



CITY COUNCIL STAFF REPORT

TO: City Council and Municipal Improvement District Board
DATE: August 25, 2025

DEPARTMENT: Public Works Department

PREPARED BY: Alfredo Huerta, Assistant City Engineer

PRESENTER: Alfredo Huerta, Assistant City Engineer

AGENDA TITLE:

Receive Report and Consider Adopting City Council/Municipal Improvement District Resolution Awarding the Bio Solids Material Storage Building Project, City Project No. WWP-00025, to FRC, Inc. as the Lowest Responsible Bidder, and Authorizing the City Manager to Execute Contract (Not to Exceed \$973,099.60)

RECOMMENDATION

Adopt City Council/Municipal Improvement District Resolution Awarding the Bio Solids Material Storage Building Project, City Project No. WWP-00025, to FRC, Inc. as the Lowest Responsible Bidder, and Authorizing the City Manager to Execute Contract (Not to Exceed \$973,099.60).

BACKGROUND

The Bio Solids Material Storage Building Project (Project) construction was advertised for bidding in July 2025. The Project is in the City's 2025/2026 Capital Project list with a budget of \$1,017,421. Bids for the construction of the Project were opened on August 15, 2025. Six (6) bids were received (Attachment 2), with the lowest bid coming from FRC, Inc. (FRC) for \$973,099.60. The contractor has the proper license and experience and meets the requirements to be considered a responsive bidder, and staff recommends making the award.

DISCUSSION AND ANALYSIS

Originally constructed in 1970, the City of Fort Bragg's Wastewater Treatment Facility (WWTF) still retains components from this original build, despite the reconstruction of the primary treatment operations in 2018. The City obtained Planning Commission approval of a Coastal Development Permit (CDP 2-16) and Design Review Permit (DR 2-16) for the WWTF renovation and upgrades in October 2016. The CDP and DR permitted the installation of an activated sludge treatment system, a new dewatering building, a new sludge holding area, a splitter box and pump station, the conversion of the existing primary and secondary clarifiers to emergency/surge basins, and the renovation of interior site access ways and modified catchment basins. The City then

obtained approval of CDP 5-18 to place approximately 12,000 cubic yards of clean soil associated with the construction of the Wastewater Treatment Facility on the Noyo Center Site.

For this current project, the City obtained a Coastal Development Permit (CDP 9-24) and Design Review Permit (DR 12-24). The Project consists of constructing a wood-frame storage building for dried biosolids, approximately 50 feet by 100 feet in size, with a 4-foot concrete stem wall, open on one side and enclosed on the three remaining sides. This building will be constructed over one of the existing sludge drying slabs. The construction of this building will help reduce the overhandling of the material by WWTP staff by keeping biosolid material in a dry space.

The design Architect, Calpo Hom & Dong Architects, completed the design in July 2025, and City staff put the Project out to bid shortly after on July 17th, 2025. The City received five (5) responsive bids and one (1) non-responsive bid when the bid period closed on August 15, 2025. Responses and valuations are as follows: DMR Builders for \$1,065,552; E Thompson Construction for \$1,227,108; FRC, Inc. for \$973,099.60; Jess Construction (Non-Responsive) for \$1,215,500; Kirby Construction Co. for \$1,160,952.90; and Plummerbuilt Inc. for \$1,238,992. As required by the California Public Contract Code and the City's Municipal Code, the apparent low bidder is being recommended for the contract award.

FISCAL IMPACT/FUNDING SOURCE

This project was budgeted for \$1,017,421 in the FY 25/26 budget, which was carried over and increased from the previous fiscal year after the final engineer's estimate was provided by the design team. This capital improvement project will be funded in most part by using Wastewater Enterprise Capacity fees; about \$750,000 of Capacity fees will be used and the remaining amount will be covered by Wastewater Enterprise Fund.

The lowest total bid from FRC is \$973,099.60, leaving a contingency of \$44,321.40, most of which will be used for permitting, inspections, and monitoring. This project requires a building permit and inspections with an estimated cost of \$6,000 and Tribal Monitoring during earth-moving activities with an estimated cost of \$25,000 that were not previously accounted for.

ENVIRONMENTAL ANALYSIS:

The Project is subject to a Mitigated Negative Declaration (MND) under the California Environmental Quality Act ("CEQA") and Title 14, the California Code of Regulations ("CEQA Guidelines"), which was adopted at the December 11, 2024, Planning Commission meeting. The MND was prepared for the construction of this building, as well as the reconstruction of the bio solids dryer building and the installation of solar panels. Mitigation measures included in the MND for this project include restrictions on ground disturbance (Allowed from August 31 to January 31), removal of ice plant, and Tribal Monitoring requirements during earth-moving activities.

There will be a short-lived increase in greenhouse gas emissions during the construction phase due to the equipment necessary for the performance of the work. Increases in greenhouse gases will only occur during actual construction. All Air Quality Management District best management practices for minimizing greenhouse gas emissions during construction will be incorporated into the daily activities of this project.

STRATEGIC PLAN/COUNCIL PRIORITIES/GENERAL PLAN CONSISTENCY

This project does not conflict with any Coastal General Plan policies. The proposed project would upgrade a portion of the existing WWTF to meet the City's ongoing needs and ensure that the WWTF is adequate to provide services for the community.

ALTERNATIVES:

Direct staff to reject all current bids and re-bid the project.

ATTACHMENTS:

1. Resolution
2. Bid Opening
3. Contract

NOTIFICATION:

1. DMR Builders
2. E Thompson Construction
3. FRC, Inc.
4. Jess Construction
5. Kirby Construction Co.
6. Plummerbuilt, Inc.