



AGENCY: City Council
MEETING DATE: January 13, 2025
DEPARTMENT: Public Works
PRESENTED BY: John Smith
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AGENDA ITEM SUMMARY

TITLE:

Receive Report and Consider Adoption of City Council Resolution Approving Contract with Sustainable Living Builders Inc.; City Project PWP-00140; Authorizing City Manager to Execute Contract (Amount Not to Exceed \$273,591.00); and Finding the Project Exempt from CEQA under 14 CCR 15301(d)

ISSUE:

The Construction of the C.V. Starr Center began in 2006 and included the installation of a large ridge-mounted skylight above the natatorium facility. The skylight is comprised of a Fiberglass Reinforced Panel (FRP) System serving the facility as a sustainability feature. These FRPs hold a specific Resistance (R) value to prevent heat dissipation while allowing natural light transmission to replace a large-scale lighting layout that would otherwise be required. The south-facing side of this FRP System has heavily deteriorated over the years and is in need of a full replacement. Two existing panels have given way to the elements, causing persistent water infiltration, and heat dissipation. An excess of propane is required during the Fall and Winter months to heat the facility, and serious water intrusion has caused damage to electrical systems within the facility. The failure of two panels on the south side of the roof has allowed water to permeate all thirty-two (32) panels along the south side of the CV Starr Center Roof Ridge.

CV Starr Center and City Staff have made various attempts to address this issue dating back to 2019, and an emergency repair was performed by CV Starr Maintenance Staff in 2021 utilizing sheet metal to patch one of the panels. Given the current extent of the damages, the City of Fort Bragg has determined it necessary to replace the south side of the FRP Skylight System as part of the 2024 Capital Improvement Project outlay.

ANALYSIS:

On April 19, 2024, Public Works staff issued an informal request for quotes for the replacement of thirty-two (32) FRP Skylight Panels along the South Side of the CV Starr Center Roof Ridge. Due to the proprietary nature of the FRP System, this informal request for bids received no responses. The City of Fort Bragg was able to gather the necessary information from the manufacturer to assemble a formal set of bid documents, and a formal request for bids was issued on July 25, 2024. The request for bids yielded one (1) unresponsive bid from Best Roofing. The City of Fort Bragg revised the bid docs in preparation to put the project out for bid again, and a secondary formal request for bids was issued on October 3, 2024. The request for bids once again yielded one (1) unresponsive bid from Sustainable Living Builders Inc.

Pursuant to California Public Contract Code 22038 and Fort Bragg Municipal Code, Chapter 3.22. 070 "If no bids are received through the formal or informal procedure, the project may be performed by the employees of the public agency by force account, or negotiated contract without further complying with this chapter". Upon determining that no viable bids were received for this project after three separate solicitations, the City of Fort Bragg moved forward with negotiating a contract with Sustainable Living Builders Inc. to perform the scope of work outlined in the October 3, 2024 Bid Documents, and develop a maintenance plan to uphold the manufacturer warranty.

The CV Starr Skylights repair Project is listed in the City's 2024 Capital Improvement Program list with a budget of \$375,000. The City of Fort Bragg negotiated a contract with Sustainable Living Builders in the amount of \$273,591.09. This project scope consists of the replacement of thirty-two (32) FRP Skylight Panels along the South Side of the CV Starr Center Roof Ridge. The replacement of the south side of the CV Starr Center is necessary to prevent leaking and ensure the building is maintained sufficiently.

RECOMMENDED ACTION:

Accept the bid of \$273,591.09 and adopt the Resolution awarding the contract for construction to Sustainable Living Builders for the CV Starr Center Skylight Repair project and find the project exempt from CEQA under 14 CCR 15301(d).

ALTERNATIVE ACTION(S):

Refuse bid(s) and put the project out to bid again.

FISCAL IMPACT:

This project was budgeted for \$375,000 in the FY 23/24 budget. Sufficient funds are available to complete this project.

ENVIRONMENTAL IMPACT:

This Project is categorically exempt from CEQA, 14 CCR Section 15301(d) which allows for repair and maintenance to existing facilities.

Correcting these skylights will reduce greenhouse gas emissions by reducing heat dissipation. Conversely, there will be a short-lived increase in greenhouse gas emissions during construction from processes and equipment necessary for the performance of the work. All Air Quality Management District best management practices for minimizing greenhouse gas emissions during construction, such as reducing idling vehicles, will be incorporated into the daily activities of this project.

CONSISTENCY:

This project is consistent with General Plan Element 3 Public Facilities which is intended to identify essential public facilities, buildings, and services and to ensure that the existing and future population of Fort Bragg is provided the best feasible level of public services and infrastructure. Repair of the CV Starr ridge mounted skylight will ensure that the employees who work there have a quality work environment, reduce heating costs for the

facility, and ensure the longevity of the equipment that is stored there.

IMPLEMENTATION/TIMEFRAMES:

Start Construction - TBD

Complete Construction - TBD

ATTACHMENTS:

1. Resolution
2. Contract
3. Quote