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DEPARTMENT OF
PARKS AND RECREATION

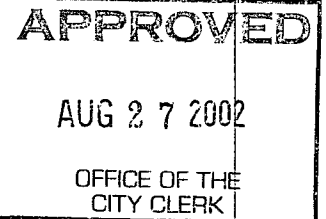
**CITY OF SACRAMENTO
CALIFORNIA**

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

DIRECTOR'S OFFICE

(916) 264-5200
FAX 264-7346

August 20, 2002



City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: CONSULTANT SERVICES AGREEMENT WITH JAMES BACCHINI FOR
PARK CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES**

LOCATION: Citywide.

RECOMMENDATION:

That the City Council, by resolution, authorize the City Manager to execute an amendment to the agreement between the City of Sacramento and James Bacchini increasing the amount of the agreement to \$175,000.

CONTACT PERSON: Janet Baker, Interim Park Planning, Design & Development
Division Manager, 264-8234

FOR COUNCIL MEETING OF: August 27, 2002

SUMMARY:

Mr. James Bacchini performs professional park construction oversight and inspection services. Mr. Bacchini's existing contract is not to exceed \$99,000.00. This action would increase the maximum cost of the City's contract with Mr. Bacchini to \$175,000.00. Other terms and conditions remain unchanged.

COMMITTEE/COMMISSION ACTION:

None with this report.



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BACKGROUND INFORMATION:

The Park Planning Design & Development Division of the Department of Parks and Recreation plans, designs and develops parks and open space areas for the City of Sacramento. To increase the Division's capacity to create new parks, and to rehabilitate and improve existing parks, consultant services have been acquired to provide staff support and technical expertise to oversee the many park development projects currently underway or planned in coming months.

Mr. Bacchini has been retained as a consultant, within the scope of the City Manager's authority, to provide construction inspection services on park development projects and project management on small park and irrigation repair projects. Mr. Bacchini's services assist City staff in ensuring that construction work is done in a quality manner and consistent with approved master plans and development contract specifications.

Mr. James Bacchini was initially selected as a consultant in 2001/02 after a competitive process. Over the past year, Mr. Bacchini has contributed to the following park development projects:

- ▶ Bill Bean, Jr. Memorial Park
- ▶ Freeport Shores Youth Complex
- ▶ Park 9C, 10C, 10D and 13A in North Natomas
- ▶ Peter Burnett School Park
- ▶ Park 3C River View Park
- ▶ Robla Community Park

In view of the quality of Mr. Bacchini's work and the fact that work will continue into 2002/03 on several of the projects he is assigned, it is recommended that the maximum cost under Mr. Bacchini's contract be increased from \$99,000.00 to \$175,000.00.

Mr. Bacchini's contract scope and other provisions would remain unchanged. He will continue to receive assignments from Dennis Day, Senior Landscape Architect.

FINANCIAL CONSIDERATIONS:

No additional funding is requested with this report. Funds are included with each capital improvement project for project management and inspections. Mr. Bacchini's services will be charged as an expense to the projects to which he is assigned.

POLICY CONSIDERATIONS:

The proposed action under this report is consistent with the City Council's goals to preserve and expand parks and recreation opportunities.

ENVIRONMENTAL CONSIDERATIONS:

The proposed actions in this report are administrative and do not constitute a project under CEQA.

ESBD CONSIDERATIONS:

Mr. James Bacchini's company is certified as an ESBD firm.

Respectfully submitted,



Robert G. Overstreet
Director of Parks and Recreation

Recommendation Approved:



ROBERT P. THOMAS,
City Manager

APPROVED
AUG 27 2002
OFFICE OF THE
CITY CLERK

RESOLUTION NO. *2002-566*

ADOPTED BY THE CITY OF SACRAMENTO
ON DATE OF: _____

**CONSULTANT SERVICES AGREEMENT WITH JAMES BACCHINI
FOR PARK CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES**

Be it resolved that the City Council of the City of Sacramento, hereby authorizes the City Manager to execute an amendment to the agreement between the City of Sacramento and James Bacchini, increasing the amount of the agreement to \$175,000.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO: _____

DATE ADOPTED: _____



2.15

DEPARTMENT OF
PARKS AND RECREATION

**CITY OF SACRAMENTO
CALIFORNIA**

3801 POWER INN RD.
SACRAMENTO, CA
95826-3889

RECREATION ADMINISTRATION

(916) 277-6052
FAX 277-6180

July 31, 2002

City Council
Sacramento, California

Honorable Members in Session:

06 2002-154

APPROVED

AUG 27 2002

OFFICE OF THE
CITY CLERK

**SUBJECT: SUSPEND COMPETITIVE BIDDING AND AUTHORIZE THE CITY
MANAGER TO NEGOTIATE AND ENTER INTO A LEASE
AGREEMENT WITH THOMAS B. LA ROSA FOR RESTAURANT
SERVICES AT THE SACRAMENTO SOFTBALL COMPLEX**

LOCATION AND COUNCIL DISTRICT: Located within Del Paso Regional Park,
Council District 2

RECOMMENDATION:

This report recommends that City Council, by resolution:

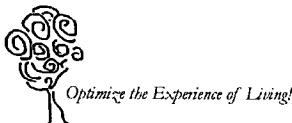
- Approve sole source negotiations for restaurant services at the Sacramento Softball Complex with Thomas B. La Rosa per City Code Section 3.68.110(F); and
- Authorize the City Manager to execute a lease agreement between the City of Sacramento ("City") and Thomas B. La Rosa, a sole proprietor ("Lessee") to provide restaurant services at the Sacramento Softball Complex.

CONTACT PERSON: RALPH PETTINGELL, RECREATION MANAGER, 277-6173
HELEN HARPER, RECREATION SUPERINTENDENT, 277-6149

FOR COUNCIL MEETING OF: August 27, 2002

SUMMARY:

This report requests authorization to enter into a sole source lease agreement (Exhibit A) with Thomas B. La Rosa, without the formal competitive bidding process, for restaurant services at the Sacramento Softball Complex.



1

BACKGROUND INFORMATION:

On February 23, 1999 Council approved the assignment of the lease agreement for restaurant services at the Sacramento Softball Complex in Del Paso Regional Park from The Fetters Company to Thomas B. La Rosa. Mr. La Rosa has been the on-site manager of the restaurant at the Sacramento Softball Complex since 1995.

The City and Mr. La Rosa have negotiated a revised lease agreement (Exhibit 1) to provide restaurant services at the Sacramento Softball Complex located in Del Paso Regional Park at Auburn Boulevard and Watt Avenue. The restaurant provides an enhancement to the complex where players and guests can enjoy food and beverages during their visit to the complex. A portion of revenue from the restaurant is paid to the City as part of the lease agreement and provides funding for operational costs at the complex.

Mr. La Rosa and his staff have been operating the restaurant since 1991, and Mr. La Rosa has been managing the restaurant since 1995. Staff and customers verify that Mr. La Rosa is doing an outstanding job of providing quality food and service at the complex. Staff at the complex would like to maintain the continuity of the restaurant and ensure that it will be open for upcoming league and tournament play.

The proposed lease agreement between the City and Mr. La Rosa will be effective on September 1, 2002 through August 31, 2007. The City Manager and Mr. La Rosa, may, by mutual agreement, extend the term for an additional five year term. Mr. La Rosa will also agree to participate in the Capital Spirit sponsorship program with participating sponsors.

FINANCIAL CONSIDERATIONS:

Mr. La Rosa shall pay the rent required by Section 4 of the proposed lease agreement (Exhibit A) to the City's Parks and Recreation Department to provide operational funding for the complex. The agreement calls for a monthly rent payment of 17 percent of gross restaurant receipts. The average annual rent has been approximately \$30,000. The operation of the Sacramento Softball Complex is dependent on player and tournament fees and revenue from the restaurant to provide funding support. No City general funds are expended to support the operation of the complex. The lease agreement for continued restaurant services at the complex will provide necessary revenue for operations and services for customers.

POLICY CONSIDERATIONS:

The plan to continue quality food service operations at the Sacramento Softball Complex restaurant is consistent with the City Council's goals to increase the positive activities in the Sacramento area, support small businesses, and secure revenue outside of the general fund to

Lease Agreement for the Sacramento Softball Complex Restaurant
City Council
August 27, 2002
Page 3

support city parks whenever possible. Per City Code Section 3.68.110(F), the City Council has the authority to waive the competitive process and sole source lease negotiations when it is determined that it is in the best interest of the City to do so. Approval by the City Council requires a 2/3 vote.

ENVIRONMENTAL CONSIDERATIONS:

The proposed actions in this report are administrative and do not constitute a project under CEQA.

ESBD CONSIDERATIONS:

Thomas B. La Rosa owns a small business and he follows the Emerging and Small Business Guidelines when purchasing supplies for his business whenever possible.

Respectfully submitted,

Lori Narden

for ROBERT G. OVERSTREET
Director

Recommendation Approved:

ROBERT P. THOMAS
City Manager

APPROVED
AUG 27 2002
OFFICE OF THE
CITY CLERK

RESOLUTION NO. 2002-567

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF: _____

RESOLUTION TO SUSPEND COMPETITIVE BIDDING AND AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND ENTER INTO A LEASE AGREEMENT WITH THOMAS B. LA ROSA FOR RESTAURANT SERVICES AT THE SACRAMENTO SOFTBALL COMPLEX

The City Council of the City of Sacramento hereby:

1. Based on a long and successful operation by Mr. La Rosa, the quality of his food services, and the financial support that Mr. La Rosa's operation provides to the Softball Complex, the Council hereby finds and determines that the use of a bid process to select a food service operator at the Softball Complex would be inappropriate.
2. Approves sole source negotiations for restaurant services at the Sacramento Softball Complex with Thomas B. La Rosa per City Code Section 3.68.110(F); and
3. Authorizes the City Manager to execute a lease agreement between the City of Sacramento ("City") and Thomas B. La Rosa, a sole proprietor ("Lessee") to provide restaurant services at the Sacramento Softball Complex.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____