



# REPORT TO COUNCIL

## City of Sacramento

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

Consent  
**April 13, 2010**

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

**Title: Agreement: Development and Construction Contract for Baseball Field  
Renovation at George Sim Park (Two-Thirds Vote Required)**

**Location/Council District:** 6207 Logan Street / Council District 6

**Recommendation:** Adopt a **Resolution:** 1) suspending competitive bidding in the best interests of the City to award a development and construction contract with the Giants Community Fund, the Good Tidings Foundation, and Robert A. Bothman, Inc. for the baseball field renovation at George Sim Park; 2) authorizing the City Manager or City Manager's designee to execute a development and construction contract with the Giants Community Fund ("GCF"), Good Tidings Foundation ("GTF"), and Robert A. Bothman, Inc. ("Contractor") in an amount not to exceed \$110,000 for the baseball field renovation at George Sim Park; 3) establishing a Capital Improvement Program ("CIP") project (L19801500) for the Junior Giants Field at George Sim Park; 4) transferring \$70,000 of Parks and Recreation FY2009/10 operating budget (19001313) funds to L19801500; 5) transferring \$20,000 in General Funds (Fund 1001) from the Sim Park Cell Tower CIP (H06000120) to L19801500; 6) appropriating \$20,000 from the Quimby in Lieu Contingency Fund (Fund 2508) to L19801500; and 7) establishing a \$160,000 revenue and expenditure budget in the Other Capital Grants fund (Fund 3704) in- L19801500 to record the in kind work to be performed by GCF and GTF.

**Contact:** Dave Mitchell, Operations Manager, 808-6076; Tim Hopper, Administrative Officer, 808-8173

**Presenters:** Not applicable

**Department:** Parks and Recreation

**Division:** Park Operations

**Organization No:** 19001411

### **Description/Analysis**

**Issue:** The City of Sacramento, in conjunction with the GCF and the GTF ("Organizations"), would like to renovate the baseball field at George Sim Park located at 6207 Logan Street in Council District 6. The proposed development

and construction contract ("Contract") will facilitate the collaborative relationship between the City and the Organizations, and reflects the parties' commitment to the project's implementation. The Organizations are both 501(c)(3) non-profit organizations that have experience in renovating baseball fields through the Junior Giants program.

Under the Contract, the City will pay the Organizations and Contractor to make capital improvements to City property. The Organizations and Contractor will be responsible for the renovation of the baseball field, including, but not limited to, the installation of new irrigation, fencing, concrete, sod, benches, and dugouts. As proposed, the total construction cost for this project is estimated to be \$270,000. The City will provide \$110,000 pursuant to the Contract and the Organizations, through the Junior Giants program, will provide the remaining \$160,000 necessary to complete the project. All work will be performed by Robert A. Bothman, Inc., a licensed general contractor that performs field renovation work for the Organizations. The Organizations anticipate starting the project in April of 2010 and completing the project by June 2, 2010.

In order to enter into the Contract, the City Council must, by a two-thirds vote, suspend competitive bidding (in accordance with City Code Chapter 3.60.170D and City API No. 10-4002). It would be in the best interests of the City and its citizens to suspend competitive bidding, given the substantial financial contribution the developers are making to the project.

The ball field will be named after a Giants player and staff will return to Council with this item at a future date.

**Policy Considerations:** The project is consistent with the City of Sacramento Strategic Plan goals to expand economic development throughout the City and achieve sustainability and livability. Providing recreation facilities is also 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 consistent with the Park Development Process for park planning as stated in the *2005-2010 Parks and Recreation Master Plan*.

Furthermore, the recommendations in this report are consistent with the provisions of City code Sections 3.56.230(c) and 3.60.170(D), which authorize the suspension of formal competitive bidding upon a two-thirds vote of the City Council, when this is determined to be in the best interests of the City.

**Environmental Considerations:**

**California Environmental Quality Act (CEQA):** The Environmental Services Division of the Community Development Department has reviewed the Junior Giants Field Renovation at Sim Park project and has determined that the project is exempt from the provisions of the CEQA under Class 3, Section 15303(e) and Class 4, Section 15304(f) of the CEQA Guidelines (Title 14 Cal. Code Reg. § 15000 et seq.). Projects exempt under Class 3, Section 15303(e) consist of the new construction of accessory structures including

fences. Projects exempt under Class 4, Section 15304(f) consist of minor trenching and backfilling where the surface is restored.

**Sustainability Considerations:** The George Sim Park baseball field renovation project is consistent with Sacramento's Sustainability Master Plan goals to help improve the health of residents by providing access to recreation and wellness activities and a healthier urban environment. Due to the location near alternative transportation facilities, the project will help reduce dependence on private automobiles, the use of fossil fuels, carbon dioxide emissions and will help to meet air quality standards from the variety of alternatives for travel to this location.

**Commission/Committee Action:** On March 4, 2010, the Parks and Recreation Commission (PRC) received an oral report from David Mitchell, Operations Manager, on the proposed Junior Giants Field Renovation project at George Sim Park. The PRC had no objection to the concept of naming the field after a Giants player in connection with a financial sponsorship from the player. Additionally, while the contribution by the foundation was appreciated, Commissioners advised staff to further analyze any impacts on adjacent sports fields and related user groups.

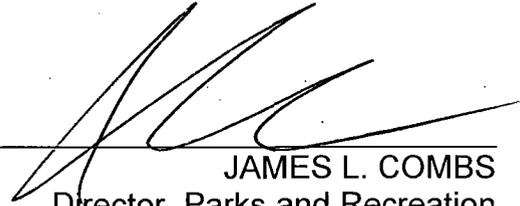
**Rationale for Recommendation:** Under the Contract, the Organizations and the Contractor will be responsible for the renovation of the baseball field, including, but not limited to, the installation of new irrigation, fencing, concrete, sod, benches. All work will be performed by Robert A. Bothman, Inc., a licensed general contractor that performs field renovation work for the Organizations. The contractor has completed over twenty projects in the last ten years for the Organizations. The relationship the Organizations have with the Contractor will allow the project to be completed at a much lower price than if the City were to complete the project on its own. The contractor will be required to pay prevailing wages for all labor provided under Contract.

By entering into the Contract, the City will receive a \$270,000 baseball field renovation for \$110,000; therefore, City staff recommends suspending competitive bidding and awarding the Contract to the Organizations and the contractor as it will result in a substantial cost savings to the City. This is consistent with section 3.60.170 (D) of the Sacramento City Code, which allows the City Council to suspend competitive bidding when, upon a two-thirds vote, if Council determines that it is in the City's best interest to do so.

**Financial Considerations:** Staff recommends that the City Council establish the requested CIP and make the necessary adjustments to the CIP budgets as outlined in the recommendation and resolution. There are adequate resources in the specified funds to accomplish staff's recommendations. As proposed, the total construction cost for this project is estimated to be \$270,000. The City will provide \$110,000 pursuant to the Contract and the Organizations, through the Junior Giants program, will provide the remaining \$160,000 necessary to complete the project. The repair and maintenance of the improvements will be the responsibility of the City.

**Emerging Small Business Development (ESBD):** Not applicable. All work will be performed by Robert A. Bothman, Inc., a licensed general contractor that performs field renovation work for the Organizations. This will allow the project to be completed at a much lower price than if the City were to complete the project on its own; however, the Contractor will be required to pay prevailing wages for all labor provided under the Contract.

Respectfully Submitted by:



JAMES L. COMBS  
Director, Parks and Recreation

Recommendation Approved:



GUS VINA  
Interim City Manager

**Table of Contents:**

Report	pg. 1
<b>Attachments</b>	
1 Background Information	pg. 5
2 Location Map	pg. 6
3 Resolution	pg. 7

**Attachment 1**

**Background Information:**

The San Francisco Giants ("Giants") Community Fund and Good Tidings Foundation are both (501)(c)(3) non-profit organizations that have partnered and worked together for years to renovate baseball fields for youth in Northern California. Since 1995, the Giants Community Fund has worked with the Giants players and partners such as the Good Tidings Foundation to refurbish more than 21 youth baseball fields.

The Giants Community Fund's field renovation program is named in honor of Peter McGowan for his leadership in building the Giants organization and its community outreach over 16 seasons. Mr. McGowan stepped down as the Giants president and managing general partner in October 2008.

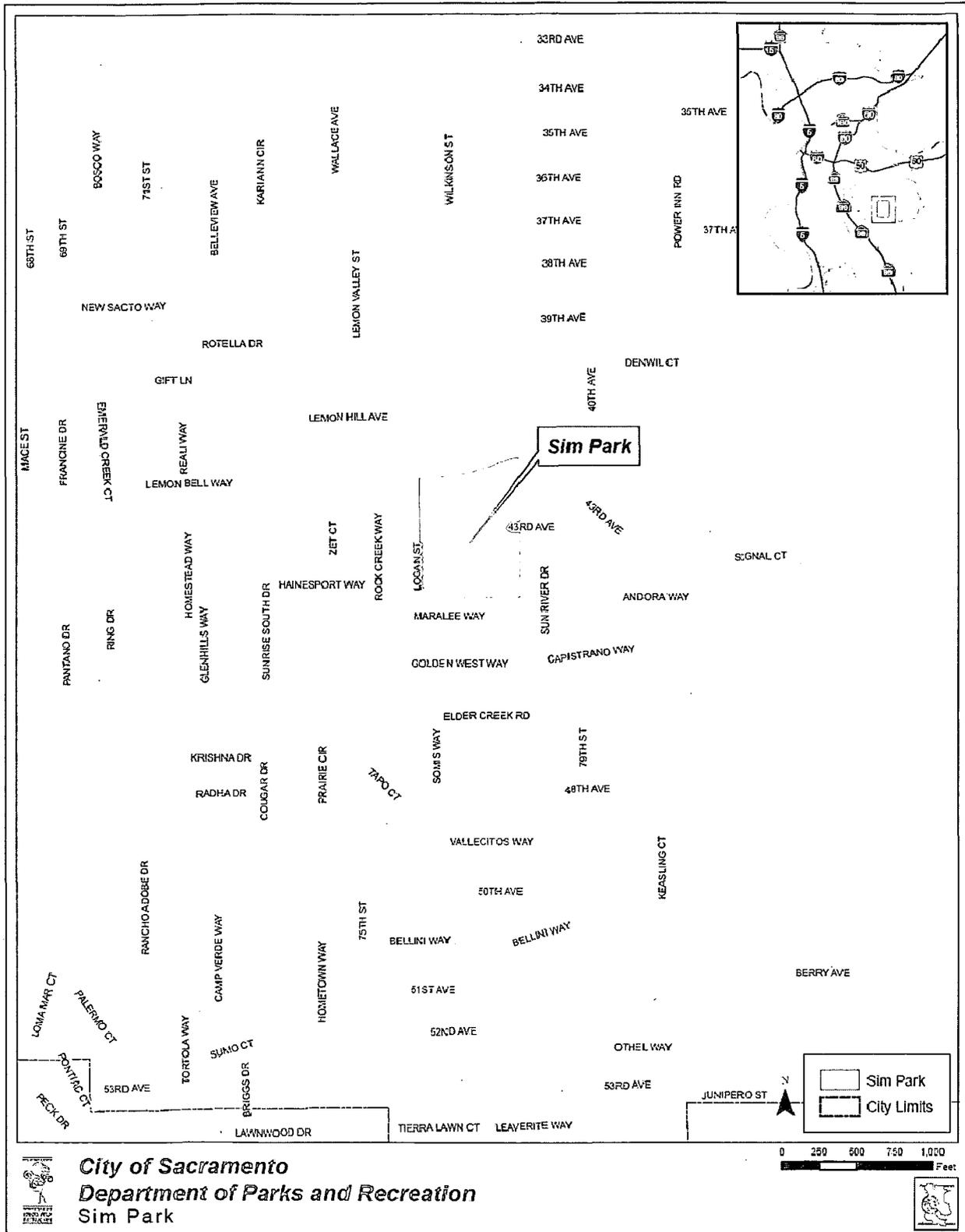
The Peter A. Magowan Fields for Kids program reaches out to underserved communities where the Junior Giants program exists in order to enhance recreational opportunities and create safer places to play. The program includes the full renovations of up to two fields each year, as well as a small grants process that reaches out to all 80 Junior Giants leagues. The grants assist with upgrades such as a new backstop or fresh sod for the infield.

In 1994, the Giants Community Fund sought a program that would give at-risk kids a meaningful partnership with community-based organizations and provide an alternate to drugs, gangs and crime. The Junior Giants Program was therefore established and now serves 15,000 children in 80 leagues across California and into Nevada and Oregon. The Community Fund provides all of the uniforms, equipment, and training necessary to run a league as well as tickets to select Giants games so the youth can experience a Major League Baseball game.

The Junior Giants is the flagship community program of the Giants Community Fund and is sponsored locally by the Department of Parks and Recreation in Sacramento. It is a free, non-competitive and innovative baseball program for boys and girls ages 5-18 years old.

More important than the fundamentals of baseball, Junior Giants focuses on the four bases of character development: Confidence, Integrity, Leadership and Teamwork. This framework is integrated into the Junior Giants handbook distributed to all of the kids and parents involved.

Good Tidings Foundation is a children's charity that looks to equally support arts, education, athletics, and dreams for youth from communities of need. They have partnered with the San Francisco Giants since 1999. They identify neglected baseball fields in underserved neighborhoods where Junior Giants Leagues exist. They completely refurbish these ball parks with, among other amenities but not limited to, new irrigation, fencing, concrete, sod and benches.



O:\GIS\_Projects\Parks\Projects\FPOD 1 January, 2009 | JRB

**RESOLUTION NO. 2010-**

Adopted by the Sacramento City Council

April 13, 2010

**AUTHORIZING A DEVELOPMENT AND CONSTRUCTION CONTRACT FOR  
BASEBALL FIELD RENOVATION AT GEORGE SIM PARK**

**BACKGROUND**

- A. The City of Sacramento ("City") in conjunction with the Giants Community Fund and Good Tidings Foundation ("Organizations") would like to renovate the baseball field at George Sim Park located at 6207 Logan Street in Council District 6.
- B. The Organizations are both 501(c)(3) non-profit organizations that have worked together for years to renovate baseball fields for youth in Northern California, and are arranging for the Project to be constructed at a substantial discount.
- C. The renovation project will include, but will not be limited to, the installation of new irrigation, fencing, concrete, sod, benches, and dugouts. As proposed, the total construction cost for the project is estimated to be \$270,000. The City will provide \$110,000 pursuant to the Contract and the Organizations, through the Junior Giants program, will provide the remaining \$160,000 necessary to complete the project. All work will be performed by Robert A. Bothman, Inc., a licensed general contractor that performs field renovation work for the Organizations.
- D. City Code Chapter 3.60.170(D) and City API No. 10-4002 authorize the suspension of formal competitive bidding upon a two-thirds vote of the City Council, when this is determined to be in the best interests of the City. By entering into the Contract, the City will receive a \$270,000 baseball field renovation for \$110,000, therefore, City staff recommends suspending competitive bidding and awarding the Contract to the Organizations and the Contractor which will result in a substantial cost savings to the City.

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

- Section 1. It is in the best interests of the City to suspend competitive bidding, and competitive bidding is hereby suspended to award the development and construction contract for the baseball field renovation at George Sim Park to the Giants Community Fund, the Good Tidings Foundation, and Robert A. Bothman, Inc.

- Section 2. The City Manager or City Manager's designee is authorized to execute a development and construction contract with the Giants Community Fund, Good Tidings Foundation, and Robert A. Bothman, Inc. in an amount not to exceed \$110,000 for the baseball field renovation at George Sim Park.
- Section 3. Junior Giants Field at George Sim Park Capital Improvement Project (CIP) is established as L19801500.
- Section 4. That \$70,000 is transferred from the Parks and Recreation FY2009/10 operating budget in Parks Operations Services South (19001313) to L19801500.
- Section 5. That \$20,000 in General Funds (Fund 1001) is transferred from the Sim Park Cell Tower CIP (H06000120) to L19801500.
- Section 6. That \$20,000 is appropriated from the Quimby In Lieu Contingency Fund (Fund 2508) to L19801500.
- Section 7. A \$160,000 revenue and expenditure budget in the Other Capital Grants fund (Fund 3704) in L19801500 is established to record the in-kind work to be performed by the Organizations.