



## REPORT TO COUNCIL City of Sacramento

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

CONSENT  
April 25, 2006

Honorable Mayor and  
Members of the City Council

**Subject:** Contract: California Lilac Park, CIP LW 66

**Location/Council District:**  
1601 Club Center Drive, Council District 1

**Recommendation:** Adopt a Resolution: 1) Accepting Olympic Land Construction as the responsible, low bidder with the base bid and additive alternate #1 of \$406,158.80; 2) Increasing revenue and expenditure budgets by recognizing the current year Quimby In Lieu Fee revenues, Fund 710, by \$130,000; 3) Appropriating \$130,000 from Quimby Act Fund, Fund 710, to California Lilac Park, CIP LW66; and 4) Awarding a construction contract of \$406,158.80 to Olympic Land Construction for the base bid and additive alternate #1 for California Lilac Park, CIP LW66.

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

**Presenters:** None

**Department:** Parks and Recreation

**Division:** Park Planning, Design and Development

**Organization No:** 4727

**Summary:**

California Lilac Park is a 3.3-acre park located in North Natomas. The park name, master plan, and environmental documents for California Lilac Park were approved by the City Council on February 1, 2005. Staff recommends accepting Olympic Land Construction as the responsible, low bidder; increasing revenue and expenditure budgets by recognizing the current year Quimby In Lieu Fee revenues, Fund 710, by \$130,000; appropriating \$130,000 from the Quimby Fund, Fund 710, to California Lilac Park, CIP LW66; and awarding Olympic Land Construction the construction contract for Phase I (base bid plus the tot lot, the first additive alternate) in the amount of \$406,158.80.



**Committee/Commission Action:**

The California Lilac Park name and park master plan were reviewed and approved by the Citizen's Advisory Committee for Parks and Recreation on December 2, 2004.

**Background Information:**

The proposed California Lilac Park is a 3.3-acre neighborhood park in the North Natomas Area. On February 1, 2005, the City Council approved the park name, master plan, and reaffirmed the addendum to the mitigated negative declaration.

The proposed park theme is an enchanted forest. The California Lilac Park Master Plan includes a tot lot play area with shade sails, a castle themed play structure, a basketball court, a multi-purpose turf field, a bridge feature, individual picnic areas, seating areas, pedestrian pathways, native wildflower planting areas, California lilac shrub plantings, a perennial garden, landscape earth mounds, and additional landscaping.

The project was posted and the bids were opened on March 8, 2006. The Architect's order of preference will be as follows: base bid first, followed by additive alternates in chronological order, based on funds available. Staff received eight bids and the results are listed below.

<u>CONTRACTOR</u>	<u>Base Bid</u>	<u>Additive Alternate #1, Tot Lot</u>	<u>Revised Total Bid</u>	<u>ESBE %</u>
Olympic Land Construction	\$328,206.80	\$77,952.00	\$406,158.80	74.2
Ad Land Venture	\$347,367.20	\$79,328.00	\$426,695.20	41.4
Planned Environments, Inc.	\$357,431.94	\$72,279.00	\$429,710.94	57.7
Parker Landscape Development, Inc.	\$359,785.53	\$84,560.00	\$444,345.53	72.9
Hemington Landscape Services	\$351,188.00	\$93,619.00	\$444,807.00	38.5
Gold Valley Construction	\$376,386.00	\$74,577.00	\$450,963.00	79.4
Sierra National Construction	\$383,665.95	\$81,865.00	\$465,530.95	39.1
Westcon Construction Corp.	\$412,817.86	\$95,000.00	\$507,817.86	31.1

Olympic Land Construction was the responsible, low bidder with the base bid and additive alternate #1 bid of \$406,158.80.

At this time, staff is seeking approval to augment the existing park budget by appropriating Quimby Act Funds, Fund 710, to CIP LW66 in order to proceed with the construction of the base park development and the tot lot. The original park budget was

based on the lower Park Impact Fee (PIF) at the time and was set at \$148,000 per acre. Our current park budget based on the increased PIF approved by City Council in August 2004 provides for park budget up to \$340,000 per acre. Because additional Quimby "in lieu" fees have been collected in North Natomas, staff is recommending that the City Council approve augmenting this park budget by \$130,000 in order to construct the park and add one park amenity, the tot lot.

**Financial Considerations:**

Staff recommends increasing the revenue and expense budgets of Quimby "In Lieu" Fees, Fund 710, by \$130,000. Quimby revenues received for FY 2006 have exceeded the previously budgeted amounts. Staff is requesting the appropriation of \$130,000 from the Quimby Act Fund, Fund 710, Planning Area 10, to California Lilac Park, CIP LW66. In addition to their primary purpose of providing parkland acquisition, Quimby "In Lieu" Fees may be programmed for the development or renovation of neighborhood and community parks to serve residential subdivisions within the Planning Area in which they are collected.

The initial California Lilac Park (CIP LW66) budget was funded in the amount of \$493,868 from Park Impact Fees, Fund 791; the current level of unobligated funds, after the master planning process, is \$359,348.60. With the proposed Quimby Fees augmentation of \$130,000, the budget will be adequate in CIP LW66 to award the construction contract (\$406,158.80) for this phase of construction.

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 will 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. Maintenance of existing parks and all community parks, regional parks, open space, trails and buffer areas are not covered by the CFD.

There will be approximately \$27,060 per year in ongoing operational and maintenance costs, which includes \$19,800 per year in park maintenance, and \$7,260 per year for water and utility maintenance costs.

**Environmental Considerations:**

The Development Services Department, Environmental Planning Services has determined that this project falls within the scope of analysis of the adopted Northpointe Park PUD (P96-058) Mitigated Negative Declaration. According to California Environmental Quality Act Guidelines Section 15162, no substantial changes to the adopted Northpointe Park PUD Mitigated Negative Declaration were required nor was new information of substantial importance found to have occurred due to the proposed project; therefore, an Addendum to the Northpointe Park PUD 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 Northpointe Park PUD Mitigated Negative Declaration are reaffirmed.

The City Council adopted the Addendum to the adopted Northpointe Park PUD (P96-058) Mitigated Negative Declaration on February 1, 2005.

**Policy Considerations:**

Providing Parks and Recreation facilities is consistent with the City's strategic plan to enhance liveability in Sacramento's neighborhoods by expanding park and recreation facilities throughout the City.

**Emerging Small Business Development (ESBD):**

The selection of consultants and contractors for this project followed City established guidelines for inclusion of ESBD firms. At an SBE/EBE percentage total of 74.2%, Olympic Land Construction and their subcontractors are well above the meeting the City's required 20% ESBD rate.

Respectfully Submitted by:   
ROBERT G. OVERSTREET II  
Director of Parks and Recreation

Recommendation Approved:

  
RAY KERRIDGE  
City Manager

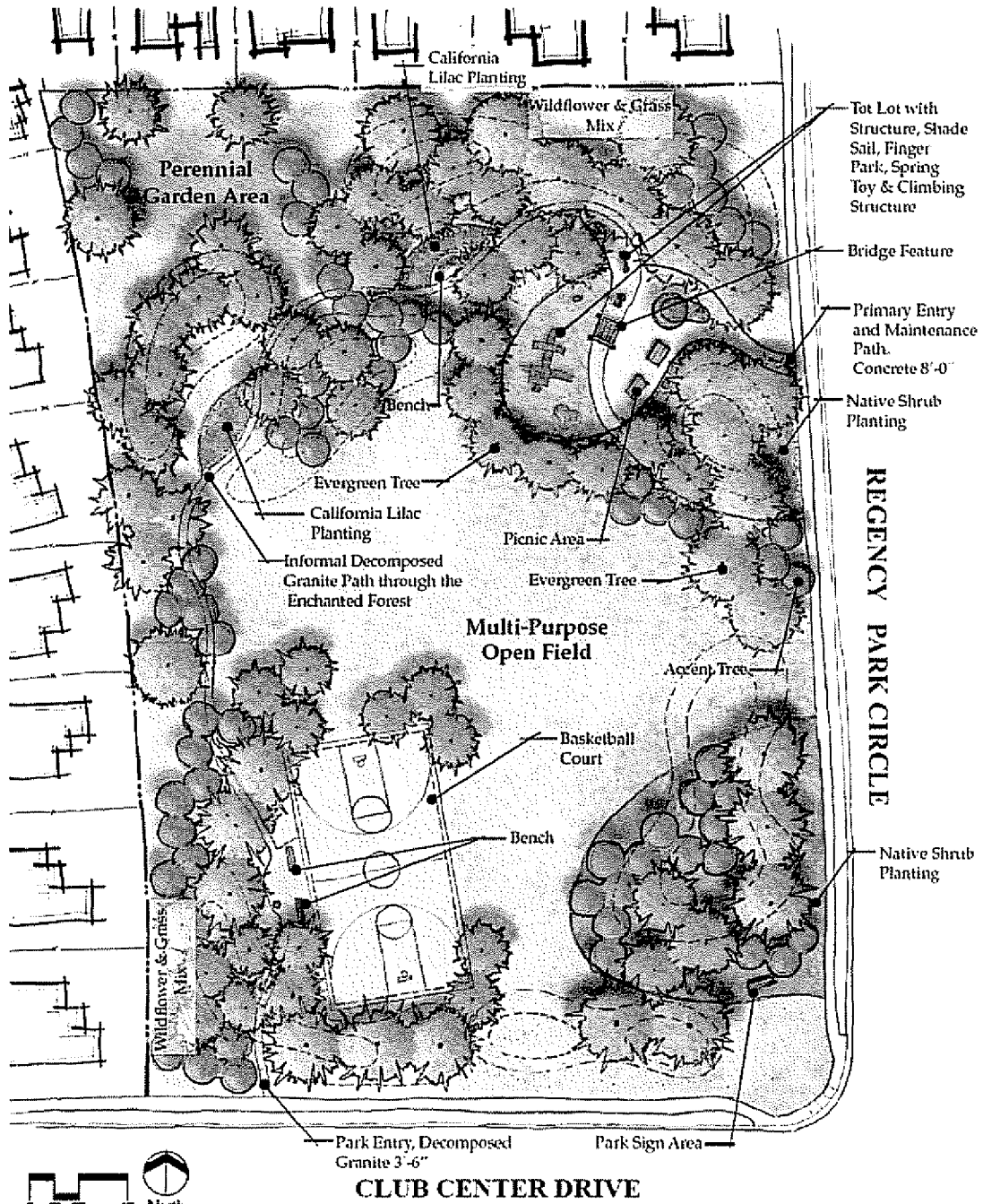
Table of Contents:

Pgs	1-5	Report
Pg	6	Attachment 1 – Area Map
Pg	7	Attachment 2 – California Lilac Park Master Plan
Pg	8	Resolution



Attachment 2 – California Lilac Park Master Plan

# MASTER PLAN



 Callander Associates Landscape Architecture, Inc.

Parks and Recreation Planning  
Landscape Architecture  
September 15, 2004

## CALIFORNIA LILAC PARK

The City of Sacramento  
Park Planning/Design Development Division



**RESOLUTION NO. 2006-XXXX**

Adopted by the Sacramento City Council

April 25, 2006

**ACCEPTING OLYMPIC LAND CONSTRUCTION AS THE RESPONSIBLE, LOW BIDDER WITH THE BASE BID AND ADDITIVE ALTERNATE #1 OF \$406,158.80; INCREASING REVENUE AND EXPENDITURE BUDGETS BY RECOGNIZING THE CURRENT YEAR QUIMBY IN LIEU FEE REVENUES, FUND 710, BY \$130,000; APPROPRIATING \$130,000 FROM QUIMBY ACT FUND, FUND 710, TO CALIFORNIA LILAC PARK, CIP LW66; AND AWARDING A CONSTRUCTION CONTRACT OF \$406,158.80 TO OLYMPIC LAND CONSTRUCTION FOR THE BASE BID AND ADDITIVE ALTERNATE #1 FOR CALIFORNIA LILAC PARK, CIP LW66.**

**BACKGROUND:**

- A. On February 1, 2005, the City Council approved the park name, master plan, and reaffirmed the addendum to the mitigated negative declaration.
- B. Staff requests increasing revenue and expenditure budgets by recognizing the current year Quimby In Lieu Fee revenues by \$130,000. Revenues have exceeded budgeted amounts in Quimby In Lieu Fees.
- C. A total of \$493,868 was initially allocated to CIP LW66 from Park Impact Fees, Fund 791; the current level of unobligated funds, after the master planning process, is \$359,348.60. With the additional funds, there would be adequate funding in CIP LW66 to award the construction contract of \$406,158.80 for this phase of construction.

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

- Section 1. Accepts Olympic Land Construction as the responsible, low bidder with the base bid and additive alternate #1 of \$406,158.80.
- Section 2. Increases revenue and expenditure budgets by recognizing the current year Quimby In Lieu Fee revenues, Fund 710, by \$130,000
- Section 3. Appropriates \$130,000 from Quimby Act Fund, Fund 710, to California Lilac Park, CIP LW66.
- Section 4. Awards a construction contract of \$406,158.80 to Olympic Land Construction for the base bid and additive alternate #1 for California Lilac Park, CIP LW66.

