



# REPORT TO COUNCIL

## City of Sacramento

915 I Street, Sacramento, CA 95814-2671  
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CONSENT  
June 17, 2008

Honorable Mayor and  
Members of the City Council

**Title: Contract: North Natomas Library Project (QA33, B13000700)**

**Location/Council District:** Southwest Corner of Del Paso and Library Street, Council District 1

**Recommendation:** Adopt a **Resolution:** 1) approving the construction plans and specifications and awarding the construction contract to McCarthy Construction, the lowest responsive and responsible bidder, in an amount not to exceed \$6,998,000 for the North Natomas Library Project; and 2) authorizing the City Manager or the City Manager's designee to execute the contract with McCarthy Construction.

**Contacts:** Terry Grayson, Construction Manager, 808-5829; Cynthia Kranc, Facilities Manager, 808-2258

**Presenter:** Not applicable

**Department:** Department of General Services

**Division:** Facilities and Real Property Management

**Organization No:** 3281

### **Description/Analysis**

**Issue:** This report recommends awarding a construction contract for the North Natomas Library Project. On February 12, 2002, City Council adopted Resolution No. 2002-072 establishing the North Natomas Library Project (QA33, B13000700) to initiate development of the project and to coordinate with partners in the Towne Center Education Complex. The partners are Sacramento Public Library Authority, the Natomas Unified School District and Los Rios Community College District. The formal bid process was completed on March 5, 2008, and McCarthy Construction was selected as the lowest responsible bidder.

**Policy Considerations:** The North Natomas Library Project is consistent with the goal of the City Strategic Plan to enhance educational opportunities for the entire community. In addition, through its use as a joint public library and school

library, the project is consistent with the City Strategic Plan goal to strengthen community and regional partnerships to enhance the quality of life, and the 1994 North Natomas Community Plan goal to encourage joint use facilities as a means of optimizing the benefit gained from public funding.

**Community/Commission Action:** Not applicable

**Environmental Considerations:**

**California Environmental Quality Act (CEQA):** The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Mitigated Negative Declaration was prepared. In compliance with Section 15070 of the California Environmental Quality Act Guidelines, the applicant 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. These mitigation measures address biological resources and cultural resources. City Council approved the Environmental Documents along with the Master Plan for Town Center Educational Complex on December 12, 2002.

**Sustainability Considerations:** Not applicable

**Rationale for Recommendation:** On February 1, 2008, the Department of General Services issued Invitation for Bid (IFB) No. B083282016 for a construction contract for the North Natomas Library Project. Ten bids were received on March 5, 2008. McCarthy Construction was selected as the lowest responsive and responsible bidder. Staff's estimated construction cost was \$9 million. Work is anticipated to begin on site in late June 2008 with completion in the summer of 2009.

This item was originally on the Council calendar for March 25, 2008. The second lowest bidder submitted a bid protest alleging bid shopping. The item was brought before the Hearing Examiner for the Institute for Administrative Justice, University of the Pacific's McGeorge School of Law on April 21, 2008. On May 22, 2008, the Hearing Officer rendered a decision determining that there was no bid shopping and recommended that the City award the construction contract to McCarthy Construction.

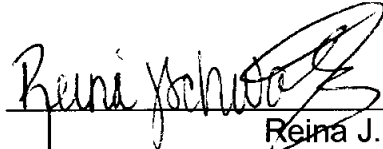
The results of IFB No. B083282016 are listed in the table below.

Company Name	Contract Amount	ESBE %
JSG Concrete	\$1,024,934	Non Responsive
McCarthy Construction	\$6,998,000	36.6%
Bobo Construction, Inc.	\$7,250,000	41.9%
SW Allen Construction	\$7,341,597	48.4%
C&C Construction	\$7,352,161	33.6%
Mascon, Inc.	\$7,393,000	55.3%
Howard S. Wright	\$7,454,688	23.8%
Allen L. Bender, Inc.	\$7,474,788	35.9%
BRCO	\$7,950,000	24.8%
Brown Construction	\$8,073,000	39.0%


**Financial Considerations:** Sufficient funding is available in the North Natomas Library Project (QA33, B13000700) to execute a contract with McCarthy Construction in the amount of \$6,998,000 for construction of the new facility.

**Emerging Small Business Development:** McCarthy Construction has an emerging/small business enterprise percentage total of 36.6% for the North Natomas Library 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 March 20, 2001, the City Council adopted the North Natomas Town Center and Regional Park Master Plan. The 120-acre Towne Center included a retail center and the Towne Center Education Complex as anchors on its respective west and east ends. The education complex will house the high school, a community college center and the public library. The library is intended to serve both the public library needs of the community and the school library needs of the high school and college.

On February 12, 2002, the City Council adopted Resolution No. 2002-072 establishing the North Natomas Library Project (QA33, B13000700) to initiate development of the project and to coordinate with the partners in the education complex. The partners are Sacramento Public Library Authority, the Natomas Unified School District, and the Los Rios Community College District.

On December 12, 2002, the Planning Commission ratified a Negative Declaration for the development of the Towne Center Education Complex, which includes the development of an education complex with a high school, community college center, and public library.

In December 2003, preliminary plans were submitted to the State Library for the Proposition 14 grant application. The project was not selected during the first cycle. Staff resubmitted and the grant was approved during the third cycle.

On December 13, 2005, the City Council adopted Resolution No. 2005-909 accepting the State Library Grant for the North Natomas Library in the amount of \$7,013,889. The Natomas Unified School District applied for joint-use funding through the California State Office of Public School Construction in the amount of \$2 million.

On April 18, 2006, the City Council adopted Resolution No. 2006-250 approving a supplemental agreement with Nacht and Lewis Architects for the purpose of completing architectural/engineering drawings and specifications for approval by the City and the Division of the State Architect's Office.

On September 27, 2006, the State Allocation Board approved the Natomas Unified School District's appeal to fund the grant of \$913,983 to help build the new North Natomas Library.

On August 28, 2007, the City Council adopted Resolution No. 2007-639 authorizing a transfer of \$3.8 million from the North Natomas Community Improvement fund balance (Fund 780) to the North Natomas Library Project budget.

**RESOLUTION NO. 2008-XXXX**

Adopted by the Sacramento City Council

**June 17, 2008**

**AUTHORIZING ACTIONS RELATED TO CONSTRUCTION OF THE NORTH  
NATOMAS LIBRARY PROJECT (QA33, B13000700)**

**BACKGROUND**

- A. On February 12, 2002, City Council established the North Natomas Library Project to initiate development of the project and to coordinate with the partners in the Towne Center Education Complex. The partners are Sacramento Public Library Authority, the Natomas Unified School District, and the Los Rios Community College District.
- B. The formal bid process for the construction of the North Natomas Library Project was completed on March 5, 2008. McCarthy Construction was determined to be the lowest 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 North Natomas Library Project are approved and the construction contract is awarded to McCarthy Construction, the lowest responsive and responsible bidder, in an amount not to exceed \$6,998,000.
- Section 2. The City Manager or the City Manager's designee is authorized to execute the construction contract with McCarthy Construction.