

# City of Sacramento

## Legislation Text

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**File #:** 2019-00589, **Version:** 1

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**Title:**

**Contract and Fund Transfers for Blackbird Park Phase 1 Project (Published for 10-Day Review 06/13/2019)**

File ID: 2019-00589

**Location:** District 1

**Recommendation:**

Adopt a Resolution: 1) rejecting all bids received on April 10, 2019 for Blackbird Park Phase 1 project (L19109200); 2) approving the construction plans and specifications for the Blackbird Park Phase 1 Project Rebid (L19109200); 3) awarding the contract to Robert A. Bothman, Inc., dba Robert A. Bothman Construction in the amount of \$3,646,300; 4) authorizing the City Manager or the City Manager's designee to execute the contract; 5) authorizing the City Manager or the City Manager's designee to increase the expenditure budget in L19109200 by transferring \$1,000,000 from Park Development Impact Fees (Fund 3204) available fund balance; 6) authorizing the City Manager or the City Manager's designee to defund Westlake Ball Field Renovation Project (L19175200) and transfer \$400,000 to L19109200; and 7) authorizing the removal of four trees, each with diameter at standard height of more than four inches.

**Contact:** Jason Wiesemann, Landscape Architect, (916) 808-7634; Raymond Costantino, Park Planning and Development Services Manager, (916) 808-1941, Department of Youth, Parks, & Community Enrichment

**Presenter:** None

**Attachments:**

- 1-Description/Analysis
- 2-Contract
- 3-Resolution

**Description/Analysis**

**Issue Detail:** The Department of Youth, Parks & Community Enrichment is seeking approval to

award a contract to Robert A. Bothman, Inc., dba Robert A. Bothman Construction for the Blackbird Park Phase 1 project rebid. Blackbird Park is a 9.9-acre community park located at 3765 Hovnanian Drive in Community Plan Area 10, Council District 1. The contract amount is \$3,646,300. The improvements will consist of development of a playground, open turf area, baseball field, small and large dog park, group picnic area, community garden, parking lot, concrete walkways, site furnishings and landscaping.

The formal bid process for this project has been completed and Robert A. Bothman, Inc., dba Robert A. Bothman Construction has been selected as the lowest responsible and responsive bidder.

Westlake Ball Field Renovation Project (L19175200) will be defunded. The ball field renovation at Westlake is not needed at this time. A new baseball field will be built with phase 1 of Blackbird Park.

The project also includes the removal of four trees which include two 24" Eucalyptus trees, one 35" Eucalyptus tree and one 6" unidentified tree. Removal of the trees is required to complete grading the site to improve safety, security and operations within the park site. 157 new trees will be planted with the phase 1.

Construction of the Blackbird Park Phase 1 is expected to be completed in Winter 2019.

**Policy Considerations:** City Code Chapter 3.60 provides that City Council approval is required to enter into construction agreements over \$100,000. Council Resolution No. 2018-0235, Section 10.10, requires that all appropriation changes exceeding \$100,000 in total for any project must be approved by resolution of the City Council.

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*.

The Sacramento City Code Section 4.04.020 and Council Rules of Procedure (Chapter 7, Section E.2.d) mandate that unless waived by a 2/3 vote of the City Council, all labor agreements and all agreements greater than \$1,000,000 shall be made available to the public at least ten (10) days prior to council action. This contract was published for 10-day review on June 13, 2019 as required.

**Economic Impacts:** The indicated economic impacts are estimates calculated using a calculation tool developed by the Center for Strategic Economic Research (CSER). CSER utilized the IMPLAN input-output model (2009 coefficients) to quantify the economic impacts of a hypothetical \$1 million of spending in various construction categories within the City of Sacramento in an average one-year period. Actual impacts could differ significantly from the estimates and neither the City of Sacramento

nor CSER shall be held responsible for consequences resulting from such differences.

The park construction project, in the amount of \$3,646,300 is expected to create 14.59 jobs (8.39 direct jobs and 6.20 indirect jobs through indirect and induced activities). Furthermore, it will create \$2,251,353 in total economic output (\$1,419,045 of direct output and \$832,308 of output through indirect and induced activities).

**Environmental Considerations:** On October 25, 2005, the City Council approved the Mitigated Negative Declaration (Resolution 2005-774) which analyzed the environmental impacts for the Natomas Central Development Project. The proposed improvements for the Blackbird Community Park Phase 1 are consistent with the Master Plan and what was previously analyzed and approved. Section 15162 of the CEQA Guidelines provides that additional environmental review 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 above relating to Section 15162 exist; additional environmental review is not required.

**Sustainability:** The Blackbird Phase 1 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, and the 2035 General Plan. The Project will advance the goals, policies, and targets of these plans by improving the health of residents through access to a diverse mix of wellness and recreation activities. Blackbird Park Phase 1 Development is also consistent with sustainable design through use of low water use landscaping, recycled materials and local vendors.

**Commission/Committee Action:** None

**Rationale for Recommendation:** The City previously received three bids for Blackbird Park Phase 1 Project on April 10, 2019. The two lowest bidders were non-responsive due to missing information required by CA Contract Code 4104. The third bid was significantly more than the project budget. The project was rebid.

The formal bidding process for the Blackbird Park Phase 1 Project Rebid was posted in accordance with City Code 3.60 and Administrative Policy AP-4002. The bids were opened on May 15, 2019. Staff received two bids and the results are listed below:

<b>CONTRACTOR</b>	<b>Base Bid</b>	<b>Additive Alternate</b>	<b>Total Bid</b>	<b>LBE%</b>
Marina Landscape,	\$3,708,800	\$279,500	\$3,988,300	12.5%
Robert A. Bothman	\$3,646,300	\$318,000	\$3,964,300	100%

The low bidder was determined based on the total bid amount. The Engineer’s Estimate for the base

bid was \$3,400,000 and \$315,000 for the additive alternates, for a total amount of \$3,715,000.

Pursuant to City Code Sections 3.60.020 and 3.60.360(E), it was determined that Robert A Bothman, Inc. offered the lowest responsive bid, (based on the base bid plus the additive alternate) and is a responsible bidder. The contract is recommended to be awarded for the base bid only in the amount of \$3,646,300.

**Financial Considerations:** The total estimated project cost is \$3,646,300. Additional funding of \$1,200,000 is necessary to complete the project, including awarding construction contract and staff time. Staff recommends City Council approve the fund transfers as listed in table below:

<u>Project Name</u>	<u>Project Number</u>	<u>Fund</u>	<u>Amount</u>
Westlake Park Ball Field Renovation	L19175200	Park Development Impact Fees (Fund 3204)	\$400,000 (Currently in CIP)
		Park Development Impact Fees (Fund 3204)	\$1,000,000

Development of parks creates an ongoing cost for park maintenance and utilities based on the size of the park. The annual maintenance cost for these additional 9.9± acres of park development is approximately \$15,000 per acre or \$148,500±. There has been no augmentation to the Department of Youth, Parks & Community Enrichment's operating budget for maintenance or water and utility costs.

**Local Business Enterprise (LBE):** At an LBE percentage of 100%, Robert A Bothman, Inc., dba Robert A. Bothman Construction meets the 5% LBE participation requirement.