



REPORT TO COUNCIL

City of Sacramento

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

CONSENT
July 18, 2006

Honorable Mayor and
Members of the City Council

Title: Change Order: California Lilac Park, CIP LW66

Location/Council District: 1601 Club Center Drive/Council District 1

Recommendation: Adopt a **Resolution:** 1) appropriating \$80,000 from Park Impact Fee, Fund 791, for California Lilac Park, CIP LW66; 2) approving Change Order #1 in the amount of \$121,981.00; 3) authorizing the City Manager to execute Change Order #1 in the amount of \$121,981.00; and 4) resetting the City Manager's approval authority.

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

Presenters: Not applicable

Department: Parks and Recreation

Division: Park Planning, Design & Development

Organization No: 4727

Description/Analysis

Issue: Staff is seeking approval to augment the existing park budget by appropriating \$80,000 of Park Impact Fees (PIF), Fund 791, to CIP LW66 in order to proceed with the construction of the base park development, a tot lot, and, additionally, a basketball court. A summary of the project history is included as Attachment 1 (page 4).

A change order must be approved as a result of an increase in contract amount. However, the change order (\$121,981) is in excess of the parameters set forth in City Code 3.60.210 (B) and lies outside the City Manager's approval authority.

Policy Considerations: As stated in City Code Section 16.64.020, it is "found and determined that the public interest, convenience, health, welfare and safety require that five acres of property for each one thousand (1,000) persons residing within the city be devoted to local recreation and park purposes." The development of California Lilac Park Phase I, CIP LW66, aids the City in

Utilizing PIF funds to augment this budget 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."

Providing parks and recreation facilities is also consistent with the City's strategic plan to enhance liveability in Sacramento's neighborhoods by expanding park and recreation facilities throughout the City.

Environmental Considerations: The Development Services Department, Environmental Planning Services has determined that this project falls within the scope of analysis of the adopted Northpointe Park PUD (P96-058) Mitigated Negative Declaration. According to California Environmental Quality Act Guidelines Section 15162, no substantial changes to the adopted Northpointe Park PUD Mitigated Negative Declaration were required nor was new information of substantial importance found to have occurred due to the proposed project; therefore, an Addendum to the Northpointe Park PUD Mitigated Negative Declaration was prepared for this project. The adopted Mitigated Negative Declaration adequately described the effects of the proposed project. The analyses in the Northpointe Park PUD Mitigated Negative Declaration are reaffirmed.


The City Council adopted the Addendum to the adopted Northpointe Park PUD (P96-058) Mitigated Negative Declaration on February 1, 2005.

Rationale for Recommendation: Based on community requests, the Department of Parks and Recreation identified a deficiency of basketball courts in Planning Area 10, North Natomas. The original park budget was based on a lower PIF and was set at \$148,000 per acre. Our current park budget, based on the increased PIF approved by City Council in August 2004, provides for park budget up to \$340,000 per acre. PIF funds have been collected and are available in this North Natomas neighborhood (Attachment 2, page 5). Staff recommends that City Council approve augmenting this park budget by \$80,000 in order to construct an additional park amenity, a basketball court.

Financial Considerations: The initial budget for California Lilac Park, CIP LW66, was funded in the amount of \$493,868 from Park Impact Fees, Fund 791 and augmented by \$130,000 of Quimby Fees in April 2006 to cover the costs of the base bid and the tot lot (additional alternate #1) for Phase I.

Staff recommends appropriating \$80,000 of Park Impact Fees, Fund 791, to fund a basketball court in California Lilac Park Phase I, CIP LW66 (Attachment 3, page 6). Change Order #1 is in the amount of \$121,981. The basketball court was the second additional alternate listed in the bid proposal, the tot lot, the first additional alternate, has already been added to the scope of Phase I.

Emerging Small Business Development (ESBD): Not applicable.

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

Recommendation Approved:

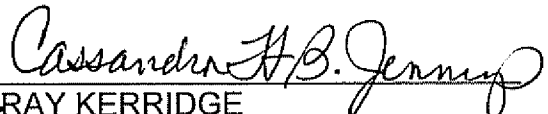

for RAY KERRIDGE
City Manager

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Attachment 1

Background Information

The proposed California Lilac Park is a 3.3-acre neighborhood park in the North Natomas Area. On February 1, 2005, the City Council approved the park name, master plan, and reaffirmed the addendum to the mitigated negative declaration. The contract was awarded on April 25, 2006 to Olympic Land Construction for the base bid and additive alternate #1 bid in the amount of \$406,158.80. At that time, \$130,000 of Quimby Act Funds, Fund 710, was appropriated to CIP LW66 in order to proceed with the construction of the base park development and the tot lot.

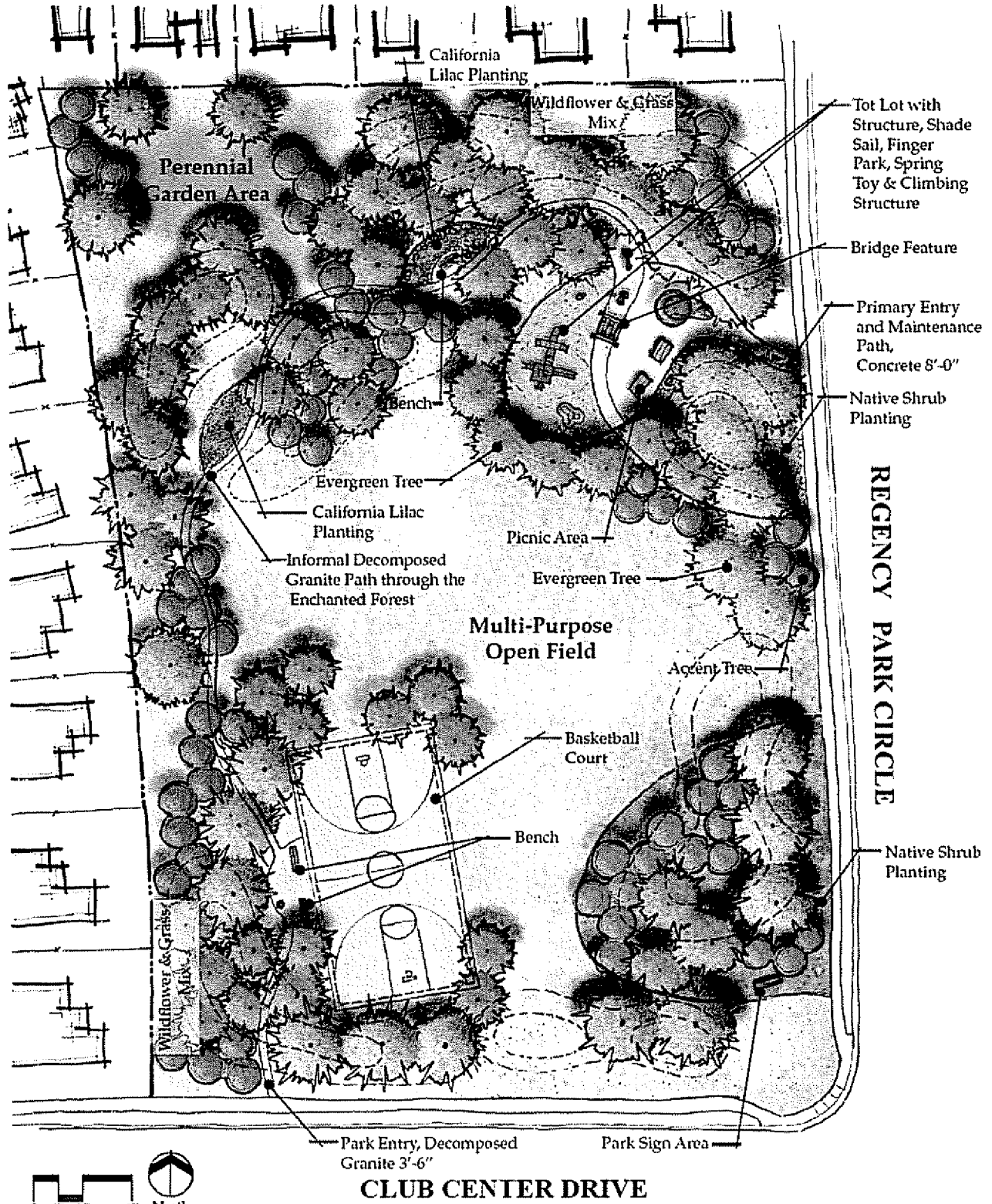
The proposed park theme is an enchanted forest. The California Lilac Park Master Plan includes a tot lot play area with shade sails, a castle themed play structure, a basketball court, a multi-purpose turf field, a bridge feature, individual picnic areas, seating areas, pedestrian pathways, native wildflower planting areas, California lilac shrub plantings, a perennial garden, landscape earth mounds, and additional landscaping.

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 will provide approximately 60% 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 will fall below the 60% level. The balance of costs must be borne by the Citywide Landscape and Lighting District and other city funds. Maintenance of existing parks and all community parks, regional parks, open space, trails and buffer areas are not covered by the CFD.

There will be approximately \$27,060 per year in ongoing operational and maintenance costs, which includes \$19,800 per year in park maintenance, and \$7,260 per year for water and utility maintenance costs. There has been no augmentation to the Department of Parks and Recreation's operating budget for maintenance of water and utility costs.

MASTER PLAN



Callander Associates Landscape Architecture, Inc.

Parks and Recreation Planning
Landscape Architecture

September 15, 2004

042021 California Lilac Park © 1999-2004 Callander Associates Landscape Architecture, Inc.

CALIFORNIA LILAC PARK

The City of Sacramento

Park Planning/ Design Development Division

RESOLUTION NO. 2006-XX

Adopted by the Sacramento City Council
July 18, 2006

CHANGE ORDER: CALIFORNIA LILAC PARK, CIP LW66

BACKGROUND

- A. On February 1, 2005, the City Council approved the park name, master plan, and reaffirmed the addendum to the mitigated negative declaration.
- B. On April 25, 2006, a construction contract was awarded and additional funds of \$130,000 were garnered through the Quimby In Lieu Fee revenues.
- C. The Department of Parks and Recreation has identified a deficiency of basketball courts near California Lilac Park and there have been numerous community requests for a basketball court. The basketball court was the second additional alternate listed in the bid proposal; the top lot, the first additional alternate, has already been added to the scope of Phase I.
- D. A change order must be approved as a result of an increase in contract price. However, the change order is in excess of the parameters set forth in City Code Section 3.60.210 (B) and lies outside the City Manager's approval authority.

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

- Section 1. Appropriates \$80,000 from Park Impact Fee, Fund 791, for California Lilac Park, CIP LW66.
- Section 2. Approves Change Order #1 in the amount of \$121,981.00.
- Section 3. Authorizes the City Manager to execute Change Order #1 in the amount of \$121,981.00.
- Section 4. Resets the City Manager's approval authority.