



REPORT TO COUNCIL

City of Sacramento

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915 I Street, Sacramento, CA 95814-2604
www.CityofSacramento.org

CONSENT
March 17, 2009

Honorable Mayor and
Members of the City Council

Title: Amended Master Plan and Contract: Magnolia Park (L19132000)

Location/Council District: 251 Greg Thatch Circle / Council District 1

Recommendation: Adopt a **Resolution:** 1) approving the amended master plan for Magnolia Park; 2) approving the contract specifications for Magnolia Park and awarding the contract to Procida Landscape for an amount not to exceed \$846,004; and 3) authorizing the City Manager to execute the contract with Procida Landscape for an amount not to exceed \$846,004 for the project.

Contact: Tin-Wah Wong, Associate Landscape Architect, 808-5540

J.P. Tindell, Park Planning & Development Manager, 808-1955

Presenters: Not applicable

Department: Parks and Recreation

Division: Park Planning & Development Services

Organization No: 19001121

Description/Analysis

Issue: Magnolia Park is a neighborhood park located in North Natomas. The City Council approved the master plan for the park in Resolution 2008-080 as a 4.06 acre (net) park; since then, the City purchased an additional 1.72 acre parcel south of Magnolia Park to expand the park site to 5.78 acres. The 1.72 acres will be developed as additional open space. Therefore, the master plan for Magnolia Park should be amended to incorporate the additional 1.72 acres.

Staff is seeking approval of the amended master plan and to award a contract in order to develop the entire park site. The formal bid process for this project has been completed and a bidder has been selected based on the qualifications set forth by the City.

A summary of the project history is included as Attachment 1 (page 6) and a location map which identifies the additional acreage is included as Attachment 2 (page 7).

Policy Considerations: Sacramento City Code Chapter 3.60 identifies the general guidelines for completing contracts for public projects and procedures for bidding and issuing contracts over \$100,000.

Providing parks and recreation facilities is consistent with the City's strategic plan to enhance livability in Sacramento's neighborhoods by expanding park, recreation, and trail facilities throughout the City.

This is part of the Park Development Process for park planning as stated in the *2005-2010 Parks and Recreation Master Plan*.

Committee/Commission Action: The Magnolia Park Master Plan (Exhibit A, page 9) was reviewed and supported by the Parks and Recreation Commission (PRC) on December 6, 2007.

Environmental Considerations:

California Environmental Quality Act (CEQA): Amending the Magnolia Park master plan to include an additional 1.72 acres of parkland has been determined to be exempt from the provisions of the CEQA under Class 1 Section 15301, Class 3, Section 15303 and Class 3, Section 15304(b) of the CEQA Guidelines. Projects exempted under Class 1, Section 15301 consist of the operation, repair or minor alteration of existing structures or facilities involving, negligible or no expansion of use. Projects exempted under Class 3, Section 15303, consist of new construction or conversion of new, small facilities or structures. Projects exempted under Class 3, Section number 15304(b) consists of new gardening or landscaping.

Sustainability Considerations: The Magnolia Park has been reviewed for consistency with the goals, policies and targets of the City's Sustainability Master Plan and proposed 2030 General Plan. If approved, the contents of this report will advance the following goals, policies, and targets by reducing air pollution, reducing excessive water consumption, and expanding park and recreation opportunities. The park development is also consistent with sustainable design by reducing greenhouse gas emissions and air pollution through the addition of trees and other plantings in the park; improving the urban climate by reducing the urban heat island effect through trees, plantings and a permanent shade structure; reducing water flow by installing a central irrigation controller which connects to the City's central irrigation system to ensure that the park site will not receive supplemental water during periods of

precipitation, in the event that the precipitation provides sufficient water to the park; reducing water use for irrigation by planting native, drought tolerant and low water using vegetation in the park; encouraging the public to reuse and recycle local materials by installing permanent recycling receptacles in the park; and improving the health of residents through access to a diverse mix of wellness activities in the park.

Rationale for Recommendation: The design of master plans is part of the Park Planning process as referenced in the approved *2005-2010 Parks and Recreation Master Plan*. The lot line has been moved to incorporate the additional acreage; however, the amenities included in the previously approved master plan have not changed.

The formal bidding process for the Magnolia Park project was posted in accordance with City Code 3.60 and Administrative Policy Instruction #48. The project was posted and the bids were opened on January 21, 2009. The staff/engineer's estimate for this project was \$1,400,105. Staff received 16 bids and the results are listed below.

NO.	CONTRACTOR	Base Bid	Total Bid	SBE %
1	Procida Landscape	\$846,003.33	\$846,003.33	29.2
2	Hemington Landscape Services	\$902,922.00	\$902,922.00	24.7
3	Parker Landscape Development	\$910,518.00	\$910,518.00	84.5
4	JM Slover, Inc.	\$916,225.00	\$916,225.00	90.0
5	Ad Land Venture	\$950,471.49	\$950,471.49	20.3
6	Goodland Landscape Construction	\$957,720.00	\$957,720.00	21.0
7	Odyssey Landscape Company	\$980,928.08	\$980,928.08	20.2
8	Deacon Generator Contractor	\$997,780.00	\$997,780.00	40.6
9	Gold Valley Construction	\$1,011,583.00	\$1,011,583.00	91.4
10	Elite Landscaping, Inc.	\$1,012,745.00	\$1,012,745.00	26.9
11	Blossom Valley Construction	\$1,013,460.00	\$1,013,460.00	34.6
12	Lamon Construction Company	\$1,039,000.00	\$1,039,000.00	95.6
13	Valley Crest Landscape	\$1,042,006.00	\$1,042,006.00	21.8
14	Diede Construction, Inc.	\$1,044,121.80	\$1,046,277.96	40.0
15	Applegate Johnston, Inc.	\$1,049,427.00	\$1,049,427.00	40.5
16	North Star Construction	\$1,194,445.00	\$1,194,445.00	78.0

Pursuant to City Code Section 3.60.020, it was determined that Procida

Landscape had the lowest, responsible base bid. The project award will be for the base bid in an amount not to exceed \$846,004. The improvements to the park will consist of installing the following amenities: two tennis courts; a tot lot; an island themed adventure play area with swings and concrete play elements; interactive water misters; meandering pedestrian pathways throughout the park; seating areas; a sheltered, large group picnic area with barbeque grills and trash receptacles; a multi-purpose turf field; and landscape development of the entire site with turf mounds, canopy shade trees, shrubs, and ground cover.

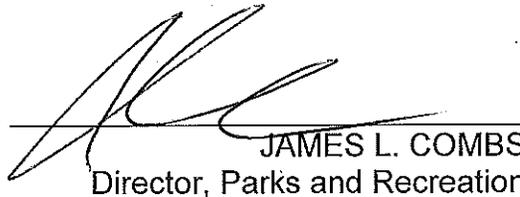
Financial Considerations: There are sufficient funds in (L19132000) to award the contract. Funding to award the contract for this project comes solely from Park Development Impact Fees (PIF) (\$2,172,280).

Magnolia Park is within and included in the Neighborhood Park Maintenance Community Facilities District (CFD) which was established to reduce reliance on the fund for neighborhood park maintenance and to preserve the level of maintenance in the parks system. The CFD pays for a portion of the maintenance costs for neighborhood parks. The amount of funding in the CFD depends upon the year the homes in that neighborhood were built and annexed to the CFD; maintenance of parks built before 2002 and all community parks, regional parks, open space, trails, and buffer areas are not covered by the CFD. The funding of park maintenance not provided for by the CFD must be supported from other sources.

Development of parks creates an ongoing cost for park maintenance and utilities based on the size of the park. Maintenance staffing for this park development has not been provided for in the Department's approved FY08/09 Operating Budget. Budget augmentations have also not been made to cover water and utility costs associated with development of this park, which is estimated at \$10,694 acre per year, totaling approximately \$61,812 per year. Department staff will be working with Finance to address this funding gap.

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 29.2% (SBE percentage is based on the base bid only), Procida Landscape and its subcontractors are above meeting the City's required 20% ESBD rate.

Respectfully Submitted by:


JAMES L. COMBS
Director, Parks and Recreation

Recommendation Approved:

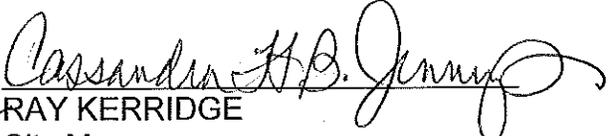

for RAY KERRIDGE
City Manager

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Attachment 1

Background Information

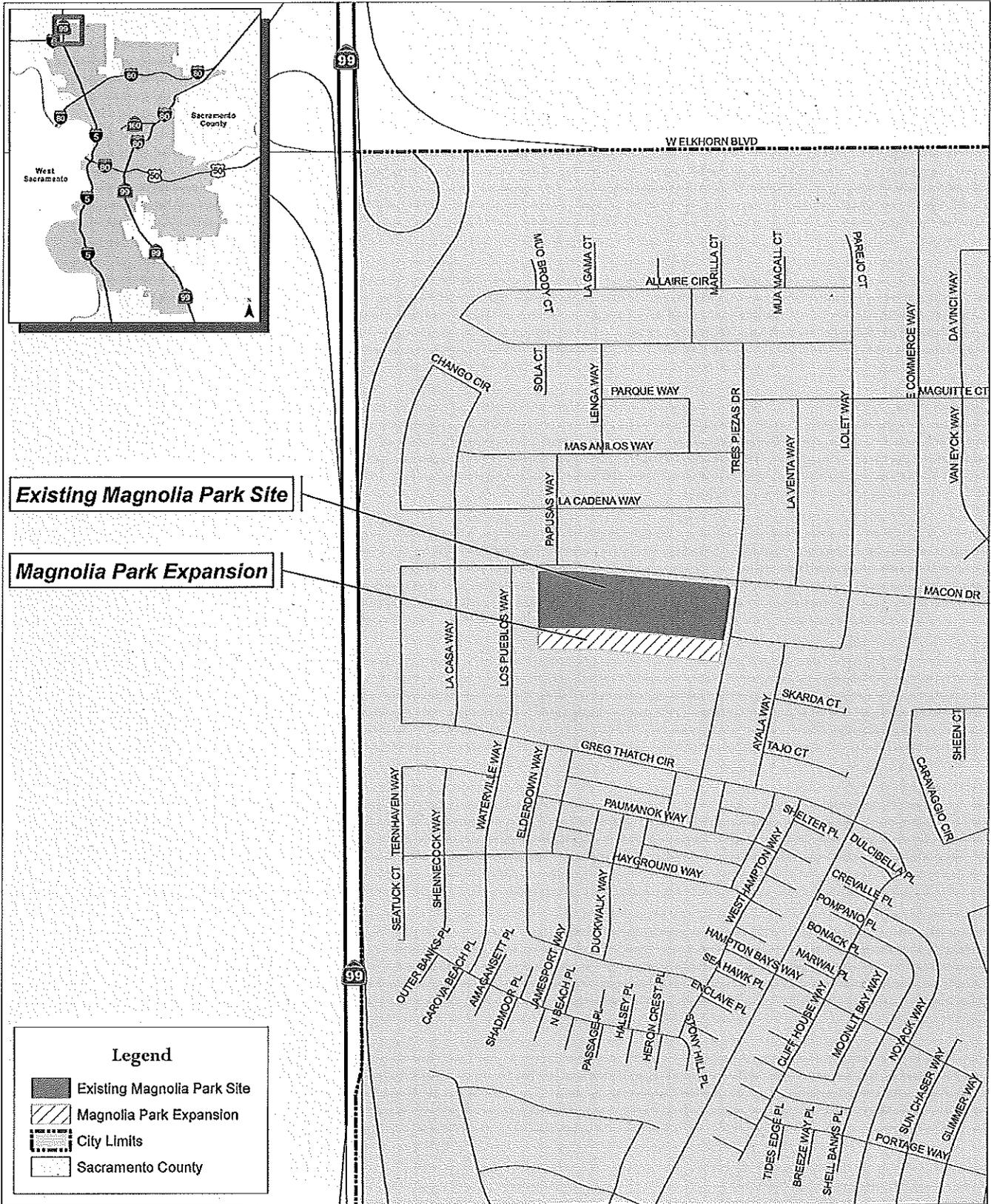
Magnolia Park is a neighborhood park located off Elkhorn Boulevard, east of Highway 99 at Greg Thatch Circle and Tres Pieza Drive.

The City Council approved the Magnolia Park Master Plan neighborhood park site on February 12, 2008. Since then, the City purchased an additional 1.72 acre parcel south of Magnolia Park which expands the park site to 5.78 acres. The location map shows the expanded park site. The proposed amenities on the additional 1.72 acre park land include turf and landscaped areas. The lot line has been moved to incorporate the additional acreage for the expanded Magnolia Park; the master plan should be amended to reflect the additional acreage. The amenities included in the previously approved master plan have not changed.

The Magnolia Park Master Plan, as amended, includes the following amenities: two tennis courts, a tot lot, an island themed adventure play area with swings and concrete play elements, interactive water misters, meandering pedestrian pathways throughout the park, seating areas, a sheltered, large group picnic area, barbeque grills, trash receptacles, a multi-purpose turf field, and landscape development of the entire site with turf mounds, canopy shade trees, shrubs, and ground cover.

The Magnolia Park Master Plan was developed through the public review process which included review and support by the community on August 1, 2007, review and support by the Parks and Recreation Commission on December 6, 2007.

Magnolia Park is expected to begin construction in spring 2009 and to be completed by fall 2009.



City of Sacramento
Department of Parks and Recreation
Magnolia Park Expansion



RESOLUTION NO. 2009-

Adopted by the Sacramento City Council

March 17, 2009

**APPROVING AN AMENDED MASTER PLAN AND CONTRACT: MAGNOLIA PARK
(L19132000)**

BACKGROUND

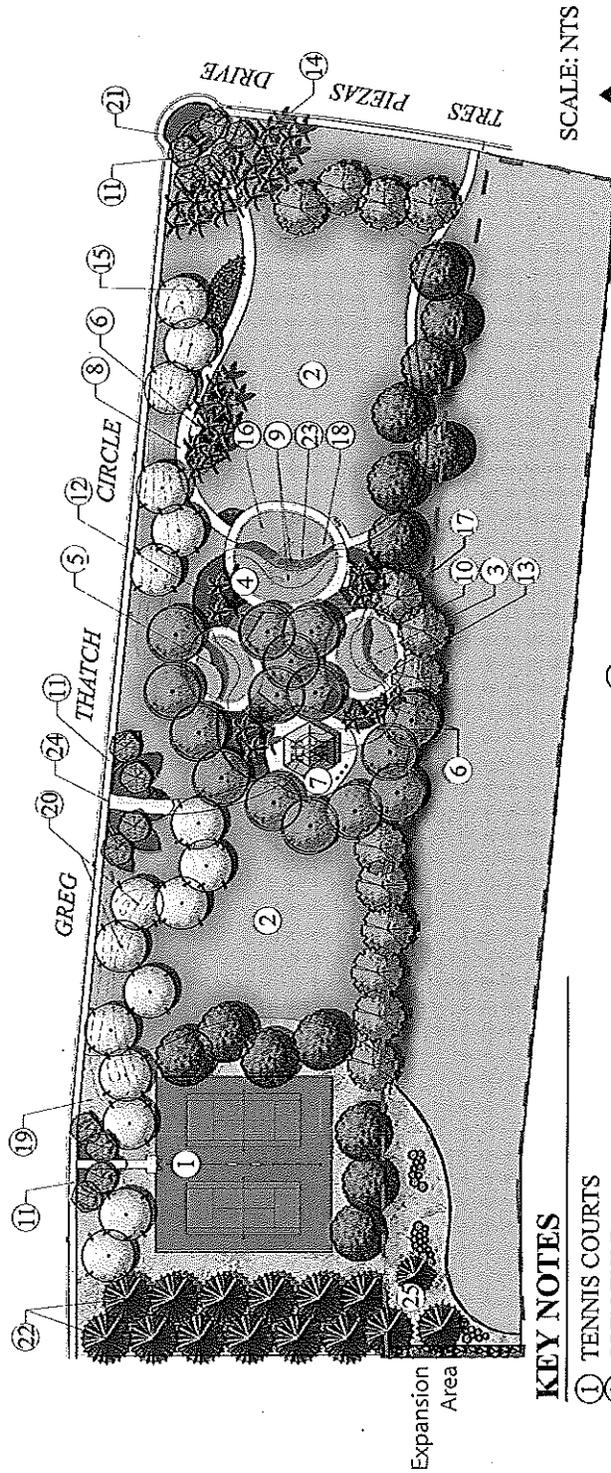
- A. Magnolia Park is a 4.06 acre neighborhood park located at 251 Greg Thatch Circle. The Magnolia Park Master Plan was reviewed and supported by the community and the Parks and Recreation Commission; they were approved by City Council in Resolution 2008-080.
- B. Since the Magnolia Park Master Plan was approved, the City purchased an additional 1.72 acre parcel south of Magnolia Park which expands the park site to 5.78 acres. The lot line has been moved to incorporate the additional acreage for the expanded Magnolia Park Master Plan; however, the amenities included in the previously approved master plan have not changed. The master plan needs to be amended to reflect the additional acreage.
- C. City Code Chapter 3.60 identifies the general guidelines for completing contracts for public projects and procedures for bidding and issuing contracts over \$100,000.
- D. The formal bid process for the Magnolia Park project has been completed based on the qualifications set forth by the City.
- E. Pursuant to City Code Section 3.60.020, it was determined that Procida Landscape was the responsible, low bidder with a bid of \$846,004.
- F. There are sufficient funds in L19132000 to award this contract.

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

- Section 1. The amended master plan for Magnolia Park Master Plan is approved.
- Section 2. The contract specifications for Magnolia Park (L19132000) are approved and the contract is awarded to Procida Landscape for an amount not to exceed \$846,004.
- Section 3. The City Manager is authorized to execute the contract with Procida Landscape for an amount not to exceed \$846,004 for Magnolia Park (L19132000).

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Exhibit A: Magnolia Park Amended Master Plan



KEY NOTES

- ① TENNIS COURTS
- ② OPEN TURF
- ③ TOT LOT (AGES 2-5)
- ④ ISLAND THEMED ADVENTURE PLAY (AGES 5-12)
- ⑤ SWINGS
- ⑥ PALM THEMED MISTERS
- ⑦ PICNIC AREA W/ SHADE STRUCTURE & BBQ GRILLS
- ⑧ CONCRETE PATH (TYP.)
- ⑨ CUSTOM RESILIENT RUBBER SURFACING (TYP.)
- ⑩ BOULDERS (TYP.)
- ⑪ ENTRY PLANTER (MAGNOLIA PATTERN)
- ⑫ STAMPED CONCRETE BRIDGE (TYP.)
- ⑬ CUSTOM COLORED CONCRETE
- ⑭ PALM TREES (TYP.)
- ⑮ TROPICAL-LIKE SHRUBS & GROUNDCOVER
- ⑯ CONCRETE TURTLE
- ⑰ CONCRETE GECKO
- ⑱ RESILIENT WOOD FIBER (TYP.)
- ⑲ NATIVE PLANTING AREA (TYP.)
- ⑳ MAGNOLIA TREE (TYP.)
- ㉑ PARK ENTRY SIGN
- ㉒ EVERGREEN BUFFER TREES (TYP.)
- ㉓ PRECAST CONCRETE PLAY ELEMENT
- ㉔ 10' WIDE CONCRETE PATH - MAINTENANCE ENTRY
- ㉕ EXISTING MASONRY WALL



City of Sacramento
Department of Parks and Recreation
Landscape Architecture Section
Date: 1/2/09

MAGNOLIA PARK MASTER PLAN
Sacramento, CA
(6.4 Acres)

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