REPORT TO COUNCIL
City of Sacramento

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8

CONSENT
June 20, 2006

Honorable Mayor and
Members of the City Council

Subject: Construction Contract: 24th Street Bypass Park, CIP LV09

Location/Council District:
24th Street and 24th Street Bypass, Council District 8

Recommendation: Adopt a Resolution: 1) Accepting Ad Land Venture as the low, responsible bidder; 2) Considering the Addendum to the Adopted Negative Declaration for 24th Street Bypass Park; 3) Adopting the 24th Street Bypass Park Mitigation Reporting Plan, finding that no subsequent environmental document is required; and 4) Awarding the construction contract to Ad Land Venture in the amount of $434,679.37 for Phase I of the 24th Street Bypass Park, CIP LV09.

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

Presenters: Not applicable

Department: Parks and Recreation

Division: Park Planning, Design and Development

Organization No: 4727

Summary:

The 24th Street Bypass Park, a 7.27-acre open space park site, is located at 24th Street and 24th Street Bypass in South Sacramento. On July 22, 2004, the City Council approved the master plan and transferred $100,000 from Council District 8 Volunteer Project, Fund 281 to 24th Street Bypass Park, CIP LV09. The project was posted and the bids were opened on May 3, 2006. Staff recommends: accepting Ad Land Venture as the low, responsible bidder; considering the addendum to the adopted negative declaration for 24th Street Bypass Park; adopting the 24th Street Bypass Park Mitigation Reporting Plan, finding that no subsequent environmental document is required; and awarding the construction contract to Ad Land Venture in the amount of $434,679.37 for 24th Street Bypass Park, CIP LV09.

Committee/Commission Action:

The Citizen's Advisory Committee for Parks and Recreation approved the master plan on May 6, 2004.

Background Information:

The 24th Street Bypass Park, a 7.27-acre open space park site, is located at 24th Street and 24th Street Bypass in South Sacramento (Attachment 1, page 5). The master plan for the park was created through the public participation process. The Master Plan includes open turf area, volleyball courts, grass amphitheater, group picnic area, natural area, a bocce ball court, fitness stations, and corner treatments (Attachment 2, page 6). Phase I of this park will consist of 4.5 acres located in the southwest area of the park and a 20' landscape strip along 24th Street (northeast section only). Phase I will include all Master Plan items except the fitness area and corner treatments which are planned for Phase II of this project.

On July 22, 2004, the City Council approved the master plan and transferred $100,000 from Council District 8 Volunteer Project, Fund 281 to 24th Street Bypass Park, CIP LV09. This park was master planned to include the Maintainable Park Standards saving techniques. At least 50% of the site is design with urban forest, non-irrigated native grasses and mulch.

The project was posted and the bids for Phase I were opened on May 3, 2006. Staff received five bids and the results are listed below.

CONTRACTOR	Base Bid	Additive Alternates 1 & 2	Bid + Additive Alternates 1 & 2 Total	ESBE %
Ad Land Venture	$394,429.57	$40,249.80	$434,679.37	24.8
Gold Valley Construction	$416,273.48	$40,474.00	$456,747.48	49.5
Hemington Landscape Services	$427,650.84	$32,700.00	$460,350.84	32.1
JM Slover, Inc.	$452,277.48	$38,574.60	$490,852.08	93.2
Olympic Land Construction	$447,232.55	$48,238.00	$495,470.55	92.5

The low, responsible bidder for Phase I of the 24th Street Bypass Park, CIP LV09, with the base bid and additive alternates 1 & 2 (post and cable fence and group picnic shade

structure) of $434,679.37 was Ad Land Venture. Additive alternate 3, the bocce ball court, was not selected; it may be added at in a future phase of the project.

Financial Considerations:

Total funding for this project is $618,030: $100,000 from the Council District 8 Volunteer Project, Fund 281, and $518,030 from the approved FY05 Capital Improvement Program (CIP) report.

Since this project is not part of the Neighborhood Park Maintenance Community Facilities District (CFD) which was established to reduce reliance on the general fund for neighborhood park maintenance and to preserve the level of maintenance in the parks system, the maintenance for this park will need to be absorbed through the Department's existing resources. There will be approximately $39,600 per year in ongoing operational and maintenance costs for Phase I of the park: $29,700 in park maintenance and $9,900 in water and utility costs.

Environmental Considerations:

The Environmental Services Manager has reviewed the project for compliance with the requirements of the California Environmental Quality Act (CEQA). 24th Street Bypass Park is determined to fall within the scope of the Negative Declarations for 24th Street Bypass Land Acquisitions for Park and Recreation Use (LV06 and LV07) adopted in August 2001 and December 2001 respectively. The Adopted Negative Declaration adequately described the effects of the proposed development of the 24th Street Bypass Park. The analyses and mitigation measures in the Adopted Negative Declaration are reaffirmed for this project.

An Addendum to the Negative Declaration has been prepared describing the proposed development of 24th Street Bypass Park (LV09) and evaluating the potential environmental effects of the proposed. The Addendum defines the project description and justification for use of an Addendum pursuant to the CEQA Guidelines (Section 15164).

Therefore, it is recommended that the City Council adopt the attached resolution considering the Addendum to the Adopted Negative Declaration for 24th Street Bypass Park, adopt the 24th Street Bypass Park Mitigation Reporting Plan (Exhibit A, pages 9-10) for the park project, and finding that no subsequent environmental document is required.

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. The 24th Street Bypass is also identified as a gateway entry for the Meadowview Neighborhood as described in the Meadowview Urban Design Plan.

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 24.8%, Ad Land Venture and their subcontractors are above the meeting the City's required 20% ESBD rate.

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

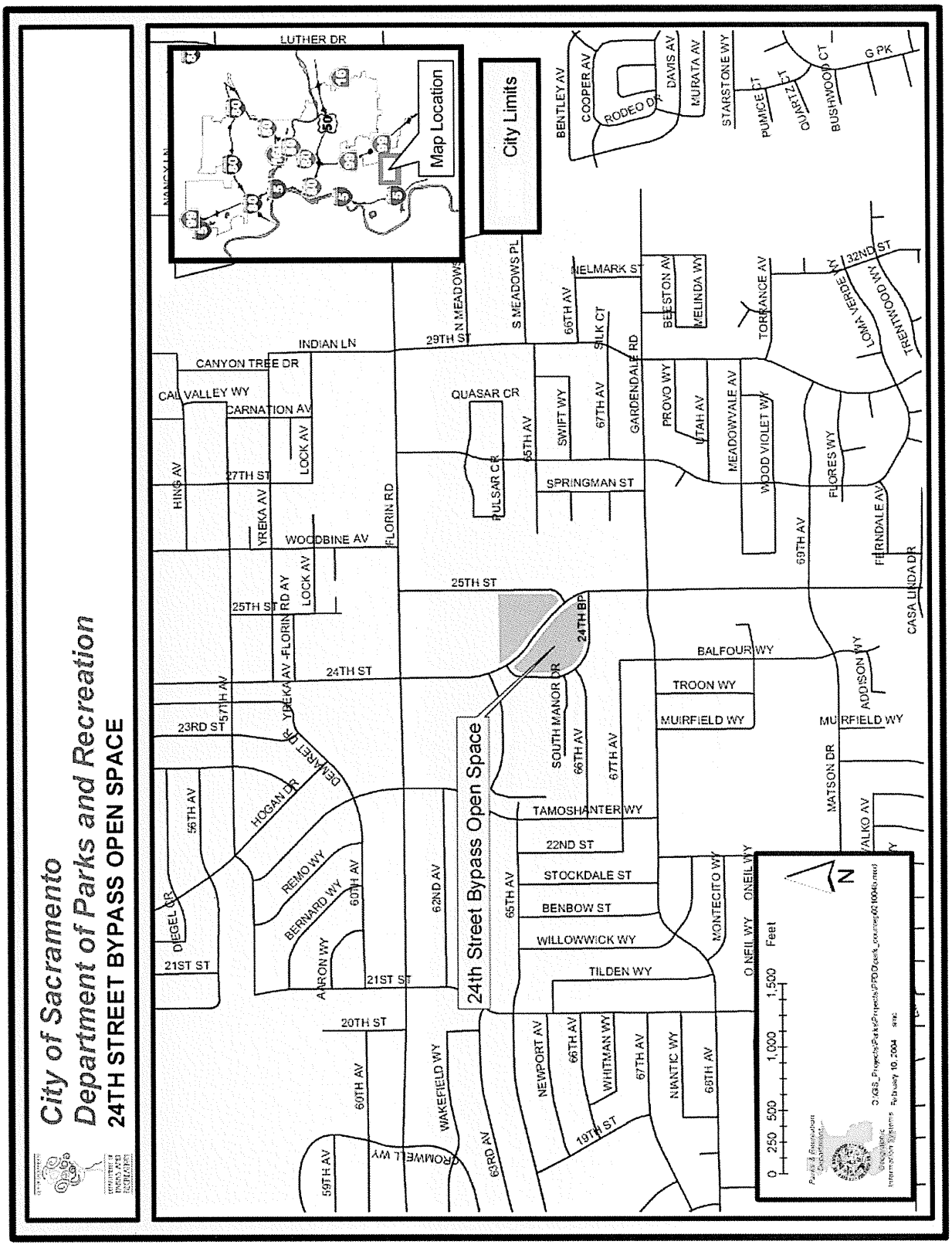
Recommendation Approved:

_____
for RAY KERRIDGE
City Manager

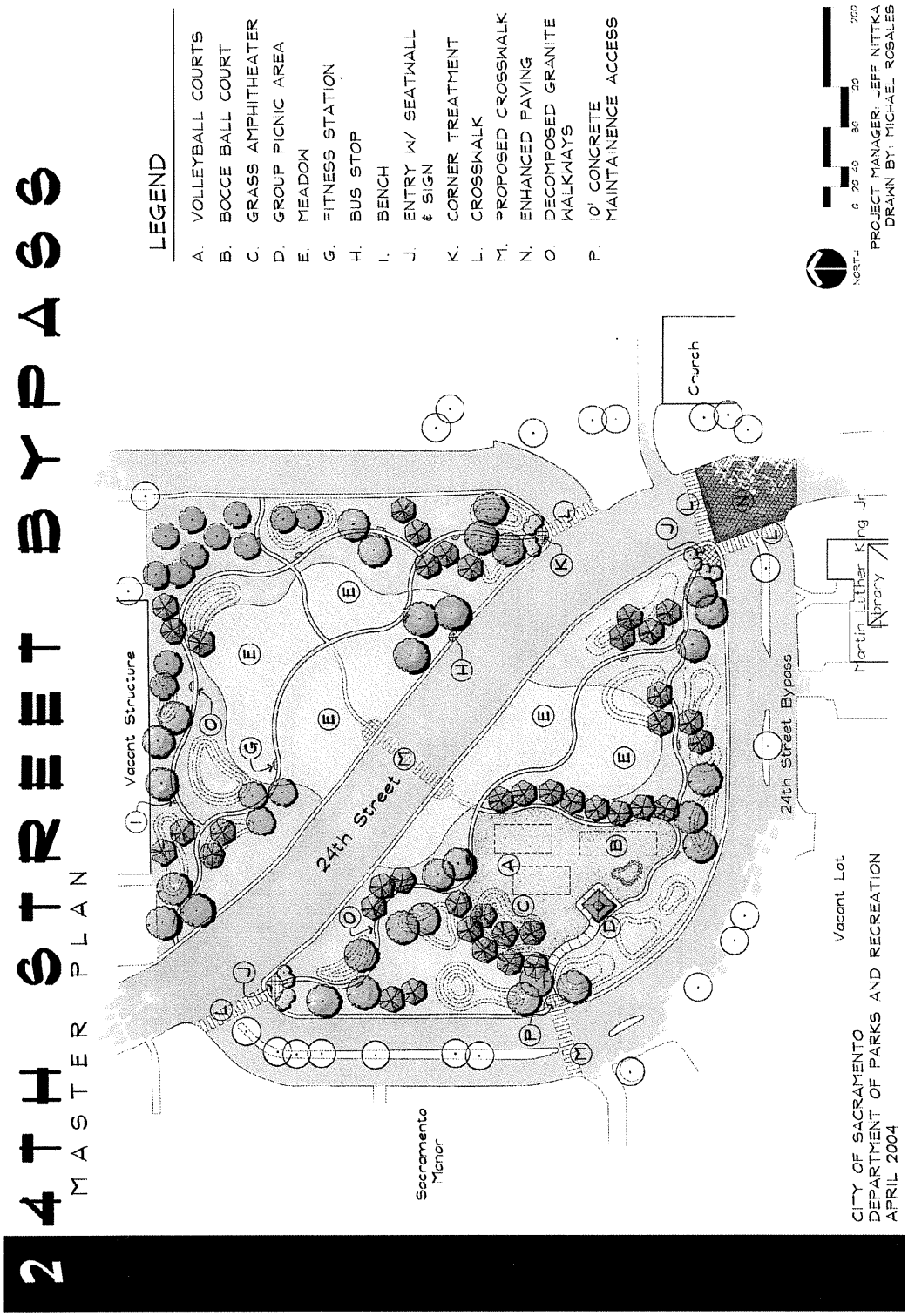
Table of Contents:

Pgs	1-4	Report
Pg	5	Attachment 1 – Area Map
Pg	6	Attachment 2 – 24th Street Bypass Park Master Plan
Pgs	7-8	Resolution
Pgs	9-10	Exhibit A – 24th Street Bypass Park Mitigation Reporting Plan

Attachment 1 – Area Map



Attachment 2 – 24th Street Bypass Park Master Plan



RESOLUTION NO. 2006-XXXX

Adopted by the Sacramento City Council

June 20, 2006

ACCEPTING AD LAND VENTURE AS THE LOW, RESPONSIBLE BIDDER; CONSIDERING THE ADDENDUM TO THE ADOPTED NEGATIVE DECLARATION FOR 24TH STREET BYPASS PARK; ADOPTING THE 24TH STREET BYPASS PARK MITIGATION REPORTING PLAN, FINDING THAT NO SUBSEQUENT ENVIRONMENTAL DOCUMENT IS REQUIRED; AND AWARDING THE CONSTRUCTION CONTRACT TO AD LAND VENTURE IN THE AMOUNT OF $434,679.37 FOR PHASE I OF THE 24TH STREET BYPASS PARK, CIP LV09

BACKGROUND:

A. The 24th Street Bypass Park, a 7.27-acre open space park site.

B. On July 22, 2004, the City Council approved the master plan and transferred $100,000 from Council District 8 Volunteer Project, Fund 281 to 24th Street Bypass Park, CIP LV09; $518,030 was approved in the FY05 Capital Improvement Program (CIP) report. There are adequate funds to support the development of this project.

C. An Addendum to the Negative Declaration has been prepared describing the proposed development of 24th Street Bypass Park (LV09) and evaluating the potential environmental effects of the proposed. The Addendum defines the project description and justification for use of an Addendum pursuant to the California Environmental Quality Act Guidelines (Section 15164).

D. The project was posted and the bids were opened on May 3, 2006. The low, responsible bidder with the base bid and additive alternates 1 & 2 of $434,679.37 was Ad Land Venture.

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

Section 1. Accepts Ad Land Venture as the low, responsible bidder.

Section 2. Considers the Addendum to the Adopted Negative Declaration for 24th Street Bypass Park.

Section 3. Adopts the 24th Street Bypass Park Mitigation Reporting Plan, finding that no subsequent environmental document is required.

Section 4. Awards the construction contract to Ad Land Venture in the amount of $434,679.37 for Phase I of the 24th Street Bypass Park, CIP LV09.

Table of Contents:

Exhibit A – 24th Street Bypass Park Mitigation Reporting Plan

24TH STREET BYPASS PARK

MITIGATION REPORTING PLAN

In January 1989, Assembly Bill 3180 went into effect requiring the City to monitor all mitigation measures included in the Negative Declaration. For this project, mitigation reporting will be preformed by the City of Sacramento Department of Parks and Recreation in accordance with the monitoring and reporting program developed by the City to implement AB3180.

This Mitigation Reporting Plan is being prepared by the Development Services Department, Environmental Planning Services, 2101 Arena Boulevard, Suite 200, Sacramento CA 95814, (916) 808-5842, pursuant to the California Environmental Quality Guidelines, Section 21081.

Project Number: LV09

Project Name: 24th Street Bypass Park Project

Project Location:

This proposed project is located in between 25th Street, 24th Street, and the 24th Street Bypass in the Airport Meadowview Community Plan (AMCP) area of the City of Sacramento (Council District 8).

Project Description:

The City of Sacramento Department of Parks and Recreation Department proposes to development of 24th Street Bypass Park as a 7.27-acre passive use park and gateway to the Meadowview community will consist of open turf areas, volleyball courts, bocce ball court, grass amphitheater, group picnic area, fitness stations, a natural area, and corner treatments. The park site is located on and divided by 24th Street approximately a 1½ blocks south of Florin Road in South Sacramento.

MITIGATION REPORTING PROGRAM CHECKLIST FOR THE 24TH STREET BYPASS PARK NEGATIVE DECLARATION

Mitigation Measure	Reporting Milestone	Reporting/Responsible Party	VERIFICATION OF COMPLIANCE		
			Initials	Date	Remarks
14. CULTURAL RESOURCES – A) Disturb paleontological resources; & B) Disturb archaeological resources:					
1. If subsurface archaeological or historical remains are discovered during construction, work in the area shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.	During Construction	City of Sacramento Dept. of Parks and Recreation & Contractor.			
2. If human burials are encountered, all work in the area shall stop immediately and the Sacramento County Coroner's office shall be notified immediately. If the remains are determined to be Native American in origin, both the Native American Heritage Commission and any identified descendants must be notified and recommendations for treatment solicited (CEQA Section 15064.5); Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and 5097.98.	During Construction	City of Sacramento Dept. of Parks and Recreation & Contractor.			