

City of Sacramento

Legislation Text

File #: 2019-01618, **Version:** 1

Title:

Contract and Fund Transfers for Meadows Community Park Phase 1 Project (Published for 10-Day Review 11/27/2019)

File ID: 2019-01618

Location: District 1

Recommendation:

Adopt a Resolution: 1) approving the construction plans and specifications for the Meadows Community Park Phase 1 Project (L19138100); 2) awarding the contract to Marina Landscape, Inc. in the amount of \$2,360,400; 3) authorizing the City Manager or the City Manager's designee to execute the contract; and 4) authorizing the City Manager or the City Manager's designee to increase the expenditure budget in L19138100 by transferring \$650,000 from Park Development Impact Fees (Fund 3204) available fund balance.

Contact: Tin-Wah Wong, Landscape Architect, (916) 808-5540; 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 (YPCE) is seeking approval to award a contract to Marina Landscape, Inc. for the Meadows Community Park Phase 1 project. Meadows Community Park is a 11.2-acre community park located at 1840 North Breezy Meadows Drive in Community Plan Area 10, Council District 1. The contract amount is \$2,360,400. The improvements will consist of development of a playground with shade structure, group picnic area

with shade structure, open turf area, concrete walkways, site furnishings and landscaping.

The formal bid process for this project has been completed and Marina Landscape, Inc has been selected as the lowest responsible and responsive bidder.

Construction of the Meadows Community Park Phase 1 is expected to be completed in Fall 2020.

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. 2019-0248, Sections 6.3 and 10.10, requires that all appropriation changes exceeding \$100,000 in total by fund from available fund balance and 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 item was published for 10-day review on November 27, 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 \$2,360,400 is expected to create 9.44 jobs (5.43 direct jobs and 4.01 indirect jobs through indirect and induced activities). Furthermore, it will create \$1,457,393 in total economic output (\$918,606 of direct output and \$538,787 of output through indirect and induced activities).

Environmental Considerations: The project is exempt from the provisions of the California Environmental Quality Act (CEQA) under the CEQA Guidelines, Class 3 and 4, Sections 15303, New Construction, and 15304, Minor Alterations to Land, based on a limited numbers of new small facilities or structures and grading and landscaping.

Sustainability: The Meadows Community Phase 1 Project has been reviewed for consistency with the goals, policies, and targets of the City's Sustainability Master Plan, 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. Meadows Community Park Phase 1 Project 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 formal bidding process for the Meadows Community Park Phase 1 Project rebid was posted in accordance with City Code 3.60 and Administrative Policy AP-4002. The bids were opened on October 9, 2019. Staff received six bids and the results are listed below:

<u>CONTRACTOR</u>	<u>Base Bid</u>	<u>Additive Alternate</u>	<u>Total Bid</u>	<u>LBE%</u>
Marina Landscape, Inc.	\$2,049,750	\$391,570	\$2,441,320	21.09%
R&R Pacific Construction	\$2,053,192	\$446,480	\$2,499,672	28.98%
WABO Landscape	\$2,265,100	\$365,320	\$2,630,420	5.70%
McGuire & Hester	\$2,604,100	\$407,500	\$3,011,600	100%
Martin General Engineering	\$2,759,900	\$424,300	\$3,184,200	27.75%
Robert A. Bothman, Inc.	\$2,578,000	\$425,750	\$3,003,750	100.00%

The low bidder was determined based on the total bid amount. The Engineer's Estimate for the base bid was \$1,525,194 and \$301,857 for the additive alternates, for a total amount of \$1,827,051.

Pursuant to City Code Sections 3.60.020 and 3.60.360(E), it was determined that Marina Landscape, Inc offered the lowest responsive bid, (based on the base bid plus additive alternates) and is a responsible bidder. The contract is recommended to be awarded for the base bid plus additive alternate 1 and additive alternate 2 for a total amount of \$2,360,400.

Financial Considerations: The total estimated project cost is \$2,844,147. Additional funding of \$650,000 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>
Meadows Community Park Phase 1	L19138100	Park Development Impact Fees (Fund 3204)	\$650,000

Development of parks creates an ongoing cost for park maintenance and utilities based on the size of the park. Currently, the annual maintenance cost for these additional 11.2± acres of park

development is approximately \$15,000 per acre or \$168,000±. Funding for park maintenance is paid for through maintenance assessment districts and will be evaluated as part of the annual budget cycle.

Local Business Enterprise (LBE): At an LBE percentage of 21.09%, Marina Landscape, Inc meets the 5% LBE participation requirement.