

DEPARTMENT
OF UTILITIES

ENGINEERING
SERVICES DIVISION

CITY OF SACRAMENTO
CALIFORNIA

June 8, 2005

1395 35th AVENUE
SACRAMENTO, CA
95822-2911

PH 916-808-1400
FAX 916-808-1497/1498

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: APPROVE APPROPRIATION OF FUNDS AND AWARD A CONSTRUCTION CONTRACT TO DECKER LANDSCAPING, INC., FOR \$1,148,832 FOR THE INTERSTATE 5 (I-5) FREEWAY BUFFER LANDSCAPE CORRIDOR PILOT PROJECT (PN: WN06)

LOCATION AND DISTRICT:

East and West of I-5 Freeway, south of Del Paso Road to Snowy Egret Boulevard in Council District 1 (see attached Exhibit A Vicinity Map).

RECOMMENDATION:

Staff recommends that the City Council:

- Approve appropriation of \$162,160 from Park Development Impact Fees (791-7012), Planning Area 10, to the I-5 Freeway Buffer Landscape Corridor Pilot Project (791-WN06)
- Approve appropriation of \$210,000 from North Natomas Development Impact Fees (780-7012) to the I-5 Freeway Buffer Landscape Corridor Pilot Project (780-WN06)
- Authorize and direct the City Manager to execute a construction contract with Decker Landscaping, Inc., for \$1,148,832 for the I-5 Freeway Buffer Landscape Corridor Pilot Project (PN: WN06).

**CONTACT PERSON: David Brent, Engineering Manager, 808-1420
Andy Hunt, Supervising Engineer, 808-1408**

FOR COUNCIL MEETING OF: June 21, 2005



CITY OF SACRAMENTO
DEPARTMENT
OF UTILITIES

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SUMMARY:

The project will be used as a pilot program for first phase construction of the 100-foot wide freeway buffer adjacent to the I-5 Freeway corridor from Del Paso Road to Snowy Egret. This report requests City Council approve the appropriation of funds and award a construction contract to develop this buffer area and adjacent park site. The construction will include the base bid as well as an alternate bid for landscaping improvements for the adjacent park site. The requested appropriation from Park Development Impact Fees will fund the park site.

COMMITTEE/COMMISSION ACTION: None

BACKGROUND INFORMATION:

The landscape corridor pilot project is an approximate thirteen-acre freeway buffer area located along the I-5 Freeway corridor at Del Paso Road.

The freeway buffer and adjacent park site will consist of native and drought tolerant grasses, trees, and groundcover. Node planting will be placed along the landscape corridor for pedestrian connectivity.

A portion of the I-5 corridor landscape project includes development of City Park 2F. Park 2F is located along Duckhorn Drive and consists of approximately 1.5 acres of parkland. Park 2F serves as a trailhead to the joint-use bike trail/maintenance service road installed along the I-5 corridor landscape project. Park 2F also will have enhanced pavement and park benches for enjoyment by the public.

On August 5, 2004, the City Council adopted Resolution No. 2004-634 approving the North Natomas Landscape Corridor Guidelines. The guidelines have been incorporated into the landscape design that will create an aesthetic view shed between the freeway and other adjacent land uses, accommodate drainage facilities, and provide an opportunity for pedestrian and bicycle use within the corridor.

The project was advertised and four (4) bids were received and opened on June 1, 2005. The bids are summarized below:

Contractor	Bid Amount
Decker Landscaping, Inc.	\$1,148,832
Ad Land Venture	\$1,150,514
Watkin & Bortolussi Inc.	\$1,242,822
Olympic Land Construction	\$1,336,042

The recommended award to Decker Landscaping includes \$986,672 for the landscape corridor and \$162,160 for the park site.

FINANCIAL CONSIDERATIONS:

The original budget for the landscape corridor pilot project was \$1 million. The final cost is now estimated to be \$1,210,000 including the recommended bid, design and inspection costs, and contingency. Staff believes that the bids received represent a fair value for the scope of work requested and that the pilot program is critical to evaluating the feasibility of the design. Accordingly, this report recommends that the additional requirement be funded by an appropriation of \$210,000 from the fund balance of the North Natomas Development Impact Fee Fund. There are sufficient funds available for this appropriation.

The appropriation is also an allowable use of the impact fees. The landscape corridor pilot project represents the first phase of the freeway landscape improvements programmed in the North Natomas Finance Plan (NNFP) area. All phases are funded in the NNFP. The use of more funds on the first phase is allowable, but will require that future phases be evaluated with the capacity of the NNFP to fund those costs. Future maintenance costs are funded through the North Natomas CFD #3.

There is no impact to the General Fund.

This report also requests approval for the appropriation of \$162,160 in Park Development Impact Fees, Fund (791-7012) to CIP (791-WN06) as the project includes development of City Park 2F. There are sufficient funds available for this purpose in the fund balance of the fund and in Planning Area 10 of the fund.

ENVIRONMENTAL CONSIDERATIONS:

The Development Services Department, Environmental Planning Services Division, has reviewed this project and determined that it is exempt from the provisions of CEQA under Section 15303(d), 15304, 15304(b), and 15304(f) of the CEQA Guidelines. Section 15303(d) consists of new construction of utility extensions; Section 15304 consist of minor alterations to land; Section 15304(b) consists of new gardening and landscaping and Section 15304(f) consists of minor trenching and backfilling where the surface is restored.

POLICY CONSIDERATIONS:

The City has been committed to developing the 100-foot wide freeway buffer along the I-5/Hwy 99 corridor since the adoption of the North Natomas Community Plan. These guidelines support today's key policy issues related to water consumption, green waste management, and the development of an open space asset.

This report's recommendation is consistent with the City's Strategic Plan Goals of achieving sustainability and livability and expanding economic development throughout the City.

ESBD CONSIDERATIONS:

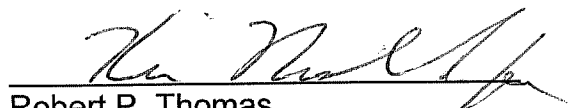
This project included participation goals of 20% for emerging and small business enterprises as required by Ordinance 99-007 and Resolution 99-055, relating to ESBD participation goals and policies, adopted by the City Council on February 9, 1999. The responsive low bidder Decker Landscaping, Inc., exceeded the ESBE goals with a participation level of 20.28%.

Respectfully submitted,



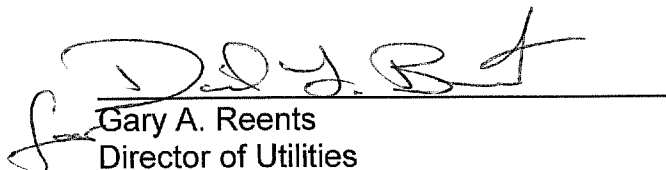
David L. Brent
Engineering Services Manager

RECOMMENDATION APPROVED:



Robert P. Thomas
City Manager

APPROVED:

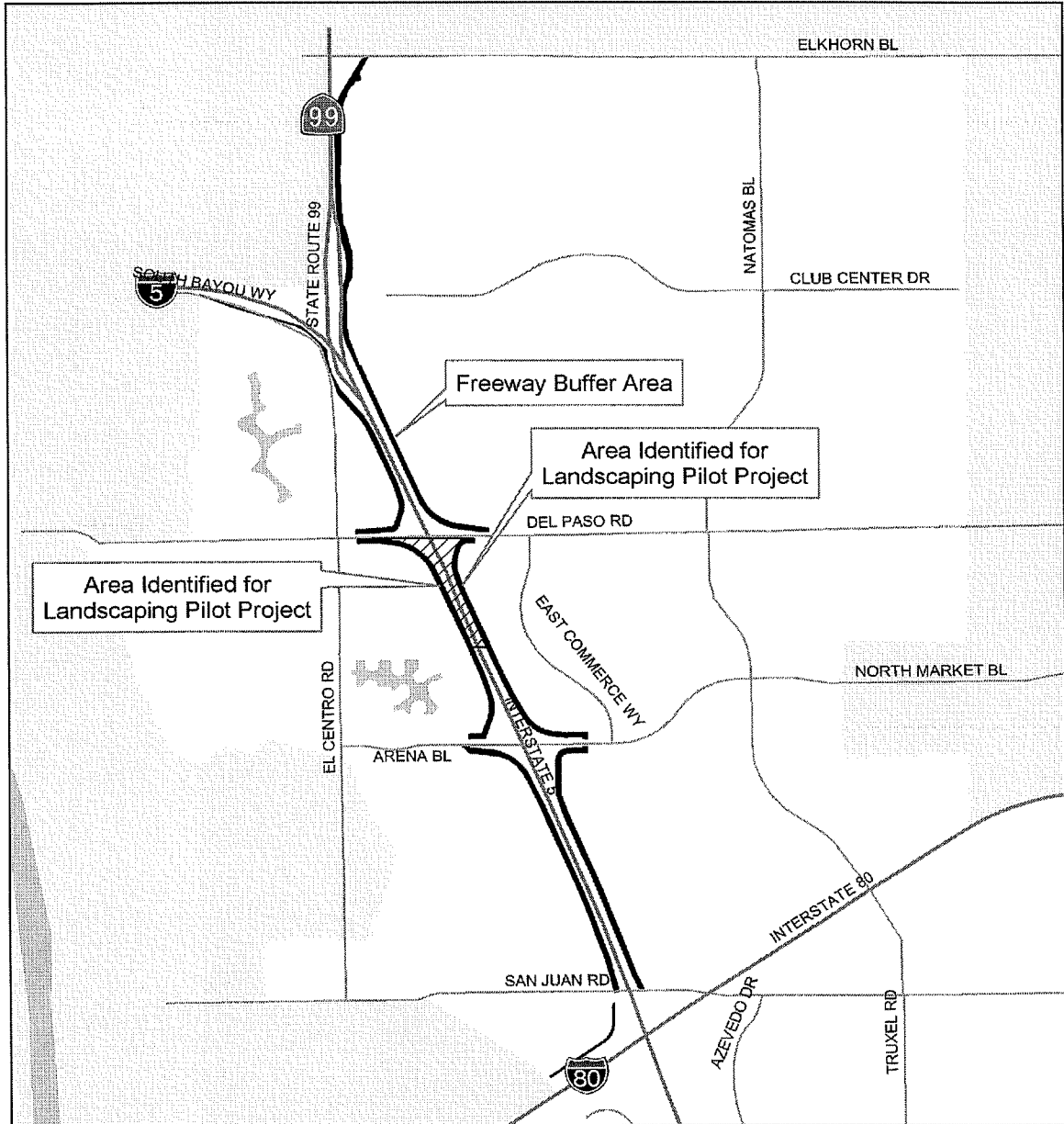


Gary A. Reents
Director of Utilities

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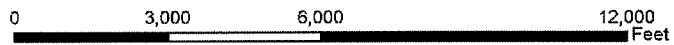
- 1) Exhibit A - Vicinity/Location Map - Page 5
- 2) Resolution - Page 6

I-5 Landscape Corridor



City of Sacramento
Development Services
Department
Special Districts

BMueller 6/7/04



RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL _____

ON DATE OF _____

APPROVE APPROPRIATION OF FUNDS AND AWARD A CONSTRUCTION CONTRACT TO DECKER LANDSCAPING, INC., FOR \$1,148,832 FOR THE I-5 FREEWAY BUFFER LANDSCAPE CORRIDOR PILOT PROJECT (PN: WN06)

BE IT RESOLVED BY THE SACRAMENTO CITY COUNCIL THAT:

- Approve appropriation of \$162,160 from Park Development Impact Fees (791-710-7012-4999) to the I-5 Freeway Buffer Landscape Corridor Pilot Project (791-500-WN06-4820).
- Approve appropriation of \$210,000 from North Natomas Development Impact Fees (780-710-7012-4999) to the I-5 Freeway Buffer Landscape Corridor Pilot Project (780-500-WN06-4820).
- The City Manager is authorized to sign and execute a construction contract with Decker Landscaping, Inc., for \$1,148,832 for the I-5 Freeway Buffer Landscape Corridor Pilot Project (PN: WN06).

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____