REPORT TO COUNCIL
City of Sacramento

915 I Street, Sacramento, CA 95814-2604
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CONSENT
May 22, 2007

Honorable Mayor and
Members of the City Council

Title: Contract: Peregrine Park, CIP LX46

Location/Council District: 3031 Guadalajara Way / Council District 1

Recommendation: Adopt a **Resolution**: 1) approving the contract specifications for Peregrine Park, CIP LX46, and awarding the contract to Olympic Land Construction for an amount not to exceed $1,208,687; and 2) authorizing the City Manager to execute the contract with Olympic Land Construction for Peregrine Park, CIP LX46, for an amount not to exceed $1,208,687.

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: Peregrine Park is a 7.9-acre park located in North Natomas. The park includes basic landscaping, a picnic shelter with picnic tables, trash receptacles, handball court, grass volleyball court, softball field, basketball court, play area with shade canopies, bantam soccer field, dry creek bed, bike paths, benches, open turf, and a natural area.

The City Council approved the master plan and the Addendum to the Negative Declaration for River View PUD for this project in Resolution 2006-205; staff is seeking approval to award a contract to develop the park. The formal bid process for the Peregrine Park project, CIP LX46, 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 5) and a location map is included as Attachment 2 (page 6).

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 *Parks and Recreation Department 2005-2010 Master Plan*.

Committee/Commission Action: The Peregrine Park name and master plan (Attachment 3, page 7) were reviewed and supported by the Parks and Recreation Commission (PRC) on October 13, 2005.

Environmental Considerations: On March 21, 2006, the City Council approved an Addendum to the Mitigated Negative Declaration and adopted the Mitigation Monitoring Plan for the development of Peregrine Park (LX46), Resolution # 2006-205. The current request is to award the contract to develop Peregrine Park. Therefore, the proposed Master Plan will not result in impacts over and above what was previously evaluated.

Section 15162 of the California Environmental Quality Act (CEQA) Guidelines provides that an additional Negative Declaration need not be prepared unless substantial changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available. As none of the conditions listed above relating to Section 15162 exist, additional environmental review is not required.

Rationale for Recommendation: The formal bidding process for the Peregrine 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 April 4, 2007. Staff received six bids and the results are listed below.

CONTRACTOR	Base Bid	Total Bid	SBE/ EBE %
OLYMPIC LAND CONSTRUCTION	**$1,208,686.90**	**$1,208,686.90**	80.3
HEMINGTON LANDSCAPE SERVICES	**$1,218,977.00**	**$1,218,977.00**	30.0
JM SLOVER, INC.	**$1,355,847.69**	**$1,355,847.69**	63.2
GOODLAND CONSTRUCTION	**$1,379,970.00**	**$1,379,970.00**	71.9
AD LAND VENTURE	**$1,437,046.30**	**$1,437,046.30**	36.7
GOLD VALLEY CONSTRUCTION	**$1,664,429.45**	**$1,664,429.45**	90.4

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 in the amount not to exceed $1,208,687. The park will consist of basic landscaping, a picnic shelter with picnic tables, trash receptacles, handball court, grass volleyball court, softball field, basketball court, play area, bantam soccer field, dry creek bed, bike paths, benches, open turf, and a natural area.

Financial Considerations: There are sufficient funds in Peregrine Park, CIP LX46, to award the contract. Funding for this project comes from Park Development Impact fees from Planning Area 10 ($2,009,618) and the North Natomas Community Improvement Fund ($26,026).

Peregrine Park 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 7.9-acre park is approximately $7,200 per acre or $56,880. 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 80.3%, Olympic Land Construction, and their subcontractors are above meeting the City's required 20% ESBD rate.

Respectfully Submitted by: _____
for CASSANDRA H. B. JENNINGS
Assistant City Manager

Recommendation Approved:

_____
for RAY KERRIDGE
City Manager

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Attachment 1

Background Information

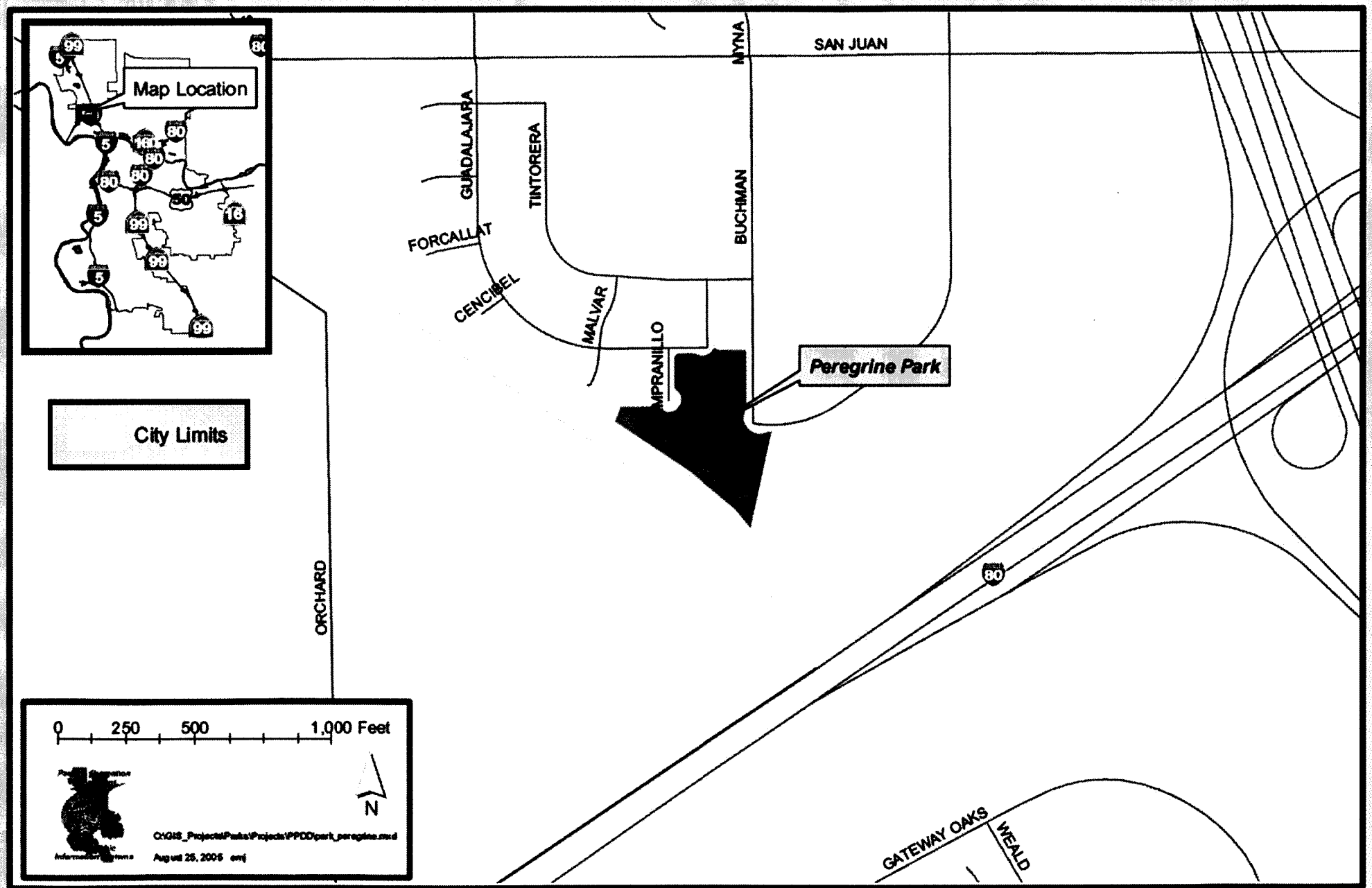
The master plan for the 7.9-acre park was created through the public participation process. Parks and Recreation held two community workshops to create the master plan. On March 9, 2005, the first public meeting was held and design ideas were exchanged. On April 20, 2005, the second meeting was held, the master plan was shown, and the community approved the master plan presented.

A meeting was held with the Parks and Recreation Commission's Park Planning, Design & Development Committee on August 18, 2005. The Committee supported the community's backing of the master plan as proposed. The Peregrine Park name and master plan were then reviewed and supported by the Parks and Recreation Commission (PRC) on October 13, 2005. The City Council approved the master plan and the Addendum to the Negative Declaration for River View PUD for this project in Resolution 2006-205.

The Peregrine Park Master Plan includes the following: basic landscaping, a picnic shelter with picnic tables, trash receptacles, handball court, grass volleyball court, softball field, basketball court, play area, bantam soccer field, dry creek bed, bike paths, benches, open turf, and a natural area.

The park was master planned to include the *Maintainable Park Standards* saving techniques. At least 25% of this site is designed with urban forest, non-irrigated native grasses and mulch.

City of Sacramento
Department of Parks and Recreation
Peregrine Park



LEGEND:
A- Handball Court
B- Grass Volleyball Court
C- Softball Field
D- Basketball Court
E- Play Area
F- Vista Point
G- Plaza w/ Seat Wall
H- Bantam Soccer
I- Dry Creek Bed
J- Shrub Area
K- Bike Path
Existing Residential
TEMPRANILLO COURT
HMAN CIRCLE
F STREET
Future Residential
West Drainage Canal
East Drainage Canal
Natural Area
A
B
C
D
E
F
H
K
NORTH
1
40
80
200
PROPOSED PARK SITE:
PEREGRINE PARK

RESOLUTION NO. 2007-

Adopted by the Sacramento City Council

May 22, 2007

APPROVING A CONTRACT: PEREGRINE PARK, CIP LX46

BACKGROUND

A. Peregrine Park is a 7.9-acre community park located at 3031 Guadalajara Way in North Natomas.

B. The Peregrine Park name and master plan were reviewed and supported by the community and the Parks and Recreation Commission's Park Planning, Design & Development Committee; they were approved by City Council in Resolution 2006-205.

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 Peregrine 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 Olympic Land Construction was the responsible, low bidder with the base bid of $1,208,686.90.

F. There are sufficient funds in Peregrine Park, CIP LX46, to award the contract.

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

Section 1. The contract specifications for Peregrine Park, CIP LX46, are approved, and the contract is awarded to Olympic Land Construction for an amount not to exceed $1,208,687.

Section 2. The City Manager is authorized to execute the contract with Olympic Land Construction for Peregrine Park, CIP LX46, for an amount not to exceed $1,208,687.