



CITY COUNCIL STAFF REPORT

ITEM NO. 6.9

DATE: October 26, 2026

TO: Honorable Mayor and City Council

FROM: Brent Smith, Community Development Director

SUBJECT: Resolution authorizing reappropriations totaling \$2,251,000 to the WRP Occupied Building Repairs – Administration Project WW202322 from various completed projects with remaining Wastewater Replacement Funds, awarding a construction contract to Bobo Construction, Inc., in the amount of \$7,019,824, and execution of a Professional Services Agreement with Barry & Wynn Architects, Inc., in an amount not-to-exceed \$300,400.

RECOMMENDED ACTION

Staff recommends the City Council adopt a resolution:

1. Authorizing the following reappropriations totaling \$2,251,000 to the WRP Occupied Building Repairs – Administration Project WW202322:
 - a. \$1,501,000 of Wastewater Replacement Fund 622 from the WRP Primary and Secondary Treatment Improvements Phase 1 Project WW201931;
 - b. \$300,000 of Wastewater Replacement Fund 622 from the WRP Waste Oil Tank Removal Project WW202624;
 - c. \$125,000 of Wastewater Replacement Fund 622 from the Sewer Replacement Project WW202003;
 - d. \$325,000 of Wastewater Replacement Fund 622 from the WRP UV Treatment System Replacement Project WW202128;
2. Awarding and authorizing the City Manager to execute a construction contract with Bobo Construction, Inc., in the amount of \$7,019,824, for construction of the WRP Occupied Building Repairs – Administration Project WW202322, pursuant to Livermore Municipal Code section 2.68.570(C);
3. Rejecting all other bids or proposals;
4. Authorizing the City Manager to approve and execute change orders up to a cumulative amount of ten percent (10%) of the construction contract value of \$7,019,824;
5. Authorizing the City Manager to execute a Professional Services Agreement with Barry & Wynn Architects, Inc., in an amount not-to-exceed \$300,400; and
6. Authorizing the City Manager to take whatever actions are necessary and appropriate to carry out the purpose and intent of this resolution.

SUMMARY

The Livermore Water Reclamation Plant (WRP) Occupied Building Repairs – Administration Project is part of a campus-wide program of repairs to occupied buildings at the WRP. There are currently six (6) occupied buildings located within the WRP. This project involves construction of interior and exterior retrofits and renovations to the Administration Building to meet ADA accessibility and fire and life safety requirements, replacing and upgrading building mechanical, electrical, plumbing, and low-voltage and technology data systems, and commissioning building systems. These improvements will improve safety, increase accessibility, and provide better function for current use.

On July 14, 2023, Barry & Wynn Architects, Inc., (Barry & Wynn) was awarded an Engineering Services Agreement to design and provide bidding support for the project. The design and bidding phases of the project have been satisfactorily completed, and a new agreement has been prepared for Barry & Wynn to provide support services during construction, including technical review, design clarification, and commissioning support.

On July 21, 2026, following a contractor pre-qualification and bidding process, two (2) bids were received for the project. Bobo Construction, Inc., was the lowest responsible and responsive bidder pursuant to Section 2.68.570(C) of the Livermore Municipal Code (LMC) in an amount for the Base Bid of \$6,956,824. With the addition of Alternate 1 (Removal and Replacement of Second Floor Lockers), the contract total is \$7,019,824.

Staff recommends the City Council authorize reappropriations totaling \$2,251,000 from the WRP Primary and Secondary Treatment Improvements Phase 1 Project WW201931, the WRP Waste Oil Tank Removal Project WW202624, the Sewer Replacement Project WW202003, and the WRP UV Treatment System Replacement Project WW202128 in order to complete the WRP Occupied Building Repairs – Administration Project WW202322.

DISCUSSION

The City of Livermore (City) WRP includes a campus of occupied and industrial process buildings that vary in age and condition. Occupied buildings include the Reverse Osmosis Building, Administration Building, Maintenance Building, and Tertiary Building. Long-term repairs, remodeling, and/or expansion at each of the occupied buildings is planned to improve safety and provide improved operations for current use.

Condition assessments of the following occupied buildings were conducted in 2017:

- Campus-Wide Energy Management System (EMS)
- Laboratory Building
- Reverse Osmosis Building
- Administration Building
- Maintenance Building
- Tertiary Building

Recommended improvements are primarily related to heating, ventilation, and air conditioning (HVAC); roofing system replacement and repairs; as well as multiple deferred maintenance, accessibility upgrades, and other facility improvements. In particular, the HVAC systems are at the end of their

service lives, are not energy efficient, and do not provide sufficient heating and cooling. The following is the status of the campus-wide occupied building improvement program:

- Improvements to the Reverse Osmosis Building, Laboratory Building, and the EMS were completed in 2022. The renovated Reverse Osmosis Building will be used to accommodate WRP staff relocated during subsequent implementation of improvements at other occupied buildings.
- The Administration Building is the next occupied building to be improved.
- Future projects will address the Maintenance Building and Tertiary Building.

On December 8, 2025, the City Council passed Resolution 2025-196 adopting a pre-qualification process and authorizing the City Engineer to determine which projects are suitable for the contractor Request for Qualifications (RFQ) process and which contractors qualify based on the evaluation process. The process allows the City, for a particular project, to identify contractors with sufficient experience and good past performance on similar projects that are qualified to submit bids.

On April 14, 2026, the City advertised a contractor RFQ for the WRP Occupied Building Repairs – Administration Project. The City received nine (9) responses that were reviewed by a team of Engineering Division staff. The team identified three (3) contractors that met the thresholds to be pre-qualified:

- Bobo Construction, Inc.
- Creekside Commercial Builders, Inc.
- CWS Construction Group, Inc.

The City Engineer agreed with the evaluation and on June 9, 2026, the City shared bid documents with the three (3) pre-qualified contractors. The bid documents included a Base Bid and the option for an Alternate 1 bid item for removal and replacement of the second-floor lockers, with the Base Bid being the amount to determine the lowest bid. On July 21, 2026, bids were received from Bobo Construction, Inc., and CWS Construction Group, Inc. Creekside Commercial Builders, Inc., did not submit a bid within the specified deadline. A summary of the results is shown in the table and includes the Engineer's Estimate.

WRP Occupied Building Repairs - Administration WW202322 Pre-Qualified Contractor Bids

Contractor Name	City	Base Bid
Bobo Construction, Inc.	Elk Grove, CA	\$6,956,824
CWS Construction Group, Inc.	Novato, CA	6,975,000
Creekside Commercial Builders, Inc.	Auburn, CA	(-)
Engineer's Estimate		\$5,500,00

Staff and the project Architect, Barry & Wynn Architects, Inc., (Barry & Wynn) reviewed the bids to evaluate the difference between the low bid and the Engineer's Estimate. The bid review yielded the following findings:

- The Engineer's Estimate was developed assuming open bidding. The pre-qualification process, which restricts bidding to identify only contractors with sufficient experience and good past performance on similar projects, has been analyzed by Barry & Wynn to typically return bids ten to twenty-five percent (10 - 25%) higher when comparing a restricted pool of two to three (2 - 3) bidders to an unrestricted pool of bidders.
- Following submission of the Engineer's Estimate to the City, the project scope was further refined with updates to the low and high voltage specifications, EV chargers, and furniture requirements, and included bid schedule additions for a contingency allowance addressing utility conflicts.

These findings have been analyzed by staff and Barry & Wynn to have been reasonably reflected in the bids received and represent the difference between the Engineer's Estimate and the low bid, thereby representing responsive and responsible bids.

On July 21, 2026, prior to bid opening, the City received a letter from North Coast States Carpenters Union presenting bid advisories regarding Bobo Construction, Inc., and Creekside Commercial Builders, Inc. Engineering Division staff and the City Attorney's Office reviewed the information presented and found the assertions did not materially disqualify the contractors. As indicated, the bids received were found to be responsive and responsible. Unions commonly have concerns with public agencies hiring contractors that do not exclusively use union workers. The City requires labor compensation according to prevailing wages but does not require all trades to be labor union members.

Staff determined that Bobo Construction, Inc., was the lowest responsible and responsive bidder in an amount for the Base Bid of \$6,956,824. Water Resources Division staff confirmed the project should include Alternate 1, Removal and Replacement of Second Floor Lockers, with a resultant contract total of \$7,019,824.

In accordance with Livermore Municipal Code Section 2.68.590(B), a cumulative Change Order authorization of ten percent (10%) of the contract value is allowed.

Additional professional services are required to support construction of the WRP Occupied Building Repairs – Administration Project WW202322. These additional services are related to managing the execution of the construction work and integrating the building improvements into the WRP ongoing operations. On July 14, 2023, Barry & Wynn was awarded an Engineering Services Agreement to design and provide bidding support for the project. Barry & Wynn satisfactorily completed the design and bidding phases of this project and was also selected in 2025 by the City, following evaluation of Statements of Qualifications, as a pre-qualified consultant to support facility-related capital improvement projects. Accordingly, a new agreement has been prepared with Barry & Wynn to provide support services during construction and project closeout, including:

- Project management
- Site visits and construction observation activities
- Technical reviews and responses to contractor submittals and requests for information
- Design clarifications
- Commissioning support
- Project closeout and record drawings

Staff recommends the City enter into an agreement with Barry & Wynn to provide architectural and engineering services during construction of the WRP Occupied Building Repairs – Administration Project WW202322 in an amount not-to-exceed \$300,400.

ENVIRONMENTAL DETERMINATION

Staff determined the project was Categorically Exempt from the California Environmental Quality Act (CEQA) per CEQA Section 15301, Existing Facilities, and a Notice of Exemption was filed with the State Clearinghouse and the County of Alameda. The applicable 35-day statute of limitations on legal challenges to the exemption has expired with no legal challenge received.

FISCAL AND ADMINISTRATIVE IMPACTS

The Project is included in the FY 2025-30 Capital Improvement Plan. Following completion of the design and bidding phases, the anticipated costs to complete the project exceed the current appropriated funds for the project of \$7,708,000. Staff recommends authorizing the following reappropriations totaling \$2,251,000 to WRP Occupied Building Repairs – Administration Project WW202322:

- \$1,501,000 of Wastewater Replacement Fund 622 from the WRP Primary and Secondary Treatment Improvements Phase 1 Project WW201931;
- \$300,000 of Wastewater Replacement Fund 622 from the WRP Waste Oil Tank Removal Project WW202624;
- \$125,000 of Wastewater Replacement Fund 622 from the Sewer Replacement Project WW202003; and
- \$325,000 of Wastewater Replacement Fund 622 from the WRP UV Treatment System Replacement Project WW202128.

The WRP Occupied Building Repairs – Administration Project WW202322 currently has a total budget of \$7,708,000 in the 2025-30 Capital Improvement Plan. The funding source is the Wastewater Replacement Fund 622. Together, the reappropriations of \$2,251,000 and the existing total budget of \$7,708,000 will provide the required \$9,959,000 to complete the project.

The WRP Primary and Secondary Treatment Improvements Phase 1 Project WW201931 and the WRP UV Treatment System Replacement Project WW202128 are complete, and the WRP Waste Oil Tank Removal Project WW202624 and Sewer Replacement Project are nearly complete. Reappropriations from the remaining budget will not have an impact on these projects.

There will be no additional Operational and Maintenance (O&M) costs associated with completing the WRP Occupied Building Repairs - Administration Project.

COMMUNITY PILLAR

1: A Safe Community That Thrives

GUIDING DOCUMENT

5-Year Capital Improvement Plan Fiscal Years 2025-2030

ATTACHMENTS

1. [Location Map](#)
2. [Resolution](#)
3. [Exhibit A - Construction Contract with Bobo Construction, Inc](#)
4. [Exhibit B - Professional Services Agreement with Barry and Wynn Architects, Inc](#)

Prepared by: Li-Teck Lau
Assistant Engineer

Approved by:



Marianna A. Burch
City Manager

Fiscal Review by:



Dustin Claussen
Administrative Services Director