



DEPARTMENT OF
PARKS AND RECREATION

PARK PLANNING, DESIGN &
DEVELOPMENT DIVISION

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET, #400
SACRAMENTO, CA
95814-2702

PH 916-808-8529
FAX 916-264-8266

April 21, 2005

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: APPROVE A TRANSFER OF FUNDS AND AWARD A CONSTRUCTION CONTRACT TO MCGUIRE PACIFIC CONSTRUCTORS IN THE AMOUNT OF \$224,120.00 FOR THE TAHOE TALLAC RESTROOM ADDITION CIP (PN: LW96) & NATOMAS OAKS RESTROOM CIP (PN: LQ49)

LOCATION AND COUNCIL DISTRICT: 2230 River Plaza Drive, Council District 1 & 7400 San Joaquin Street, Council District 6

RECOMMENDATION:

This report recommends that Council, by resolution (page 5):

- Approve a transfer of \$40,000 from Park Development Impact Fees, Fund 791, Planning Area 9, to Tahoe Tallac CIP (PN: LW96); and
- Approve a transfer of \$85,000 from Quimby Fees, Fund 710, Planning Area 5, to Natomas Oaks CIP (PN: LQ49); and
- Award a construction contract to McGuire Pacific Constructors in the amount of \$224,120.00.

CONTACT PERSON: Janet Baker, Park Development Manager, 808-8234

FOR COUNCIL MEETING OF: May 24, 2005



SUMMARY:

Tahoe Tallac Park is a 7.33-acre park and is located on San Juan Street off 65th Street in the East Broadway area. Natomas Oaks Park is a 12.5-acre park and is located in South Natomas on River Plaza Drive off of the Garden Highway. This report requests City Council's approval of the transfer of funds and to award the construction contract to McGuire Pacific Constructors for \$224,120.00 to construct a restroom addition at Tahoe Tallac Park and to construct a restroom at Natomas Oaks Park. (See Exhibit A, Areas Maps, pages 7-8)

COMMITTEE/COMMISSION ACTION:

The Tahoe Tallac master plan was reviewed and approved by the Citizen's Advisory Committee for Parks and Recreation on April 30, 2003.

BACKGROUND INFORMATION:

The Tahoe Tallac Park restroom addition and the Natomas Oaks Park restroom were bid as one project to try and achieve cost savings instead of bidding them separately. McGuire Pacific Constructors was low bidder on both park sites.

Tahoe Tallac Park is located on San Joaquin Street off of 65th Street in the East Broadway area. Tahoe Tallac Park is a 7.33-acre park that was developed in 1996 when the little league fields were relocated to an adjacent site to accommodate the construction of the Sacramento Regional Emergency Operations Communication Center. Tahoe Tallac Park includes three little league baseball fields, a concession stand and a parking lot.

The park master plan was amended to include additional improvements that include additional walkways, a restroom and security lighting. A community meeting was held on September 24, 2003 to discuss additional amenities for the park. A permanent restroom building was requested by the County Health Department that is required when a public facility includes a food serving concession stand. The Tahoe Tallac Little League currently rents portable toilets during their season, which will no longer be required once the restroom is complete. The addition will consist of grading, demolition, irrigation modifications, turf planting, concrete paving and walkway, concrete curb, and installation of a concrete block restroom. (See Exhibit B, Master Plans, pages 9-10).

Natomas Oaks Park is located is South Natomas on River Plaza Dr off of the Garden Highway. The park is a 12.5-acre park that was developed in 1986. Natomas Oaks Park has two acres of turf, a natural oak preserve with picnic tables and trail, a large group picnic area with barn shade structure for large gatherings, and a 15-stall parking lot. A permanent restroom building was requested by the community to accompany the large group gatherings that occur at the park. The addition will consist of grading, demolition, irrigation modifications, turf planting, concrete paving and walkways, and installation of a concrete block restroom.

This project was advertised and bids were received on March 23, 2005, and are summarized as follows:

<u>CONTRACTOR</u>	<u>Natomas Oaks Base Bid</u>	<u>Tahoe Tallac Restroom Base Bid</u>	<u>Total Bid</u>	<u>SBE %</u>	<u>EBE %</u>	<u>TOTAL</u>
SLS Constructors	\$145,700.00	\$179,300.00	\$325,000.00	96.9	0.0	96.9
Jepma Construction	\$113,160.00	\$132,390.00	\$245,550.00	25.4	0.0	25.4
McGuire Pacific Constructors	\$98,500.00	\$125,620.00	\$224,120.00	100.0	0.0	100.0
McNabb Construction Inc.	\$107,596.00	\$136,948.00	\$244,544.00	21.1	0.0	21.1

FINANCIAL CONSIDERATIONS:

This report requests a transfer of \$40,000 in Park Development Impact Fees, Fund 791, Planning Area 5, for Tahoe Tallac Park CIP (PN:LW96). The funding stream is 791-500 -LW96-4820. This report also requests a transfer of \$85,000 from Quimby Fees, Fund 710, Planning Area 9, for Natomas Oaks Park CIP (PN:LQ49). The funding stream is 710-500-LQ49-4820. This report also requests awarding a construction contract to Gold Valley Construction in the amount of \$224,120.00 for the restroom addition at Tahoe Tallac Park CIP (PN:LW96), (\$125,620.00), and the construction of a restroom at Natomas Oaks CIP (PN: LQ49), (\$98,500.00). There are funds available in Planning Area 5 Park

Development Impact Fees, Fund 791 and Planning Area 9 Quimby Fees, Fund 710.

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 cost 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 will 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, regional parks, open space, trails and buffer areas are not covered by the CFD.

ENVIRONMENTAL CONSIDERATIONS:

The Environmental Services Manager has determined that the proposed projects are exempt from California Environmental Quality Act (CEQA) under Class 3, Section Number 15303(e) of the CEQA Guidelines. Class 3, Section Number 15303(e) consists of the Construction new small structures.

POLICY CONSIDERATIONS:

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

ESBD EFFORTS:

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

Respectfully submitted,



ROBERT G. OVERSTREET,
Director, Parks and Recreation

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

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2. Exhibit A – Area Maps, pages 7-8
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RESOLUTION NO.

**ADOPTED BY THE CITY OF SACRAMENTO
ON DATE: _____**

**APPROVE A TRANSFER OF FUNDS AND AWARD A CONSTRUCTION CONTRACT
TO MCGUIRE PACIFIC CONSTRUCTORS IN THE AMOUNT OF
\$224,120.00 FOR THE TAHOE TALLAC RESTROOM ADDITION CIP
(PN: LW96) & NATOMAS OAKS RESTROOM CIP (PN: LQ49)**

WHEREAS, CITY COUNCIL APPROVED THE IMPROVEMENTS AND THE PARK
MASTER PLAN FOR TAHOE TALLAC PARK ON SEPTEMBER 24, 2003
CIP (PN: LW96) and NATOMAS OAKS PARK WAS DEVELOPED IN
1986;

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
SACRAMENTO THAT:**

The City Council hereby:

- Approve a transfer of \$40,000 from Park Development Impact Fees, Fund 791, Planning Area 9, to Tahoe Tallac Park CIP (PN: LW96); and
- Approve a transfer of \$85,000 from Quimby Fees, Fund 710, Planning Area 5, to Natomas Oaks Park CIP (PN: LQ49); and
- Award a construction contract to McGuire Pacific Constructors in the amount of \$224,120.00. \$125,620 to be from CIP (PN: LW96) and \$98,500 from CIP (PN: LQ49).

MAYOR

ATTEST:

CITY CLERK

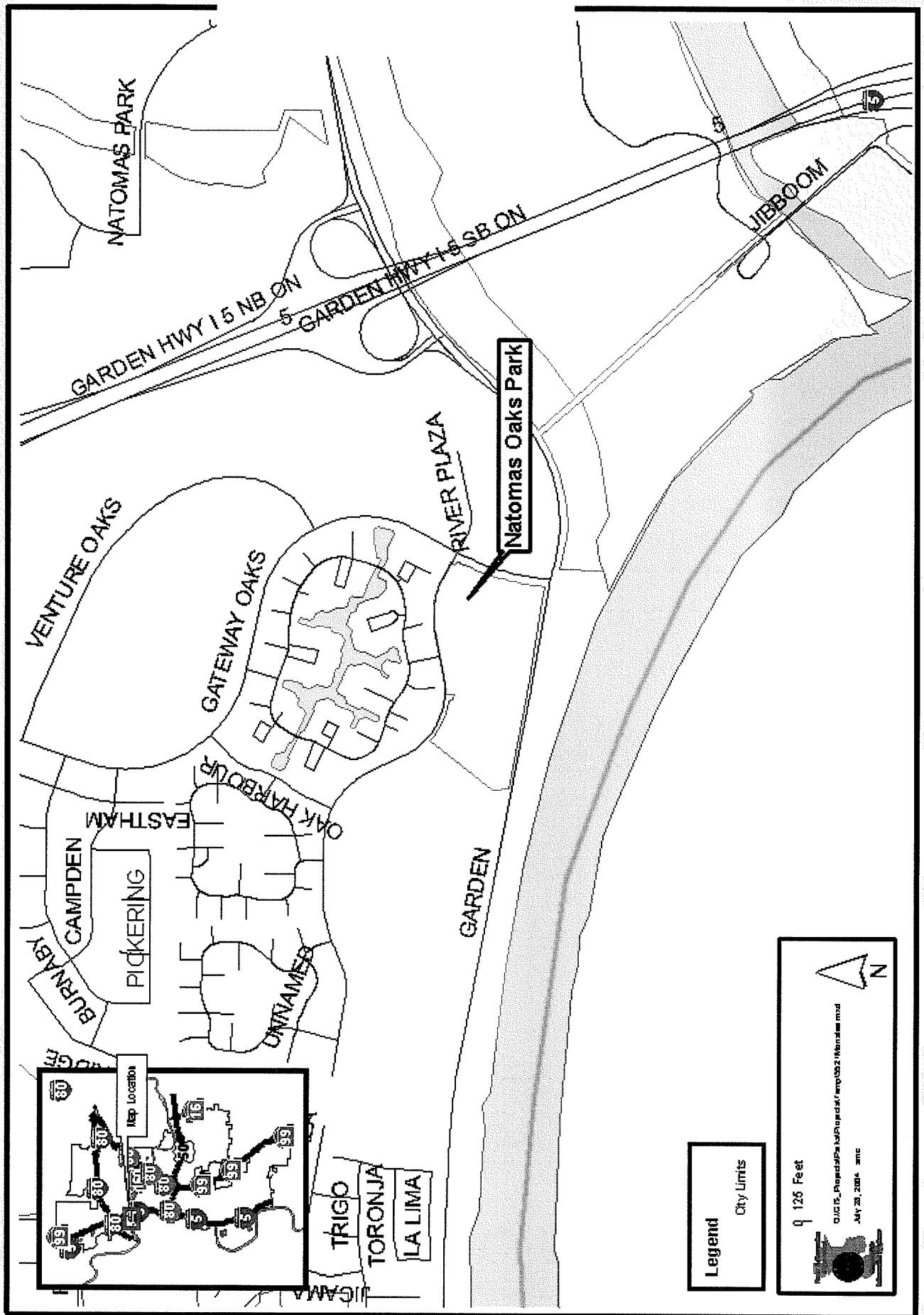
FOR CITY COUNCIL USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

EXHIBIT A

City of Sacramento
Department of Parks and Recreation
Natomas Oaks Park



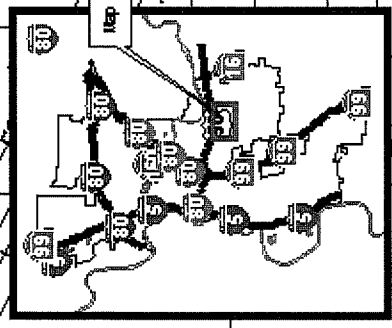
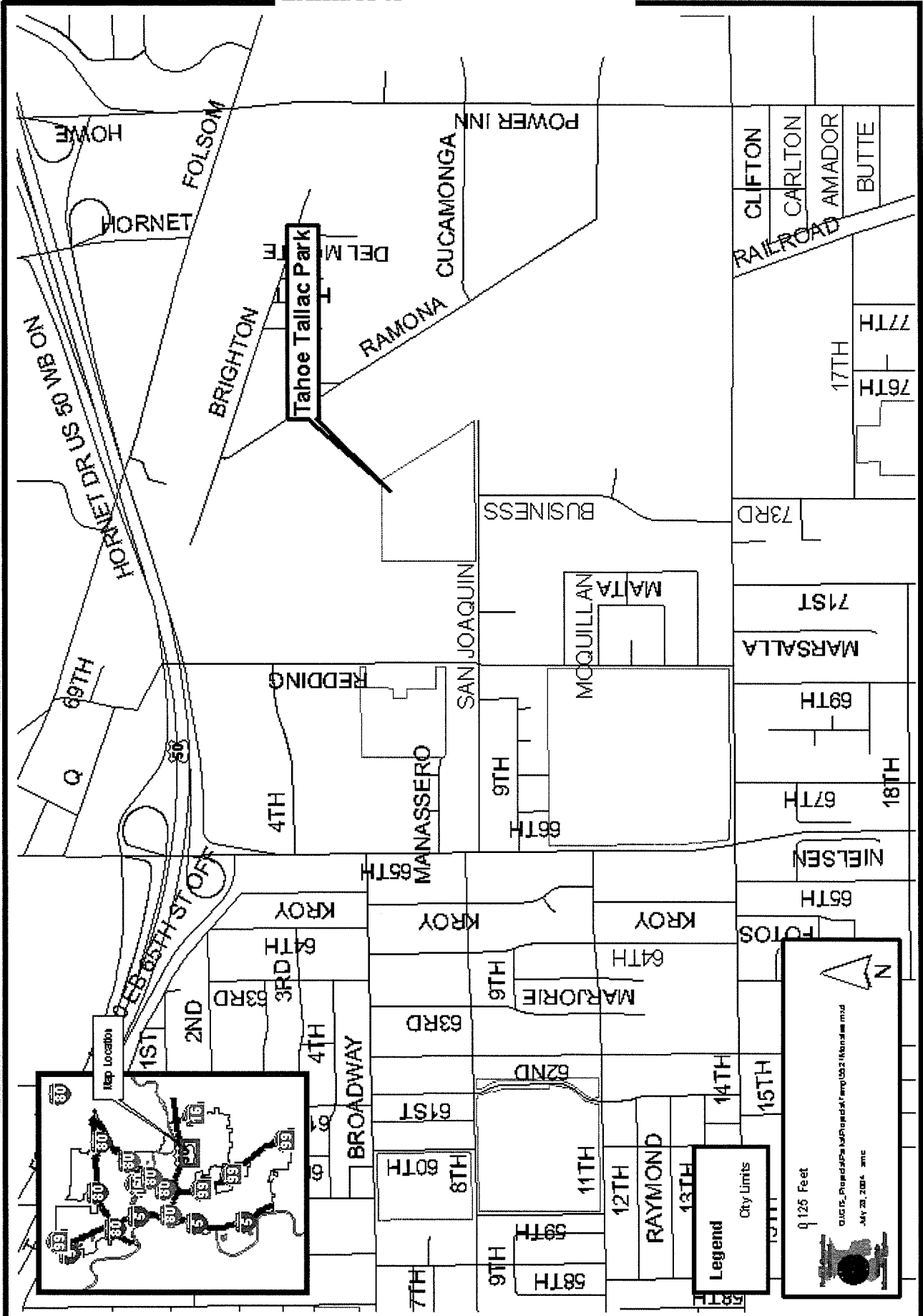
Legend
City Limits

0 125 Feet

01015_ProposedMap.psd
July 20, 2014

EXHIBIT A

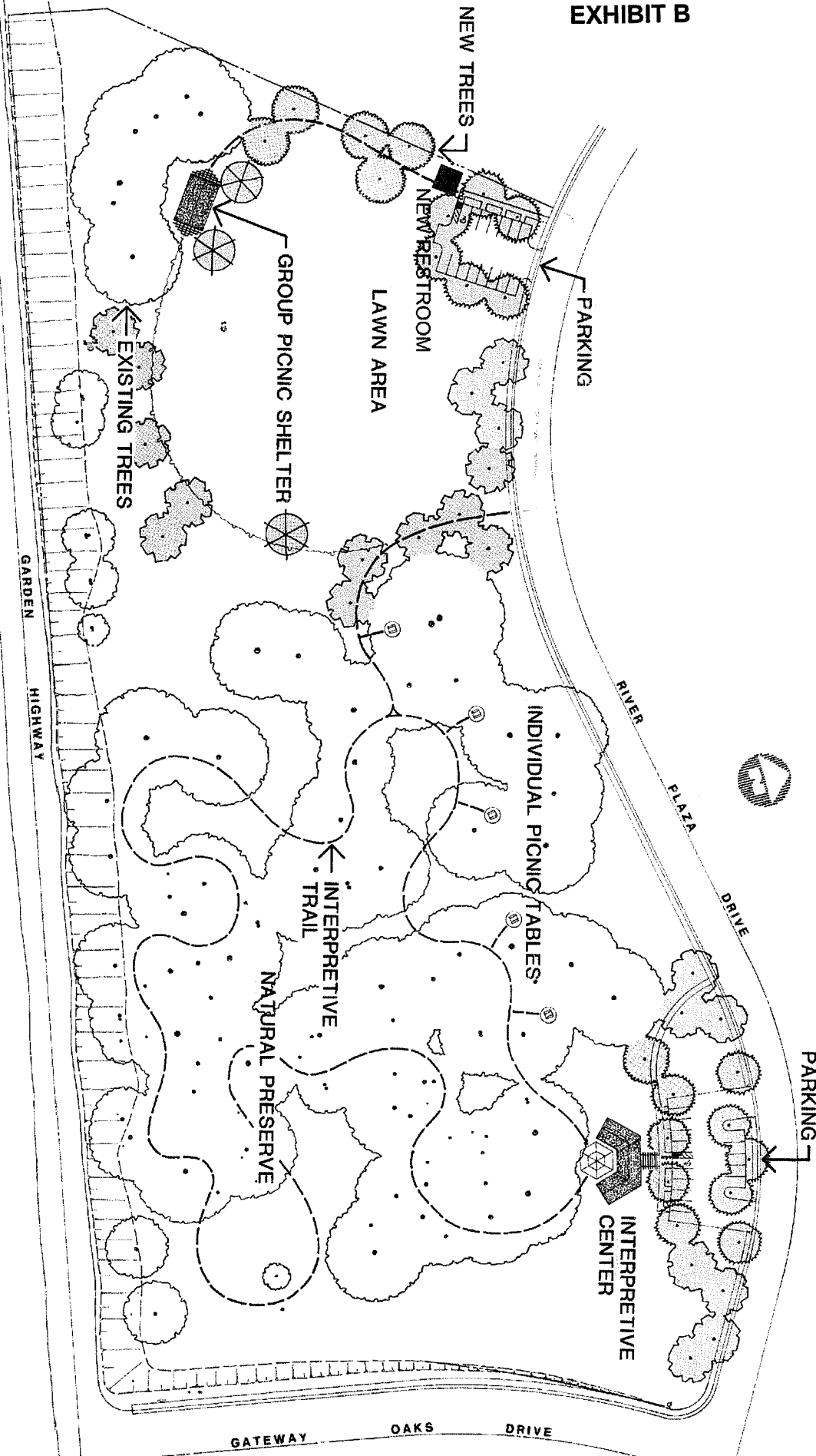
City of Sacramento
Department of Parks and Recreation
Tahoe Tallac Park



Legend
City Limits

0 125 Feet
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JUL 23 2014 11:51 AM

EXHIBIT B



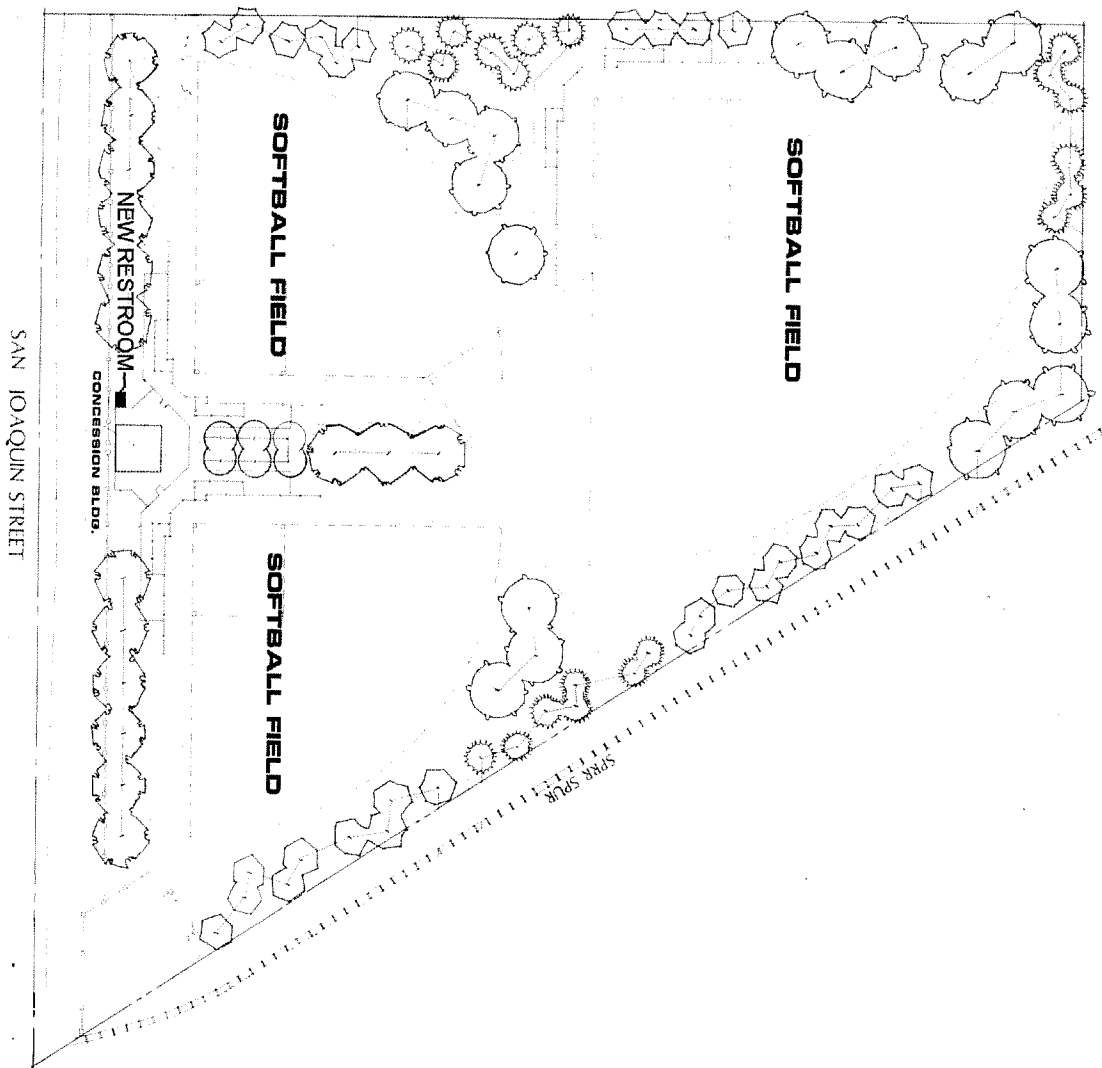
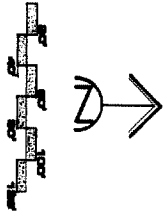
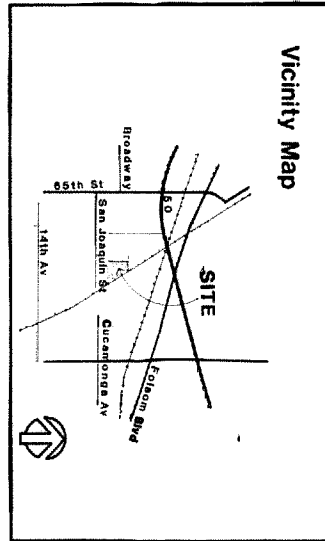
REVISIONS	
NO.	DESCRIPTION

DRAWN BY: J.K.C.
 DESIGNED BY: J.R.C.
 LANDSCAPE ARCHITECT
 DATE: JULY, 1994
 FIELD BOOK: 1898
 SCALE: 1" = 40'



CITY OF SACRAMENTO
 DEPARTMENT OF PARKS & COMMUNITY SERVICES
NATOMAS OAKS PARK
 MASTER PLAN (12.05 AC)

EXHIBIT B



DATE: 10/1/88
DRAWN BY: K. KOSKI
CHECKED BY: D. SEBASTIAN
SCALE: AS SHOWN
PROJECT NO. 1023 J ST, ROOM 200, SACRAMENTO, CALIFORNIA, 95814

LANDSCAPE ARCHITECT
D. SEBASTIAN
SAN JOAQUIN ST
K. KOSKI
CALIFORNIA

TAHOE TALLAC SPORTS FIELDS

CITY OF SACRAMENTO
DEPARTMENT OF PUBLIC WORKS
LANDSCAPE ARCHITECTURE SECTION
1023 J ST, ROOM 200, SACRAMENTO, CALIFORNIA, 95814

