alternates one through eight (trees, restroom, drinking fountain, picnic table, single grill, bench with back, bench without back, and trash receptacle) were added to each of their base bid amounts. Additional additive alternates features may be added as future funding is identified.

Bids were received on October 19, 2005, and the bids are summarized as follows:

<u>CONTRACTOR</u>	<u>Base Bid</u>	<u>Additive Alternates 1-14</u>	<u>Total Bid</u>	<u>SBE%/ EBE % Total</u>
Gold Valley Construction	\$1,872,239.00	\$166,419.00	\$2,038,658.00	77.6
ValleyCrest Landscape Dev.	\$1,908,754.25	\$175,611.00	\$2,084,365.25	37.7
Goodland Landscape Constr.	\$1,915,496.70	\$211,095.40	\$2,126,592.10	50.2
Olympic Land Development	\$1,979,850.15	\$168,615.00	\$2,148,465.15	71.0
Ad Land Venture	\$1,946,311.00	\$211,077.00	\$2,157,388.00	0.0
Lamon Construction Co.	\$2,552,069.00	\$246,440.00	\$2,798,509.00	32.5

				GOLD VALLEY CONSTRUCTION	
	BASE BID ITEMS	Est. Quantity	Unit	Unit Price	Total
TANZANITE PARK PHASE 2					
<i>BASE BID SUBTOTAL</i>					<i>\$1,872,238.60</i>
Bid No.	Additive Alternative Bid Items				
A1	Trees (Installation Only)	1	LS	\$14,500.00	\$14,500.00
A2	Restroom	1	LS	\$81,000.00	\$81,000.00
A3	Drinking Fountain	3	EA	\$5,500.00	\$16,500.00
A4	8' Picnic Table	2	EA	\$1,400.00	\$2,800.00
A5	Single Grill	1	EA	\$500.00	\$500.00
A6	8' Bench w/ Back	4	EA	\$725.00	\$2,900.00
A7	8' Bench without Back	3	EA	\$520.00	\$1,560.00
A8	Trash Receptacle	9	EA	\$585.00	\$5,265.00
<i>SUBTOTAL FOR ALTERNATES 1-8</i>					<i>\$125,025.00</i>
<b>TOTAL BASE &amp; ALTERNATES 1-8 (Amount to be Awarded)</b>					<b>\$1,997,263.60</b>

Gold Valley Construction was the responsible, low bidder for the base bid and the aforementioned additive alternates. Staff recommends that Council approves awarding Gold Valley Construction \$1,997,263.60 for the base bid and additive alternate items identified as A1 – A8 in the bid proposal.

**Financial Considerations:**

To fund the base bid and additive alternates identified for this phase of construction, staff requests a transfer of \$585,000 from Quimby Act Fund into CIP LS87 to cover construction and all anticipated remaining city costs associated with the completion of the Tanzanite Park Phase 2 construction. A new development has been approved in this neighborhood which is resulting in significant Park Impact Fees and Quimby Act Fund to cover this request for transfer of funds.

Tanzanite Community Park is a joint-use park and detention basin. Park maintenance will be partially funded by the Community Facilities District for Park Maintenance (CFD) in the Natomas Crossing Village 20 Subdivision No. P96-082. However, CFD revenue is estimated to be approximately \$2,100 per year, based on the 44 single-family units assessed annually at \$48 per unit. The Detention portion of the park (within the 100-year flood plain) will be maintained by the Department of Utilities under the current agreement between Utilities and the Department of Parks and Recreation. Unless there is additional funding for maintenance, citywide park maintenance service levels will be

reduced to accommodate this unfunded maintenance responsibility. Phase 2 yearly maintenance costs will be approximately \$80,000.

**Environmental Considerations:**

There are no environmental considerations associated with the award of the Phase 2 construction contract and associated fund transfers. City Council approved the Negative Declaration and Mitigation Reporting Program for Phase 1 of Tanzanite Community Park at its September 9, 2003 meeting. Phase 2 environmental report is the same as Phase 1. The Phase 2 Additional Soil Characterization Assessment was completed August 15, 2003. There were no issues at that time with soil contamination.


**Policy Considerations:**

Providing Parks and Recreation facilities is consistent with the City's strategic plan to achieve sustainability and liveability and to expand economic development throughout the City.

**Emerging Small Business Development (ESBD):**

The selection of Landscape Architect consultants and contractors for this project follow City established guidelines for inclusion of ESBD firm.

Respectfully Submitted by:   
Janet Baker, Park Development Manager

Approved by:   
ROBERT G. OVERSTREET II  
Director of Parks & Recreation

Recommendation Approved:


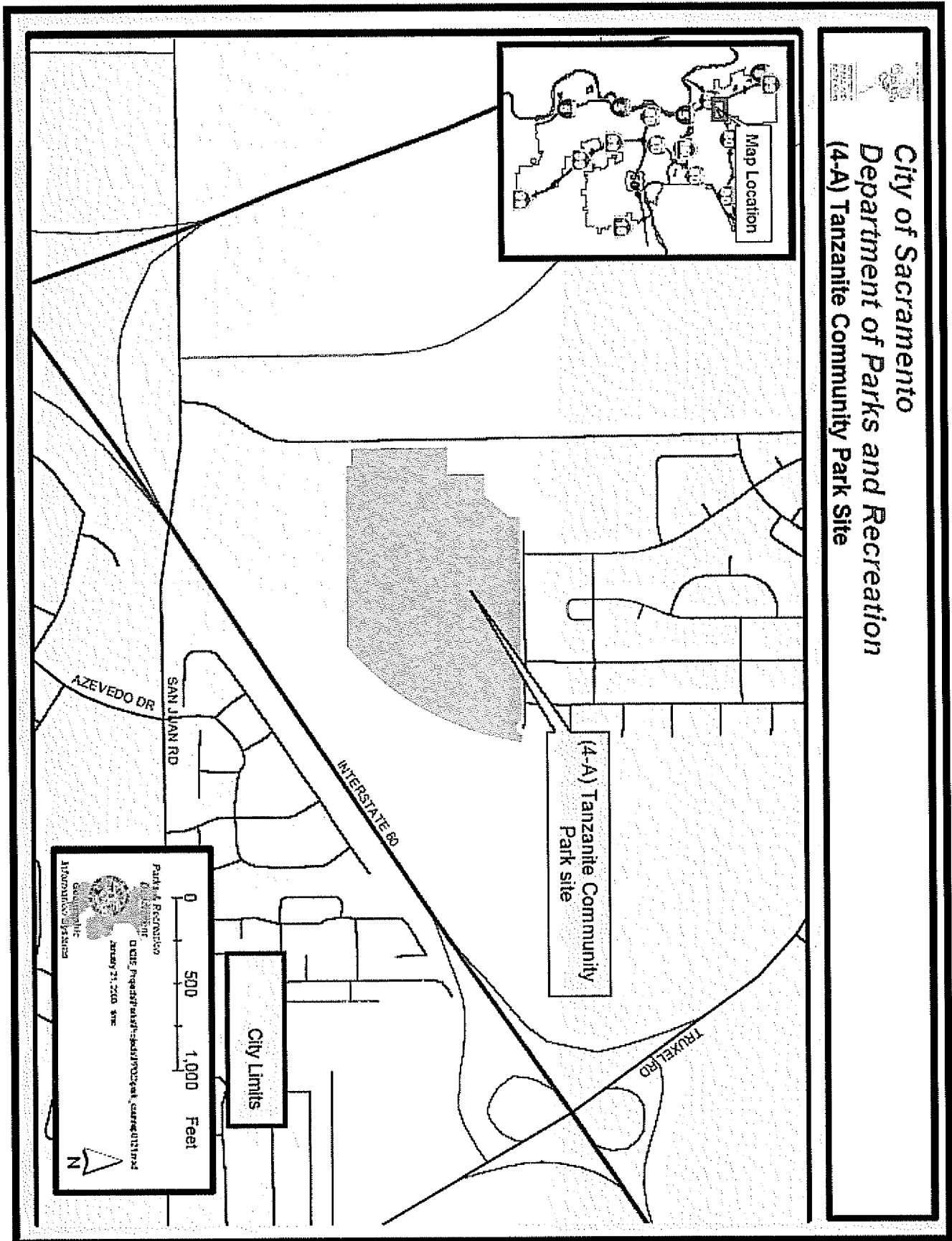
  
ROBERT P. THOMAS  
City Manager

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Attachment 2 – Area Map



**RESOLUTION NO. 2005-XXXX**

Adopted by the Sacramento City Council

November 22, 2005

**APPROVE A TRANSFER OF \$585,000 FROM PARK IMPACT FEE TO CIP LS87 AND AWARD A CONSTRUCTION CONTRACT TO GOLD VALLEY CONSTRUCTION IN THE AMOUNT OF \$1,997,263.60 FOR THE PHASE 2 CONSTRUCTION OF TANZANITE COMMUNITY PARK, CIP LS87.**

**BACKGROUND:**

- A. On February 1, 2005, the City Council approved the park name, master plan, and the consideration of the Northpointe Park Planned Unit Development Mitigated Negative Declaration as amended by the Addendum.
- B. This project was re-bid on October 19, 2005. To cover construction and all anticipated remaining city costs associated with the completion of the Tanzanite Park Phase 2 construction, additional funds are required.

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

- Section 1. Approve a Transfer of \$585,000 from Quimby Act Fund 710 to Tanzanite Community Park, CIP LS87.
- Section 2. Accept Gold Valley Construction as the responsible, low bidder with the base bid and additive alternates of \$1,997,263.60.
- Section 3. Award Gold Valley Construction a construction contract of \$1,997,263.60 for the Phase 2 construction of Tanzanite Community Park, CIP LS87.