

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: Alejandro Perez, Senior Civil Engineer
Subject: Approve Major Construction Agreement and Professional Services Agreements for the Wild Oak Water Service and Pavement Preservation Project

Recommendation to Council:

1. Approve the plans and specifications and award the construction contract to Argonaut Constructors, Inc., in the amount of \$4,646,962 for construction of the Wild Oak Water Services Replacement and Pavement Preservation Project, and authorize the Town Manager to execute said construction contract on behalf of the Town and any required construction change orders up to the authorized project budget.
2. Approve a Professional Services Agreement with Green Valley Consulting Engineers (GVCE) for Construction Management services for the Wild Oak Water Services Replacement and Pavement Preservation Project in an amount not to exceed \$426,760 and authorize the Town Manager to execute said agreement on behalf of the Town and any contract amendments up to 20 percent of the original contract amount.

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 October 18, 2023, Windsor Town Council approved a Professional Services Agreement (Agreement) with Coastland Civil Engineering for the engineering design of the project. The asbestos cement water main and residential services in the area of Wild Oak Drive are over 50 years old and are deteriorating. This area is responsible for a large number of water leaks within the Town. The pavement in the area is in poor condition, with a Pavement Condition Index (PCI) range of 25-59 on a scale of 100. This project involves replacement of approximately 8,110 feet of water main and 90 water services including water service saddles, water service lateral piping, and isolation valves, and pavement rehabilitation.

The project combines needed underground water system work with rehabilitation of deteriorated pavement which results in delivery of work on both assets as efficiently and cost effectively as possible.

Discussion:

A Notice to Contractors soliciting construction bids was issued by Public Works on April 6, 2025. The Notice was advertised in the Press Democrat and added to the Town website. On April 29, 2025, a bid opening was held for the project. 4 bids were received, and the base bid price ranged from \$4,498,804.00 to \$5,264,809.80 (Attachment 3). Argonaut Constructors, Inc. submitted the lowest responsible bid of \$4,498,804, which is approximately 5% higher than the Engineer's Estimate. In

addition to awarding the base bid work, staff also recommends awarding the alternate bid in the amount of \$148,158 for approximately 293 linear feet of paved shoulder and valley gutter to stabilize unpaved parking along Wild Oak Drive. The total amount of the proposed construction contract with Argonaut Constructors, Inc. is therefore \$4,646,962.

On April 3, 2025, a Request for Proposals for Construction Management services for the project were issued and posted on the Town website. On April 28, 2025, the Town received four proposals. Following a qualifications-based evaluation, in which cost estimates are not revealed until after selection, staff recommends that Green Valley Consulting Engineers (GVCE) be selected to provide services for construction management of the project. GVCE has a thorough understanding of the project and their proposed fee of \$426,760 was deemed fair and reasonable.

Fiscal Impact:

There are sufficient appropriations for the project in the Fiscal Year 2024-25 council adopted budget. The project is budgeted with the following funds:

- Water Capital – 460 \$3,000,871.56
- Transportation Grant Fund (Go Sonoma/Measure M) – 111 \$578,006.37
- Gas Tax (SB1) – 110 \$1,096,218.89
- General Fund – 010 \$398,625.08

Environmental Review:

The project is exempt from the California Environmental Quality Act (CEQA) in accordance with section 15301 for repair and maintenance of existing facilities and with section 15302 because it consists of replacement or reconstruction of an existing facility where the new structure will be located on the same site and will have substantially the same capacity as the structure being replaced. Therefore, no environmental review is required. A Notice of Exemption will be filed prior to construction.

Attachment(s):

1. [Major Construction Agreement](#)
2. [Professional Services Agreement](#)
3. [Bid Summary 04-29-25 - Wild Oak Water](#)

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Reviewed by:

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Approved by:

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