

**STAFF REPORT  
TOWN COUNCIL MEETING OF DECEMBER 14, 2010  
BUSINESS ITEM**

**TO: HONORABLE MAYOR AND MEMBERS OF THE TOWN COUNCIL**

**FROM: PERRY BECK, TOWN MANAGER  
BRIAN FRAGIAO, DIRECTOR OF PUBLIC WORKS** 

**DATE: DECEMBER 1, 2010**

**RE: LOOMIS DOWNTOWN PARK PROJECT – AWARD TO LOW BIDDER**

**Recommendation:**

Adopt resolution awarding to low bidder, \_\_\_\_\_ and Authorizing Town Manager to Execute an Agreement acceptable to the Town for the Loomis Downtown Park Project in the amount not-to-exceed the following Base Bid or Base Bid plus approved Add Alternative(s) as directed by the Town Council. 

**Issue Statement and Discussion**

At the August 25, 2010 Town Council meeting, Council authorized staff to finalize the plans, specifications and advertise for bids for the Loomis Downtown Park Project. This project includes the following improvements as part of the bid:

Base Bid – includes clearing & grubbing, grading, fencing, utility relocation, erosion & sediment control, concrete work, DG paths, electrical work, lighting, tot-lot, park amenities and landscaping.

Add Alternative #1 – Restroom facility design/build.  
Add Alternative #2 – Water Play Spray Pad installation.  
Add Alternative #3 – Multi-Use Skate Plaza Improvements.  
Add Alternative #4 – North Park & Ride lot improvements.  
Add Alternative #5 – South Park & Ride lot improvements.

(See attached diagram for Base Bid and Add Alternative locations)

On December 3, 2010, staff opened bid proposals for the project. Six contractor's submitted bids. Staff has reviewed their bid proposal and has found minor arithmetic errors, but overall everything is in order and responsive. Below is the Bid proposal list:

The project, if awarded, would be completed within Forty-Five (45) to Sixty-Five (65) working days depending on the additional options selected.

### **CEQA Requirements**

This project is exempt under the California Environmental Quality Act (CEQA) Sections 15303 (c)(d)(e), "New Construction", 15304(a)(b)(c)(f)(h), "Minor Alterations to Land" and 15332, "In-fill Development Projects".

### **Financial and/or Policy Implications**

The money for the capital portion of the Downtown Park is planned to come from several sources as detailed below. Council Members have suggested a few policy ideas that breakdown into two main thoughts that could include many variations.

- During the recent election critiques were made about the prior Council's decision to use reserves (\$352,710) to purchase the Heritage Park Subdivision. Therefore, money in that amount should be transferred from the Park Fund (Quimby Act money) to replenish reserves.  
**POLICY IMPLICATION:** That transaction makes the entire Heritage Park Subdivision a park.  
**COMMENT:** It has been pointed out that Council could later reverse such a decision by simply paying the Park Fund back from some other money. It seems like an accounting exercise is the only accomplishment by this kind of transaction.
- The Park Fund (Quimby Act money) should be used to the extent needed, even if it is all used, for the Downtown Park because it is a key park that should be completely built. The biggest events occur downtown and this is not where the Town should be scrimping. All other parks, including whatever gets built at the Heritage Park Subdivision, will require more money than the Town currently has. To spread money around and dabble at park building results in no complete parks being built and all parks being less than desired.  
**POLICY IMPLICATION:** The downtown park gets all the money and any other park will take a long, long time before it is considered.  
**COMMENT:** Loomis doesn't develop fast or in a quantity that brings in lots of money. It took 25 years to get the amount of money now in the various development fee funds. Most of the money came between 2000 to 2008 when development was unusually strong. Development is unlikely to resume any time soon at that pace.

The following charts suggest two building cost scenarios. The minimum is recommended given the current economic times, maintenance obligations and uncertainty with the future.

### **BUILD MINIMUM PARK**

State Grant	\$ 220,000
Park Fund	\$200,000 (Fund retains \$ 345,491 for other projects)
Park Development Funds	\$50,000 (Fund retains \$ 58,944 for other projects)

**TOTAL** **\$ 470,000**

**BUILD MAXIMUM PARK**

State Grant	\$ 220,000
Park Fund	\$545,491 (Fund retains no money for other projects)
Park Development Fund	\$108,944 (Fund retains no money for other projects)
CMAQ Grant (Available summer 2011)	\$195,000 (money used for parking lot and trails)
CMAQ (match)	\$125,000 (Town reserves lowered by this amount)
<b>TOTAL</b>	<b>\$ 1,190,435</b>

There is capital money readily available to build the minimum construction, enough to utilize the State grant. That minimal plan will also be less costly to maintain. Figure that maintenance costs will run about \$5,000 per acre per year. There is about an acre to maintain. Add a bathroom and the cost can jump to twice that amount. Add more things and there will be more maintenance costs to add.

There are no General Fund dollars set aside or on-going dollars identified to maintain whatever is built. Recall that it took reserves to balance the 2010/11 budget. It is hoped that maintenance on whatever is built can be folded into the weekly routine of the Public Works Department without causing too much disruption or extra costs. When the Town obtained the State grant and identified the downtown park as a project the economy was such that funding maintenance costs were not an issue. The last two years and the projections going forward a couple of years indicate that caution in taking on fixed expense is warranted. So the Town takes a chance. Again, a minimum park construction is recommended to conserve money and to save on maintenance costs.

Bottom line: there is cash to buy some capitol things but maintenance will have to go on the credit card.

**TOWN OF LOOMIS  
RESOLUTION NO. 10-**

**RESOLUTION OF THE COUNCIL OF THE TOWN OF LOOMIS  
AWARDING TO LOW BIDDER,  
AND AUTHORIZING TOWN MANAGER TO EXECUTE AN AGREEMENT  
ACCEPTABLE TO THE TOWN FOR THE LOOMIS DOWNTOWN PARK PROJECT IN  
THE AMOUNT NOT-TO-EXCEED OF \_\_\_\_\_**

**WHEREAS**, the Town Council at its August 25, 2010 regular meeting authorized staff to proceed with solicitation of bids for the Loomis Downtown Park Project; and

**WHEREAS**, the improvements may include grading, concrete, asphalt landscaping, shelter structure, water spray feature, restroom, skate plaza, park and ride lot, lighting and various park amenities; and

**WHEREAS**, funding will be provided by the Town's State Grant and match and CMAQ funds and match; and

**WHEREAS**, bids were received and evaluated for responsiveness to the request for bids and cost for performing the work;

**NOW, THEREFORE, IT IS HEREBY RESOLVED** that the Town of Loomis accepts the bid of \_\_\_\_\_ having submitted the lowest responsive bid in the amount of \$ \_\_\_\_\_, and hereby authorizing the Town Manager to execute an agreement acceptable to the Town for the Loomis Downtown Park Project.

**PASSED AND ADOPTED** by the Council of the Town of Loomis this 14th day of December, 2010 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

ATTEST:

\_\_\_\_\_  
Town Clerk

\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Town Attorney

**LOOMIS DOWNTOWN PARK PROJECT**  
**Bid Analysis**  
**DECEMBER 3, 2010 @ 3:15 p.m.**

Bid Rank	Contractor	BASE BID	A1 RESTROOM	A2 WATER SPRAY	A3 SKATE PLAZA	A4 North parking	A5 South parking	TOTAL
	ENGINEER'S ESTIMATE	\$425,433	\$121,170	\$72,424	\$126,028	\$70,715	\$221,157	\$1,036,927
1.	KOCH EXCAVATING, INC. PENN VALLEY, CA.	<b>\$466,910.67</b>	\$88,507	\$62,026	\$188,733.97	\$91,849.20	\$232,458.36	\$1,130,485.20
2.	PARKER LANDSCAPING SACRAMENTO, CA.	\$478,338	\$81,426.1	\$75,045.52	\$206,084.58	\$70,787.43	\$227,920.69	\$1,139,602.32
3.	CALLISON CONST. ELK GROVE, CA.	\$485,194.04	\$82,400	\$38,759	\$194,014.85	\$62,949.72	\$199,318.06	\$1,062,635.67
4.	HEMINGTON LDSCAPE CAMERON PARK, CA.	\$490,129	\$77,760	\$36,905	\$198,269	\$91,121	\$234,353	\$1,128,537
5.	JM SLOVER, INC. PLACERVILLE, CA.	\$496,062.18	\$66,240	\$57,222.2	\$249,662.6	\$80,502.85	\$226,156.55	\$1,175,846.38
6.	WESTERN ENGINEERING LOOMIS, CA.	\$551,028.25	\$77,540	\$97,772	\$234,963.25	\$83,801.50	\$250,929.75	\$1,296,034.75

Base Bid + A1 = KOCH EXCAVATING, INC (\$555,417.67)

Base Bid + A2 = CALLISON CONST. (\$523,953.04)

Base Bid + A3 = KOCH EXCAVATING, INC (\$655,644.64)

Base Bid + A4 = CALLISON CONST. (\$548,143.76)

Base Bid + A5 = CALLISON CONST. (\$684,512.10)

Base Bid + A1 + A2 = HEMINGTON LANDSCAPE (\$604,794)

Base Bid + A1 + A3 = KOCH EXCAVATING, INC (\$744,151.64)

Base Bid + A1 + A4 = CALLISON CONST. (\$630,543.76)

Base Bid + A2 + A3 = KOCH EXCAVATING, INC (\$717,670.64)

Base Bid + A2 + A4 = CALLISON CONST. (\$586,902.76)

Base Bid + A3 + A4 = CALLISON CONST. (\$742,158.61)

Base Bid + A4 + A5 = CALLISON CONST. (\$747,461.82)

