



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2604
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CONSENT
May 29, 2007

Honorable Mayor and
Members of the City Council

Title: Agreement: Shasta Community Park, CIP LV42

Location/Council District: Shasta Avenue at Bruceville Road / Council District 8

Recommendation: Adopt a **Resolution:** 1) appropriating \$200,000 from Park Development Impact Fees, Planning Area 4, Fund 791, to Shasta Community Park, CIP LV42; and 2) authorizing the City Manager to execute a Professional Services Agreement with Callander Associates Landscape Architecture, Inc., for Shasta Community Park for an amount not to exceed \$202,570.

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

Presenters: Not applicable

Department: Parks and Recreation

Division: Park Planning, Design and Development

Organization No: 4727

Description/Analysis

Issue: The purpose of this report is to approve the appropriation of funds to cover the associated expenses for the preparation of the construction documents for Shasta Community Park and the authorization for the City Manager to execute a Professional Services Agreement with Callander Associates in the amount of \$202,570. The landscape architecture consultant was selected from the City's On-Call Master Services List for Public Facilities (Resolution #2006-784), approved by City Council on October 24, 2006, which has an amount not to exceed of \$150,000.

Shasta Community Park is a 19.6-acre community park, which will include three acres for the Valley Hi/North Laguna Library. A summary of the project history is included as Attachment 1 (page 4) and a location map is included as Attachment 2 (page 5).

Policy Considerations: This action is consistent with Chapter 3.64 of Sacramento City Code and complies with existing policies regarding professional service agreements.

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 Park Development Impact Fees, Fund 791, to augment this budget is consistent with Sacramento City Code Section 16.64.060 as these funds will be used for the "design and construction of public parks, playgrounds and recreational facilities."

Committee/Commission Actions: The Shasta Community Park name and master plan were reviewed and supported by the Parks and Recreation Commission (PRC) on February 28, 2007. The PRC requested that the jogging trail encompass the entire park and that the skatepark be labeled separately from the picnic area; these changes were made to the master plan.

Environmental Considerations: Staff is preparing all necessary environmental review documents for the master plan as required under the California Environmental Quality Act.

Rationale for Recommendation: Though the Department is authorized to select consultants from the City's On-Call Master Services List for Public Facilities, it is recommended that each department using the list obtain all necessary approvals and enter into separate professional service agreements with each consultant. This agreement exceeds the City Manager's approval authority; therefore, staff is requesting authorization to proceed with the agreement. Callander Associates is the most qualified to prepare the construction documents for Shasta Community Park due to their previous experience which includes the preparation of the Initial Site Utilization Plan for the Valley Hi-North Laguna Library and the Shasta Community Park site for the City of Sacramento General Services Department. Callander Associates also prepared the master plan for Shasta Community Park and is coordinating with the various City Departments and the adjacent developer, Tim Lewis Communities, to plan the Cotton Lane Street improvements along the north side of Shasta Community Park.

Once the environmental documents have been prepared, staff will return to the City Council to approve the master plan in order to proceed with the development of the park.

Financial Considerations: Staff recommends appropriating \$200,000 from Park Development Impact Fees, Planning Area 4, Fund 791, to cover the associated preparation costs for the construction documents for Shasta Community Park, CIP LV42. Current funding for this project came from Park Development Impact Fees, Planning Area 4, Fund 791 (\$100,000).

Development of parks creates an ongoing cost for park maintenance and utilities, based on the size of the park. The annual maintenance cost for this 19.6-acre park is approximately \$6,200 per acre or \$121,520. 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 Landscape Architect consultants and contractors for this project will follow City of Sacramento established guidelines for inclusion on ESBD firms.

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

Shasta Community Park is a 19.6-acre community park which will include three acres for the Valley Hi/North Laguna Library (20,000 square feet) with associated drop-off area, a community center (20,000 square feet), and joint-use 156-space parking lot. Shasta Community Park is located on Shasta Avenue at Bruceville Road in South Sacramento. Consumes River College is on the west side of the park across Bruceville Road; the park has proposed single-family homes on the north and east and proposed apartments to the south.

Staff worked with the Sacramento Public Library, Group 4 (the library's consultant), and Callander Associates (the landscape architecture consultant) to plan for the Shasta Community Park Master Plan. The Valley Hi/North Laguna Library will be located on three acres of the park site. There were three public meetings held on September 8, October 13, and October 27, 2006. Through this planning process, the Shasta Community Park Conceptual Plan was developed to determine the location of the library, community center, and park amenities. On February 5, 2007, staff held a final meeting for public review and comments to finalize the master plan.

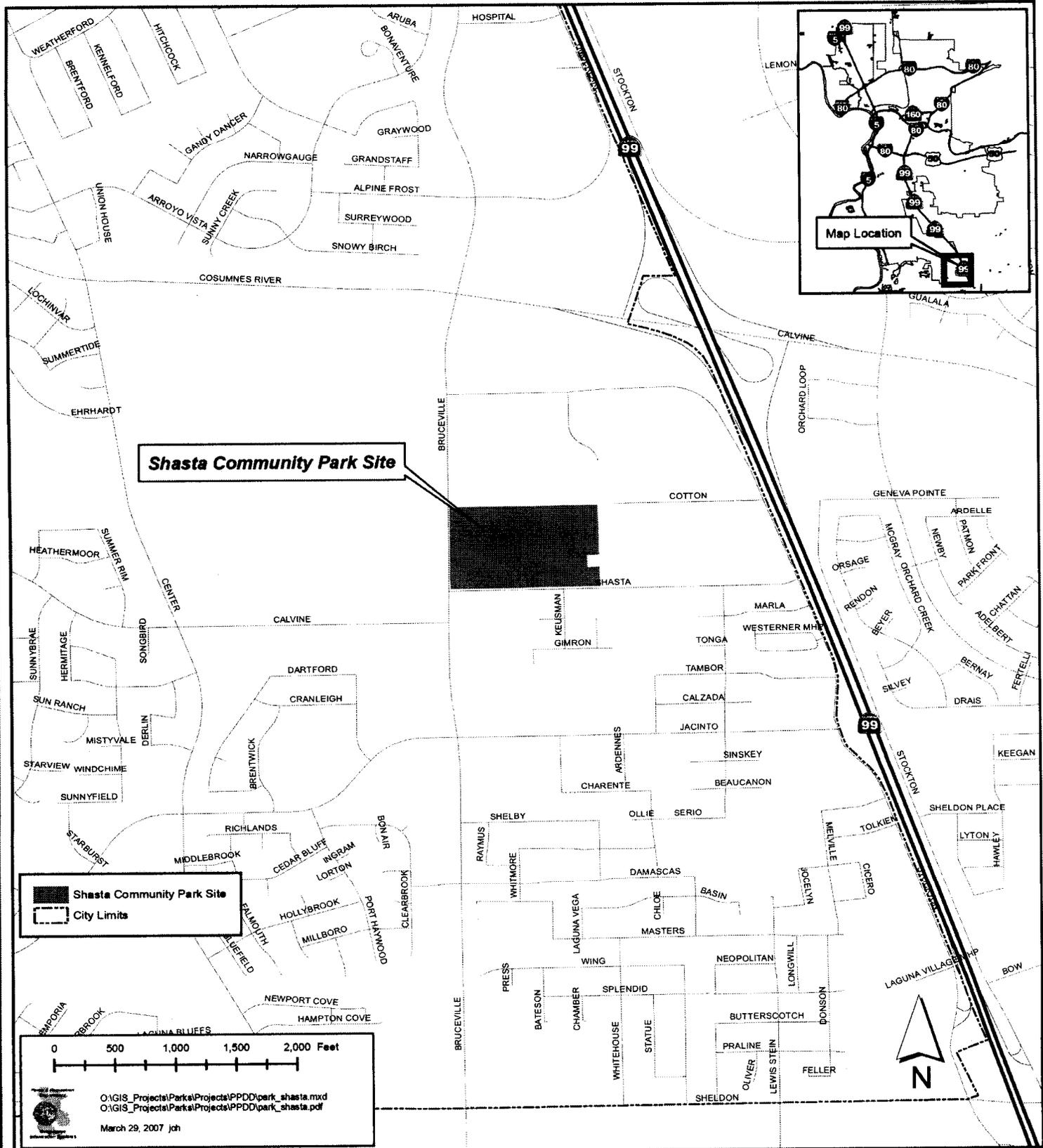
The Parks and Recreation Commission reviewed the Shasta Community Park Master Plan and park name on February 28, 2007. They requested that the jogging trail be continuous around the entire park and that the skatepark be separately labeled.

Development of the park will require that full street frontage improvements (i.e., sidewalk, curb, gutter, street lights, street drainage and one street lane) be constructed on Cotton Lane, Shasta Avenue, and the future road located on the east side of the park. Staff is currently working with Tim Lewis Communities to jointly plan and develop Cotton Lane in 2008 when the library and Phase 1 of the park will also be constructed.

The library, its associated drop off-area, and 78 spaces of the parking lot will begin construction in spring 2008 and will be completed in 2009. Phase 1 of the park will include 10 acres of park landscape development and 78 parking spaces. Phase 1 will also include a regulation soccer field, a baseball/softball field, two horseshoe courts, a volleyball court, walking and jogging trail with exercise stations, two children's playgrounds, a large group picnic area with shade structure, individual picnic areas, a restroom, an outdoor reading area, pathway lighting and public artwork. Phase 1 of the park is also expected to begin construction in spring 2008 and to be complete at the same time as the library in 2009.



City of Sacramento Department of Parks and Recreation Shasta Community Park Site



RESOLUTION NO. 2007-

Adopted by the Sacramento City Council

May 29, 2007

APPROVING AGREEMENT: SHASTA COMMUNITY PARK, CIP LV42

BACKGROUND

- A. Shasta Community Park is an undeveloped 19.6-acre community park, located on Shasta Avenue at Bruceville Road. The park includes three acres for the Valley Hi/North Laguna Library.
- B. 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.
- C. On October 24, 2006, City Council adopted Resolution 2006-784 approving the On-Call Master Consultant Services List for Public Facilities for a period of three fiscal years with the option of two 1-year extensions. Callendar Associates Landscape Architecture, Inc., is on that list with an amount not to exceed \$150,000 per fiscal year.
- D. There are adequate funds in Park Development Impact Fee (PIF), Fund 791, Planning Area 4, for appropriation to Shasta Community Park, CIP LV42.
- E. Utilizing PIF funds is consistent with City Code Section 18.44.160 as these funds will be used within the planning area from which the development project fees are coming and are aiding in the construction of park facilities.

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

- Section 1. That \$200,000 is appropriated from Park Development Impact Fees, Planning Area 4, Fund 791, to Shasta Community Park, CIP LV42.
- Section 2. The City Manager is authorized to execute a Professional Services Agreement with Callendar Associates Landscape Architecture, Inc., for Shasta Community Park for an amount not to exceed \$202,570.