



# REPORT TO COUNCIL

## City of Sacramento

915 I Street, Sacramento, CA 95814-2671  
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CONSENT  
May 13, 2008

Honorable Mayor and  
Members of the City Council

**Title: Contract: South Natomas Community Center Concession (LW32, C13001200)**

**Location/Council District:** 2921 Truxel Road, District 1

**Recommendation:** Adopt a **Resolution:** 1) approving the construction plans and specifications for the South Natomas Community Center Concession project; 2) awarding Melnikov Construction, the lowest responsive and responsible bidder, a construction contract for the South Natomas Community Center Concession project in an amount not to exceed \$99,900; and (3) authorizing the City Manager or the City Manager's designee to execute the contract specified above.

**Contact:** Michael Sweeney, Associate Architect, 808-8429; Cynthia Kranc, Facilities Manager, 808-2258

**Presenter:** Not applicable

**Department:** General Services

**Division:** Facilities & Real Property Management

**Organization No:** 3281

**Description/Analysis:**

**Issue:** This report recommends awarding a construction contract for the South Natomas Community Center Concession project. The project will provide a concession facility within the existing South Natomas Community Center. The formal bid process was completed on April 16, 2008, and Melnikov Construction was selected as the lowest responsive and responsible bidder.

**Policy Considerations:** This project was included in the 2006 Community Reinvestment Capital Improvement Program (CRCIP) approved by City Council on February 7, 2006. Award of the construction contract is consistent with the



directives and guidelines of the CRCIP. The recommendations in the report are consistent with the provisions of City Code Chapter 3.60.

**Committee/Commission Action:** Not applicable

**Environmental Considerations:** The recommendations in this report involve an administrative activity for a previously approved project. It is not considered a 'project' in accordance with Section 15378(b)(2) of the California Environmental Quality Act (CEQA) Guidelines. Therefore, as determined by the City's Environmental Services Planning Manager, no environmental review is necessary for the current recommendation. On May 5, 2000, City Council adopted Resolution No. 2000-319 ratifying the Negative Declaration for the South Natomas Community Center project.

**Rationale for Recommendation:** On March 14, 2008, the Department of General Services issued Invitation for Bid (IFB) No. B083282018 for a construction contract for the South Natomas Community Center Concession project. Seven bids were received. Melnikov Construction was selected as the lowest responsive and responsible bidder. Staff's estimated construction cost was \$100,000. Construction work is anticipated to begin during May 2008 and expected to be substantially complete by October 2008.

The results of IFB No. B083282018 are listed in the table below.

<b>Company Name</b>	<b>Contract Amount</b>	<b>ESBE %</b>
Melnikov Construction	\$99,900	98.3%
Treenhenge Construction*	\$104,000	Non-Responsive
Hometown Construction	\$121,000	71.4%
SLS Constructors	\$121,000	66.0%
Ivie Construction	\$124,000	61.7%
LG General Contractors	\$149,759	52.7%
American River	\$161,000	67.4%

\*Treenhenge Construction was deemed non-responsive. Reasons for a non-responsive bid determination include one or more of the following:

- Failed to meet ESBE goal
- Failed to submit and/or execute all required documents
- Failed to acknowledge addendum
- Failed to submit a complete bid guarantee
- Failed Minimum Qualifications Questionnaire
- Failed to provide an active contractor's license

- Failed to attend mandatory pre-bid meeting
- Bidder added language that changed the terms of the bid

**Financial Considerations:** On February 7, 2006, City Council approved the CRCIP, which included the South Natomas Community Center Concession project. Sufficient funding is available in the project (LW32, C13001200) to execute a contract with Melnikov Construction in an amount not to exceed \$99,900 for construction of the concession improvements.

**Emerging Small Business Development (ESBD):** Melnikov Construction has an emerging/small business enterprise percentage total of 98.3% for the South Natomas Community Center Concession project.

Respectfully Submitted by:   
Cynthia Kranc  
Facilities Manager

Approved by:   
Reina J. Schwartz  
Director, Department of General Services

Recommendation Approved:

  
Ray Kerridge  
City Manager

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**Attachment 1**

**Background Information:**

- On January 4, 2000, City Council approved Resolution No. 2000-003 authorizing construction of the South Natomas Community Center and Library.
- On February 7, 2006, City Council approved Resolution No. 2006-104 establishing the CRCIP project list, which included the South Natomas Community Center Concession project.
- On May 6, 2007, the Department of General Services selected Freitas Associates Architects from the On-Call Master Consultant Services List for Public Facilities to provide architectural design through construction administration services for the concession improvement work.
- Construction documents consisting of drawings and specifications were completed February 22, 2008 and released for bid on March 14, 2008. A pre-bid meeting was conducted at the site on April 7, 2008.

**RESOLUTION NO. 2008-XXXX**

Adopted by the Sacramento City Council

**May 13, 2008**

**AWARD CONSTRUCTION CONTRACT FOR THE SOUTH NATOMAS COMMUNITY CENTER CONCESSION PROJECT (LW32, C13001200)**

**BACKGROUND**

- A. On January 4, 2000, City Council established the South Natomas Community Center project.
- B. On February 7, 2006, City Council approved Resolution No. 2006-104 establishing the CRCIP project list, which included the South Natomas Community Center Concession project.
- C. The formal bid process for the construction of the South Natomas Community Center Concession project was completed on April 16, 2008. Pursuant to City Code Chapter 3.60, Melnikov Construction was determined to be the lowest responsive and responsible bidder.

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

- Section 1. The construction plans and specifications for the South Natomas Community Center Concession project are approved.
- Section 2. Melnikov Construction is awarded the construction contract for the South Natomas Community Center Concession project in an amount not to exceed \$99,900.
- Section 3. The City Manager or the City Manager's designee is authorized to execute the construction contract specified above.