



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

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Consent
November 8, 2005

Honorable Mayor and
Members of the City Council

Subject: Agreement: Approve a Transfer of \$52,000 from Park Impact Fee funds to CIP LW61; Accept the Responsible Low Bidder; and Award a Construction Contract for Linden Park, CIP LW61.

Location/Council District: 4001 Innovator Drive, Sacramento
Council District 1

Recommendation: Adopt a Resolution: 1) approving a transfer of \$52,000 of Park Impact Fee (PIF) Fund 791; 2) accepting the responsible, low bid; and 3) awarding a construction contract to Gold Valley Construction in the amount of \$464,025.50 for the Phase I construction of Linden Park, CIP LW61.

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

Presenters: None

Department: Parks & Recreation

Division: Park Planning, Design & Development

Organization No: 4727

Summary:

Linden is a 4.7- acre park located at 4001 Innovator Drive in North Natomas. Staff recommends that the City Council adopt a resolution approving a transfer of Park Impact Fee (PIF) funds to CIP LW61, accepting the responsible, low bidder (Gold Valley Construction), and awarding them a construction contract for the base bid in the amount of \$464,025.50. This contract will be for Phase I construction only.

Committee/Commission Action:

The Linden Park name and master plan was reviewed and approved by the Citizen’s Advisory Committee for Parks and Recreation on November 4, 2004.

Background Information:

On February 1, 2005, the Council approved the park name, master plan (Attachment 1), and the consideration of the Northpointe Park Planned Unit Development Mitigated Negative Declaration as amended by the Addendum.

The proposed park theme for the 4.7- acre park located at 4001 Innovator Drive in North Natomas is valley woodland. (Refer to Attachment 2.) The Linden Park master plan includes a tot lot play area, a multi-purpose turf field, seating areas, meandering pedestrian pathways, native wildflower planting areas, shrub areas, landscape earth mounds and additional landscaping. Phase I base bid includes the aforementioned items. Additive alternates and Phase II features may be added as future funding is identified.

This project was advertised on September 14, 2005, bids were received on October 5, 2005, and the bids are summarized as follows:

<u>CONTRACTOR</u>	<u>Base Bid</u>	<u>Additive Alternate</u>	<u>Total Bid</u>	<u>SBE%/ EBE % Total</u>
Gold Valley Construction	\$464,025.50	\$56,428.00	\$520,453.50	51.9
JMS & Associates	\$469,448.20	\$72,934.00	\$542,382.20	81.2
Ad Land Venture	\$473,873.27	\$80,728.00	\$554,601.27	0.0
Planned Environments	\$495,529.82	\$70,953.80	\$566,483.62	71.1
Navarrete Landscaping	\$523,215.60	\$73,720.03	\$596,935.63	81.5
Hemington Landscape Services	\$536,981.00	\$80,992.00	\$617,973.00	21.7
Olympic Land Construction	\$549,246.85	\$91,886.00	\$641,132.85	98.7
Bauman Landscape	\$591,713.45	\$87,143.00	\$678,856.45	22.9

Gold Valley Construction was the responsible, low bidder with the base bid of \$464,025.50. Staff recommends that Council approves awarding Gold Valley Construction \$464,025.50 for the base bid items in the bid proposal.

Financial Considerations:

To fund the base bid for this phase of construction, staff requests a transfer of \$52,000 from the PIF Fund 791 into CIP LW61 to cover construction and all anticipated remaining city costs associated with the completion of the Linden Park Phase I construction. A new development has been approved in this neighborhood which is resulting in significant PIF Funds to cover this request for transfer of funds.

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. Significant revenues from the CFD began in 2005.

Existing parks and all community parks, regional parks, open space, trails and buffer areas are not covered by the CFD.

There will be approximately \$37,600 per year in ongoing operational and maintenance costs, which includes \$28,200 per year in park maintenance, and \$9,400 per year water and utility costs.

Environmental Considerations:


The Development Services Department, Environmental Planning Services has determined that this project falls within the scope of analysis of the adopted Natomas Crossing – Alleghany Area #2 (P96-083) Mitigated Negative Declaration. According to CEQA Guidelines Section 15162, no substantial changes to the adopted Natomas Crossing – Alleghany Area #2 Mitigated Negative Declaration was required nor was new information of substantial importance found to have occurred due to the proposed project; therefore, an Addendum to the Natomas Crossing – Alleghany Area #2 Mitigated Negative Declaration was prepared for this project. The adopted Mitigated Negative Declaration adequately described the effects of the proposed project. The analyses in the Natomas Crossing – Alleghany Area #2 Mitigated Negative Declaration are reaffirmed.

Policy Considerations:

Providing Parks and Recreation facilities is consistent with the City's strategic plan to achieve sustainability and liveability and to expand economic development throughout the City.

Emerging Small Business Development (ESBD):

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

Respectfully Submitted by: 
Janet Baker, Park Development Manager

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

Recommendation Approved:

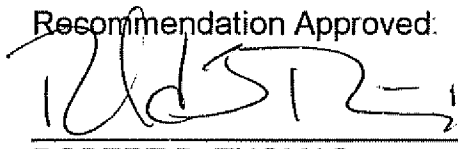

ROBERT P. THOMAS
City Manager

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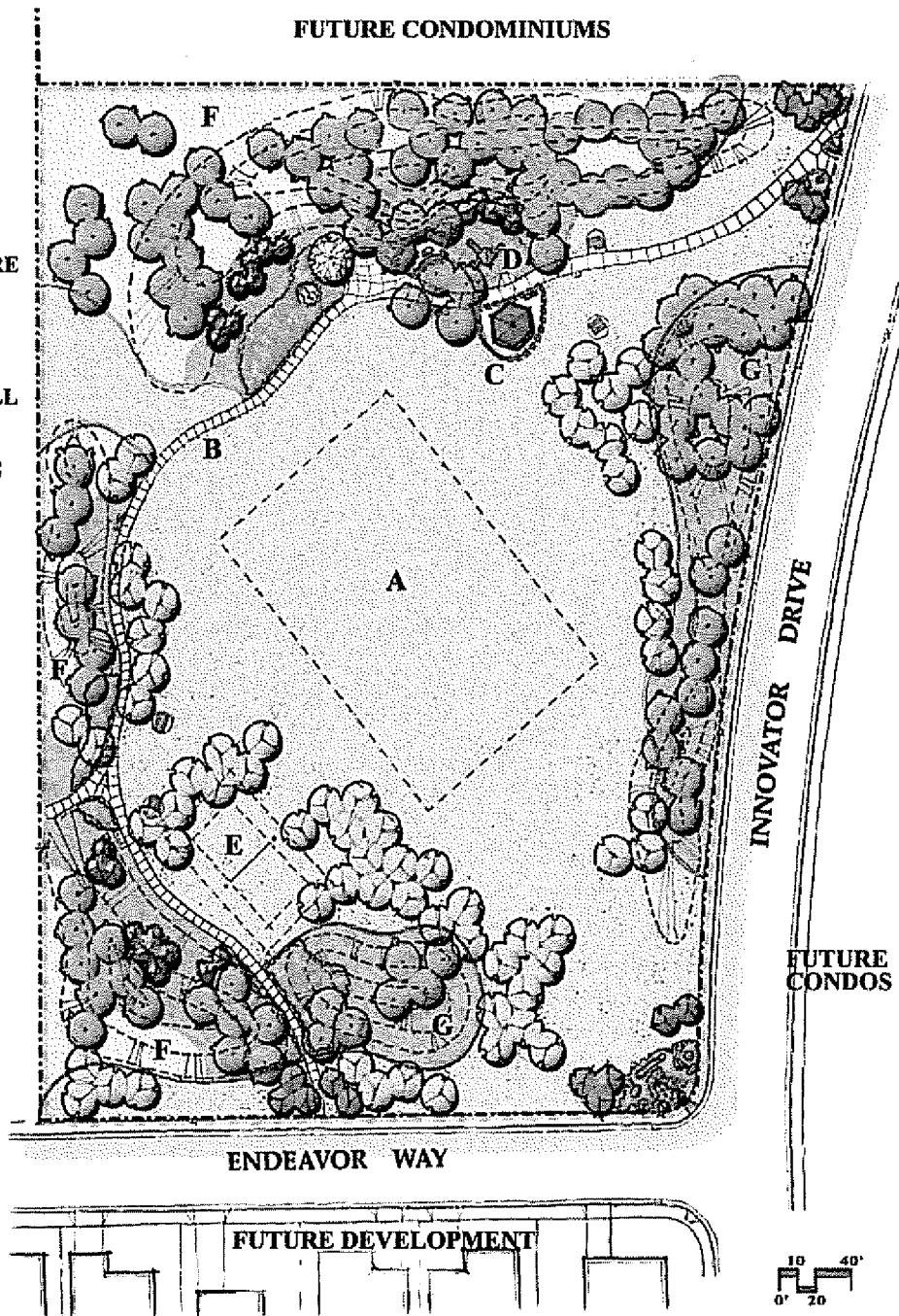
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Attachment 1 – Linden Park Master Plan

MASTER PLAN

PLAN LEGEND

- A. OPEN TURF FIELD
- B. PARK PATH
- C. SHADE STRUCTURE
- D. TOT-LOT PLAY AREA
- E. TURF VOLLEYBALL COURT
- F. NATIVE PLANTING
- G. LANDSCAPE MOUNDING



Callander Associates Landscape Architecture, Inc.

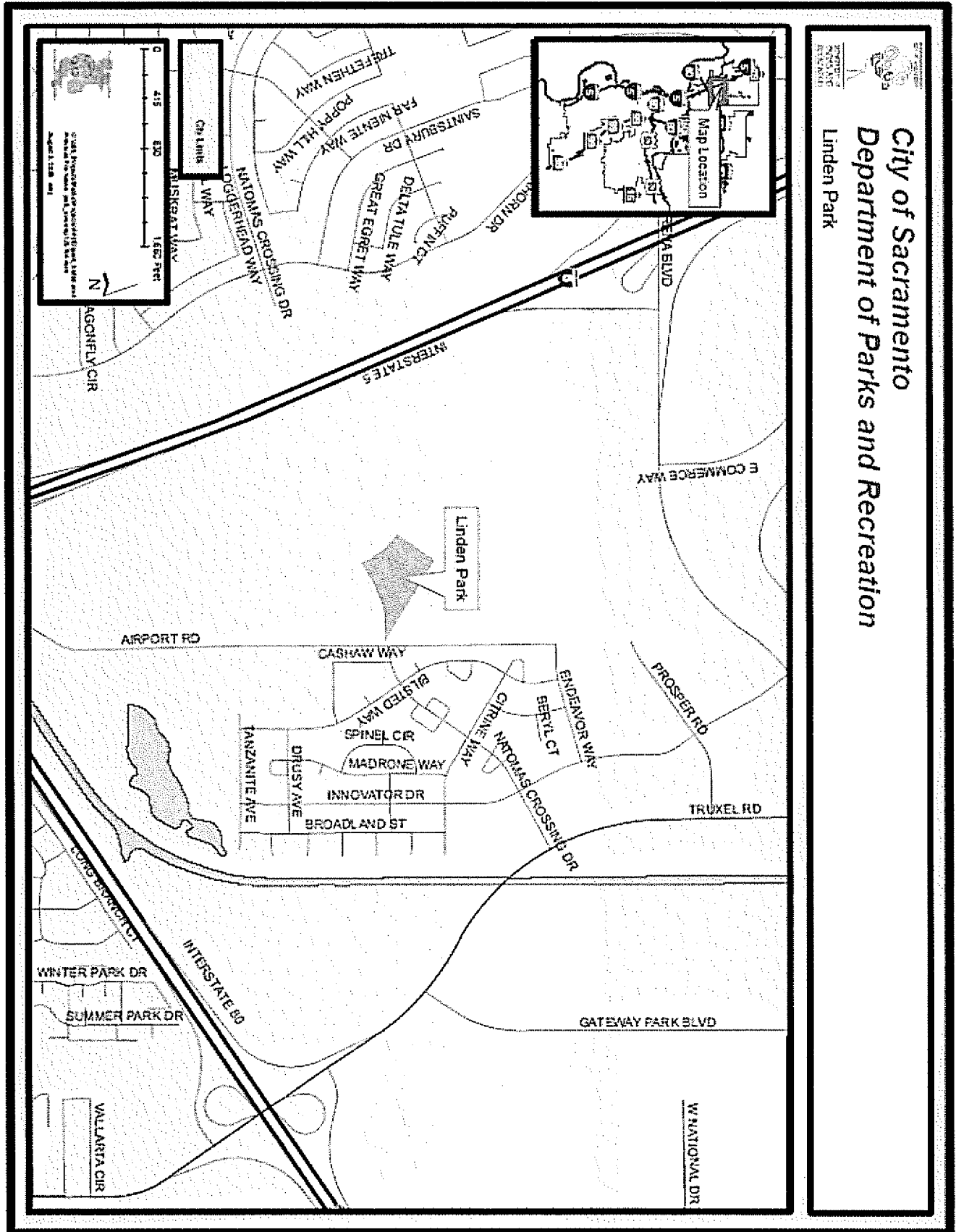
September 15, 2004

(4.7 Acres)

LINDEN PARK

The City of Sacramento
Park Planning/ Design Development Division

Attachment 2 – Area Map



RESOLUTION NO. 2005-XXXX

Adopted by the Sacramento City Council

November 8, 2005

APPROVE A TRANSFER OF \$52,000 FROM PARK IMPACT FEE TO CIP LW61 AND AWARD A CONSTRUCTION CONTRACT TO GOLD VALLEY IN THE AMOUNT OF \$464,025.50 FOR THE PHASE I CONSTRUCTION OF LINDEN PARK, CIP LW61.

BACKGROUND:

- A. On February 1, 2005, the City Council approved the park name, master plan, and the consideration of the Northpointe Park Planned Unit Development Mitigated Negative Declaration as amended by the Addendum.
- B. This project was advertised on September 14, 2005. To cover construction and all anticipated remaining city costs associated with the completion of the Linden Park Phase I construction, additional funds are required.

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

- Section 1. Approve a Transfer of \$52,000 from Park Impact Fee Fund 791 to Linden Park, CIP LW61.
- Section 2. Accept Gold Valley Construction as the responsible, low bidder with the base bid of \$464,025.50.
- Section 3. Award Gold Valley Construction a construction contract of \$464,025.50 for the Phase I construction of Linden Park, CIP LW61.