



REPORT TO COUNCIL

City of Sacramento

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

CONSENT
April 27, 2010

Honorable Mayor and
Members of the City Council

Title: Contract: Warren Park Phase 2 Project (L19173000)

Location/Council District: 7420 Vandenberg Drive/ Council District 6

Recommendation: Adopt a **Resolution** approving the contract plans and specifications for the Warren Park Phase 2 Project and awarding the contract to Parker Landscape Development for the improvement of the park for an amount not to exceed \$388,820.

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: Warren Park is an existing 4.68-acre neighborhood park located at 7420 Vandenberg Drive in the Fruitridge/Broadway Planning Area. Staff is seeking approval to award a contract for improvements in the park. The formal bid process for Warren Park Phase 2 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), a location map is included as Attachment 2 (page 6), and the Warren Park Master Plan is included as Attachment 3 (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.

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 Warren Park Master Plan Update was reviewed and supported by the Park Planning and Development Services Committee on February 26, 2007 and by the Parks and Recreation Commission (PRC) on March 1, 2007.

Environmental Considerations:

California Environmental Quality Act (CEQA): The Environmental Services Manager has determined that the proposed project is 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 Warren Park 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 renovation of this park will advance these plans' goals, policies, and targets 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 Warren Park Phase 2 project was posted in accordance with City Code 3.60 and Administrative Policy Instruction #4002. The project was posted and the bids were opened on February 3, 2010. The staff/engineer's estimate for the base bid on this project was \$435,391, and the total bid (base bid plus eight additive alternates) was \$477,798. Staff received nine bids and the results are listed below.

NO.	CONTRACTOR	BASE BID	ADDITIVE ALTERNATES 1-8	TOTAL BID	SBE %
1	*Elite Landscaping	\$333,474	\$38,650	\$373,124	2.0
2	Parker Landscape Development	\$341,502	\$47,318	\$388,820	97.9
3	JM Slover	\$353,015	\$48,800	\$401,815	87.7
4	Hemington Landscape Services	\$365,753	\$51,550	\$417,302	20.4
5	Gateway Landscape	\$389,940	\$59,000	\$448,940	90.7
6	Valley Crest Landscape	\$394,028	\$55,835	\$449,863	23.7
7	Saenz Landscape Construction	\$397,687	\$62,587	\$460,274	62.6
8	*Dominguez Landscape Services	\$403,627	\$50,973	\$454,600	6.6
9	Biundo Landscape Construction	\$407,111	\$51,780	\$458,891	69.1

- * Elite Landscaping, Inc. bid is deemed non-responsive. Spohn Ranch, Inc. was not approved by the Landscape Architect as an alternative product to the product specified on the plans.
- * Elite Landscaping SBE% without Spohn Ranch as a vendor is 2.0%. Dominguez Landscaping did not meet 20% SBE minimum and their bid is deemed non-responsive.

The project award will be for the base bid plus all eight additive alternates (asphalt slurry seal, concrete walk, planters, concrete park sign, soccer goals, trash receptacles, bleachers and bike and skate rack) in an amount not to exceed \$388,820. The improvements to the park will consist of renovating the irrigation system, converting the existing tennis courts to a neighborhood skate park, converting a sand volleyball court to a children’s tot lot, and installing the following amenities: soccer goals, fencing, picnic tables, benches, trash receptacles and bike racks. Pursuant to City Code Section 3.60.020, it was determined that Parker Landscape Development had the lowest, responsible total bid.

Financial Considerations: There are sufficient funds in the project (L19173000) to award the construction contract. Funding for this project came from a Community Development Block Grant (\$150,000), Park Development Impact Fees (\$150,000), 2002 Proposition 40 Park Bond (\$131,250) and State Land and Water Conservation Grant (\$400,000).

Funding for maintenance at Warren Park Phase 2 was approved in the existing Department operating budget.

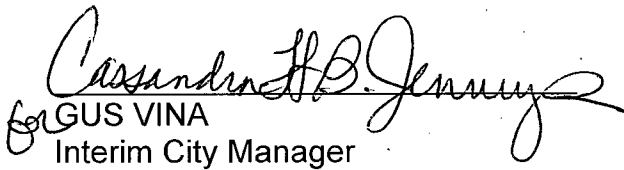
Emerging Small Business Development (ESBD): The selection of consultants and contractors for this project followed City established guidelines for inclusion of ESBD firms. At an SBE/EBE percentage total of 97.9% (SBE percentage is based on the base bid only), Parker Landscape Development and its subcontractors 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

Table of Contents:

Report	pg. 1
Attachments	
1 Background Information	pg. 5
2 Warren Park Location Map	pg. 6
3 Warren Park Master Plan	pg. 7
4 Resolution	pg. 8

Attachment 1

Background Information

Warren Park is a 4.68-acre neighborhood park located at 7420 Vandenberg Drive in Fruitridge/Broadway. The Warren Park Phase 2 project includes replacing the irrigation system, landscaping and trees, concrete walkways, converting the existing tennis courts to a neighborhood skate park, and converting a sand volleyball court to a children's tot lot. The project also includes soccer goals, bleachers, fencing, picnic tables, benches, trash receptacles and bike racks.

Earl Warren Park was purchased and developed by the City of Sacramento in 1953. Adjacent to Earl Warren Elementary School, the park is in the center of the Colonial Village Neighborhood. As it is the only park in the neighborhood, it serves as a hub of social, cultural and recreational activities.

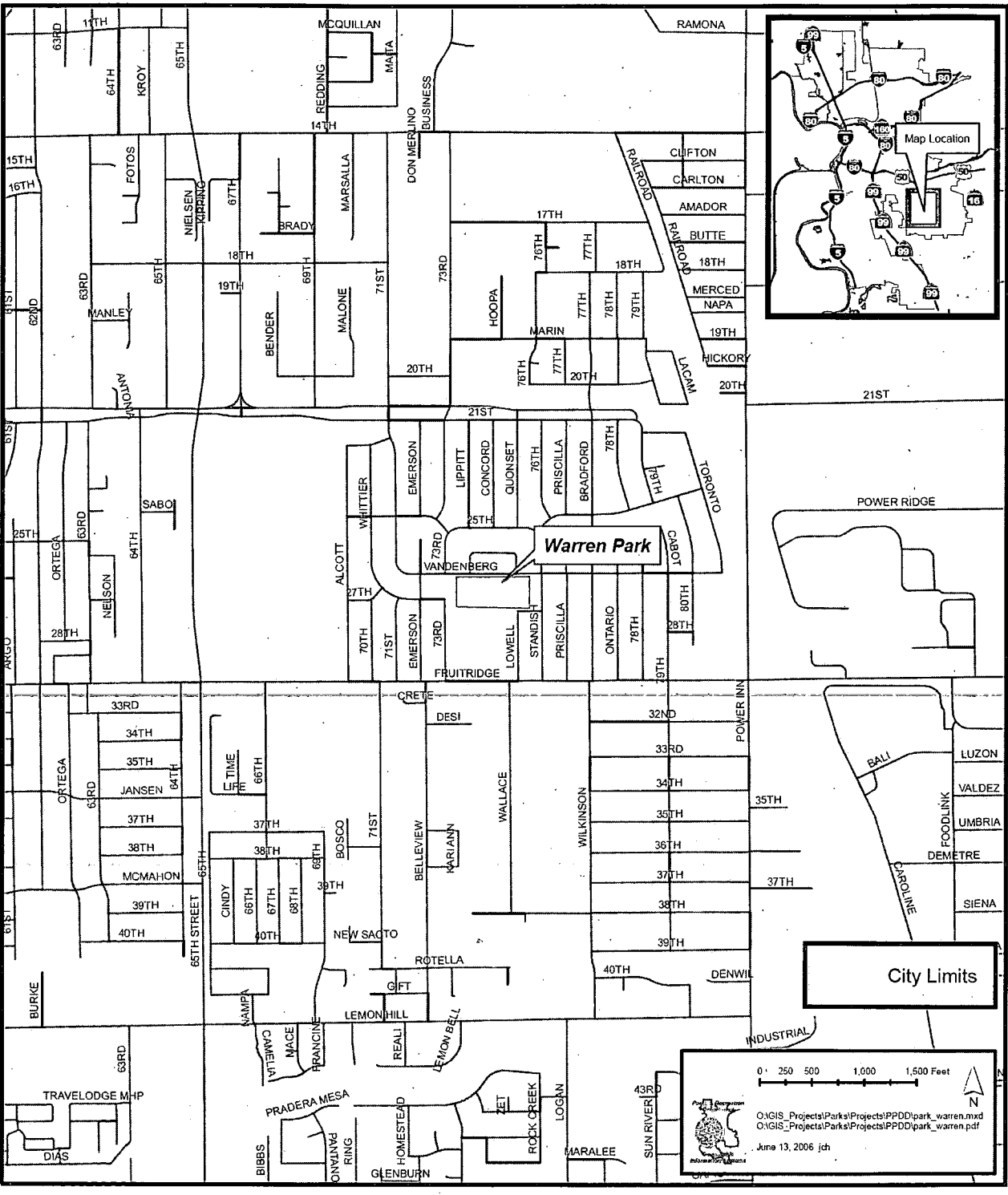
The park is in need of renovation. The group picnic area has been vandalized and is not usable; the park furniture is aged and damaged. The turf field is difficult to maintain and keep functional. The aged irrigation system and lack of drainage results in poor irrigation coverage and turf condition during the summer and fall. The City of Sacramento and its partners including the Sacramento Housing and Redevelopment Agency and the California Department of Water Resources have pulled together enough funding to repair the park's most basic infrastructure and add additional recreational amenities to this aging facility.

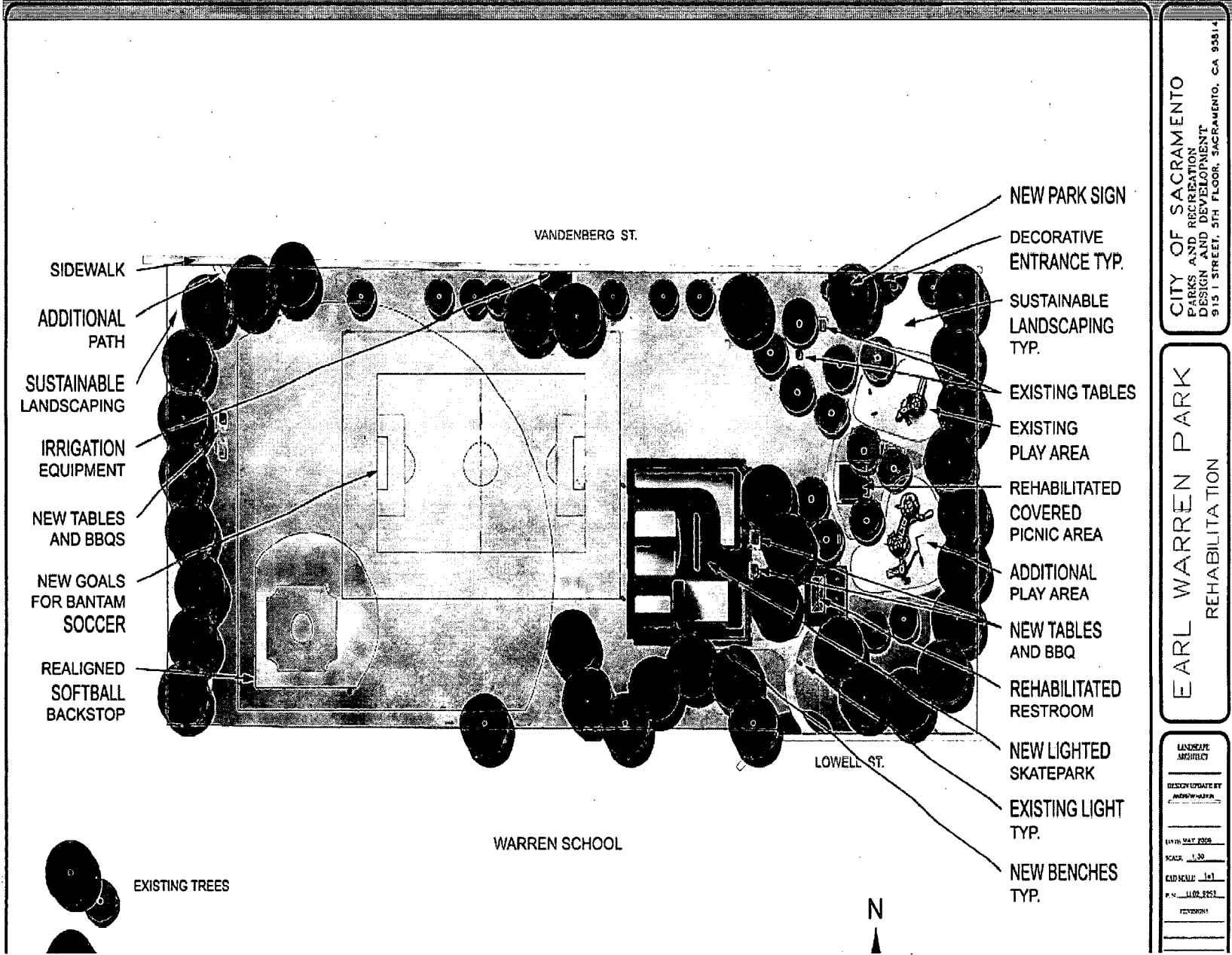
In May 2006, with PRC and City Council support, staff prepared and secured a Land and Water Conservation Fund (LWCF) Program grant for additional park improvements, resulting in the need to update the park's master plan.

The approved master plan update includes new sustainable landscaping (low water-using & easy maintenance), site furniture and picnic facilities, a new adventure play area, reprogramming the existing tennis courts into a skate park and relocation of the existing baseball field with an overlaid soccer field. Public meetings were held with various groups during the update of the master plan, including the Army Depot Redevelopment Advisory Committee in April 2006 and the Colonial Village Neighborhood Association in April 2006 and November 2006.

It is anticipated construction will begin in June 2010 and be complete in September 2010.

City of Sacramento
Department of Parks and Recreation
 Warren Park





SIDEWALK
 ADDITIONAL PATH
 SUSTAINABLE LANDSCAPING
 IRRIGATION EQUIPMENT
 NEW TABLES AND BBQS
 NEW GOALS FOR BANTAM SOCCER
 REALIGNED SOFTBALL BACKSTOP

 EXISTING TREES

NEW PARK SIGN
 DECORATIVE ENTRANCE TYP.
 SUSTAINABLE LANDSCAPING TYP.
 EXISTING TABLES
 EXISTING PLAY AREA
 REHABILITATED COVERED PICNIC AREA
 ADDITIONAL PLAY AREA
 NEW TABLES AND BBQ
 REHABILITATED RESTROOM
 NEW LIGHTED SKATEPARK
 EXISTING LIGHT TYP.
 NEW BENCHES TYP.

VANDBERG ST.

LOWELL ST.

WARREN SCHOOL



CITY OF SACRAMENTO
 PARKS AND RECREATION
 DESIGN AND DEVELOPMENT
 915 I STREET, 3TH FLOOR, SACRAMENTO, CA 95814

EARL WARREN PARK
 REHABILITATION

LANDSCAPE ARCHITECT
DESIGN UPDATE BY
DATE: MAY 2008
SCALE: 1/32
CAD FILE: _1.dwg
PLOT: 11.02.2010
PROJECT:

RESOLUTION NO. 2010-

Adopted by the Sacramento City Council

April 27, 2010

CONTRACT: WARREN PARK PHASE 2 PROJECT (L19173000)

BACKGROUND

- A. Warren Park is an existing 4.68-acre neighborhood park located at 7420 Vandenberg Drive in the Fruitridge/Broadway Planning Area.
- B. The Parks and Recreation Commission (PRC) supported the Warren Park Master Plan Update on March 1, 2007.
- 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 Warren Park 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 1-8.
- F. Pursuant to City Code Section 3.60.020, it was determined that Parker Landscape Development was the responsible, low bidder with a total bid of \$388,820.
- G. There are sufficient funds in L19173000 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 Warren Park Phase 2 Project (L19173000) are approved and the contract is awarded to Parker Landscape Development for an amount not to exceed \$388,820.