

CO2003 - 115



2003-529

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DEPARTMENT OF
PARKS AND RECREATION

**CITY OF SACRAMENTO
CALIFORNIA**

1231 I STREET, #400
SACRAMENTO, CA
95814-2997

PARK PLANNING DESIGN
AND DEVELOPMENT DIVISION

(916) 264-1190
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July 10, 2003

City Council
Sacramento, California

**SUBJECT: AWARD A CONSTRUCTION CONTRACT TO OLYMPIC LAND
CONSTRUCTION, INC. IN THE AMOUNT OF \$648,960 FOR THE
PHASE 1 DEVELOPMENT OF FOR WESTLAKE PARK (CIP PN: LS76)**

LOCATION AND COUNCIL DISTRICT: 4700 Westlake Boulevard
Council District 1

RECOMMENDATION:

Staff recommends that the City Council, by resolution (page 5), award a construction contract to Olympic Land Construction, Inc. for the Phase 1 development of a park at Westlake Park in the amount of \$648,960.

CONTACT PERSON: JANET BAKER, PARK DEVELOPMENT MANAGER, 808-8234
DENNIS DAY, SENIOR LANDSCAPE ARCHITECT, 808-7633

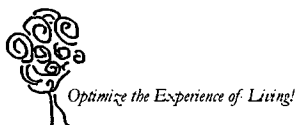
FOR COUNCIL MEETING OF: July 29, 2003

SUMMARY:

Westlake Park is a ten (10) acre park with adjacent open space located near Westlake Parkway, Del Paso Road, and Broadgate Drive in North Natomas (page 6). Staff recommends that the City Council award a construction contract to Olympic Land Construction, Inc. in the amount of \$648,960 to develop Phase 1 of Westlake Park.

COMMITTEE/COMMISSION ACTION:

The Park 1A master plan was reviewed and approved by the Citizen's Advisory Committee for Parks and Recreation on March 7, 2002 (page 7).



BACKGROUND INFORMATION:

The name change for Park 1A to Westlake Park, approval of the park master plan, and ratification of the Mitigated Negative Declaration and adoption of the Mitigation Reporting Plan was approved by Council on March 4, 2003.

Development of Phase 1 of the park will consist of basic landscape development for 8.2 acres of the park. The remaining 1.8 acres will be developed in Phase 2. Phase 1 park amenities will include softball and soccer fields, walkways, site furniture, lawn volleyball, a play area, and as an alternate, an amphitheater. Phase 2 and/or 3 would include sports field lighting, parking lots, lighted roller hockey/skate park/tennis courts, a kiosk plaza, and restrooms.

Staff recommends that the City Council award a construction contract and approve the construction documents to Olympic Landscaping in the amount of \$614,690.40 for the development of Westlake Park. Park construction Phase 1 will begin this Summer and is anticipated to be completed and opened to the public in Summer 2004.

This project was advertised, and bids were received on May 7, 2003, and are summarized below:

Bidder	Base Bid	SBE	SBE %	EBE %	TOTAL %
Olympic Land Construction, Inc.	\$ 648,960.00	Yes	38.4%	0 %	38.4 %
Misan Construction, Inc.	\$ 672,850.00	Yes	64.6%	2 %	66.6 %
Emert Construction, Inc.	\$ 741,008.10	Yes	85.5 %	0 %	85.5 %
Cohen Landscape Services	\$ 749,747.97	Yes	25.9 %	0 %	25.9 %

FINANCIAL CONSIDERATIONS:

City Council has already authorized sufficient funds for completion of Phase 1 of this project, so no additional funding is requested. Development of the park will create an ongoing cost for park maintenance and utilities of \$8,000 per acre or \$57,600 for this 10-acre park.

The Neighborhood Park Maintenance Community Facilities District (CFD) was established to reduce reliance on the general fund for neighborhood park maintenance and to preserve the level of maintenance in the parks system. It was projected that revenues from the CFD would provide approximately 65-70% of the costs associated with maintaining new neighborhood parks for those areas that annex to the district. Since some areas have not annexed to the District, the percentage of costs covered for this particular site may fall below the 65-70% level. The balance of costs must be borne by the Citywide Landscape and Lighting District and other city funds. It is anticipated that significant revenues from the CFD will not begin until 2005. In the meantime, maintenance funds must be derived from other sources.

Existing parks and all community parks, open space, trails and buffer areas are not covered by the CFD.

ENVIRONMENTAL CONSIDERATIONS:

The City of Sacramento, Department of Planning and Building, has reviewed the proposed project and has determined that the project, with mitigation measures, as identified in the attached Initial Study, will not have a significant effect on the environment. An Environmental Impact Report is not required pursuant to the Environmental Quality Act of 1970 (Sections 21000, et seq., Public Resources Code of the State of California.) The Negative Declaration has been prepared pursuant to Title 14, Section 15070 of the California Code of Regulations; the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento; and the Sacramento City Code, Title 63.

The Mitigated Negative Declaration was ratified and the Mitigation Reporting Plan was adopted by Council on March 4, 2003.

POLICY CONSIDERATIONS:

This action is consistent with City Council's goal to expand park and recreational opportunities.

ESBD CONSIDERATIONS:

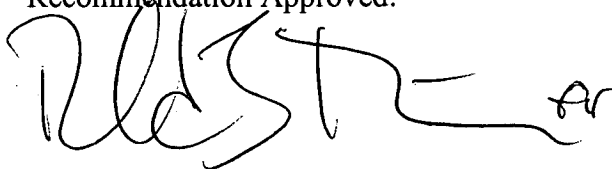
The selection of Landscape Architect consultants and contractors for this project followed City established guidelines for inclusion of ESBD firm.

Respectfully Submitted,



ROBERT G. OVERSTREET
Director, Parks and Recreation

Recommendation Approved:



ROBERT P. THOMAS
City Manager

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RESOLUTION NO. 2003-529

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF: 7/29/03

AWARD A CONSTRUCTION CONTRACT TO OLYMPIC LAND CONSTRUCTION, INC. IN THE AMOUNT OF \$648,960 FOR THE PHASE 1 DEVELOPMENT OF WESTLAKE PARK (CIP PN: LS76)

The City Council of the City of Sacramento hereby awards a construction contract to Olympic Land Construction, Inc. in the amount of \$648,960 for the Phase 1 development of Westlake Park.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

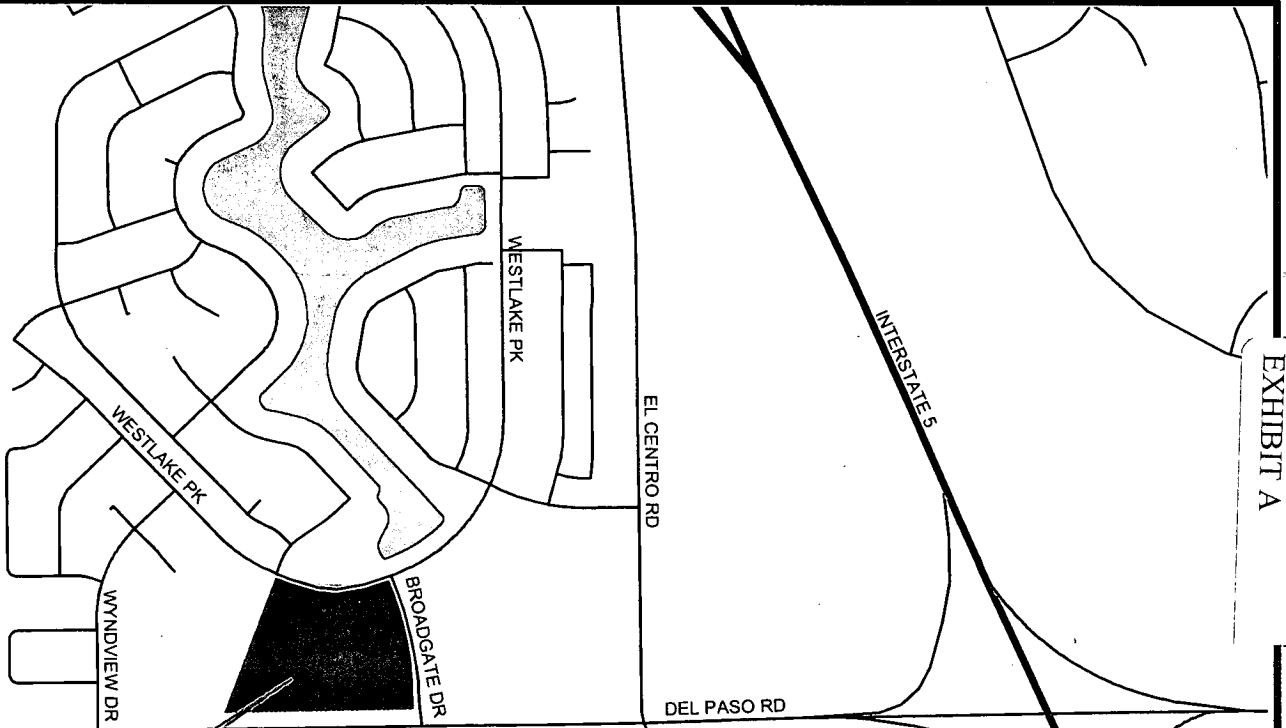
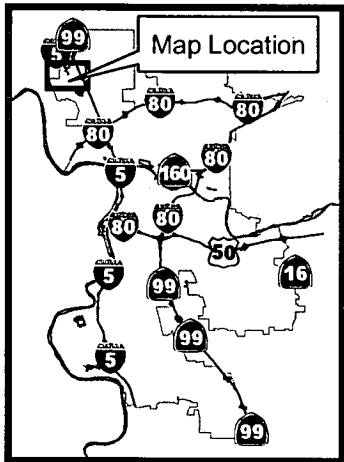
RESOLUTION NO. _____

DATE ADOPTED: _____

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City of Sacramento
Department of Parks and Recreation
 Parksite 1-A



Park Site 1-A

City Limits

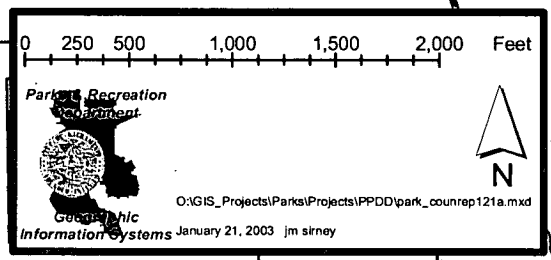
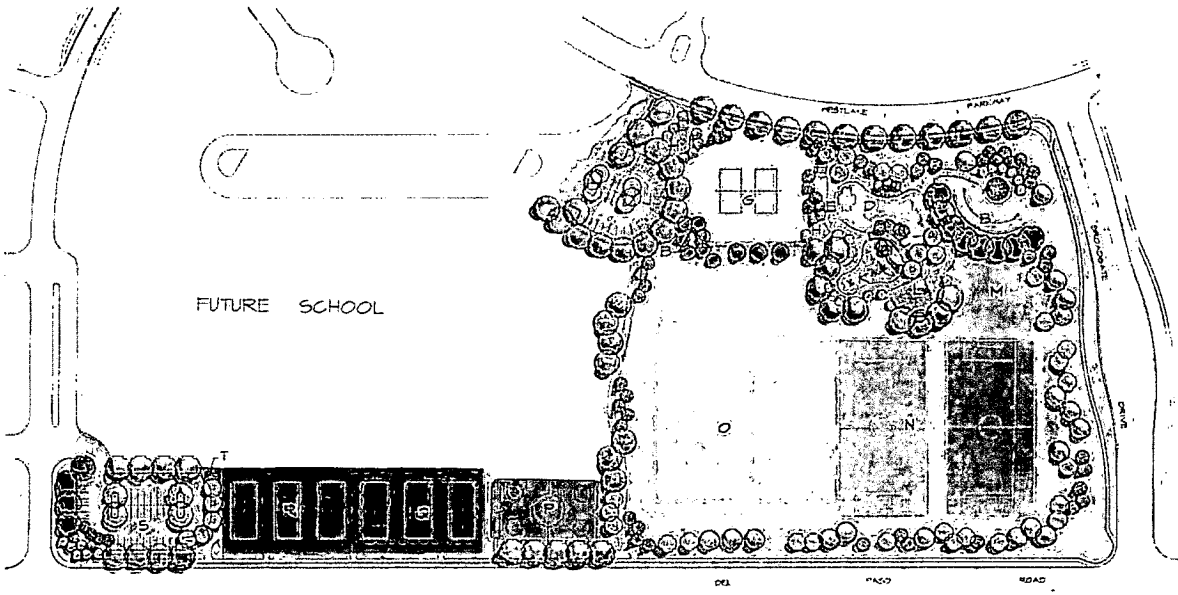


EXHIBIT A

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EXHIBIT B

MASTER PLAN FOR:
WESTLAKE PARK - 1A
 CITY OF SACRAMENTO, CALIFORNIA

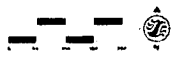


TREE LEGEND

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CALLOUT LEGEND

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[Symbol]	SEAT WALL
[Symbol]	PAVE BRIDGE
[Symbol]	ADVENTURE PLAY AREA
[Symbol]	BIKE RACKS
[Symbol]	RESTROOMS
[Symbol]	GRASS VOLLEYBALL COURTS
[Symbol]	SEATING AREA
[Symbol]	SHUTTLE PARKING
[Symbol]	TOP LOT
[Symbol]	SHADE STRUCTURE
[Symbol]	GRASS VOLLEYBALL
[Symbol]	SHUTTLE SOCCER FIELDS
[Symbol]	LIMITED HANDBALL
[Symbol]	SOCCER / SOFTBALL
[Symbol]	LIMITED ROLLER HOCKEY /
[Symbol]	SKATE PARK
[Symbol]	LIMITED TENNIS COURTS
[Symbol]	OR LIMITED ROLLER
[Symbol]	HOCKEY COURT
[Symbol]	LIMITED TENNIS COURTS
[Symbol]	SHUTTLE PARKING
[Symbol]	KIOSK IN PLAZA



FEBRUARY 26, 2002