

CITY OF SANTA ROSA
BOARD OF PUBLIC UTILITIES

TO: CHAIR AND BOARD MEMBERS
FROM: EMILY REYES-CADY, ASSISTANT ENGINEER,
TRANSPORTATION AND PUBLIC WORKS DEPARTMENT
SUBJECT: CONTRACT AWARD – RECLAMATION PUMP STATION E
BUILDING REPLACEMENT, CONTRACT NO. C02488

AGENDA ACTION: MOTION

RECOMMENDATION

It is recommended by Santa Rosa Water and the Transportation and Public Works Department that the Board, by motion, award Contract No. C02488, Reclamation Pump Station E Building Replacement, in the amount of \$1,033,361.00 to the lowest responsible bidder, Arntz Builders Inc., of Petaluma, CA, approve a 15% contract contingency, and authorize a total contract amount of \$1,188,365.15.

EXECUTIVE SUMMARY

This motion will award a contract to Arntz Builders, Inc, of Petaluma, California, approve a 15% contract contingency and authorize a total contract amount of \$1,188,365.15 to Contract No. C02488, Reclamation Pump Station E Building Replacement. The Reclamation Pump Station E Building has reached the end of its useful life, and this project will provide a new building for the pump station.

BACKGROUND

This project will provide a new building for Reclamation Pump Station E which is a critical piece of reclamation operations. The existing building is in a high state of disrepair and a new building is required.

The Reclamation Pump Station is located at the Laguna Treatment Plant at 4301 Llano Road in Santa Rosa. Electrical equipment serving the pump station is housed in a wood frame building directly to its north. The electrical building is deteriorating and suffers numerous deficiencies, including a dirt floor, aging electrical equipment, inadequate clearance around electrical equipment, poor lighting, and poor ventilation. To remedy this condition and ensure the continued smooth operation, the City seeks to replace the outmoded building with a pre-manufactured metal frame building. As the pump station is

a critical facility to the Reclamation System, the pump station must remain in operation while the replacement electrical building is constructed.

This project will replace the existing wood-framed building housing electrical equipment serving the City's effluent pump station at the Laguna Treatment Plant with a prefabricated metal building. The work includes existing building and selective site demolition, construction of a new concrete grade beam building foundation supported on drilled piers, procurement of a prefabricated metal building including engineering calculations and drawings, building fabrication and erection including building accessories, HVAC improvements, electrical improvements, re-support of existing overhead electrical conduits and cabinets currently supported by the existing building, site grading and surfacing replacement, and gate and fencing modifications. A majority of the existing electrical equipment will remain, and the pump station is required to remain operational throughout the duration of the project.

PRIOR BOARD OF PUBLIC UTILITIES REVIEW

Not applicable.

ANALYSIS

The project was advertised on July 3, 2025, and bids were received on July 29, 2025. A total of (2) bids were received, ranging from \$1,033,361.00 to \$1,334,750.00. The low bid was 38.64% over the Engineer's estimate.

Staff reached out to several contractors to understand why they chose not to bid and feedback included concerns with Project Labor Agreement (PLA) language. Specifically, concerns about the requirements related to the subcontractors and electrical subcontractors, ability to get qualified subcontractors timely, and impact to costs.

The bids received were approximately 40%, then 80% over the Engineer's Estimate. In analyzing the bids, the Engineer's Estimate was based on standard assumptions and historical data and likely did not fully account for the cost impacts of the PLA, particularly in the electrical scope, general site work, and the metal building. In addition, the need to source union labor from outside the region for specialized trades, introduced higher labor rates and travel costs.

The low bidder, Arntz Builders, Inc, possesses a valid contractor's license of the required class, as verified by the Contractor's State License Board, and is registered with the State Department of Industrial Relations (DIR).

The contract agreement has been reviewed and approved by the City Attorney.

Construction is anticipated to begin approximately Fall 2025. The length of the contract is 140 working days.

The Public Participation Plan is required and has been approved by the Transportation and Public Works Marketing and Outreach Coordinator.

FISCAL IMPACT

Funding for this project has been appropriated to JL key 86658.
Funds for this project were previously appropriated in the Capital Improvement Program Budget, and the approval of this construction contract will have no additional impacts.

ENVIRONMENTAL IMPACT

The proposed action is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15302 (Replacement or Reconstruction) and 15061(b)(3) (Common Sense Exemption).

Section 15302 exempts projects involving the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity. This project involves replacing the existing Reclamation Pump Station E Building on the same site with no expansion of use.

Section 15061(b)(3) applies because it can be seen with certainty that there is no possibility the project will have a significant effect on the environment.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

Not applicable.

ATTACHMENTS

- Attachment 1 – Location Map
- Attachment 2 – Summary of Bids

PRESENTER

Emily Reyes-Cady, Assistant Engineer, Transportation and Public Works Department