

RESOLUTION NO. RES-2026-031

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA TO ADD A SUBCONTRACTOR TO CONSTRUCTION PROJECT– GARAGE HOIST PURCHASE AND INSTALLATION (C02354)

WHEREAS, on April 9, 2024, the Council, by resolution, amended the Fiscal Year (FY) 2023-24 adopted budget by increasing appropriations to fund one-time projects, including the In-ground Vehicle Lifts – Fleet Building; and

WHEREAS, on May 13, 2025, the Council, by motion, awarded Contract Number C02354, Garage Hoist Purchase and Installation (“Project”) to Power Builders, Inc. of El Granada, California (“Contractor”), approved a 15% contingency and total contract amount of \$1,831,950, and authorized the appropriation of \$323,950 of 1710 Equipment Repair Fund balance to JL 17051 FY24-25 budget for the award; and

WHEREAS, Contractor agreed to comply with the City of Santa Rosa’s Community Workforce Agreement in performing the Project; and

WHEREAS, after the City issued the Notice to Proceed for the Project, Contractor raised concerns about compliance with the Community Workforce Agreement for the City of Santa Rosa (“CWA”), and Contractor subsequently met and conferred with local union representatives to discuss those compliance issues; and

WHEREAS, IBEW Local 551 Journeyman Electricians and Apprentice Electricians Union (“IBEW Local 551”) issued a March 2, 2026, letter regarding the Project (attached hereto as Exhibit A), and that letter states:

The purpose of this letter is to clarify that the additional electrical work on the Garage Hoist project (*Install new 30 amp 3 phase 460v fusible disconnect back to existing electrical panel*) per the Santa Rosa Community Workforce Agreement must be performed by a C10 contractor, employing IBEW Local 551 Journeyman Electricians and Apprentice Electricians, and that contractor must be signatory to the PLA.

During the project’s “mark-up meeting” it was disclosed that there was a conduit run, wiring, and disconnect to be installed. That work was assigned tentatively to the millwrights/ carpenters’ union. The required craft for this work is the electrician’s signatory to Local 551 Santa Rosa, and the change is reflected in the attached letter; and

WHEREAS, Contractor is a part of the Millwrights/Carpenters Union for the purposes of the Project and is not a signatory to IBEW Local 551; and

WHEREAS, Contractor’s bid for the Project did not list an electrical subcontractor that is signatory to IBEW Local 551, and Contractor’s bid for the Project indicated that Contractor

would self-perform the electrical scope of work identified in IBEW Local 551’s March 2 letter (“Scope of Work”); and

WHEREAS, City staff is informed that Contractor met and conferred with IBEW Local 511 to identify an electrical subcontractor, and that Contractor and IBEW Local 551 identified Sonoma Marin Electric, Inc of Sebastopol, California (“Sonoma Marin Electric”) as a signatory to IBEW Local 511 and a subcontractor that the local unions are satisfied can perform the Scope of Work; and

WHEREAS, Contractor has indicated to staff that it cannot complete the Project without the addition of a subcontractor to perform the Scope of Work; and

WHEREAS, a failure to allow the addition of a subcontractor to perform the Scope of Work will likely result in the termination of Contract Number C02354 and delays to the Project work that will subject facility staff to higher safety risk due to the ongoing use of temporary solutions that the facility has relied on pending replacement of the lifts.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa hereby finds that the addition of Sonoma Marin Electric as a subcontractor to Contract Number C02354 is necessary due to circumstances qualifying as “public emergency or necessity” under Public Contract Code section 4109.

BE IT FURTHER RESOLVED that the Council grants the City Engineer authority to add Sonoma Marin Electric as a subcontractor on Contract Number C02354 at no cost to the City and with no change to the contract time.

IN COUNCIL DULY PASSED this 7th day of April, 2026.

AYES: (6) Mayor Stapp, Vice Mayor Okrepkie, Council Members Bañuelos, Fleming, MacDonald, Rogers

NOES: (0)

ABSENT: (1) Council Member Alvarez

ABSTAIN: (0)

RECUSE: (0)

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM: _____
City Attorney

Exhibit A – IBEW Local 551 March 2, 2026, Letter