

RESOLUTION R2026-\_\_

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, (1) AUTHORIZING THE PUBLIC WORKS DIRECTOR TO AWARD A CONSTRUCTION CONTRACT TO, AND EXECUTE A CONSTRUCTION CONTRACT WITH, TPM CONSTRUCTION, INC. FOR THE LAUREL MANOR ELECTRICAL UPGRADES PROJECT (33FC26CM01) IN THE BID AMOUNT OF \$1,975,000; (2) AUTHORIZING THE PUBLIC WORKS DIRECTOR TO APPROVE CHANGE ORDERS AND CHARGES FOR PROJECT SERVICES UP TO \$533,750 FOR A TOTAL PROJECT CONSTRUCTION AMOUNT NOT TO EXCEED \$2,508,750; (3) AMENDING THE FISCAL YEAR 2025/26 FIVE-YEAR CAPITAL IMPROVEMENT PLAN AS DOCUMENTED IN BUDGET ADJUSTMENT NO. 4P9 AND; (4) DETERMINING THAT THE ACTIONS AUTHORIZED BY THIS RESOLUTION ARE EXEMPT FROM CEQA

WHEREAS, the Housing Authority of the City of Napa owns and operates Laurel Manor as affordable housing for seniors; and

WHEREAS, the Project will remove gas-powered equipment with more efficient electric units, install insulation, and replace lighting to improve energy resiliency; and

WHEREAS, four bids were received, opened, and read on February 17, 2025, for the Laurel Manor Electrical Upgrades project (33FC26CM01); and

WHEREAS, the lowest responsible bidder submitting a responsive bid was TPM Construction, Inc., for a total bid amount of \$1,975,000; and

WHEREAS, the construction budget consists of funding the total contract amount of \$1,975,000 plus contingency, construction administration and building inspection, and staff time (amounts are interchangeable) for a total amount of \$2,508,750 and

WHEREAS, the FY2025/26 & FY2026/27 Capital Improvement Program (CIP) Budget was adopted on June 17, 2025, as part of the City of Napa FY 2025/26 and 2026/27 Budget; and

WHEREAS, Council action is needed for project status and/or funding revisions from previously approved CIP budgets; and

WHEREAS, the recommended changes to the CIP will obligate funds for two reimbursement-based incentives from MCE in the amount of \$470,482.50 and the Low Income Weatherization Program (LWIP) in the amount of \$823,515.00; and

## ATTACHMENT 1

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meetings of the City Council identified herein, including any supporting reports by City Staff, and any information provided during public meetings.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Napa, as follows:

1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct and establish the factual basis for the City Council's adoption of this Resolution.

2. The City Council hereby determines that the actions authorized by this Resolution are exempt from CEQA pursuant to CEQA Guidelines Section 15301(d), which exempts the restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety.

3. The City Council hereby authorizes the Public Works Director to award a construction contract to, and execute a construction contract with, the lowest responsible bidder submitting a responsive bid, TPM Construction, Inc., for the Laurel Manor Electrical Upgrades project in the amount of \$1,975,000.

4. The City Council hereby authorizes the Public Works Director to execute construction contract change orders, and authorizes the charge of construction administration and inspection, and staff time up to \$533,750 for a total project amount not to exceed \$2,508,750.

5. The City Council hereby approves the following changes to "Capital Improvement Plan - All Projects" list and the FY26 Operating Budget as documented in Council Budget Amendment No. 4P9 (attached hereto as Exhibit A and incorporated herein by reference).

- a. Obligate MCE rebates of \$470,482.50 to 33FC26CM01
- b. Obligate Low Income Weatherization Program (LWIP) incentives of \$823,515.00 to 33FC26CM01

6. This Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Napa at a public meeting of said City Council held on the 3<sup>rd</sup> day of March 2026, by the following vote:

AYES:

NOES:

**ATTACHMENT 1**

ABSENT:

ABSTAIN:

ATTEST: \_\_\_\_\_  
Tiffany Carranza  
City Clerk

Approved as to form:

\_\_\_\_\_

Christopher J. Diaz  
Interim City Attorney