



CC 2003-602
CO 2003-142

DEPARTMENT OF
PARKS AND RECREATION

**CITY OF SACRAMENTO
CALIFORNIA**

1231 I STREET, #400
SACRAMENTO, CA
95814-2997

DEPARTMENT ADMINISTRATION

CO2003-142

(916) 264-5200
FAX 264-7346

August 15, 2003

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: APPROVAL TO AWARD CONSTRUCTION CONTRACT FOR ORCHARD PARK AND TRANSFER FUNDING FROM QUIMBY INTO ASSOCIATED CIP (CIP PN: LK71).

LOCATION AND COUNCIL DISTRICT: Off of West River Drive and Northeast of Leroy Green Middle School, Council District 1

RECOMMENDATION:

Staff recommends that City Council, by resolution (page 5):

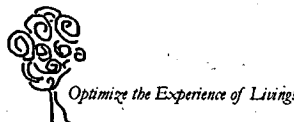
- Approve the award of the construction contract for Phase One construction of Orchard Park (CIP PN: LK71) to John Biundo Landscaping in the amount of \$629,272; and
- Approve the transfer of \$230,000 from the Planning Area 9 Quimby Fund (710) into the Orchard Park CIP (CIP PN: LK71).

CONTACT PERSON: JANET BAKER, PARK PLANNING, DESIGN, AND DEVELOPMENT MANAGER, 264-8234

FOR COUNCIL MEETING OF: August 26, 2003

SUMMARY:

Orchard Park is an undeveloped 13.6 acre community park site located off of West River Drive and Northeast of Leroy Green Middle School in South Natomas. Staff requests approval to award the construction contract for Phase One development of Orchard Park to John Biundo Landscaping and to transfer Quimby funds into the associated CIP PN: LK71.



COMMITTEE/COMMISSION ACTION:

The Parks and Recreation Citizen's Advisory Committee (CAC) approved the Orchard Park master plan at their March 7, 2002 meeting. In addition, the Natomas Parks and Recreation Advisory Committee approved the park master plan on July 26, 2001, with a few minor changes which were incorporated into the current master plan.

BACKGROUND INFORMATION:

Orchard Park is a 13.6-acre undeveloped community park site. The park site is located in South Natomas, off of West River Drive and Northeast of Leroy Green Middle School.

The total budget for the development of Orchard Park will be \$1,018,181. The budget includes funding for master planning, Habitat Conservation Program (HCP) fees, overhead expenses, and Phase 1 construction expenses.

The total cost for the Phase 1 construction contract is \$629,272.00. Orchard Park Phase One development will consist of 9 acres of grading and 6.25 acres of park development which include an adventure play area, a rock climbing feature, a soccer/baseball field, an open turf area, a natural area, and planter beds.

The Orchard Park project was advertised and bids were received on July 16, 2003 and are summarized below:

LK71 SBE/EBE MATRIX						
Bidder	Base Bid	SBE \$	SBE%	EBE\$	EBE%	TOTAL %
John Biundo Landscaping	\$568,352.00	\$568,352.00	100.00%	\$0	0%	100%
Olympic Land Construction	\$580,470.25	\$480,470.25	82.77%	\$0	0%	82.77%
Navarrete Landscaping	\$594,475.15	\$109,300.00	18.39%	\$457,675.15	76.99%	95.37%
Ad Land Venture	\$677,335.45	\$489,435.15	72.26%	\$0	0%	72.26%
Yubacon, Inc.	\$652,146.50	\$438,696.50	67.27%	\$0	0%	67.27%

Phase One construction of Orchard Park is expected to be completed in August 2004.

FINANCIAL CONSIDERATIONS:

The total cost for the Phase 1 construction contract is \$629,272.00. The base bid from John Biundo Landscaping is \$568,352.00. \$60,920.00 in additional park alternates were added to the base bid amount. The planned park alternates are: a fence and a player's bench for the baseball field, additional trees, picnic tables, trash receptacles, and portable soccer goals. \$399,272.00 is available in CIP PN: LK71 to fund a portion of the construction contract.

The additional \$230,000 from Planning Area 9 Quimby Funds (Fund 710) is needed at Orchard Park to cover the increased Habitat Conservation Program fees which have gone up substantially since this park project budget was established. This increase will also supplement the original park budget that was established several years ago and is inadequate to cover the current cost of construction. The additional funding brings the park budget in line with the estimated costs of construction for a community park of \$129,000 per acre (based on the 2002 Nexus Study adopted by City Council in June 2002).

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.

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

ENVIRONMENTAL CONSIDERATIONS:

This report requests approval to award the construction contract for Orchard Park and to transfer Quimby funds for construction of the park only. Associated environmental considerations for Orchard Park were approved by City Council on October 15, 2002. Therefore, there are no environmental considerations at this time.

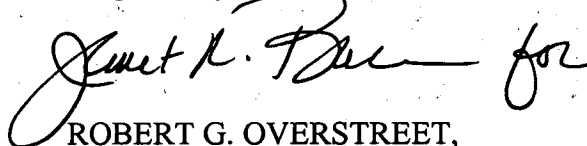
POLICY CONSIDERATIONS:

The development of Orchard Park is consistent with the City Council's goals to preserve and expand arts and culture, open space, the urban forest, parks and recreational opportunities, and establish and strengthen community and regional partnerships to enhance quality of life.

ESBD CONSIDERATIONS:

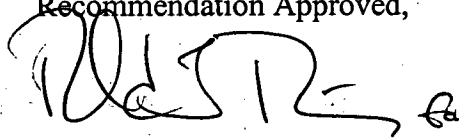
The selection of Landscape Architect consultants and contractors for this project will follow City established guidelines for inclusion of ESBD firms.

Respectfully Submitted,



ROBERT G. OVERSTREET,
Director of Parks and Recreation

Recommendation Approved,



ROBERT P. THOMAS,
City Manager

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RESOLUTION NO. 2003-602

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF: 9/2/03

RESOLUTION TO APPROVE THE AWARD OF THE CONSTRUCTION CONTRACT FOR ORCHARD PARK AND TRANSFER FUNDING FROM QUIMBY INTO ASSOCIATED CIP (CIP PN: LK71).

The City Council of the City of Sacramento hereby:

1. Approves the award of the construction contract for Phase One construction of Orchard Park (CIP PN: LK71) to John Biundo Landscaping in the amount of \$629,272; and
2. Approves the transfer of \$230,000 from the Planning Area 9 Quimby Fund (710) into the Orchard Park CIP (CIP PN: LK71).

MAYOR

ATTEST:

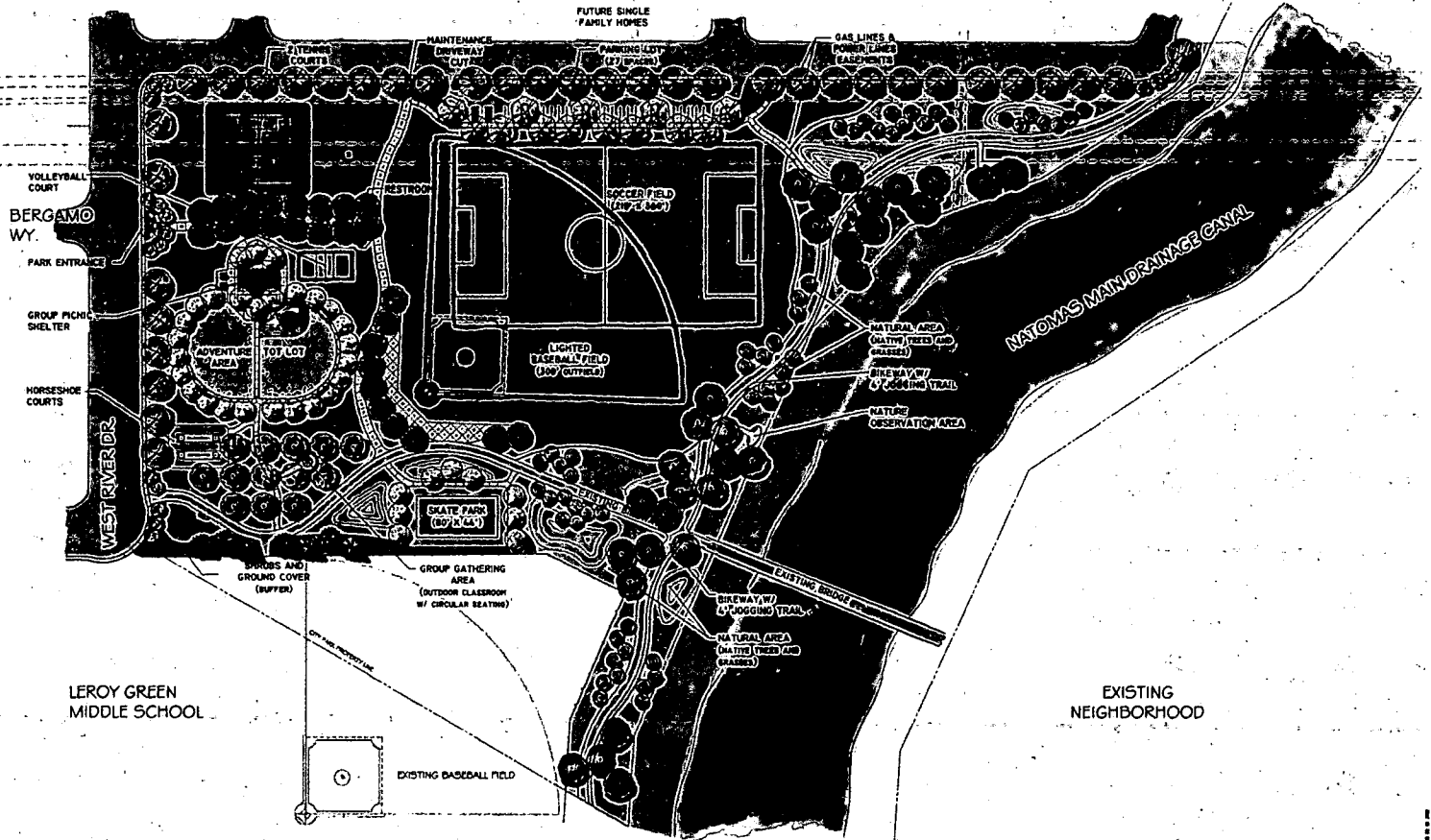
CITY CLERK

FOR CITY CLERK USE ONLY

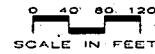
Resolution No.: _____

Date Adopted: _____

EXHIBIT A



MASTER PLAN FOR:
ORCHARD PARK (13.6 AC)
 CITY OF SACRAMENTO, CALIFORNIA



DATE	10/10/00
BY	J. MITRA
CHECKED	
APPROVED	



City of Sacramento
Department of Parks and Recreation
Orchard Park

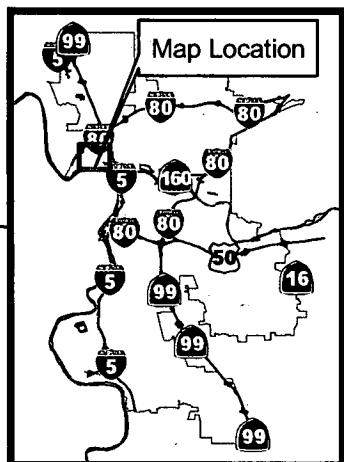
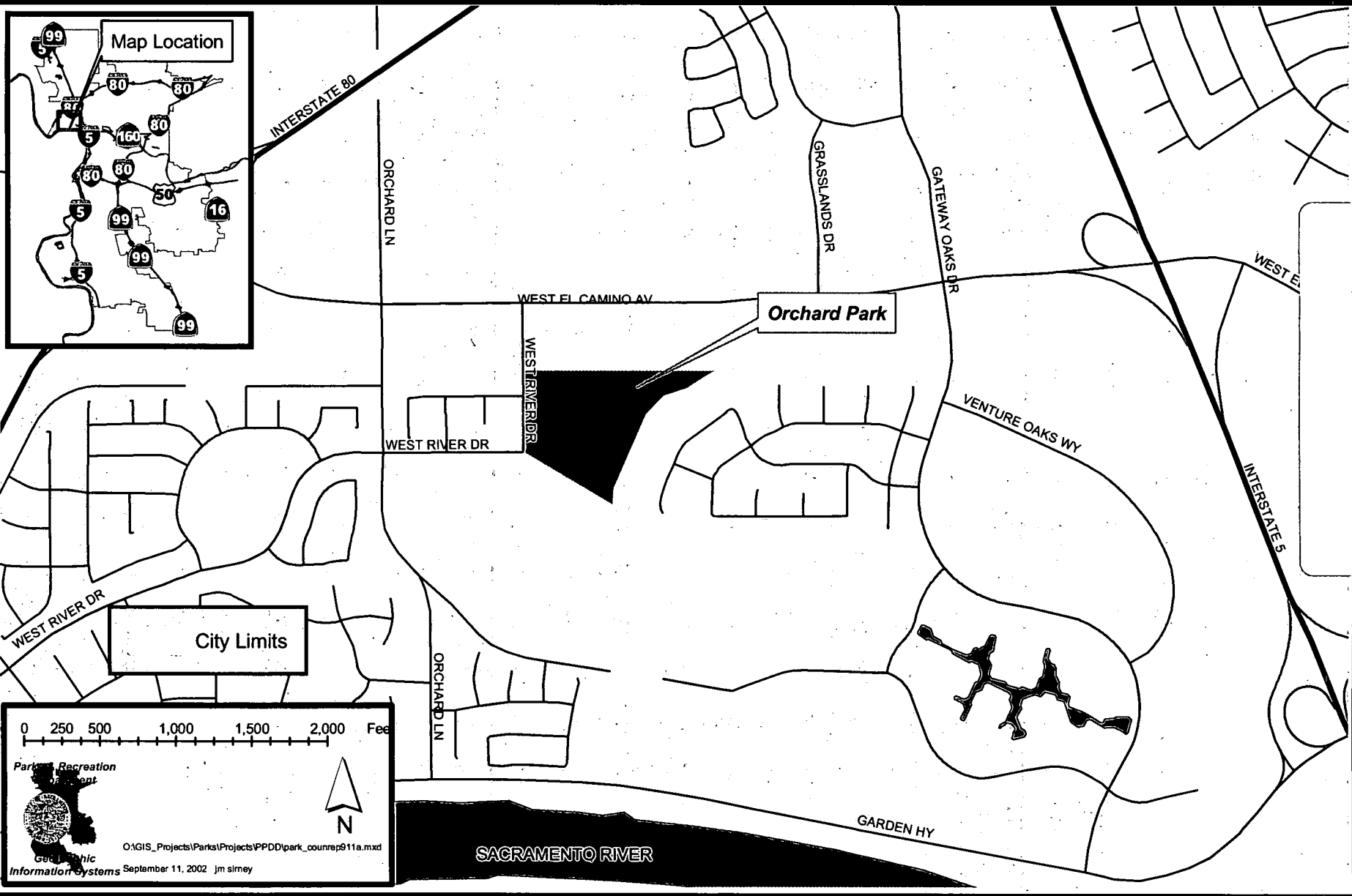


EXHIBIT B

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

Partners in Recreation
 Department

Geographic Information Systems

O:\GIS_Projects\Parks\Projects\PPDD\park_counrep911a.mxd
 September 11, 2002 jm sirney

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