

RESOLUTION R2025-__

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 LAS FLORES COMMUNITY CENTER UPGRADES PROJECT (33FC22PW03) IN THE BID AMOUNT OF \$2,258,000 (2) AUTHORIZING THE PUBLIC WORKS DIRECTOR TO APPROVE CHANGE ORDERS AND CHARGES FOR PROJECT SERVICES UP TO \$610,800 FOR A TOTAL PROJECT CONSTRUCTION COSTS AMOUNT NOT TO EXCEED \$2,868,800; AND (3) DETERMINING THAT THE ACTIONS AUTHORIZED BY THIS RESOLUTION ARE EXEMPT FROM CEQA

WHEREAS, sixteen (16) bids were received, opened, and read on October 20, 2025, for the Las Flores Community Center Upgrades Project (33FC22PW03); and

WHEREAS, the lowest and best bid was submitted by TPM Construction, Inc., for a total bid amount of \$2,258,000; and

WHEREAS, the Napa Municipal Code Section 2.93.040 requires the City apply a three percent (3%) bid reduction factor to qualified local businesses as part of the competitive bidding process; and

WHEREAS, the bid amount submitted by JDR Development Co., Inc., a Napa business, was \$2,264,137 and was initially identified as the second lowest bid and the 3% bid reduction would have resulted in JDR Development as the successful bidder; and

WHEREAS, JDR Development did not submit the required bid bond documents with their bid, and a bid protest was submitted by the lowest bidder, TPM Construction; and

WHEREAS, the absence of a bid bond is an automatic non-waivable disqualification, resulting in TPM Construction, Inc. of Dixon, CA as the lowest and best bidder; and

WHEREAS, the construction budget consists of funding the total contract amount of \$2,258,000 plus contingency, construction management and inspection, and materials testing, and staff time (amounts are interchangeable) for a total amount of \$2,868,800; 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 and best bidder, TPM Construction, Inc., for the Las Flores Community Center Upgrades project in the amount of \$2,258,000.

4. The City Council hereby authorizes the Public Works Director to execute construction contract change orders, and authorizes the charge of construction management and inspection, and materials testing, and staff time up to \$610,800 for a total project amount not to exceed \$2,868,800.

5. 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 18th day of November 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
Tiffany Carranza
City Clerk

ATTACHMENT 1

Approved as to form:

Christopher J. Diaz
Interim City Attorney