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DEPARTMENT OF
PARKS AND RECREATION

PARK PLANNING, DESIGN &
DEVELOPMENT DIVISION

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET, #400
SACRAMENTO, CA
95814-2702

PH 916-264-8529
FAX 916-264-8266

July 12, 2004

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: APPROVE A TRANSFER OF FUNDS AND AWARD A CONSTRUCTION CONTRACT TO VALLEY CREST LANDSCAPE IN THE AMOUNT OF \$588,236.32 FOR THE PHASE 1 DEVELOPMENT OF RIVER OTTER PARK CIP (PN:LW12) & SHOREBIRD PARK CIP (PN: LW11)

LOCATION AND COUNCIL DISTRICT: River Otter Park: Barandas Drive at Sweet Pea Way
Shorebird Park: Kittiwake Drive at Swainson Way
Council District 1

RECOMMENDATION:

This report recommends that Council, by resolution (page 5):

- Approve a transfer of \$172,000 in funds from Park Development Impact Fees (PIF), Fund 791, to CIP (PN:LW11);
- Approve a transfer of \$174,789 in funds from Park Development Impact Fees (PIF), Fund 791, to CIP (PN:LW12);
- Award a construction contract to Valley Crest Landscape for the Phase 1 development of River Otter Park & Shorebird Park in the amount of \$588,236.32

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

FOR COUNCIL MEETING OF: August 5, 2004



Optimize the Experience of Living!

SUMMARY:

Staff recommends that the City Council approve the transfer of \$346,789 in PIF funds and award a construction contract to Valley Crest Landscape in the amount of \$588,236.32 to develop Phase 1 of River Otter Park & Shorebird Park in South Natomas.

COMMITTEE/COMMISSION ACTION:

The park name assignments of “River Otter Park and Shorebird Park” and park master plans for these parks were reviewed and approved by the Citizen’s Advisory Committee (CAC) for Parks and Recreation on July 3, 2003 (Exhibits B&C, pages 7-8).

BACKGROUND INFORMATION:

River Otter Park is located at Barandas Drive and Sweet Pea Way and Shorebird Park is located at Kittiwake Drive at Swainson Way in South Natomas (Exhibit A, page 6). River Otter is a 1.88-acre park and the Phase 1 development will include concrete walkways, a group picnic area with a barbecue, open turf area, a natural area and planter beds. Shorebird Park is a 2.33-acre park and Phase 1 development will include a children’s play area, open turf area, a lawn volleyball court, and a group picnic area with shade structure, grass amphitheatre, natural area, and planter beds.

This project was advertised and bids were received on June 23, 2004, and are summarized as follows:

BIDDER	TOTAL BID	SBE	SBE%	EBE%	TOTAL
Valley Crest Landscaping	\$558,236.32	Yes	26.77	0.0	26.77
Planned Environments, Inc.	\$603,655.16	Yes	74.67	81.7	74.67
Navarrete Landscaping	\$641,461.72	Yes	20.86	75.51	96.37

FINANCIAL CONSIDERATIONS:

This report requests approving a transfer of \$346,789 in Park Development Impact Fees, Fund

791, and awarding a construction contract to Valley Crest Landscape in the amount of \$588,236.32. There are funds available in Planning Area 9 Park Development Impact Fees, Fund 791.

Once the park is developed, there will be up to \$33,680 in annual maintenance costs (\$6,000 per acre for maintenance and \$2,000 per acre for utilities and water). There is not adequate funding for River Otter Park & Shorebird Park maintenance.

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. There are some remaining homes to be developed in the West Natomas area which will be annexed at some time in the future to the CFD. Because of the limited development remaining, the funding levels for West Natomas Park will be far less than the typical 65-70% of maintenance covered in areas where there is full participation 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 Planning and Building Department, Environmental Planning Services has reviewed the project and has determined that it is categorically exempt under CEQA Guidelines 15332. The project is categorically exempt because it involves the development of an infill site for park use where the project meets the infill conditions as listed in the CEQA Guidelines.

The City Council adopted these environmental considerations on December 2, 2003 when the name assignments and master plans were approved by resolution.


POLICY CONSIDERATIONS:

The development of River Otter & Shorebird Parks is consistent with City's Strategic Plan goal to expand park and recreational opportunities.

ESBD EFFORTS:

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

Respectfully submitted,



ROBERT G. OVERSTREET,
Director, Parks and Recreation

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

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1. Resolution – page 5.
2. Exhibit A – Area Map, page 6.
3. Exhibit B – River Otter Park Master Plan, page 7.
4. Exhibit C- Shorebird Park Master Plan, page 8.

RESOLUTION NO.

**ADOPTED BY THE CITY OF SACRAMENTO
ON DATE: _____**

**RESOLUTION TO APPROVE A TRANSFER OF FUNDS AND AWARD A
CONSTRUCTION CONTRACT TO VALLEY CREST LANDSCAPE IN
THE AMOUNT OF \$588,236.32 FOR THE PHASE 1 DEVELOPMENT OF
RIVER OTTER PARK CIP (PN: LW12) AND SHOREBIRD PARK CIP
(PN:LW11).**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

The City Council hereby:

1. Approves a transfer of \$172,000 in funds from Park Development Impact Fees, Fund 791, Planning Area 9, to CIP (PN:LW11);
2. Approves a transfer of \$174,789 in funds from Park Development Impact Fees, Fund 791, Planning Area 9, to CIP (PN:LW12);
3. Awards a construction contract to Valley Crest Landscape in the amount of \$588,236.32 for the Phase 1 development of River Otter Park & Shorebird Park.

MAYOR

ATTEST:

CITY CLERK

FOR CITY COUNCIL USE ONLY

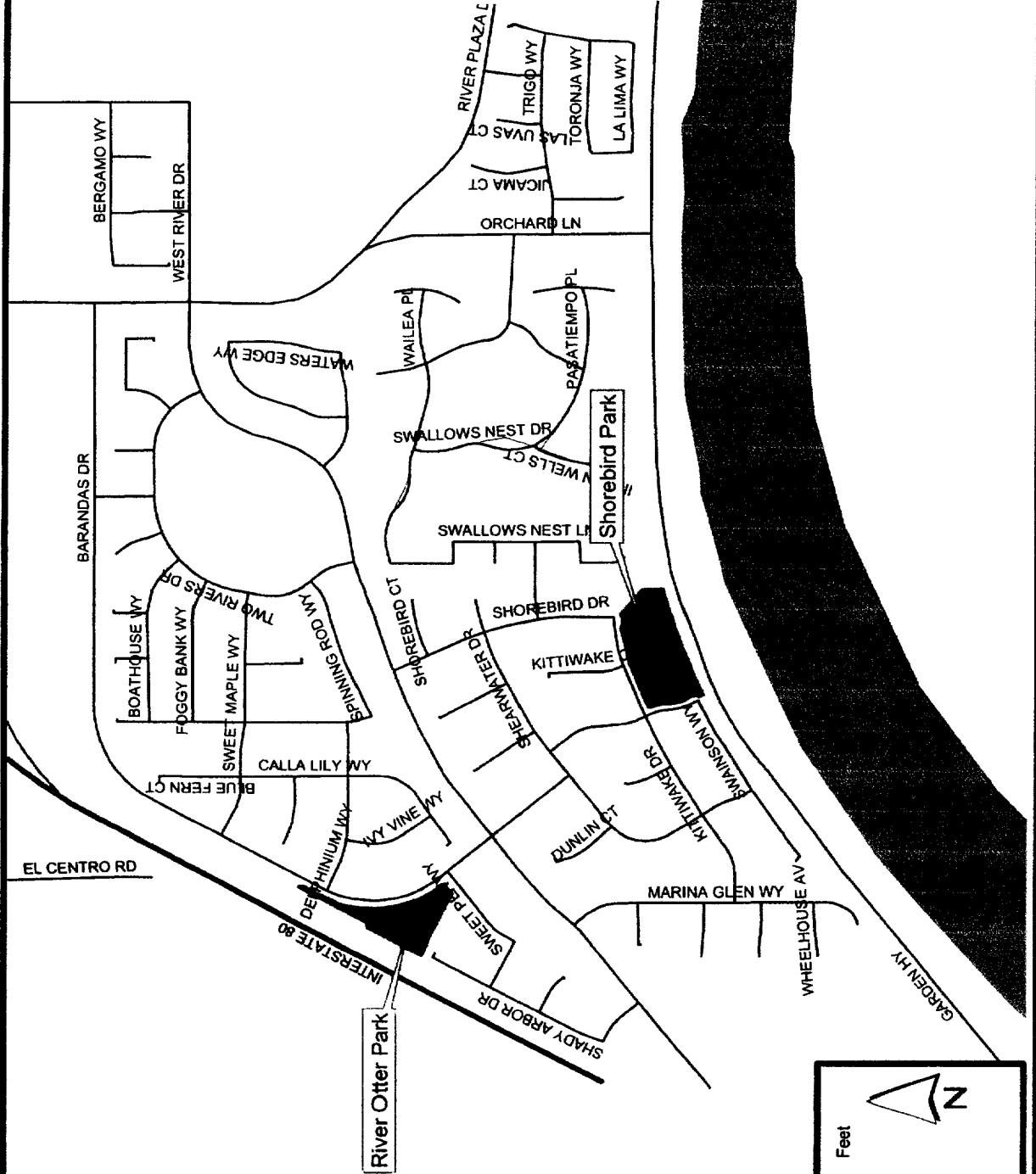
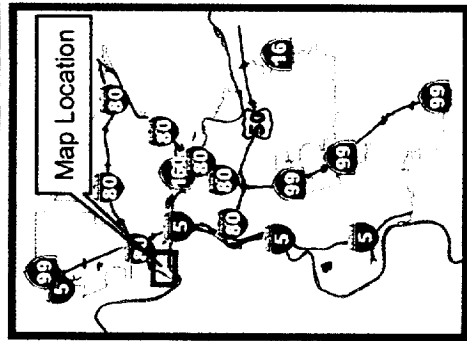
RESOLUTION NO.: _____

DATE ADOPTED: _____

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EXHIBIT A

**City of Sacramento
Department of Parks and Recreation
Shorebird Park & River Otter Park**

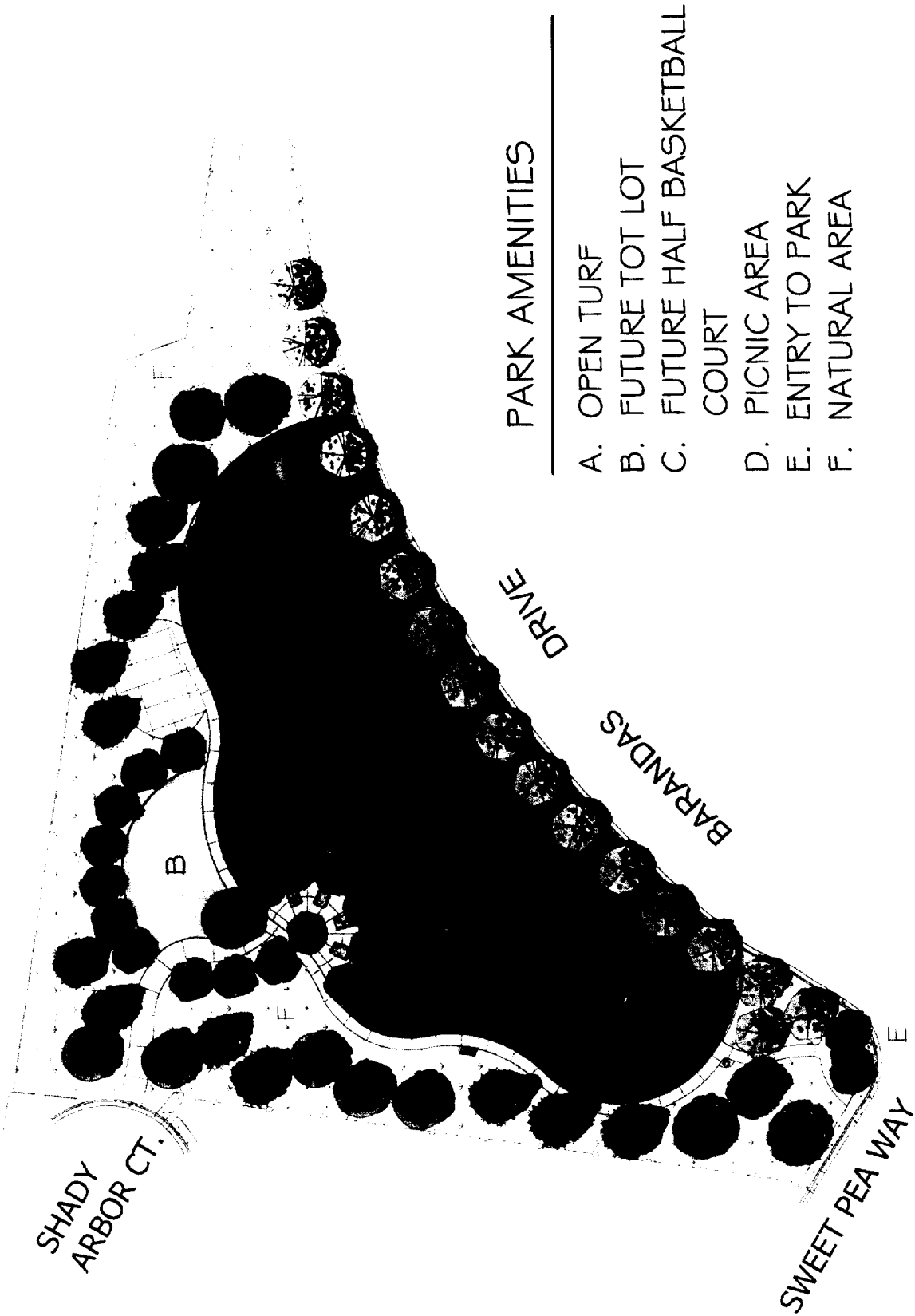


City Limits

0 150 300 600 900 1,200 Feet

July 8, 2004

EXHIBIT B



PARK AMENITIES

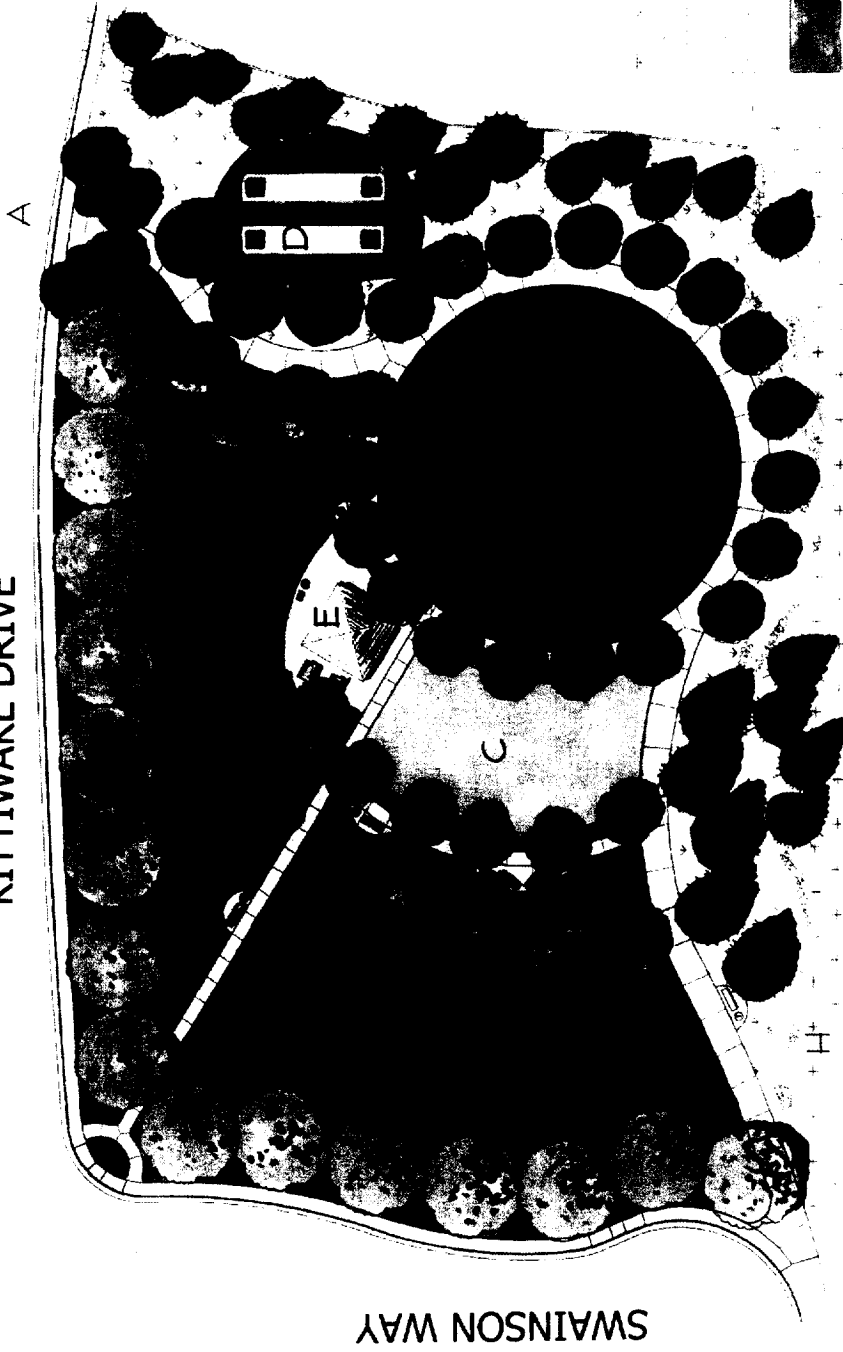
- A. OPEN TURF
- B. FUTURE TOT LOT
- C. FUTURE HALF BASKETBALL COURT
- D. PICNIC AREA
- E. ENTRY TO PARK
- F. NATURAL AREA



MASTER PLAN FOR:
RIVER OTTER PARK

EXHIBIT C

KITTIWAKE DRIVE



SWAINSON WAY

GARDEN HIGHWAY

PARK AMENITIES

- A. MAIN ENTRANCE
- B. OPEN TURF
- C. ADVENTURE PLAY AREA
- D. FUTURE HORSESHOE COURT
- E. PICNIC AREA W/ FUTURE SHADE STRUCTURE
- F. VOLLEYBALL COURT
- G. GRASS AMPHITHEATER
- H. DRY CREEK BED
- NATURAL AREA
- FUTURE BUNCH GRASSES
- DECOMPOSED GRANITE
- SHRUB BED



MASTER PLAN FOR:
SHOREBIRD PARK