



DEPARTMENT OF
PARKS AND RECREATION

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SUITE 400
SACRAMENTO, CA
95814-2933

Park Planning, Design &
Development Division

PH 916-808-5200
FAX 916-808-7643

June 6, 2005

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: APPROVE THE AGREEMENT RELATING TO THE DESIGN AND CONSTRUCTION OF GRANITE REGIONAL PARK IMPROVEMENTS, PHASE II CIP (PN: LV93)

LOCATION AND COUNCIL DISTRICT: Granite Regional Park, Council District 6

RECOMMENDATION:

Staff recommends that the City Council, by resolution (page 6):

- Approve the park development agreement between the City of Sacramento and the Regional Park General (RPG), for the Phase II development of Granite Regional Park, CIP (PN: LV93) as it relates to the Granite Regional Park Development Agreement.
- Approve the suspension of competitive bidding for Phase II development to allow RPG to contract with Westfork Construction.

CONTACT PERSON: JANET BAKER, PARK DEVELOPMENT MANAGER, 808-8234

FOR COUNCIL MEETING OF: June 28, 2005

SUMMARY:

In August 1998, the City Council approved a Planned Unit Development for Granite Regional Park comprised of office buildings, retail centers and a regional park (the "Granite PUD"). Pursuant to the Granite Park Development Agreement, the City is obligated to convey approximately 63 acres of land defined in the Granite Park DA as "City Land," in exchange for Regional Park General's construction of park improvements valued at \$9.2 million on approximately 142 acres of such City Land. Regional Park General's obligation to design and construct park improvements within Granite Regional Park is defined in the Granite Park Development Agreement as the "RPG Park Obligation (City Agreement No. 2000-165)."

Staff recommends that City Council approve the park development agreement for Phase II development of Granite Regional Park that includes a dog park, parking lot and water detention area south of Ramona Avenue.



COMMITTEE/COMMISSION ACTION:

The Citizen's Advisory Committee (CAC) for Parks and Recreation supported the master plan for Phase II development of Granite Regional Park at its December 2, 2004 meeting.

BACKGROUND INFORMATION:

Since the 1950's the property was used as an open pit aggregate extraction mine. In 1971, Granite Construction Company and the City of Sacramento entered into an agreement for the conveyance of land from Granite Construction to the City of Sacramento. The West Basin was deeded to the City in 1972 then leased back to Granite Construction. By 1998, conveyance of the east side of the property had not yet occurred. Granite Construction will continue to own the east side of the property that is located on the East and West Rims. In August 1998, the City Council approved a Planned Unit Development for Granite Regional Park comprised of office buildings, retail centers and a regional park (the "Granite PUD").

The City and the following parties entered into the Granite Regional Park Development Agreement (Granite Regional Park DA), dated October 24, 2000, City Agreement No. 2000-165 ("Granite Park DA"): Regional Park General, Granite Land Company, Phase One Regional Park Limited, KXH, Inc., Moore Enterprises, and Cumberland 506, LLC. The Granite Park DA concerns approximately 260 acres of land in the City of Sacramento between Power Inn Road to the west, Florin-Perkins Road to the east, 14th Avenue to the south and Folsom Boulevard to the north, which land is commonly known as "Granite Regional Park."

In September 1998, the City Council adopted the preliminary master plan for Granite Regional Park. Phase I development was completed in April 2001 and included three soccer fields, a horseshoe pit, a group picnic area, landscaped turf, walkways and a parking lot.

The master plan for Phase II development of Granite Regional Park (page 9) includes relocating the existing dog park, removing the corporation yard and developing an all-weather lighted soccer field in Area 1 of the park site. The master plan also includes a new dog park, parking lot, access ramp, detention basin, landscaping and the development of a regional skatepark in Area 2 of the park site. The master plan was approved by City Council on March 15, 2005. The master plan for the Phase II Park sets forth various park improvements, including two special features: (1) an all-weather, lighted soccer field, and (2) a regional skate park.

The design and construction of the Soccer Field and Skate Park are not included in the list of improvements to be completed by Developer under this Agreement. Rather the Soccer Field and Skate Park will be the subject of other arrangements made by the City. However, the design, grading and preparation of the Park Site in anticipation of the future construction of the Soccer Field and Skate Park are covered under this Agreement.

The Developer now proposes to develop the Phase II Park without also requesting entitlements to construct non-park improvements at this time. Due to certain benefits accruing to both City and Developer, the parties agree to proceed with the Phase II Park at this time notwithstanding the manner in which the Granite Park DA envisions park improvements to occur.

FINANCIAL CONSIDERATIONS:

Pursuant to the Granite Park Development Agreement, the City is obligated to convey approximately 63 acres of land defined in the Granite Park DA as "City Land," in exchange for Regional Park General's construction of park improvements valued at \$9.2 million on approximately 142 acres of such City Land. Regional Park General's obligation to design and construct park improvements within Granite Regional Park is defined in the Granite Park Development Agreement as the "RPG Park Obligation."

Developer shall be entitled to credit against the RPG Park Obligation for the Project Costs expended on Eligible Park Improvements. The Developer shall be entitled to a credit against the RPG Park Obligation in an amount of Eligible Park Credits, not to exceed the lesser of Developer's actual incurred Project Costs and the Final Budget, provided that the Final Budget shall be adjusted to take into account approved change orders.

Upon successful completion of the Phase II Park, acceptance by the City, and compliance with the provisions of the Agreement Relating to Design and Construction of Granite Regional Park Improvements and the Granite Park Development Agreement, Regional Park General shall be entitled to a credit against the RPG Park Obligation as provided in this Agreement. In such case, pursuant to the Granite Park DA, Regional Park General shall be entitled to "Eligible Park Credits" for "Eligible Park Improvements" (as those terms are defined in the Granite Park DA and implemented in the Agreement Relating to Design and Construction of Granite Regional Park Improvements; when used in this Agreement, the terms "Eligible Park Credits" and "Eligible Park Improvements" shall carry the same meaning as when used in the Granite Park DA). The Developer expects to construct \$1.1 million in Eligible Park Improvements for Eligible Park Credits in like amount.

Developer is willing to construct the Project, and to fund the costs of Project design and

construction activities (the "Project Costs") allocated to Developer in the Agreement.

For purposes of the Agreement to be approved by City Council, "Project Costs" shall mean and include costs related to all contracts for the construction of the Project, including change orders thereto, and costs associated with all other contracts for professional and other services necessary, in the City's judgment, to implement and complete construction, together with all planning and design costs and right of way or other acquisition costs, if any, associated with the Project. Project Costs also shall include, but not be limited to, the engineering estimates and the Project elements included therein, construction inspection fees, and whichever of the following costs or fees, if any, may be applicable: environmental documentation (whether prepared by outside consultants or City staff), City project administration, plan check and inspection fees, and biological studies. The Project Costs that relate to Eligible Park Improvements and considered suitable for Eligible Park Credits under the Granite DA are set forth in the Park Development Budget section of the agreement.

Staff recommends that Westfork Construction Company be the general contractor for this project since they have been on site for several years and have intimate knowledge of the project. Bringing in another contractor would add significant costs to the project to review all contract and construction documents, mobilize to the site and coordinate activities.

ENVIRONMENTAL CONSIDERATIONS:

The Environmental Services Manager has determined that the Granite Regional Park Phase II Project, as proposed, will not have a significant impact to the environment; therefore, a Mitigated Negative Declaration was prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act (CEQA) guidelines, the City has incorporated mandatory mitigation measures into the project plans to avoid potential impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures were approved by City Council on March 15, 2005.

The proposed Negative Declaration was available for a 30-day Public Review during the period of February 9 through March 10, 2005. No comments were received. City Council ratified the Negative Declaration on March 15, 2005.

POLICY CONSIDERATIONS:

This project is consistent with the City's strategic plan goal of expanding parks and recreation opportunities.

ESBD CONSIDERATIONS:

The selection of Landscape Architect consultants and contractors for this project will follow City established guidelines for ESBD firms.

Respectfully Submitted,



ROBERT G. OVERSTREET
Director of Parks and Recreation

Recommendation Approved:



ROBERT P. THOMAS
City Manager

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2. Exhibit A- Area Map, page 8
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RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON THE DATE OF _____

RESOLUTION TO APPROVE THE AGREEMENT RELATING TO DESIGN AND CONSTRUCTION OF GRANITE REGIONAL PARK IMPROVEMENTS PHASE II, CIP (PN:LV93)

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

WHEREAS, The City of Sacramento and Regional Park General have entered into an agreement (City Agreement 94-007) whereby, Regional Park General contributes to the development of Granite Regional Park for park improvements (Park Contribution); and

WHEREAS, Resolution No. 98-398 approved the land payments made by Regional Park General (Granite Partners) in accordance with Agreement 94-007 shall be allocated to Granite Regional Park for park improvements (781-500-LK62) and shall supplement the Park Contributions; and

WHEREAS, The City Council has approved the Mitigated Negative Declaration and Mitigation Reporting Plan for Granite Regional Park Phase II; and

WHEREAS, the City Council has approved the master plan for Granite Regional Park Phase II; and

WHEREAS, the City entered into the Granite Regional Park Development Agreement, dated October 24, 2000, City Agreement No. 2000-165 ("Granite Park DA");

FOR CITY CLERK USE ONLY

Resolution No.: _____

Date Adopted: _____

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

The City Council, by resolution:

- Approve the park development agreement between the City of Sacramento and the Regional Park General (RPG), for the Phase II development of Granite Regional Park, CIP (PN: LV93) as it relates to the Granite Regional Park Development Agreement; and
- Approve the suspension of competitive bidding for Phase II development to allow RPG to contract with Westfork Construction.

MAYOR

ATTEST:

CITY CLERK

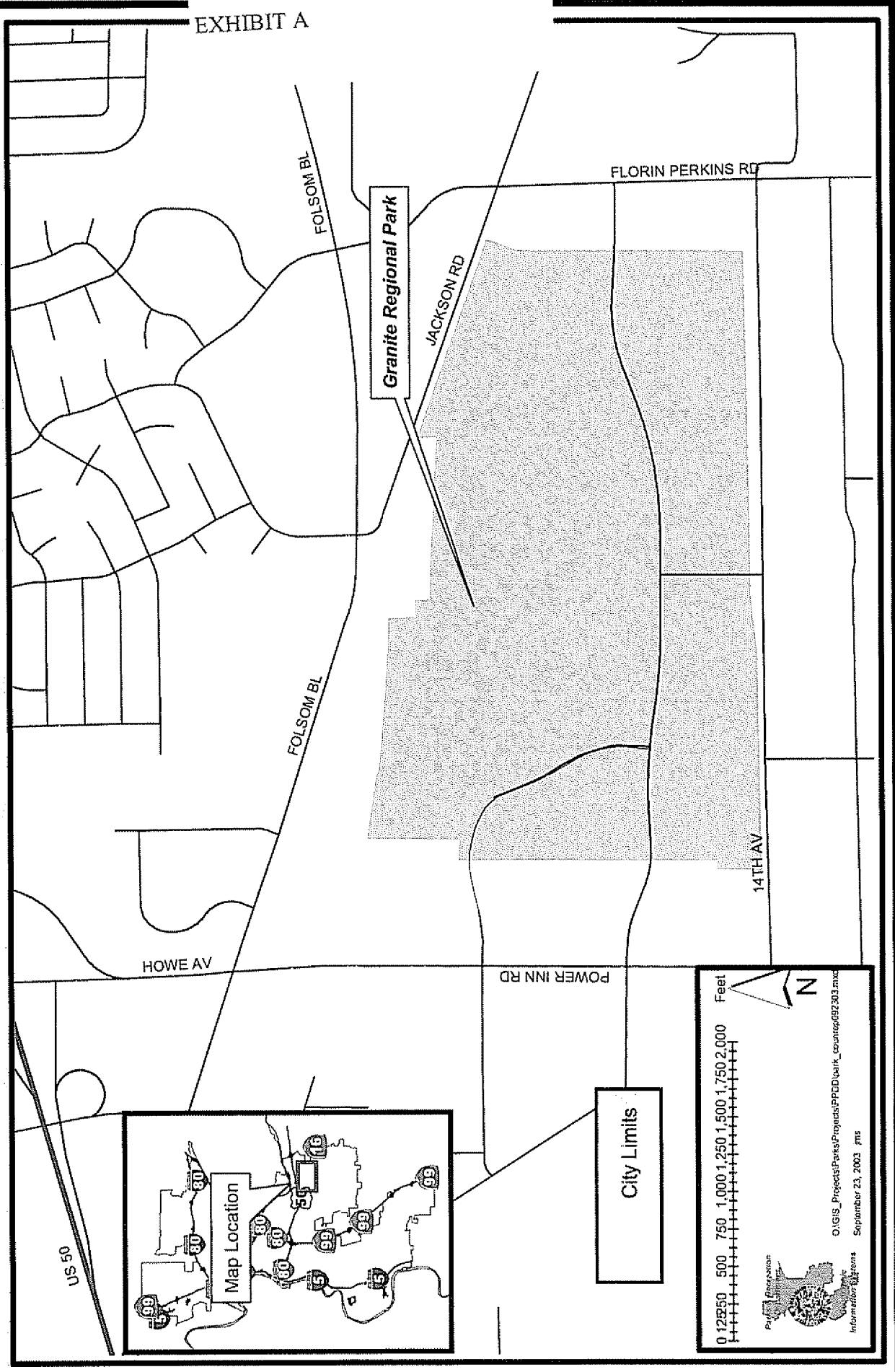
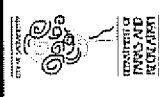
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Resolution No.: _____

Date Adopted: _____

EXHIBIT A

City of Sacramento
Department of Parks and Recreation
 Granite Regional Park



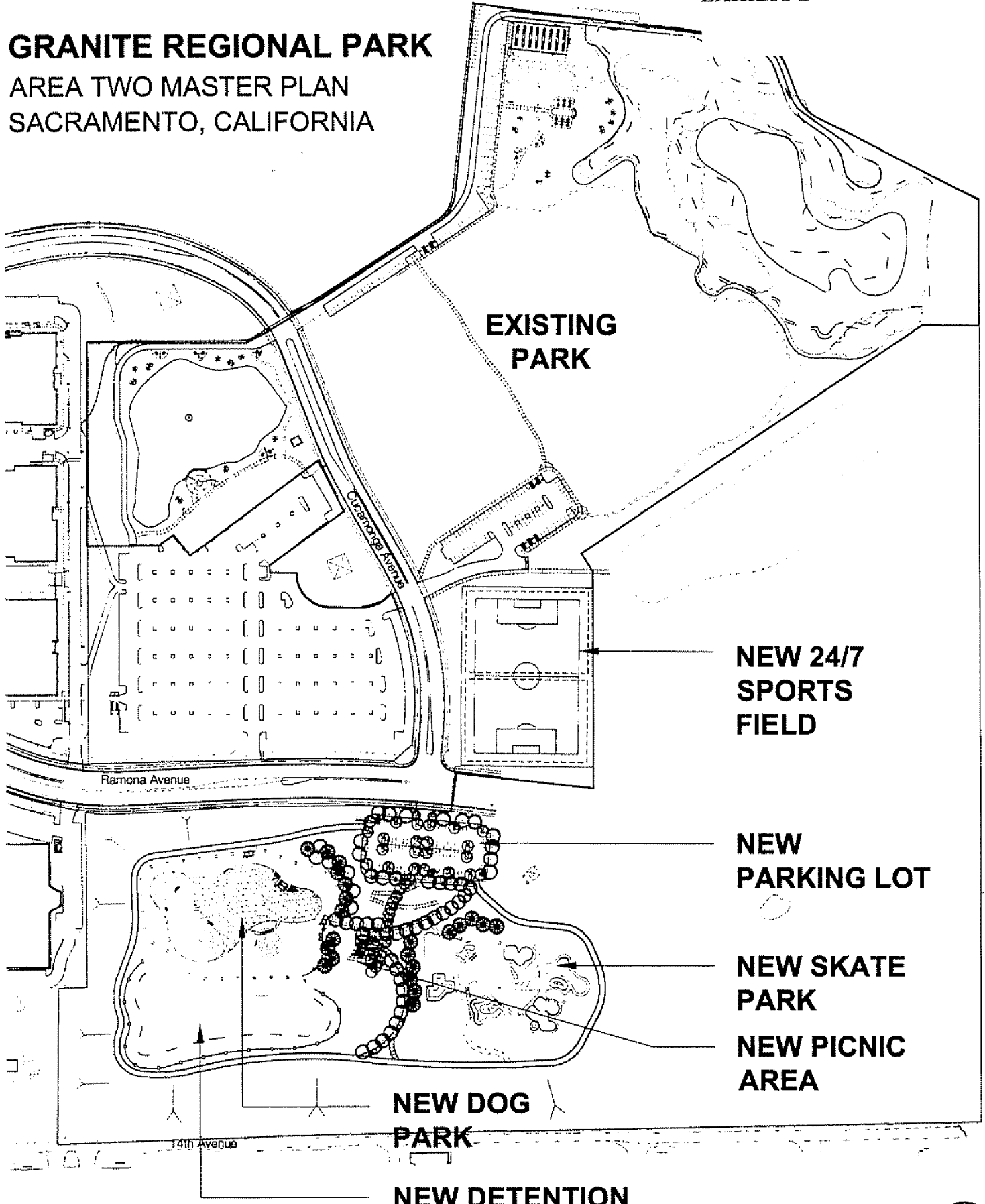
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City of Sacramento
 Department of Parks and Recreation
 Information Systems
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GRANITE REGIONAL PARK

AREA TWO MASTER PLAN

SACRAMENTO, CALIFORNIA



**EXISTING
PARK**

**NEW 24/7
SPORTS
FIELD**

**NEW
PARKING LOT**

**NEW SKATE
PARK**

**NEW PICNIC
AREA**

**NEW DOG
PARK**

**NEW DETENTION
POND**

