



3.13

DEPARTMENT OF  
PARKS AND RECREATION

PARK PLANNING, DESIGN &  
DEVELOPMENT DIVISION

CITY OF SACRAMENTO  
CALIFORNIA

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April 23, 2004

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: APPROVAL OF A TRANSFER OF FUNDS, ADDITIONAL WORK  
ELEMENTS AND CHANGE ORDER TO CONTRACT #CO2002-167  
AWARDED TO AD LAND VENTURE FOR NORTHBOROUGH PARK  
DEVELOPMENT PROJECT CIP (PN:LT21)**

**LOCATION AND COUNCIL DISTRICT:** Northborough Park is located at Club Center Drive  
and Northborough Drive in Council District #1

**RECOMMENDATION:**

Staff recommends that the City Council approve, by resolution:

- A transfer of \$9,310 from Fund 791, North Natomas Community Park, CIP (PN:LT01);
- Additional work elements to the existing Ad Land Venture contract scope;
- Change Order #4 in the City's contract with Ad Land Venture in the amount of \$9,310 for additional work to complete Phase 1 construction of Northborough Park CIP (PN:LT21).

**CONTACT PERSON:** Janet Baker, Park Development Division Manager,  
264-1923

**FOR COUNCIL MEETING OF:** May 25, 2004

**SUMMARY:**

This report recommends that the City Council approve the transfer of funds, additional work elements and Change Order #4 for the Phase 1 development of Northborough Park, a 3.9-acre park in North Natomas.



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**COMMITTEE/COMMISSION ACTION:**

The Citizen's Advisory Committee (CAC) for Parks and Recreation approved the name and master plan for Park 10A on May 10, 2001. The Natomas Parks and Recreation Advisory Committee reviewed the master plan and approved the name for Park 10A on March 23, 2001.

**BACKGROUND INFORMATION:**

Northborough Park is a proposed 3.9-acre neighborhood park located off Northborough Drive in the Northborough section of Natomas Park in North Natomas. (See Site Map-Exhibit A, page 6). Phase I improvements are to include basic landscaping, walkways, pathway lighting, 2 lawn volleyball courts, a basketball court, a group picnic shelter with tables and grills, a children's play area, park benches, and open lawn areas. (See Master Plan- Exhibit B, page 7).

Council approved the contract to Ad Land Venture on October 1, 2002. Staff is recommending the final additional work elements as per the final walk-through be approved by Council:

- Labor and materials for eighty cubic yards of mulch in the amount of \$3,300. This was required by Park Maintenance before their acceptance in order to provide a 4" depth of mulch in the planters. The plans called for 3" but due to settlement before walkthrough additional mulch was required.
- Credit for 3" flow sensing assembly in the amount of <\$2,100>. Eliminated from project to be replaced by dual flow valve that is required for the Central Control Irrigation System. This was not required at the time of the contract award on October 1, 2002.
- Installation of a dual flow master valve in the amount of \$3,215. Same reason as stated above;
- Installation of #8 wire for A/B lighting in the amount of \$4,895. The system was designed with 2-phase electrical wire, but City engineer inspector required the wires be changed to single- phase wires. The city standard is single phase or 3- phase wiring. A/B lights are area lights with a decorative post and acorn fixture.

**FINANCIAL CONSIDERATIONS:**

Transfer \$9,310 from Fund 791, North Natomas Community Park, CIP (PN:LT01) to CIP (PN:LT21). The total change order amount exceeds 10% of the original contract.

The city manager has authority to issue change orders up to 10% of the original contract per City Code 3.60.210, Authority of city manager, section B. These final additional work elements increase the change orders for this project to over 10% of the original contract. The original contract sum was \$411,181.68. With these additional work elements totaling \$9,310 the total

change orders for this contract total \$45,930.83 (11% of original contract). These additional costs can be funded through the existing CIP (PN:LT21).

Development of the park will create an ongoing General Fund cost for park maintenance and utilities of approximately \$32,000 annually.

The Neighborhood Park Maintenance Community Facilities District (CFD) was established to reduce reliance on the general fund for neighborhood park maintenance and to preserve the level of maintenance in the parks system. It was projected that revenues from the CFD would provide approximately 65-70% of the cost associated with maintaining new neighborhood parks for those areas that annex to the District. Since some areas have not annexed to the District, the percentage of costs covered for this particular site may fall below the 65-70% level. The balance of costs must be borne by the Citywide Landscape and Lighting District and other city funds. It is anticipated that significant revenues from the CFD will not begin until 2005. In the meantime, maintenance funds must be derived from other sources. Northborough Park is not in the CFD. Unless there is funding for maintenance, citywide service levels will be reduced to accommodate this unfunded maintenance responsibility.

Existing parks and all community parks, regional parks, open space, trails and buffer areas are not covered by the CFD.

#### **ENVIRONMENTAL CONSIDERATIONS:**

The Environmental Services Manager has reviewed the project for compliance with the requirements of the California Environmental Quality Act (CEQA). The park development project is determined to fall within the scope of the Negative Declaration for Northborough PUD (P95-085) adopted in December 1996. The Adopted Negative Declaration adequately described the effects of the proposed development of Park 10A. In compliance with Section 15070 (b) (1) of the California Environmental Quality Act (CEQA) guidelines the City has incorporated mandatory mitigation measures to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. The analyses and mitigation measures in the Adopted Negative Declaration are reaffirmed.

An Addendum to the Negative Declaration has been prepared describing the proposed development of Northborough Park and evaluating the potential environmental effects of the proposed project within Northborough PUD. The Addendum defines the project description and justification for use of an Addendum pursuant to the California Environmental Quality Act (CEQA) Guidelines (Section 15164).

City Council adopted the Addendum to the Adopted Negative Declaration for Northborough PUD, the mitigation reporting plans for the park project, and finding that no subsequent environmental document is required, by resolution, on October 1, 2002.

City Council  
Northborough Park  
May 11, 2004  
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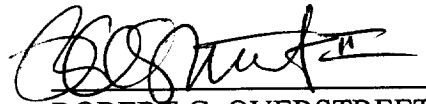
**POLICY CONSIDERATIONS:**

The development of this facility is consistent with the City Council's goal to expand park and recreational opportunities.

**ESBD CONSIDERATIONS:**

The selection of Landscape Architect consultants and contractors for this project will follow City established guidelines for inclusion of ESBD firm.

Respectfully Submitted,



ROBERT G. OVERSTREET,  
Director, Parks and Recreations

Recommendation Approved,



ROBERT P. THOMAS  
City Manager

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**RESOLUTION NO.**

ADOPTED BY THE CITY OF SACRAMENTO

ON DATE OF: \_\_\_\_\_

**RESOLUTION TO APPROVE THE TRANSFER OF FUNDS, ADDITIONAL WORK ELEMENTS AND CHANGE ORDER #4 TO CONTRACT #CO2002-167 AWARDED TO AD LAND VENTURE FOR COMPLETION OF NORTHBOROUGH PARK PHASE 1 DEVELOPMENT PROJECT CIP (PN:LT21)**

The City Council of the City of Sacramento hereby:

1. Approves the transfer of \$9,310 from Fund 791, North Natomas Community Park, CIP (PN:LT01) to CIP (PN:LT21);
2. Approves the additional work elements to the existing Ad Land Venture contract scope; and
3. Approves Change Order #4 in the City's contract with Ad Land Venture in the amount of \$9,310 related to additional work to complete work on the Phase 1 development of Northborough Park.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

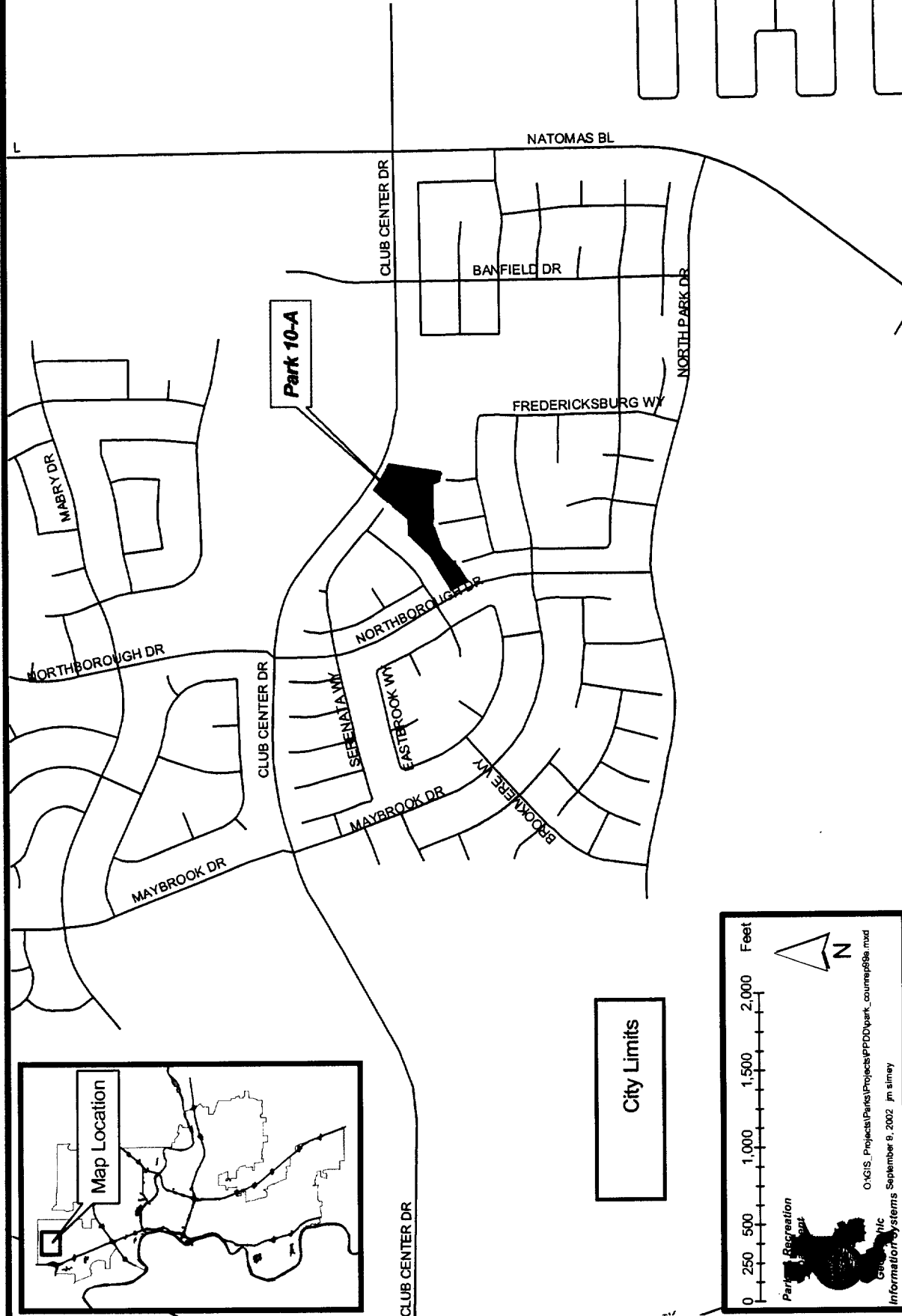
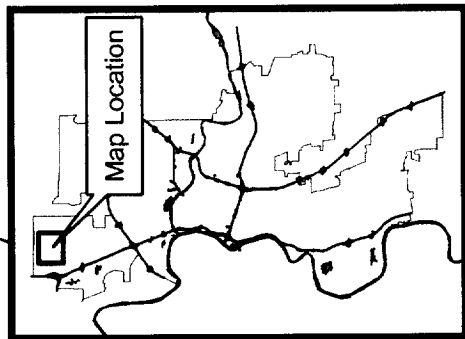
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**FOR CITY CLERK USE ONLY**

RESOLUTION NO: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

EXHIBIT A

City of Sacramento  
Department of Parks and Recreation  
Park 10-A Site



City Limits

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

City of Sacramento  
Department of Parks and Recreation  
GIS  
Information Systems

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September 8, 2002 pm simney

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EXHIBIT B

MASTER PLAN FOR:  
**NORTHBOROUGH PARK-10A** (3.9 AC)  
CITY OF SACRAMENTO, CALIFORNIA

