



REPORT TO COUNCIL

City of Sacramento

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

CONSENT
June 1, 2010

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

Title: Contract: Sutter's Landing Park Area 1 Phase 2 (L19167000)

Location/Council District: 20 28th Street / Council District 3

Recommendation: Adopt a **Resolution** approving the contract plans and specifications for Sutter's Landing Park Area 1 Phase 2, and awarding the contract to Hemington Landscape Services for park development in an amount not to exceed \$751,585.

Contact: Roy Tatman, Associate Landscape Architect, 808-5326
J.P. Tindell, Park Planning and Development Manager, 808-1955

Presenters: Not applicable

Department: Parks and Recreation

Division: Park Planning & Development Services

Organization No: 19001121

Description/Analysis

Issue: Sutter's Landing Park is a 163.18-acre regional park, located in the Central City. Staff is requesting City Council award a contract in order to develop Area 1 Phase 2 of the park. The formal bid process for this project has been completed and a 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) and a location map is included as Attachment 2 (page 6).

Policy Considerations: Sacramento City Code Chapter 3.60 identifies the general guidelines for complete 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.

This is also part of the Park Development Process for park planning as stated in the *2005-2010 Parks and Recreation Master Plan*.

Committee/Commission Action: The original Master Plan for Sutter's Landing Park was developed in 1995. In 2003, the Master Plan was updated and supported by the Parks & Recreation Citizens Advisory Committee. On November 3, 2005, the Parks and Recreation Commission (PRC) reviewed and supported the expanded vision for Sutter's Landing Park Master Plan to include regional destination attractions and the addition of "Retain, or replace with equal size, an onsite covered skate park as a regional destination".

Environmental Considerations:

California Environmental Quality Act (CEQA): On September 9, 2008, the City Council approved the Mitigated Negative Declaration and adopted the Mitigated Monitoring Plan for the Sutter's Landing Regional Park Interim Improvements Project with Resolution 2008-622. The Sutter's Landing Regional Park Area 1 Phase 2 project components were evaluated within the Sutter's Landing Regional Park Interim Improvements Project (CIP#LS13). The Mitigated Negative Declaration document was distributed through the State Clearinghouse and made available for public review during the period of July 3, 2008 through August 2, 2008. Awarding the construction contract will not result in impacts over and above what has been previously evaluated.

Section 15162, subsection (a) of the CEQA Guidelines (Title 14 Cal. Code Reg. § 15000 et seq.) provides that a subsequent negative declaration need not be prepared unless subsequent changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available. As none of the conditions listed in Section 15162, subsection (a) exist, preparation of subsequent environmental documentation is not required.

A Mitigation Monitoring Plan was prepared for the mitigation measures identified in the adopted Negative Declaration. The City shall comply with the Mitigation Monitoring Plan when applicable to the proposed project.

Sustainability Considerations: The Sutter's Landing Park Area 1 Phase 2 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 development of

this park will advance these plans by reducing air pollution, reducing water consumption, and expanding recreation opportunities. This park renovation is also consistent with sustainable design and development standards now applied to all City park design.

Rationale for Recommendation: The formal bidding process for the Sutter's Landing Regional Park project was posted in accordance with Code 3.60 and Administrative Policy Instruction #4002. The project was posted and the bids were opened on April 21, 2010. The staff/engineer's estimate for this project was \$713,177. Staff received two bids and the results are listed below.

| CONTRACTOR | Base Bid | Additive Alternates (1-4) | Total Bid | SBE% / EBE% Total |
|------------------------------|-----------|---------------------------|-------------|-------------------|
| Hemington Landscape Services | \$726,361 | \$25,224 | \$751,585 | 55.2% |
| Parker Landscape Development | \$968,663 | \$59,576 | \$1,028,239 | 66.0% |

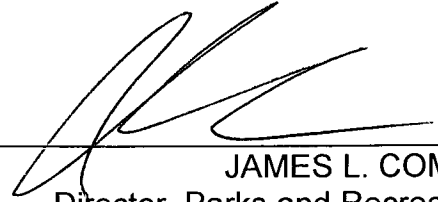
The project award will be for the base bid and all additive alternate(s) 1-4 (stamped asphalt paving, post and cable fencing, painting of flare stacks, and slurry sealing the parking lot) in an amount not to exceed \$751,585.00. The improvements to the park will consist of installing the following amenities: basketball courts, bocce ball courts with shade canopies, entry monuments, fencing, drinking fountain, paving, landscaping and irrigation. Pursuant to City Code Section 3.60.020, it was determined that Hemington Landscape Services had the lowest, responsible total bid.

Financial Considerations: There are sufficient funds in the project (L19167000) to award the contract in the amount of \$751,585.

Development of parks creates an ongoing cost for park maintenance and utilities based on the size of the park. Maintenance staffing for this park development has been provided for in the Department's approved 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 55.2% (SBE percentage is based on the base bid only), Hemington Landscape Services and its subcontractors are above meeting the City's required 20% ESBD rate.

Respectfully Submitted by:



JAMES L. COMBS
Director, Parks and Recreation

Recommendation Approved:



GUS VINA
Interim City Manager

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Attachment 1

Background Information

Sutter's Landing Park is a 163.18-acre regional park on the closed 28th Street City Landfill adjacent to the American River in the Central City Community Planning Area.

In August 1990, a "Feasibility Study for Sutter's Landing Regional Park Development" was prepared for the City. A preliminary master plan for the development of the park was then prepared, incorporating the study's findings and input from area residents and interest groups. The preliminary master plan proposed active recreation uses on the westerly most 48-acres of the site, including such uses as a court complex (tennis, basketball, volleyball, horseshoes), a children's play area, skateboard park, a concession building (sports pro-shop, café/snack bar and restrooms), a public parking lot, an interpretive center building, a bicycle trail, river access, and a park maintenance facility. The master plan further proposed informal, passive recreation use of the more recently filled and capped area east of 28th Street, including informal open space/grasslands with trails and viewing points. Of the remaining area, the non-filled acreage immediately adjacent to the river was proposed to be maintained as a riparian habitat.

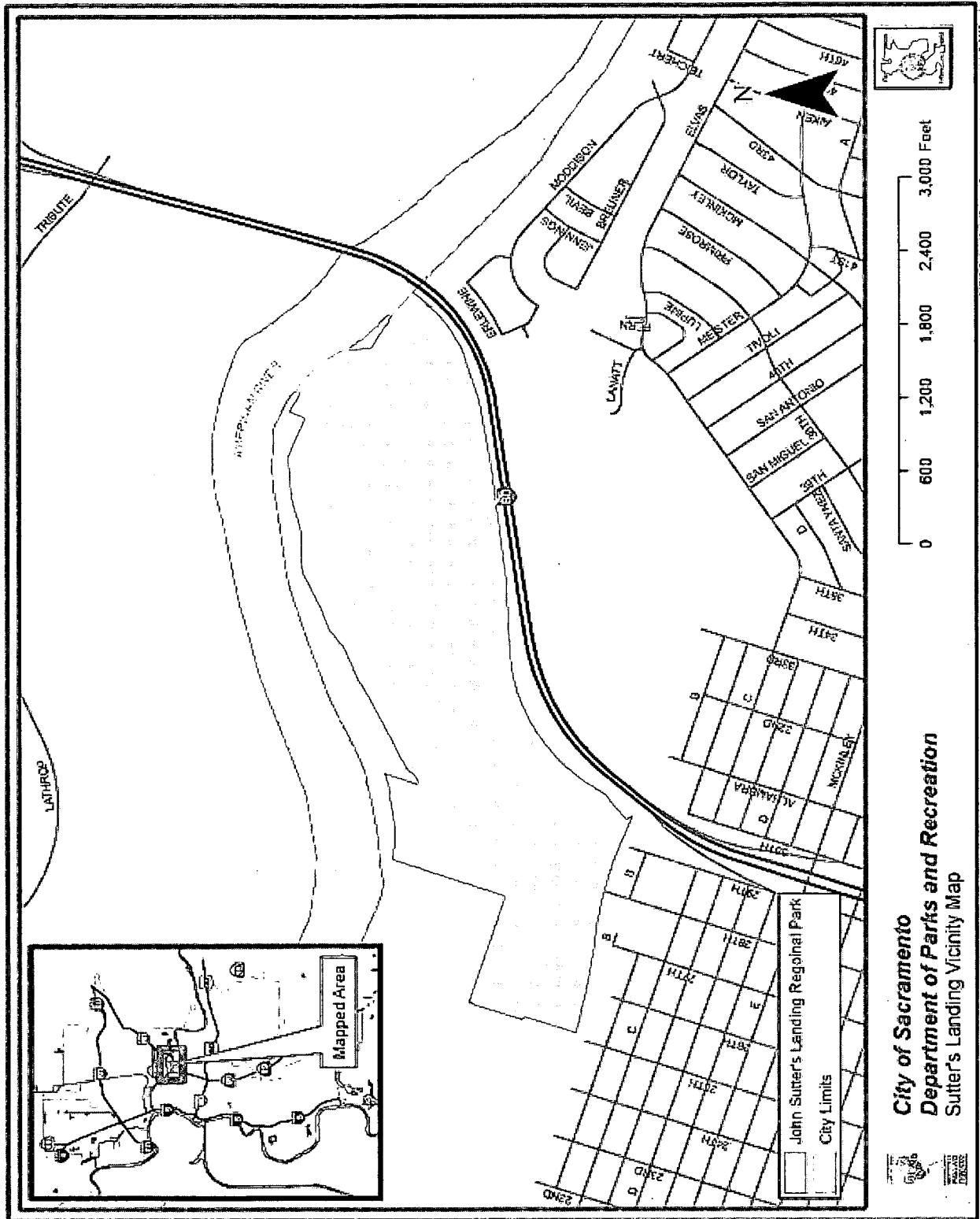
Community outreach meetings began in 2002 with a series of public meetings conducted by the Department as a first step to update the 1995 Sutter's Landing Park Master Plan. From these meetings, staff compiled a list of recreational elements requested by the public. Phase I of the park development was completed in August 2002; it included trees planted in containers along the entrance roadway to the park, a bicycle trail to the river, a trail head "entrance" to the park, a small stage area, and a portable skateboard park facility in the landfill Baler Building. A final community meeting for the master plan update was held on October 8, 2003. On December 9, 2003, the City Council approved the revision of the 1995 Sutter's Landing Park Master Plan.

In February 2005, Callander Associates completed a "Feasibility Report for Sutter's Landing Regional Park" for the City that concluded that any park improvement is feasible on this site at this time as long as additional, more costly design features can be constructed.

On November 3, 2005, the Parks and Recreation Commission recommended supporting the expanded vision for Sutter's Landing Park Master Plan to include regional destination attractions with the further addition of "Retain, or replace with equal size, an onsite covered skate park as a regional destination". On March 7, 2006, City Council approved the Sutter's Landing Park Master Plan update.

The development of Sutter's Landing Park Area 1 Phase 1 included the large and small dog parks, along with the river access trail, was completed in June 2009.

Attachment 2






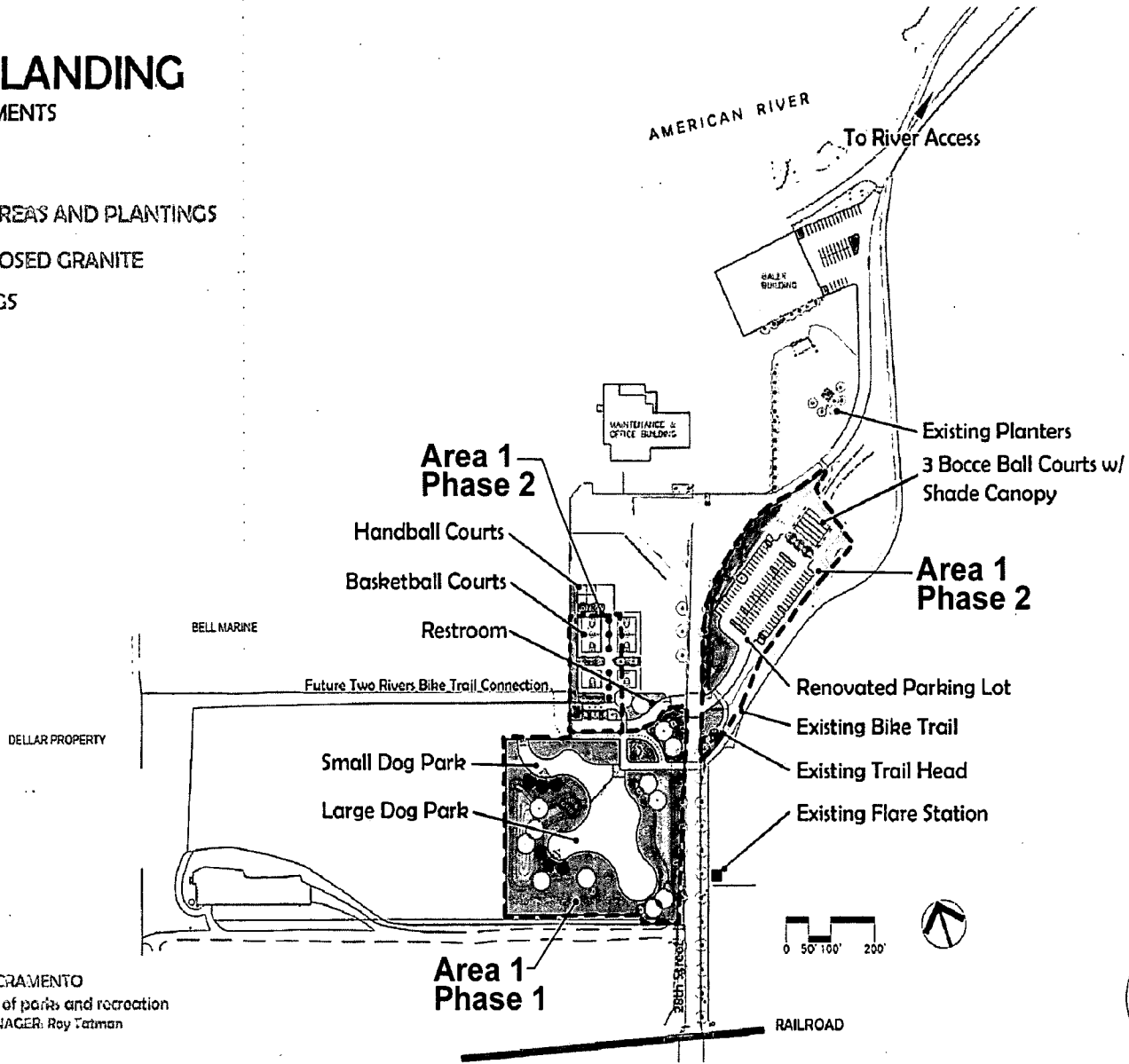
0 600 1,200 1,800 2,400 3,000 Feet

City of Sacramento
Department of Parks and Recreation
Sutter's Landing Vicinity Map

SUTTER'S LANDING

INTERIM IMPROVEMENTS

-  SHRUB AREAS AND PLANTINGS
-  DECOMPOSED GRANITE
-  BUILDINGS



CITY OF SACRAMENTO
 department of parks and recreation
 PROJECT MANAGER: Roy Tatman
 WINTER 2005



Attachment 3

Contract: Sutter's Landing Park Area 1 Phase 2 (L19167000)

June 1, 2010

RESOLUTION NO. 2010-

Adopted by the Sacramento City Council

June 1, 2010

**APPROVING A CONTRACT: SUTTER'S LANDING PARK AREA 1 PHASE 2
(L19167000)**

BACKGROUND

- A. Sutter's Landing Park is a 163.18-acre regional park located in the Central City.
- B. The Sutter's Landing Park Master Plan was reviewed and supported by the community and the Parks and Recreation's Citizens Advisory Committee; the expanded vision for the master plan was reviewed and supported in 2005 by the Parks and Recreation Commission, and approved respectively by City Council in Resolution 2003-858 and Resolution 2006-181.
- 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 Sutter's Landing Regional Park Area 1 Phase 2 project has been completed based on the qualifications set forth by the City.
- E. The project award will be for the base bid and additive alternates 1-4.
- F. Pursuant to City Code Section 3.60.020, it was determined that Hemington Landscape Services was the responsible, low bidder with a total bid of \$751,585.
- G. On September 9, 2008, the City Council approved the Mitigated Negative Declaration and adopted the Mitigated Monitoring Plan for the Sutter's Landing Regional Park Interim Improvements project with Resolution 2008-622. The Sutter's Landing Park Area 1 Phase 2 project components were evaluated within the Sutter's Landing Regional Park Interim Improvements Project (CIP#LS13).
- H. Section 15162, subsection (a) of the California Environmental Quality Act (CEQA) Guidelines (Title 14 Cal. Code Reg. § 15000 et seq.) provides that a subsequent negative declaration need not be prepared unless subsequent changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available. As none of the conditions listed in Section 15162, subsection (a) exist, preparation of subsequent environmental documentation is not required.
- I. There are sufficient funds in L19167000 to award this contract.

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

Section 1. The contract plans and specifications for Sutter's Landing Park Area 1 Phase 2 (L19167000) are approved, and the contract is awarded to Hemington Landscape Services for an amount not to exceed \$751,585.