

TOWN OF WINDSOR AGENDA REPORT

Joint Windsor Town Council, Windsor Redevelopment Successor Agency and Windsor Water District Meeting Date: May 21, 2025

To: Mayor and Town Council
From: Denise Alcala, Management Analyst
Subject: Approve Plans and Specifications and Award Major Construction Agreement for the Bluebird Paving Project 2025

Recommendation to Council:

Approve the plans and specifications and award a Major Construction Agreement to Michael Paul Company, Inc., in the amount of \$330,000 for construction of the Bluebird Paving Project 2025 and authorize the Town Manager to execute said construction contract and any required construction change orders up to 10% of the project agreement amount, on behalf of the Town.

Strategic Plan Element:

The recommended action supports the goal of Infrastructure. Goal Statement: Through a lens of sustainability and innovation, invest in the Town's infrastructure and public facilities to meet the needs of future generations.

Background:

On December 5, 2018, the Town Council authorized the purchase of Bluebird Properties located at 15, 21, 23 and 25 Bluebird Drive (Bluebird Center) based on a determination that acquisition of the subject Property would be a critical location for residential and mixed-use commercial development. This acquisition also advanced General Plan goals and policies related to improvement of the Old Redwood Highway corridor and provision of adequate affordable housing.

Since its acquisition, the Parks and Recreation Department has offered programs and meeting space at the Bluebird Center to the community to keep the property in active use. Current use of the facilities includes Town of Windsor Montessori Preschool in Building A (15 Bluebird Drive), and the Town's free Compost Hub managed by Public Works is located in the northwest section of the property. The CRV redemption kiosk was removed in November of 2024 and Building C (23 Bluebird Drive) is being used for storage and is not ADA compliant.

Building D (21 Bluebird Drive) was leased to Nuestra Comunidad in March of 2024 to house the main offices for their non-profit that focuses on building more resilient communities through disaster and emergency preparedness. The terms of the lease included making necessary repairs and updates to the building including ADA improvements to the interior restroom, main entrance, sidewalk accessibility and adding three (3) ADA parking spaces adjacent to the building.

Building B (25 Bluebird Drive) was leased to Nuestra Comunidad in October 2024 to serve as employee housing in order to provide faster response times for disaster services and to enhance programs and services to the community. The terms of the lease included making necessary repairs and upgrades to the building including carpentry, plumbing, electrical, HVAC (heating, ventilation, and air conditioning), and standard finishes.

On October, 8 2024 the Sonoma County Board of Supervisors authorized \$421,745 from the District 4 Infrastructure Funds to support the continued work of NC through the Bluebird Center Resiliency Hub ADA Paving Project. The Town entered into an agreement with the County Department of Emergency Management to coordinate the project through the competitive bidding process and to follow all California Uniform Public Construction Cost Accounting Act (CUPCCAA) requirements. The construction of the ADA compliant parking lot at the Bluebird Center that is largely used by Nuestra Comunidad will expand the Bluebird Center site into a full Resilience Hub for Sonoma County, and the County Board of Supervisors determined the proposed use of funds will serve County and public purposes, benefit the community and economy, and will meet the social needs of the population of the County.

Discussion:

On April 29, 2025, a bid opening was held for the Bluebird Paving Project 2025. Four bids were received as follows:

Bidder	Bid
Argonaut Constructors	\$429,042.78
Peters Excavating Inc.	\$360,717.00
JD General Engineering Corp.	\$359,500.00
Michael Paul Co., Inc.	\$330,000.00

Staff is recommending Council approve a Major Construction Agreement with the lowest bidder, Michael Paul Co., Inc., for the construction of the Bluebird Paving Project 2025.

The project budget breakdown is as follows:

Funding Source Expense	Amount
County of Sonoma	\$421,745
Adobe Associates / Project Engineering	(\$43,000)
Michael Paul Co., Inc. / Construction	(\$330,000)
Remaining Funds (Contingency)	\$48,745

Fiscal Impact:

The funding for this project was received from the County of Sonoma. The total fiscal impact of the proposed project will allocate not-to-exceed \$330,000 plus 10% contingency (\$33,000) for fiscal year 2025-26. Appropriations for the project are included in the Recommended Budget to be proposed to Council for FY 2025-26.

Environmental Review:

The project is exempt from the California Environmental Quality Act (CEQA) in accordance with section 15301 because it consists of replacement or reconstruction of existing structures and facilities.

Attachment(s):

- [1. Bluebird Paving Project 2025 - Bid Specifications and Plans](#)
- [2. Major Construction Agreement w Michael Paul Co., Inc.](#)

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Reviewed by:
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Parks and Recreation Director

Approved by:
Jon Davis
Town Manager