



REPORT TO COUNCIL

City of Sacramento

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

CONSENT
May 22, 2007

Honorable Mayor and
Members of the City Council

Title: Contract: Regency Community Park Phase 2, CIP LV78

Location/Council District: 5500 Honor Parkway / Council District 1

Recommendation: Adopt a **Resolution:** 1) appropriating \$500,000 of Quimby Act Fees, Fund 710, for Regency Community Park Phase 2, CIP LV78; 2) approving the contract specifications for Regency Community Park Phase 2, CIP LV78, and awarding the contract to Olympic Land Construction for an amount not to exceed \$1,147,122; and 3) authorizing the City Manager to execute the contract with Olympic Land Construction for Regency Community Park Phase 2, CIP LV78, for an amount not to exceed \$1,147,122.

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

Presenters: Not applicable

Department: Parks and Recreation

Division: Park Planning, Design & Development

Organization No: 4727

Description/Analysis

Issue: Regency Community Park is a 42.1-acre park and detention area basin located in North Natomas. Construction of the Regency Community Park Phase 1 (15 acres) was completed on October 4, 2004. The Regency Community Park Phase 2 project includes development of 5 acres with the following park amenities: a 2-acre dog park, a universally accessible playground, a soccer field, a shade structure with picnic tables and trash receptacles, a pedestrian bridge, pedestrian pathways, bike trails, seating areas and irrigated landscaping.

The park name, initial master plan, and environmental documents for the Regency Community Park were approved by City Council in Resolution 2002-590; the master plan was amended to include a 2-acre dog park and a

universally accessible playground. The amended master plan was approved by the City Council in Resolution 2006-086. Staff is seeking approval to award a contract to develop the Phase 2 of the park. The formal bid process for the Regency Community Park Phase 2 project, CIP LV78, has been completed and a bidder has been selected based on the qualifications set forth by the City. In order to award the contract, staff is seeking approval to augment the existing park budget by appropriating \$500,000 of Quimby Act Fees, Fund 710, to CIP LV78 in order to proceed with the construction of Regency Community Park Phase 2.

A summary of the project history is included as Attachment 1 (page 6) and a location map 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.

Utilizing Quimby Act Fees, Fund 710, for improvements to a park is consistent with Sacramento City Code Section 16.64.060 as these funds will be used for the "...improvement, and expansion of the public parks, playgrounds and recreational facilities."

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

Committee/Commission Action: The Regency Community Park name and master plan (Attachments 3 and 4, page 8-9) were reviewed and supported by the Citizen's Advisory Committee for Parks and Recreation on January 10, 2002. The Park and Recreation Park Planning, Design and Development Committee recommended the addition of seating areas with benches in the dog park, which the Parks and Recreation Commission reviewed and supported the amended master plan on December 1, 2005.

Environmental Considerations: The Development Services Department, Environmental Planning Services Division has reviewed this project and determined that the project is exempt from the provisions of CEQA (The California Environmental Quality Act) under Class 3, Section number 15303, Class 3, Section number 15303(e), Class 4, Section numbers 15304(b) and 15304(f), and Class 11, Section number 15311(a). Projects exempted under Class 3, Section number 15303 consist of new

construction of small structures. Project exempted under Class 3, Section number 15303(e) consist of new construction of accessory structures. Projects exempted under Class 4, Section number 15304(b) consist of new landscaping or gardening.

Projects exempted under Class 4, Section number 15304(f) consist of minor backfilling where the surface is restored and Projects exempted under Class 11, Section number consists of construction and location of accessory structures including on-premise signs.

Rationale for Recommendation: The formal bidding process for the Regency Community Park Phase 2 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 April 4, 2007. Staff received six bids and the results are listed below:

CONTRACTOR	Base Bid	Additive Alternate #1	Additive Alternate #2	Total Bid	SBE%/ EBE % Total
Olympic Land Construction	\$1,065,155.82	\$74,992.00	\$6,973.20	\$1,147,121.02	74.4
Goodland Construction	\$1,175,807.95	\$62,719.00	\$7,117.50	\$1,245,644.45	72.0
Ad Land Venture	\$1,190,154.39	\$63,584.00	\$5,327.40	\$1,259,064.79	23.4
Park West Landscape	\$1,255,162.18	\$68,451.00	\$8,646.30	\$1,332,259.48	25.8
JM Slover, Inc.	\$1,344,584.81	\$80,400.00	\$6,630.00	\$1,431,614.81	80.9
Gold Valley Construction	\$1,452,969.50	\$91,255.00	\$7,800.00	\$1,552,024.50	93.2

Pursuant to City Code Section 3.60.020, it was determined that Olympic Land Construction, had the lowest, responsible base bid. The project award will be for the base bid including additive alternate #1 (concrete headwall, guardrails, pipes, Keystone wall, channel bottom pavement, and concrete flatwork at bridge crossing) and additive alternate #2 (concrete mow strip at the west side of the park) in the amount of \$1,147,122. The Phase 2 park improvements will consist of a dog park, a soccer field, a universally accessible playground, pedestrian

bridge, walkways, seating areas, and irrigated landscaping.

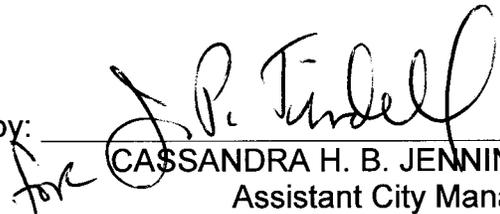
Financial Considerations: To cover the cost of development, construction, and oversight of Regency Community Park Phase 2, staff recommends appropriating \$500,000 from Quimby Act Fees, Fund 710. In addition to the primary purpose of providing parkland acquisition, Quimby Fees may be programmed for the development or renovation of neighborhood and community parks to serve residential subdivisions within the Planning Area in which they are collected. Current funding for this project comes from Park Development Impact Fees, Planning Area 10 (\$1,066,590), North Natomas Community Improvement Fund (\$73,417), and Capital Improvement Revenue Bonds (\$80,000); over \$250,000 of that funding is obligated towards the construction planning process, art in public places, and staff time.

Regency Community Park Phase 2 is within 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 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.

Development of parks creates an ongoing cost for park maintenance and utilities are based on the size of the park. The annual maintenance cost for this 42.1-acre park is approximately \$6,200 per acre or \$261,020. There has been no augmentation to the Department of Parks and Recreation's operating budget for maintenance or water and utility costs.

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 74.4%, Olympic Land Construction, and their subcontractors are above the meeting the City's required 20% ESBD rate.

Respectfully Submitted by:


CASSANDRA H. B. JENNINGS
Assistant City Manager

Recommendation Approved:

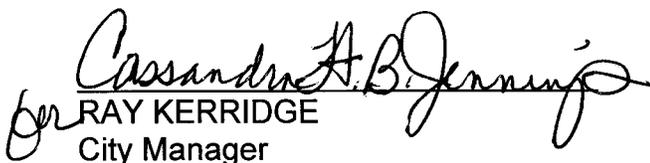

RAY KERRIDGE
City Manager

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Background Information

Regency Community Park is a planned 42.1-acre park in North Natomas at 5500 Honor Parkway. The Regency Community Park name and master plan were reviewed and approved by the Citizen's Advisory Committee for Parks and Recreation on January 10, 2002. City Council also approved the park name, environmental documents, and master plan for the Regency Community Park on September 3, 2002.

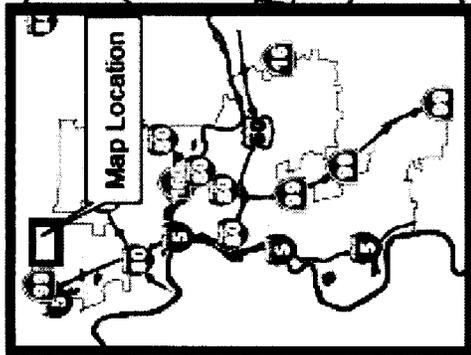
The Regency Community Park Phase 1 project included development of 15.0 acres which was constructed as a turn-key park project by Lennar Communities, Inc., and included the following park amenities: two baseball fields, a soccer field, two lawn volleyball courts, a parking lot, sheltered picnic areas with two steel shade structures, picnic tables, BBQ grills, trash receptacles and drinking fountains, children's playground with a shaded tot lot and a shaded adventure play area, a restroom building, pedestrian pathways, bike trails, a skate park with portable ramps, a disc golf course, resting areas with benches and trash receptacles, and irrigated landscaping. Construction of the Regency Community Park Phase 1 was completed in the fall of 2004. A water retention basin was also developed in conjunction with Phase 1, but with separate funding from the Utilities Department.

Due to the high number of requests from the North Natomas community, the Parks and Recreation Department proposed to amend the Regency Community Park Master Plan to include a 2-acre dog park and a universally accessible playground which the community approved at the public workshop held on May 26, 2005, provided input for the playground design on June 15, 2005, and then reviewed and approved the design at the final public meeting on August 24, 2005. The Park and Recreation Commission's Park Planning, Design and Development Committee recommended the addition of seating areas with benches in the dog park which the Parks and Recreation Commission later reviewed and supported. The City Council, in Resolution 2006-086, amended the master plan to include a 2-acre dog park and a universally accessible playground.

An agriculture theme is used throughout the universally accessible playground which is intended to provide the users with a sensory enriched experience. The playground includes the following play amenities: sand and water area with a pump house, swings, tire swing play area, play village, tree stump play area, spinners, and a platform bouncer play area. In addition, the playground will have a community gathering area with benches, a community information kiosk, a low stone stacked seating wall, a dry creek area, and a cherry tree orchard with decomposed granite pathways.

Phase 2 of the park completes the remaining undeveloped five acres of the Regency Community Park.

City of Sacramento Department of Parks and Recreation Regency Park (Park 11-A)



City Limits

ELKHORN BL.

NATOMAS BL.

Regency Park
(Park 11-A)

CLUB CENTER DR.

CLUB CENTER DR.

MARY DR.

NORTH CROUCH DR.

0 250 500 1,000 1,500 2,000 Feet

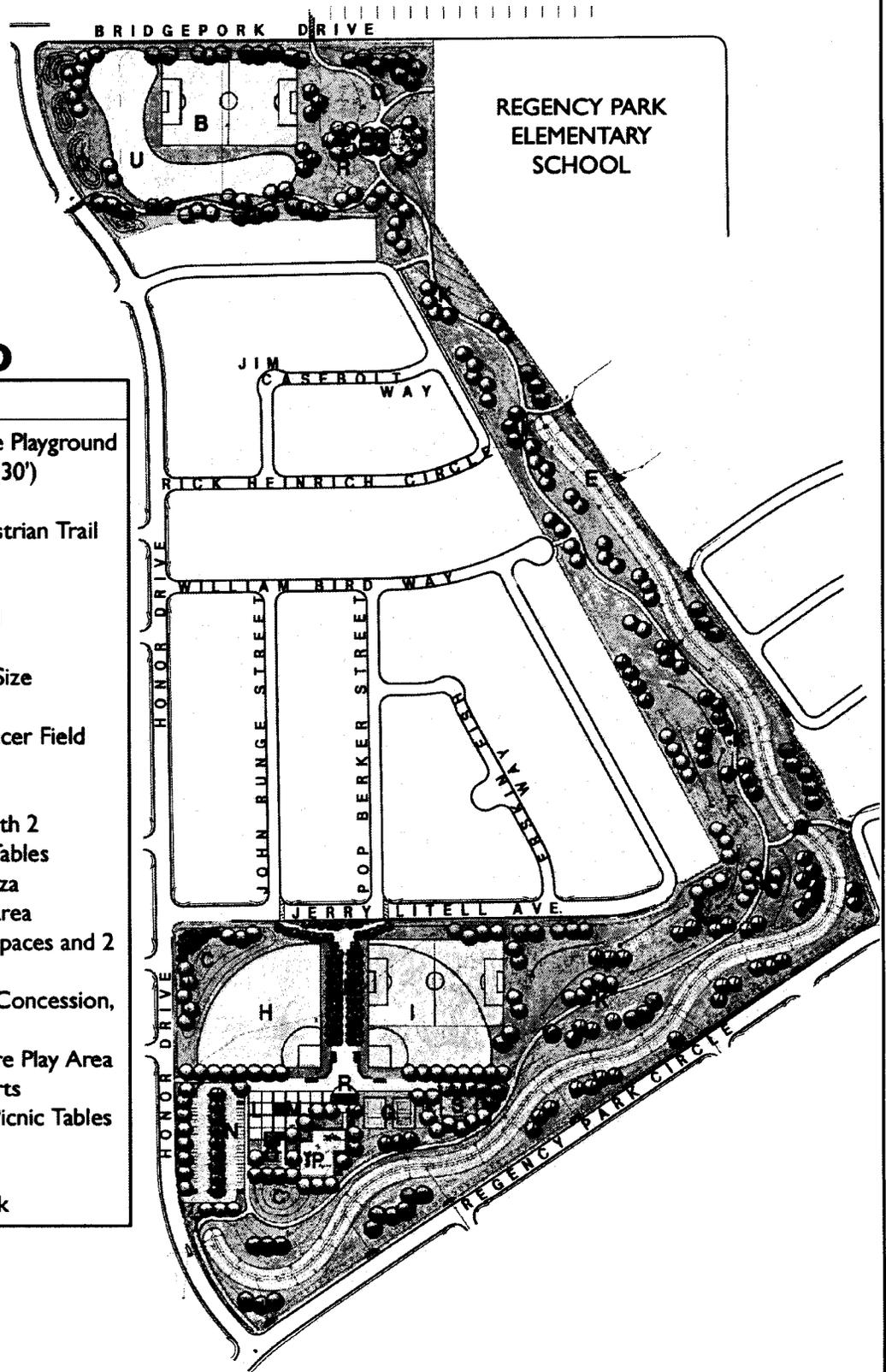
North Arrow

City of Sacramento
Department of Parks and Recreation
Information Systems
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November 5, 2004 1:04

REGENCY PARK
ELEMENTARY
SCHOOL

PLAN LEGEND

Symbol	Description
A	Universally Accessible Playground
B	Soccer Field (210' x 330')
C	Earth Berms
D	12' Wide Bike / Pedestrian Trail
E	Drainage Canal
F	Disc Golf Course
G	Bike / Pedestrian Trail
H	Culvert Crossing
H	Lighted Colt League-Size Baseball Field
I	Lighted Baseball / Soccer Field (210' x 330')
J	Main Entry Allee
K	Trail Seating Areas with 2 Benches or 2 Picnic Tables
L	Concrete Central Plaza
M	Water Feature Play Area
N	Parking Lot with 97 Spaces and 2 Handicapped Spaces
O	Restroom (Phase I), Concession, and Storage Building
P	Tot Lot and Adventure Play Area
Q	Grass Volleyball Courts
R	Picnic Shelters with Picnic Tables
S	Skatepark (52' x 84')
T	Park Entry Signage
U	1.7 Acre +/- Dog Park



REGENCY COMMUNITY PARK II A

LENNAR COMMUNITIES

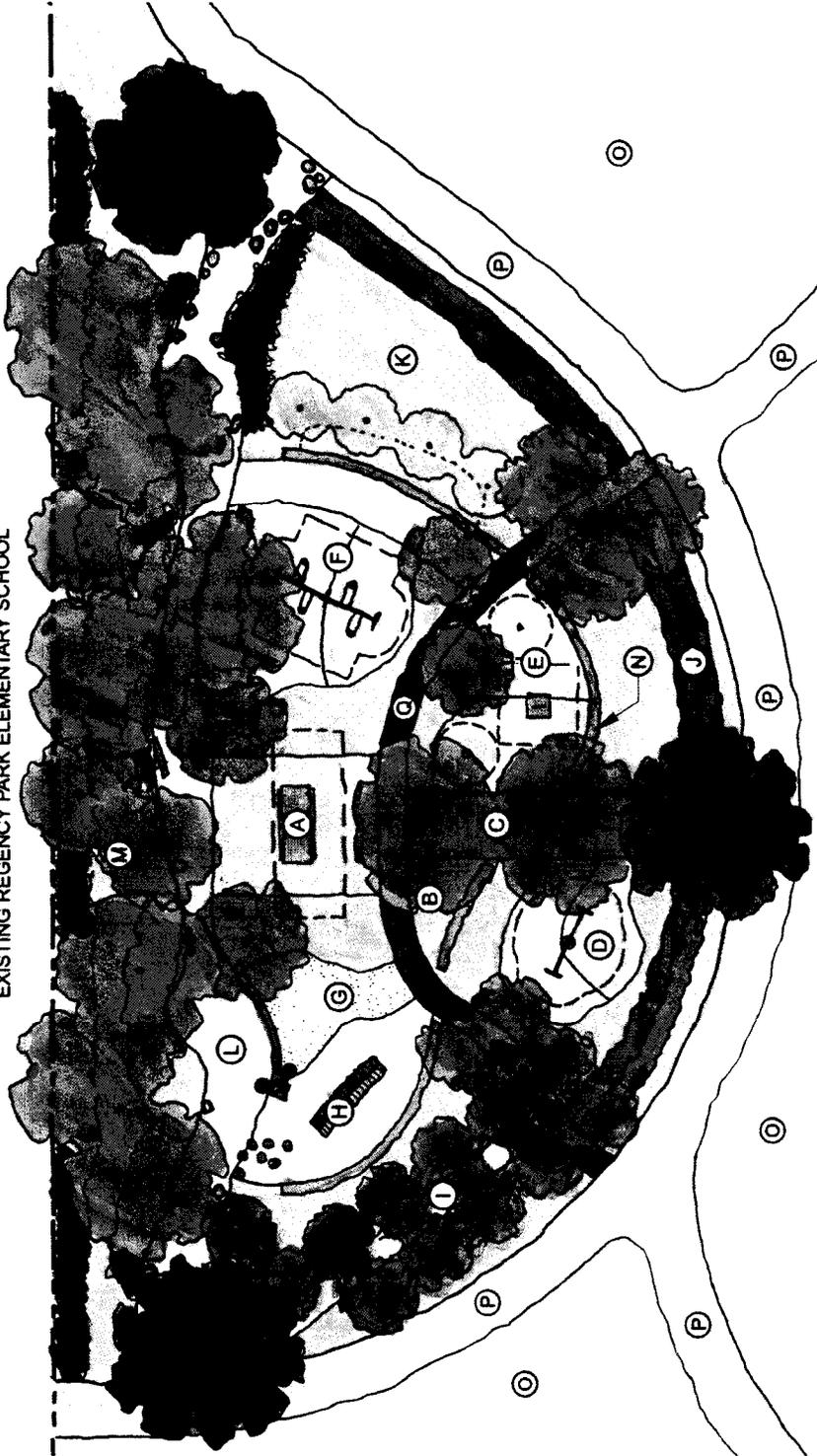
PARK MASTER PLAN

CITY OF SACRAMENTO, CALIFORNIA
AUGUST, 2005



Stonier Consulting Inc. 916.925.0550
2260 Venture Oaks Way Fax: 916.921.9274
Sacramento, CA 95837-2260 www.stonier.com

EXISTING REGENCY PARK ELEMENTARY SCHOOL



PLAN LEGEND

- (A) SHADE STRUCTURE AND COMMUNITY TABLE ON UNIT PAVERS
- (B) COMMUNITY KIOSK
- (C) COMMUNITY GATHERING AREA WITH BENCHES
- (D) TIRE SWING PLAY AREA
- (E) 'SPICA' SPINNERS AND PLATFORM BOUNCER PLAY AREA
- (F) BUCKET SWING PLAY AREA
- (G) SAND AND WATER PLAY AREA WITH "PUMP HOUSE"
- (H) PLAY VILLAGE AND TREE STUMP PLAY AREA
- (I) CHERRY ORCHARD WITH DECOMPOSED GRANITE PATH
- (J) "CROP ROWS" LOW PLANTING AREA
- (K) LAWN SITTING AREA
- (L) DRY CREEK AREA - DECOMPOSED GRANITE
- (M) "RIPARIAN" VEGETATION AREA
- (N) LOW STONE STACKED WALL
- (O) EXISTING REGENCY PARK SITE
- (P) EXISTING WALKWAY
- (Q) WALKWAY



SEPTEMBER 2005

M G
 MOORE LACOPANO GOLTSMAN, INC.
 600 G STREET
 DAVIS, CA 95618
 TEL 530/753-4404
 FAX 530/728-2606

**REGENCY PARK UNIVERSALLY ACCESSIBLE PLAYGROUND
 MASTER PLAN**

CITY OF SACRAMENTO
 DEPARTMENT OF PARKS AND RECREATION
 PARK PLANNING, DESIGN AND DEVELOPMENT
 LANDSCAPE ARCHITECTURE SECTION

RESOLUTION NO. 2007-

Adopted by the Sacramento City Council

May 22, 2007

APPROVING A CONTRACT: REGENCY COMMUNITY PARK PHASE 2, CIP LV78

BACKGROUND

- A. Regency Community Park is a 42.1-acre community park located in 5500 Honor Parkway, North Natomas.
- B. The Regency Community Park name and master plan were reviewed and supported by the community and the Parks and Recreation Commission; they were approved by City Council in Resolution 2002-590 on September 3, 2002.
- C. The master plan was amended to include a 2-acre dog park and a universally accessible playground which was supported by the Parks and Recreation Commission on December 1, 2005, and later approved by the City Council in Resolution 2006-086.
- D. 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.
- E. The formal bid process for the Regency Community Park Phase 2 project has been completed based on the qualifications set forth by the City.
- F. Pursuant to City Code Section 3.60.020, it was determined that Olympic Land Construction was the responsible, low bidder with the total bid of \$1,147,122.
- G. Utilizing Quimby Act Fees, Fund 710, for improvements to a park is consistent with City code 16.64.060 as these funds will be used for the "...improvement, and expansion of the public parks, playgrounds and recreational facilities."

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

- Section 1. That \$500,000 of Quimby Act Fees, Fund 710, is appropriated for Regency Community Park Phase 2, CIP LV78.
- Section 2. The contract specifications for Regency Community Park Phase 2, CIP LV78, are approved, and the contract is awarded to Olympic Land Construction for an amount not to exceed \$1,147,122.

Section 3. The City Manager is authorized to execute the contract with Olympic Land Construction for Regency Community Park Phase 2, CIP LV78, for an amount not to exceed \$1,147,122.