



REPORT TO COUNCIL

City of Sacramento

21

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www. CityofSacramento.org

Staff Report
August 23, 2005

Honorable Mayor and
Members of the City Council

Subject: Agreement: Park Construction Agreement for South Natomas Park (PN:
LW36)

Location/Council District: 2901 Truxel Road, South Natomas, CD #1

Recommendation:

Adopt a Resolution: 1) approving a transfer of \$800,000 in Quimby Funds, Fund 710, Planning Area 9, and 2) awarding a construction contract to Goodland Landscaping, Inc. in the amount of \$1,305,728.75 for South Natomas Park improvements CIP (PN: LW36).

Contact: Janet Baker, Park Development Manager, 808-8234

Presenters: None

Department: Parks & Recreation

Division: Park Planning, Design & Development

Organization No: 4727

Summary: The work to be performed consists of developing South Natomas Park in South Natomas, Sacramento on Truxel Road and Bannon Creek Drive. The improvements will consist of grading, drainage, irrigation, landscaping, softball field, soccer field, 2 playgrounds and street frontage improvements.

Committee/Commission Action: The Citizen's Advisory Committee for Parks and Recreation approved the master plan for South Natomas Community Park on June 1, 2002.

Background Information: South Natomas Park is a 17-acre community park located near Truxel Road and Bannon Creek Drive in South Natomas. (See Area Map, Attachment 1, page 4). Development of the park will consist of grading, drainage, irrigation, landscaping, softball field, soccer field, a tot lot, an adventure lot for older children and street frontage improvements. (See Attachment 2, page 5).

Resolution No. 2002-847 established a capital improvement project for South Natomas Community Park (PN: LW36) on December 17, 2002.

This project was advertised and bids were received on June 15, 2005, and are summarized as follows:

BIDDER	BASE BID	SBE%	EBE%	TOTAL
Goodland Landscape Construction	\$1,277,732.75	73.1	0.0	73.1
Olympic Land Construction	\$1,476,046.74	85.8	0.0	85.8
Valley Crest Landscaping	\$1,379,040.50	12.7	18.9	31.6
Hemington Landscaping	\$1,324,314.00	33.1	2.7	35.8
Ad Land Ventures	\$1,213,411.25	17.8	21.5	39.3

Ad Land Ventures bid was declared non-responsive and the responsible bidder for this project is Goodland Landscape Construction, Inc.

Financial Considerations: This report recommends awarding a construction contract to Goodland Landscape Construction, Inc. in the amount of \$1,305,728.75 for the development of South Natomas Park. Funding will come from CIP (PN: LW36). A transfer of \$800,000 in Quimby Fees (Fund 710, Planning Area 9) is necessary to fully fund the contract. There are funds available in Planning Area 9 Quimby Fees, Fund 710. The award includes the base bid and the additive alternates as specified in the Special Provisions. CIP (PN: LW36) was originally funded from Fund 512 with a State Capital Grant (\$800,000) and Fund 796, the South Natomas Facility Benefit Fund (\$212,416).

The additional funds are necessary because the old park development impact fees did not generate enough funds for developing even minimum standard parks.

Development of the park will create an ongoing cost for park maintenance and utilities of approximately \$8,000 per acre or \$136,000 for this 17-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.

Existing parks and all community parks, regional parks, open space, trails and buffer areas are not covered by the CFD. South Natomas Park is a community park and therefore not eligible for CFD funds.

Environmental Considerations:

On June 6, 2000 City Council ratified the Negative Declaration and adopted the Mitigation Reporting Plan. The council report stated, "In accordance with the State Guidelines for implementation of the California Environmental Quality Act (CEQA) of 1970, the Planning Services Division, Office of Environmental Affairs reviewed the proposed South Natomas Community Center, Library, and a Park project and has determined that the proposed project will not result in a significant adverse impact on the environment."

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

Emerging Small Business Development (ESBD): The selection of consultants and contractors for this project followed City established guidelines for inclusion of ESBD firms.

Respectfully Submitted by: Janet Baker, Park Development Manager

Approved by: 
ROBERT G. OVERSTREET II
Director of Parks & Recreation

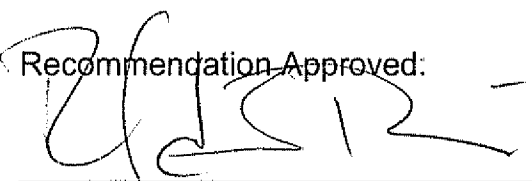
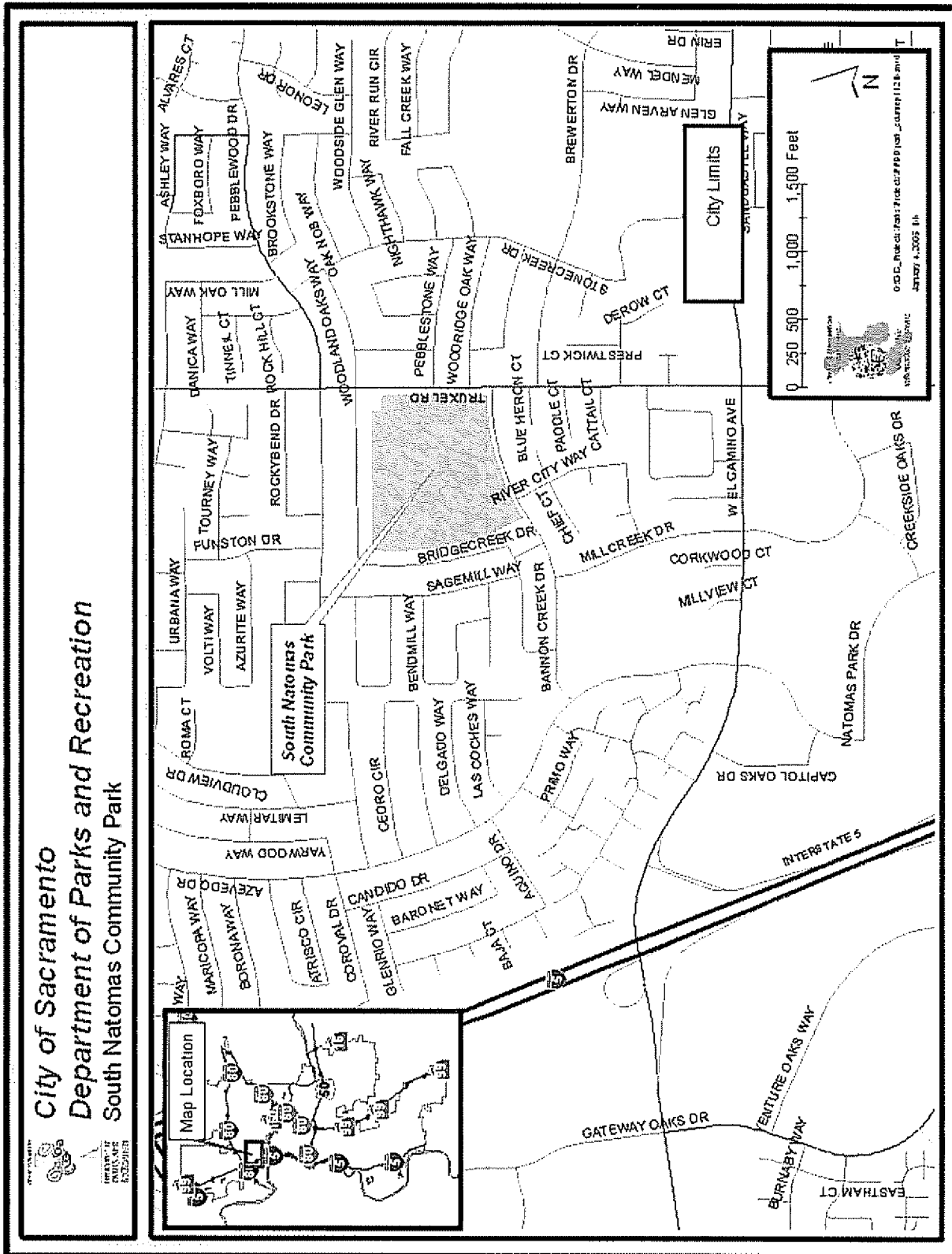
Recommendation Approved:

ROBERT P. THOMAS
City Manager

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ATTACHMENT 1

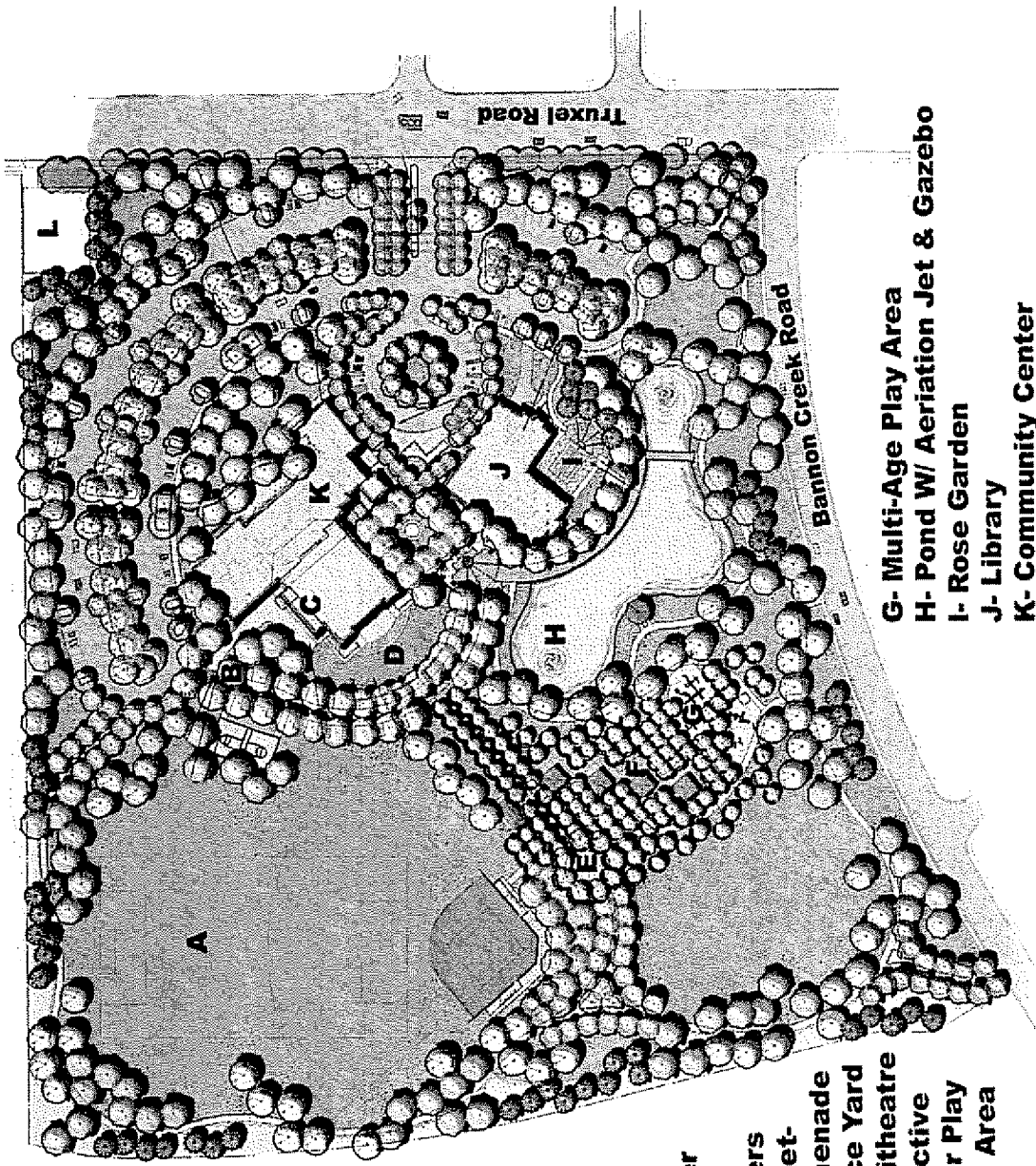


BSA
 1700 J STREET, SUITE 100
 SACRAMENTO, CALIFORNIA 95811
 (916) 442-1234

South Natomas
 Community Center, Library and Park
 Sacramento, California
 Truxel Road at Bannan Creek Drive
 January 18, 2000

Schematic Design
 SITE MASTERPLAN

Scale: 1" = 100'



ATTACHMENT 2

- A- Soccer Field**
- B- Farmers Market- Promenade**
- C- Service Yard**
- D- Amphitheatre**
- E- Interactive Water Play**
- F- Picnic Area**
- G- Multi-Age Play Area**
- H- Pond W/ Aeration Jet & Gazebo**
- I- Rose Garden**
- J- Library**
- K- Community Center**
- L- SMUD Transformer**

RESOLUTION NO.

Adopted by the Sacramento City Council

APPROVING A TRANSFER OF FUNDS AND AWARD A CONSTRUCTION CONTRACT TO GOODLAND LANDSCAPE CONSTRUCTION, INC. IN THE AMOUNT OF \$1,305,728.75 FOR THE DEVELOPMENT OF SOUTH NATOMAS PARK CIP (PN: LW36).

BACKGROUND

- A. South Natomas Park is a 17-acre community park located near Truxel Road and Bannon Creek Drive in South Natomas
- B. On December 17, 2002, Resolution No. 2002-847, the City established a Capital Improvement Project for South Natomas Community Park Phase 1 CIP (PN: LW36).
- C. Development of the park will consist of grading, drainage, irrigation, landscaping, softball field, soccer field, a tot lot, an adventure lot for older children and street frontage improvements.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. To approve a transfer of \$800,000 from Quimby Fees, Fund 710, Planning Area 9, to CIP (PN: LW36).
- Section 2. To award a construction contract to Goodland Landscape Construction, Inc. in the amount of \$1,305,728.75 to develop South Natomas Park CIP (PN: LW36).