



3.14

DEPARTMENT OF  
PARKS AND RECREATION  
  
PARK PLANNING, DESIGN &  
DEVELOPMENT DIVISION

CITY OF SACRAMENTO  
CALIFORNIA

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April 1, 2004

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: APPROVE THE AWARDING OF A CONSTRUCTION CONTRACT TO  
MAGUIRE-PACIFIC CONSTRUCTORS IN THE AMOUNT OF  
\$238,329.20 FOR STRAUCH PARK CIP (PN: LS02).**

**LOCATION AND COUNCIL DISTRICT:** 3075 Northstead Drive,  
Council District 1

**RECOMMENDATION:**

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

- Approve the awarding of a construction contract to Maguire-Pacific Constructors in the amount of \$238,329.20 for the Phase 1 development of Strauch Park;

**CONTACT PERSON:** Janet Baker, Park Development Division Manager, 264-8234

**FOR COUNCIL MEETING OF:** April 29, 2004

**SUMMARY:**

Strauch Park is a 3.2- acre neighborhood park located at 3075 Northstead Drive. It is bounded by Hazel Strauch School to the north, Ninos Parkway to the west, and single family residential to the south and east. This report requests City Council approval of the construction contract for the Phase 1 development of Strauch Park to Maguire-Pacific Constructors in the amount of \$238,329.20.



Optimize the Experience of Living!

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**COMMITTEE/COMMISSION ACTION:**

The Strauch Park master plan was reviewed and approved by the Citizen's Advisory Committee for Parks and Recreation on January 7, 2003.

**BACKGROUND INFORMATION:**

Strauch Park is a 3.2-acre neighborhood park located at 3075 Northstead Drive. It is bounded by Hazel Strauch School to the north, Ninos Parkway to the west, and single family residential to the south and east. (See Exhibit A, page 6).

The park is designed to include community gardens, decomposed granite footpaths, the removal and reconfiguration of an existing service road/bike path, a small turf area, shade structure, drinking fountain and native grasses. A bollard will limit vehicular access to the service road and site.

The name Strauch Park has been associated with the site for as long as the school has been in existence. Community workshops were held in September and December 2002. This park was part of the former Dirt to Grass projects. Due to its unusual shape, power lines, and concerns over appropriate use of turf, a new master planning effort was undertaken employing a water conserving and low maintenance plan, and working closely with the school to develop the community gardens area.

Council approved, with Resolution No. 2003-280, the name assignment for Strauch Park, the park master plan, and ratified the Negative Declaration and adopted the Mitigation Reporting Program.

The project was advertised and bids were received on March 3, 2004, and are summarized below:

<b>Bidder</b>	<b>Total Bid</b>	<b>SBE</b>	<b>SBE %</b>	<b>EBE %</b>	<b>Total SBE &amp; EBE %</b>
Maguire Pacific Constructors	\$238,329.20	Yes	90.3%	8.4%	98.7%
Ad Land venture	\$300,393.37	Yes	70.5%	0.0%	70.5%
Navarette Landscaping, Inc.	\$315,563.45	Yes	0.0%	8970.0%	89.7%
JS Brar Company	\$342,743.43	Yes	95.6%	0.0%	95.6%
Gold Valley Construction, Inc.	\$372,816.00	Yes	3.4%	95.4%	98.8%
JA Gonsalves & Son	\$385,621.40	Yes	100.0%	0.0%	100.0%
Olympic Land Construction, Inc.	\$393,233.00	Yes	92.7%	4.8%	97.5%

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### **FINANCIAL CONSIDERATIONS:**

Funding for Phase 1 development of Strauch Park is available in CIP (PN: LS02). The budget for Strauch Park, CIP (PN:LS02), is \$360,000.

Development of the park will create an ongoing cost for park maintenance and utilities of approximately \$8,000 per acre or \$25,600 per year for this 3.2-acre park.

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 will 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. However, this park is not in the CFD and will not be included for maintenance in the CFD because there was a full build out of homes surrounding the park many years before the enactment of the CFD. Unless there is funding for maintenance, citywide service levels will be reduced to accommodate this unfunded maintenance.

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 determined that Strauch Park, as proposed, will not have a significant impact to the environment. In compliance with Section 15070(B) 1 of the California Environmental Quality Act (CEQA) guidelines, the City has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. This mitigation was approved by council on May 29, 2003.

The Negative Declaration was available for Public Review during the period of August 14, 2002 to September 3, 2002 as part of the approval process for the former Dirt to Grass projects. No public comments were received at that time. The master plan for the park was evaluated in a revised Negative Declaration and did not result in significant changes to mitigation measures, which would require a recirculation of the Negative Declaration for public review. City Council approved the master plan, ratified the Negative Declaration and approved and adopted the Mitigation Reporting Program on May 29, 2003.

**POLICY CONSIDERATIONS:**

This action is consistent with City Council's goal to expand park and recreational opportunities.

**ESBD EFFORTS:**

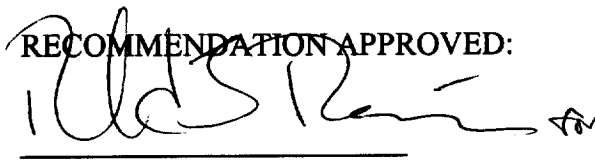
The selection of Landscape Architect consultants and contractors for this project followed City established guidelines for inclusion of ESBD firms.

Respectfully submitted,



ROBERT G. OVERSTREET,  
Director, Parks and Recreation

RECOMMENDATION APPROVED:



ROBERT P. THOMAS  
City Manager

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2. Exhibit A – Area Map, page 6.
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**RESOLUTION NO.**

**ADOPTED BY THE CITY OF SACRAMENTO  
ON DATE: \_\_\_\_\_**

**RESOLUTION TO AWARD A CONSTRUCTION CONTRACT TO MAGUIRE-  
PACIFIC CONSTRUCTORS IN THE AMOUNT OF \$238,329.20 FOR  
PHASE 1 DEVELOPMENT OF STRAUCH PARK CIP (PN: LS02).**

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

The City Council, hereby:

1. Approves the awarding of a construction contract to Maguire-Pacific Constructors in the amount of \$238,329.20 for the Phase 1 development of Strauch Park.

\_\_\_\_\_  
MAYOR

ATTEST:

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

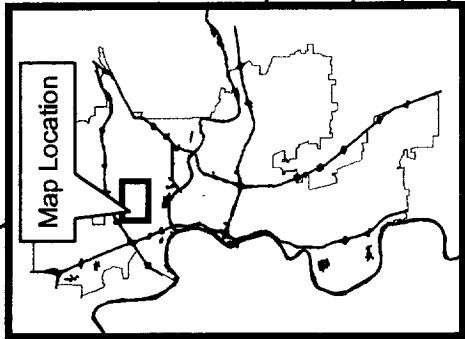
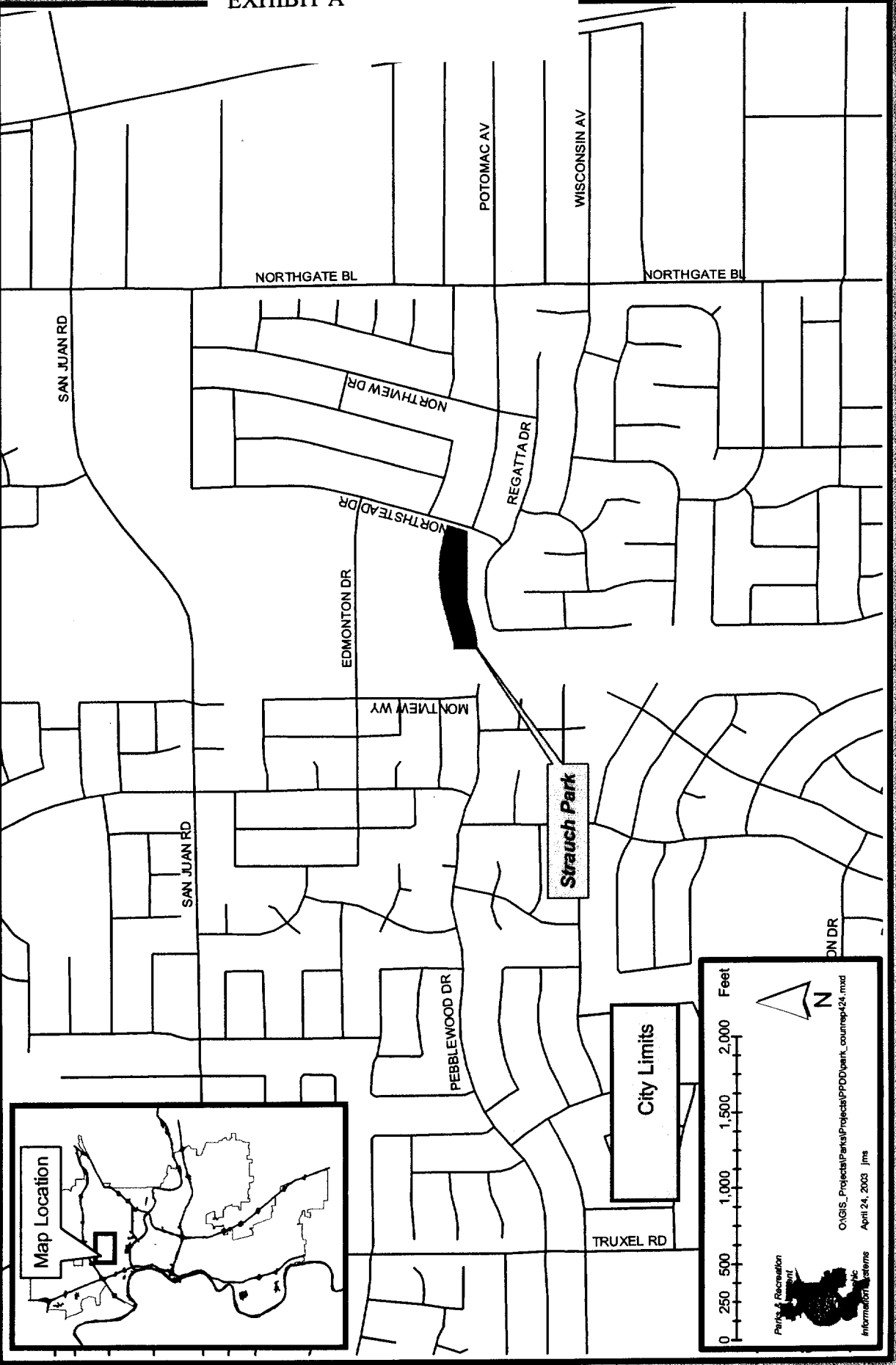
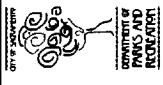
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**FOR CITY COUNCIL USE ONLY**

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

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

EXHIBIT A

**City of Sacramento**  
**Department of Parks and Recreation**  
**Strauch Park**



City Limits

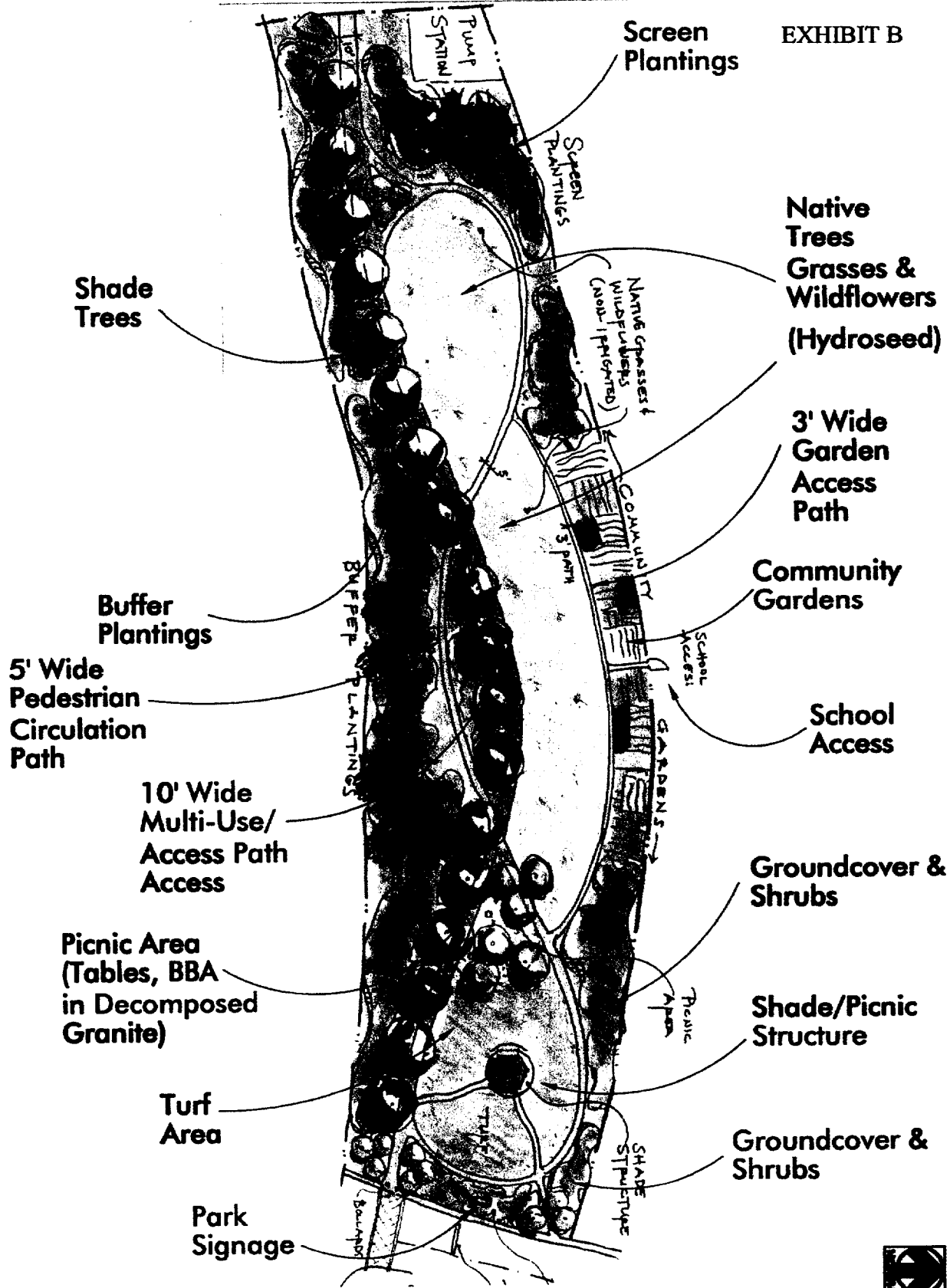
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Parks & Recreation  
Department  
Information Systems

# Strauch Park Sacramento, California

EXHIBIT B



## Master Plan

December 2002  
Carter-Burgess

