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**DEPARTMENT OF PARKS
AND COMMUNITY SERVICES**

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SUITE 400
SACRAMENTO, CA
95814-2977

ROBERT P. THOMAS
DIRECTOR

G. ERLING LINGGI
ASSISTANT DIRECTOR

WALTER S. UEDA
DEPUTY DIRECTOR

January 26, 1990

916-449-5200
FAX 916-449-8584

DIVISIONS:
GOLF
CROCKER ART MUSEUM
HISTORY AND SCIENCE
METROPOLITAN ARTS
SACRAMENTO ZOO
PARKS AND RECREATION

- NORTH
- SOUTH
- CITY-WIDE

Budget and Finance/Transportation
and Community Development Committees
Sacramento, California

Honorable Members in Session:

SUBJECT: Issue of a Request for Proposal For Purchase of Site for
Meadowview Community Center

SUMMARY

This report provides information relating to the proposed Meadowview Community Center, and requests authorization to call for proposals in the form of an option to purchase land on which the new Meadowview Community Center will be constructed.

BACKGROUND INFORMATION

The construction of a Meadowview Community Center was included in the approved 1988-93 Capital Improvement Program Budget by the City Council.

In October 1988, a fifteen-member Meadowview Citizens Committee was established to assist the Department of Parks and Community Services with the Meadowview Community Center Project. This committee, elected by people living in the Meadowview area, is representative of the various geographical, ethnic, economic and civic interests of that community. To date, the committee has developed criteria for site identification, developed a ranking procedure and identified twelve potential sites in the Meadowview area (bounded by Florin Road on the north, Sacramento City limits on the south, Franklin Boulevard on the east, and Freeport Boulevard on the west, Exhibit A). City Council approved the criteria and ranking procedure in May, 1989 (Exhibit B).

The Department of Parks and Community Services has prepared a request for proposals in the form of an option to purchase a site in the Meadowview area for the purpose of constructing the new Meadowview Community Center (Exhibit C). Proposals will take the form of an offer to sell to the City a specific site of at least five acres for a specified amount as well as a one year option to purchase. The advantages of soliciting a potential site in this manner are that it encourages a competitive process rather than one where the City loses its leverage, it obtains the best possible site for available funding and legally binds the conditions of sale including sale price.

Request for proposals will be mailed directly to the owners of the twelve potential sites identified by the Meadowview Citizens Committee as well as to commercial brokers in the area. In addition, an advertisement shall be placed in the major local daily newspaper.

Following the March 1990 proposal due date, the Meadowview Citizens Committee with City staff shall review and evaluate all proposals. A recommendation of the successful proposer will be submitted to the City Council for approval no later than May 1990. In determining and evaluating the proposals, all aspects of the criteria as developed by the Meadowview Citizens Committee will be considered. The proposed sale price shall not be the sole factor in determining the successful proposer. After Council action in May, any options not accepted by the City Council will be promptly returned to the offerer. Following acceptance of an option to purchase land, the City shall have one year to exercise said option. A project timeline is provided as Exhibit D.

Parks and Community Services staff has been assisted by Real Estate staff from the County of Sacramento in developing this RFP insofar as the County routinely uses this process to obtain sites for public and cultural facilities. Staff has been further assisted by the City Attorney's office. This process and the Request for Proposal document was reviewed and approved by the Meadowview Citizens Committee.

FINANCIAL DATA

Funding of \$200,000 for the site purchase was included in the 1989 Certificates of Participation issue. Additional funding needed for completion of the project will be included in future debt obligations. Costs related to the distribution of this RFP will be absorbed by the Parks and Community Services Department operating budget.

POLICY CONSIDERATIONS

As funding for site acquisition diminishes and land prices escalate, the use of a competitive process that allows most efficient use of available City funding best serves the community and is consistent with Council policy.

MBE/WBE EFFORTS

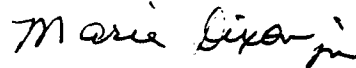
Every effort will be made to support the City's MBE/WBE goals.

January 26, 1990

RECOMMENDATION

It is recommended that the Joint Budget and Finance/Transportation and Community Development Committees approve this report and refer it to the full City Council for action. Further, it is recommended that the Council, by resolution, authorize the issuance of a Request for Proposal for options to purchase at least five acres of land in the Meadowview area on which the new Meadowview Community Center will be constructed.

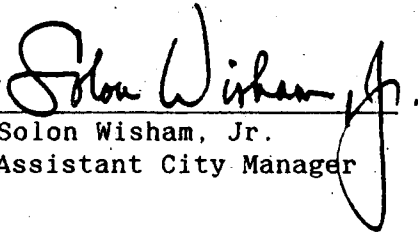
Respectfully submitted;



Marie Dixon, Manager
Parks and Recreation, South

Recommendation Approved:

Approved:



Solon Wisham, Jr.
Assistant City Manager



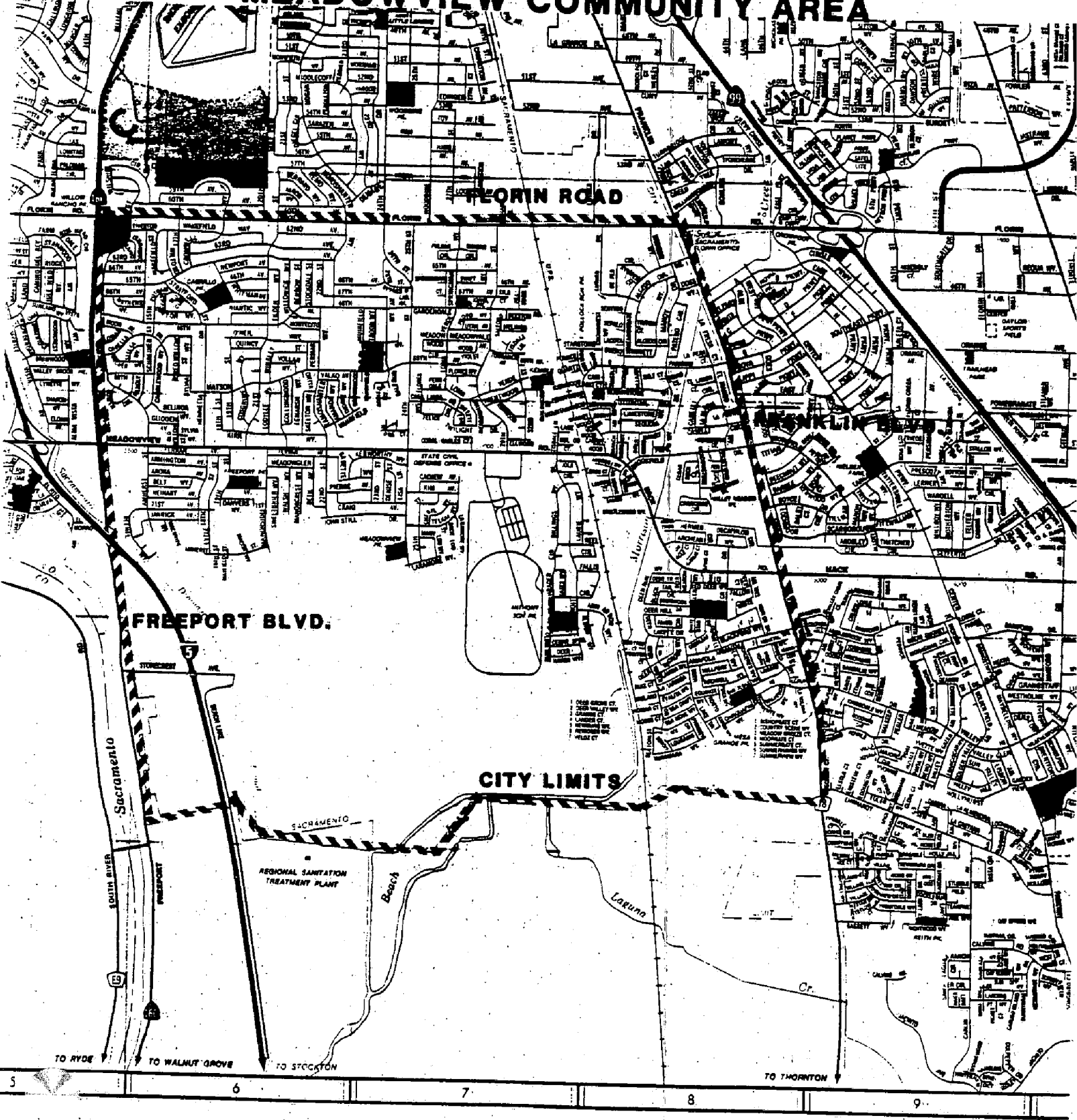
Robert P. Thomas, Director
Parks and Community Services

February 6, 1990
Districts 7 & 8

Contact Person:

Marie Dixon, Manager, Parks and Recreation South
449-5579

MEADOWVIEW COMMUNITY AREA



5

6

7

8

9

**DEPARTMENT OF PARKS
AND COMMUNITY SERVICES**

ROBERT P. THOMAS
DIRECTOR

G. ERLING LINGGI
ASSISTANT DIRECTOR

WALTER S. UEDA
DEPUTY DIRECTOR

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Meadowview Community Center Site Selection

SUMMARY

This report recommends that City Council approve the criteria and ranking procedure for the selection of the site for the Meadowview Community Center.

TRANSPORTATION AND COMMUNITY DEVELOPMENT COMMITTEE ACTION

The attached report will be heard by the Transportation and Community Development Committee at their May 16, 1989 meeting. Results of that meeting will be presented orally to City Council.

RECOMMENDATION

It is recommended that City Council, by resolution, approve the criteria and procedure for site selection for the Meadowview Community Center as presented in Attachment A.

Respectfully submitted,

for G. Erling Linggi
Robert P. Thomas, Director
Parks and Community Services

Recommendation Approved:

Walter J. Slipe
City Manager

RPT:ja

CITY OF SACRAMENTO
CALIFORNIA

May 9, 1989

1231 I STREET
SUITE 400
SACRAMENTO, CA
95814-2977

916-449-5200

DIVISIONS:
CROCKER ART MUSEUM
GOLF
METROPOLITAN ARTS
MUSEUM AND HISTORY
PARKS
RECREATION
ZOO

May 16, 1989
Districts 7 & 8

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

**RESOLUTION APPROVING CRITERIA AND PROCEDURES
FOR SITE SELECTION OF THE MEADOWVIEW COMMUNITY CENTER**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO that the Meadowview Community Center site selection criteria and ranking procedures as presented in Attachment A are hereby approved.

MAYOR

ATTEST:

CITY CLERK

**DEPARTMENT OF PARKS
AND COMMUNITY SERVICES**

ROBERT P. THOMAS
DIRECTOR

G. ERLING LINGGI
ASSISTANT DIRECTOR

WALTER S. UEDA
DEPUTY DIRECTOR

CITY OF SACRAMENTO
CALIFORNIA

May 5, 1989

1231 I STREET
SUITE 400
SACRAMENTO, CA
95814-2977

916-449-5200

DIVISIONS:
CROCKER ART MUSEUM
GOLF
METROPOLITAN ARTS
MUSEUM AND HISTORY
PARKS
RECREATION
ZOO

Transportation and Community Development Committee
Sacramento, California

Honorable Members in Session:

SUBJECT: Meadowview Community Center Site Selection

SUMMARY

This report recommends that the City Council approve the criteria and ranking procedure for the selection of the site for the Meadowview Community Center.

BACKGROUND INFORMATION

A fifteen member citizens committee of Meadowview residents has been advising the Department of Parks and Community Services on the selection process for the site of the new Meadowview Community Center.

The committee has developed a set of criteria and a ranking procedure for rating each of the sites that have been identified as a possible location for the Community Center (Attachment A). As noted in the procedure, the committee's final ranking of the sites becomes the basis for the City Council's final determination of the site to be selected subject to the cost and an Environmental Impact Report.

FINANCIAL DATA

Funds for purchase of the site have been appropriated in the current year C.I.P. budget. No additional funds are being requested.

POLICY CONSIDERATIONS

None.

MBE/WBE EFFORTS

None.

May 5, 1989

RECOMMENDATION

It is recommended that the Transportation and Community Development Committee approve this report and refer it to the full City Council for action. Further, it is recommended that the City Council, by resolution, approve the criteria and procedure for site selection for the Meadowview Community Center as presented in Attachment A.

Respectfully submitted,



Robert P. Thomas, Director
Parks and Community Services

Recommendation Approved:

David R. Martinez
Deputy City Manager

May 16, 1989
Districts 7 & 8

RPT:ja

CONTACT PERSON: Alan Boyd, Recreation Superintendent, 449-5171

MEADOWVIEW COMMUNITY CENTER - SITE SELECTION
CRITERIA AND RANKING PROCEDURE

The following procedures and criteria are to be used in the rating of potential sites as the location for the Meadowview Community Center. The final ranking of the sites by the Advisory Committee becomes the basis by which the City Council makes the final decision assuming cost and environmental factors are basically the same.

RANKING PROCEDURES:

1. Each Advisory Committee member will rank each identified site separately.
2. Using a scale of 1 (low) to 10 (high) each member will rate each site by each criteria based on the members assessment of the importance of that criteria. Total scores will range from 9 - 90 for each site for each Committee Member.
3. The sum of each ranking for each site will be added providing an overall committee ranking for that site.
4. The sites will be placed in order of total score and this becomes the recommended list to the City Council for their consideration.

The top three-four ranked sites will be subject to an Environmental Impact Report and the findings of this report and the cost of purchasing the site will become additional factors in the final site selection by the Council.

SITE CRITERIA:

1. The site is centrally located within the community.
2. The site has good access to/from public transportation.
3. The site is located on, or adjacent to, other public or public access facilities.
4. The site is on a major street.
5. The site is easily accessible/identifiable from all parts of the Meadowview Community.
6. The site is of sufficient size and configuration for current and future needs.
7. The site has the potential for a positive social impact on the community.
8. The site has the potential for a positive economic impact on the community.
9. The site has no known significant infra-structure and/or environmental problems.

The City of Sacramento is soliciting proposals in the form of an option to purchase at least five acres of land in the Meadowview area bounded by Florin Road on the north, Sacramento City limits on the south, Franklin Boulevard on the east, and Freeport Boulevard on the west. The site will be used to construct the new Meadowview Community Center.

Attached for your review are the following:

- . Offer to Sell Proposal Form
- . Option to Purchase Form
- . Search Area Map
- . Site Criteria
- . Proposal Review Timeline

All proposals will be reviewed by city staff and the Meadowview Citizens Committee, and a recommendation will be submitted to the City Council for approval no later than May 22, 1990. After Council action, any options not accepted by the City Council will be returned to the offerer.

The city is prepared to pay \$200,000 to the seller upon close of escrow and to pay any remaining balance within one year of closing. Other payment arrangements may be requested; however, it should be understood that only \$200,000 is immediately available. Further, the City will not pay broker's fees.

If you are interested in submitting a proposal in accordance with the attached documents, please complete the Offer to Sell Proposal Form and Option to Purchase Form; and return it to the Department of Parks and Community Services, 1231 I Street, Suite 400, Sacramento, California 95814-2977, by 4:30 p.m., March 19, 1990.

Page 2
December 15, 1989

Any questions or requests for additional information may be directed to Debra Small-Maier, Project Coordinator, at (916) 449-5200.

Sincerely,

Robert P. Thomas, Director
Parks and Community Services

RPT:DSM:jf

Attachments

MEADOWVIEW COMMUNITY CENTER

SITE CRITERIA

1. The site is centrally located within the community.
2. The site has good access to/from public transportation.
3. The site is located on, or adjacent to, other public or public access facilities.
4. The site is on a major street.
5. The site is easily accessible/identifiable from all parts of the Meadowview Community.
6. The site is of sufficient size and configuration for current and future needs.
7. The site has the potential for a positive social impact on the community.
8. The site has the potential for a positive economic impact on the community.
9. The site has no known significant infrastructure and/or environmental problems.

Note: The city reserves the right to consider additional criteria in making the site selection.

OFFER TO SELL
PROPOSAL FORM
MEADOWVIEW COMMUNITY CENTER

I. The undersigned hereby offers to the City of Sacramento the property described below to be utilized by the City in conjunction with the Meadowview Community Center based upon the following:

A. PROPOSER

NAME: _____

ADDRESS: _____

PHONE: _____

B. SITE LOCATION: _____

(Attach location map)

C. LEGAL DESCRIPTION: _____

(Attach Preliminary Title Report showing all liens and encumbrances)

D. SIZE AND SHAPE OF PARCEL: _____

(Attach Parcel Map) (Minimum 5 Acres)

E. SALE PRICE OF PARCEL TO BE OPTIONED:

F. CURRENT ZONING: _____

G. TERM OF OPTION: One (1) Year

It is understood that if this offer is not accepted, the option to purchase will be returned to the offerer after City Council acts.

H. OPTION TO PURCHASE FORM: (Attach your completed notarized option form to this proposal form.)

II. It is understood that:

- A. The City is not calling for formal bids, but only offers to sell with the use of an assignable option. The City Council reserves the right to accept or reject any proposal or waive any procedural irregularity in any proposal. In determining and evaluating the most acceptable site or sites, the purchase price shall not necessarily be the controlling factor. The site criteria attached hereto plus any other factors deemed relevant by the City will also be considered. THE CITY COUNCIL SHALL BE THE SOLE JUDGE IN THE DETERMINATION OF THESE MATTERS.
- B. Proposals shall be submitted NOT LATER THAN 4:30 P.M., MONDAY, MARCH 19, 1990, at the Department of Parks and Community Services, 1231 I Street, Suite 400, Sacramento, California 95814-2977.
Telephone: (916) 449-5200.

III. This offer to sell is binding and irrevocable during the term of the option; provided, however, options not accepted by the City Council will be returned to the offerer after the City Council acts and no later than May 22, 1990.

SIGNED: _____

DATE: _____ TITLE: _____

PHONE NO.: _____

MAILING ADDRESS: _____

OPTION TO PURCHASE LAND

1. In consideration of ONE DOLLAR (\$1.00) and other valuable considerations to us in hand, paid receipt of which is hereby acknowledged, the undersigned hereby grants unto the CITY OF SACRAMENTO and its assigns, hereinafter referred to as "City," the irrevocable option or right to purchase, by not later than March 19, 1991, for the purchase price of _____

_____ DOLLARS (_____), the following described parcel of land situated in the City and County of Sacramento, State of California, to wit:

_____ net acres (APNs _____, see attached Assessor's Map) and further described in the attached Preliminary Title Report dated _____, prepared by _____ (Order No. _____) attached and marked Exhibit "A," together with all the right, title, and interest, if any, of the Optionor in and to any alleys, streets, ways, or gores abutting or adjoining said property.

2. Election to purchase shall be signified by written notice of intention to purchase thereof served upon the undersigned within the above time limit. Upon election of the City to exercise this option, Optionor hereby agrees:

(1) to open an escrow with a title or abstract company to be selected by the City; (2) within thirty (30) days after receipt of notice of intention of City to exercise said option, to furnish City (a) three copies of a current Preliminary Title Report to said real property issued by said title company, and (b) three copies of each of Grantor's escrow instructions, certified by the title or abstract company as being full, true, and correct copies of the instruments in escrow; and (3) to convey the above described real property to City free and clear of all deeds of trust, liens, encumbrances, charges, and defects of title, excepting only such matter as may be acceptable to City by good and sufficient Grant Deed.

If the Preliminary Title Report is issued subject to any defects, encumbrances, or liens, then the undersigned shall have thirty (30) days from the date of the report to remove the same or make arrangements satisfactory to City to remove the same. Any delay caused by measures to remove such defects or other objections as aforesaid shall extend the closing date the number of days equal to such delay. If the use of the property or the construction of a

building for public purposes is prohibited by any law, regulation, or mandate of the state or local government, such prohibition shall be considered a defect in title subject to provisions of this paragraph. If title can be conveyed in the condition required hereunder, the parties agree to complete the sale within sixty (60) days after the delivery of the Preliminary Title Report.

3. The sale shall be consummated at Sacramento, California, by the delivery of a Grant Deed with full covenants conveying a marketable title, by payment of the purchase price, and by delivery of the final policy of title insurance by the undersigned, said title insurance policy to be delivered at the sole cost and expense of the Seller. All other escrow costs shall be shared fifty (50) percent by each party.

4. Real estate taxes which are assessed, levied, imposed, or which are a lien on the property on the day the sale is consummated, as well as rents, general and special water and sewer rent or rates, electric and gas charges, are to be prorated and adjusted to the day the sale is consummated.

5. The agents, employees, or representatives of City shall have the right, during the period of this option, subject to the use made of the premises by the undersigned, to enter upon the said premises for the sole purpose of inspecting the same and making test borings, plans, and topographical surveys in connection with City's contemplated use of the premises. City, at its expense, shall promptly restore the property of the undersigned to its original condition in accordance with good engineering practices.

6. Possession of the property shall be delivered to the purchaser on the day the sale is consummated unless a different possession date is herein specified.

7. This option shall be freely and successively assignable by City and may be exercised by it, its successor, designee, or assignee.

8. Legal title is held as follows:

DATED: _____

OPTIONOR

Must be executed by all persons necessary to authorize sale of property.
 Notorization of all signatures required.

CITY OF SACRAMENTO:

STATE OF CALIFORNIA)
) SS
 COUNTY OF SACRAMENTO)

On this ____ day of _____, 19____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed it.

WITNESS my hand and official seal.

 Notary Public in and for said State

PROPOSAL REVIEW TIMELINE

<u>EVENT</u>	<u>DATE</u>
Request for Proposal (RFP) issued	February 1990
Proposals Received	March 19, 1990
Proposals Evaluated	April 1990
City Council accepts an option to purchase	May 1990
Return to offerers any options not accepted by City Council	May 1990

PROPOSAL REVIEW TIMELINE

<u>EVENT</u>	<u>DATE</u>
Request for Proposal (RFP) issued	February 1990
Proposals Received	March 19, 1990
Proposals Evaluated	April 1990
City Council accepts an option to purchase	May 1990
Return to offerers any options not accepted by City Council	May 1990

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION AUTHORIZING CALLING FOR
PROPOSALS FOR SITE ACQUISITION FOR
THE MEADOWVIEW COMMUNITY CENTER

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

The Sacramento City Council hereby authorizes staff to call for proposals in the form of an option to purchase at least five acres of land in the Meadowview area bounded by Florin Road on the north, Sacramento City limits on the south, Franklin Boulevard on the east, and Freeport Boulevard on the west. Copies of the "Request for Proposal for Meadowview Community Center Site" are available from the Department of Parks and Community Services, 1231 I Street, Suite 400, Sacramento, California 95814. Proposals shall be submitted to the Department of Parks and Community Services no later than 4:30 p.m., March 19, 1990.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____