



CITY OF SEBASTOPOL CITY COUNCIL

AGENDA ITEM REPORT FOR MEETING OF: November 18, 2025

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To: Honorable Mayor and City Councilmembers
From: Toni Bertolero, Public Works Engineer
Subject: Award of Construction Contract for Burbank Farm Restroom Addition and Access Path Project

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RECOMMENDATIONS:

The item is to request Council to approve the following actions:

1. Accept the bids for the Burbank Farm Restroom Addition and Access Path (Project); and
2. Award the construction contract to Cestarollo Construction LLC (Cestarollo) for the Project, City Contract No. 2025-01 for a Total Contract Award of \$243,781.05; and
3. Authorize the Interim City Manager to execute the contract and change orders up to 10% of the Total Contract Award (if needed).

EXECUTIVE SUMMARY:

The Project consists of a new ADA-compliant public restroom facility and an ADA path from the existing parking lot to the restroom at the Luther Burbank Gold Ridge Experimental Farm located at 7777 Bodega Avenue. The work includes installation of a new sewer, water and electrical services to support the restroom facility. The CDBG grant fund can be used for the utility services, ADA path improvements to the restroom and other miscellaneous ADA improvements at the site.

The City advertised for bids for the project and six (6) bids were received and are summarized in Table 1.

Table 1 – Summary of Bids Received on October 21, 2025

Contractor	Base Bid Amount
Cestarollo Construction	\$236,541.05
DMR Builders	\$271,346.21
NG Construction	\$330,000.00
CWS Construction	\$359,931.90
M3 Integrated	\$375,754.00
GCCI	\$413,500.00

The bid award is based on the lowest Base Bid and the Base Bid summary is shown in Table 1. Table 1 is listed from lowest to highest Base Bid amount. The lowest apparent bidder, Cestarollo submitted a Base Bid for \$236,541.05, (There was a minor inconsistency in the Base Bid submitted by Cestarollo, but it did not affect the resulting recommendation for award.)

In addition to the Base Bid, staff recommends a Total Contract Award to include the Alternate Bid Items as shown in Table 2.



Table 2 – Cestarollo’s Base Bid and Alternate Bid Items

Description	Amount
Base Bid	\$236,541.05
Alternate Bid for Concrete ADA Path in lieu of gravel path bid including deducts for gravel path bid items	3,740.00
Alternate Bid Item for Copper sheet metal for window sill pans	3,500.00
Total Contract Award	\$243,781.05

This Project was presented to the Budget Committee at their meeting of September 15, 2025. The members were informed that due to park in-lieu fees not yet received as originally anticipated because of delayed development projects, fund sources for this Project will shift more use of funds from Park in-lieu fees Fund 212 to Measure M Parks Fund 202.

BACKGROUND AND DISCUSSION:

The Project was initially recommended in keeping with the City’s commitment to upgrading City facilities with ADA improvements identified in the City’s 2014 ADA Transition Plan. Because the CDBG is a federal grant, a NEPA review was completed for this Project and is Categorically Excluded and Exempt under Section 58.35(a) under the Code of Federal Regulations (CFR). Planning staff has conducted CEQA review and has determined that the Project is Categorically Exempt under Section 15303(e).

The Project received a CDBG grant in the amount of \$138,200 and the Funding Agreement with the Sonoma County Community Development Commission (CDC) was approved by Council at the meeting of November 4, 2024. The Project is included in the adopted Fiscal Year 2025-26 Capital Improvement Plan.

The Project plans and specifications were prepared by Interactive Resources, Inc., reviewed by the Public Works Department and approved by the City Engineer. The plans and specifications can be found on the City’s website at the following link: [Contractors & Consultants - City of Sebastopol, California](#). (Note: click on “Active Construction Projects and then click on Burbank Farma ADA Path and Restroom Facility.)

STAFF ANALYSIS:

A notice inviting bids was issued in accordance with the Public Contract Code. Bids were received and publicly opened on October 21, 2025.

The City received six (6) bids and the lowest apparent and responsive bid was from Cestarollo Construction LLC. The Base Bid amount for Cestarollo is \$236,541.05.

There was a minor inconsistency in the Base Bid submitted by Cestarollo, but the inconsistency did not result in the change of the rankings of the bid results. There were no other irregularities in the Bid, and the Interim City Engineer finds that the bid from Cestarollo as responsive. The Bid submitted by Cestarollo may be viewed at the Public Works Office during normal business hours.

The inspection of the site work will be conducted by Public Works staff and the building inspection will be conducted by the Building Official. Construction support will be provided by the Project Architect and the City Engineer, materials testing by Brunsing and Associates, and construction management by MOE Engineering. The construction cost summary for the Project is shown in Table 3.



Table 3 - Construction Cost Summary

Construction (Total Contract Award)	\$243,781.
Contingency (10%)	24,378.
Construction support	60,000.
Total Estimated Costs	\$328,159.

CITY COUNCIL GOALS/PRIORITIES/AND OR GENERAL PLAN CONSISTENCY:

This agenda item represents the City Council goals/priorities as follows:

- Goal 3 – Infrastructure. Maintaining high quality infrastructure, facilities and services includes repairing/ replacing outdated city facilities, improving streets, stormwater and wastewater infrastructure.

This agenda item represents the City Council General Plan Consistency (if applicable):

- Community Services and Facilities CSF 6-17: Continue to support the West County Museum and the Luther Burbank Experimental Farm.
- Community Services and Facilities CSF 2-21: Continue to provide support to local non-profits providing community recreational services on City-owned land operated by the non-profits.

FISCAL IMPACT:

The CIP project budget is \$480,000 with funding from: Measure M Parks Fund 202, Park In Lieu Fund 212, and CDBG grant Fund 216. The funding summary is shown in Table 3. There are sufficient funds for the Project.

Table 3 – Funding Summary

Fund Name	Approved Budget Allocation	Proposed Funding Allocation
Fund 202 Measure M Parks	\$30,000.	\$124,896.
Fund 212 Park In-Lieu	\$311,800.	65,063.
Fund 216 CDBG	138,200	138,200.
Total	\$480,000.	\$328,159.

The amount of funds allocated from Fund 202 versus Fund 212 has been modified from the adopted budget, due to less development impact fees received at this time of the year. Should additional park in-lieu fee revenue be received in Fiscal Year 2025-26, staff will prioritize the use of park in-lieu fee over Measure M Parks fees.

COMMUNITY OUTREACH:

This item has been noticed in accordance with the Ralph M. Brown Act and was available for public viewing and review at least 72 hours prior to the scheduled meeting date.

As of the writing of this staff report, the City has not received any public comment on this item. However, if staff receives public comment from interested parties following the publication and distribution of this staff report, such comments will be provided to the City Council as supplemental materials before or at the meeting. In addition, public comments may be offered during the public comment portion of this item.



RESTATED RECOMMENDATION:

The item is to request Council to approve the following actions:

1. Accept the bid for the Burbank Farm Restroom Addition and Access Path (Project); and
2. Award the construction contract to Cestarallo Construction LLC (Cestarollo) for the Project, City Contract No. 2025-01 for a Total Contract Award of \$243,781.05; and
3. Authorize the Interim City Manager to execute the contract and change orders up to 10% of the Total Contract Award (if needed).

CITY COUNCIL OPTION(S):

1. Reject all bids and do not award the Construction Contract.
2. Award the Contract to Cestarallo for \$236,541.05 for the Base Bid Amount but do not include the Alternate Bid Items.

ATTACHMENTS:

1-Resolution

APPROVALS:

Department Head Approval:

Approval Date:

CEQA Determination (Planning):

Approval Date: 5/1/23

This project is Categorically Exempt pursuant to CEQA Guidelines Section 15301 (e). The NOE was posted on 5/5/23.

Administrative Services (Financial)

Approval Date: 11/3/25

Costs authorized in City Approved Budget:

☒ Yes ☐ No ☐ N/A

Account Code (If applicable)

Funds 202, 212, 216

City Attorney Approval:

Approval Date: 11/4/25

City Manager Approval:

Approval Date: 11/4/25

CITY OF SEBASTOPOL
RESOLUTION NO. XXXX-2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEBASTOPOL AWARDING THE CONSTRUCTION CONTRACT FOR THE BURBANK FARM RESTROOM ADDITION AND ACCESS PATH PROJECT TO CESTAROLLO CONSTRUCTION LLC IN THE AMOUNT OF \$247,573.05 AND AUTHORIZING A 10% CONTINGENCY

CITY CONTRACT 2025-01

WHEREAS, the Burbank Farm Restroom Addition and Access Path Project (“Project”) consists of a new ADA-compliant public restroom facility and ADA path from the existing parking lot at the Luther Burbank Gold Ridge Experimental Farm located at 7777 Bodega Avenue; and

WHEREAS, Council approved the Project in the adopted Fiscal Year 2025-26 Capital Improvement Plan (CIP #0413-78.00); and

WHEREAS, the Project Plans and Specifications were prepared by Interactive Resources, Inc. and approved by the Interim City Engineer; and

WHEREAS, a notice inviting bids was issued and duly advertised in accordance with the Public Contract Code; and

WHEREAS, Six (6) bids were received and publicly opened on October 21, 2025; and

WHEREAS, the lowest apparent, responsive Bid was submitted by Cestarallo Construction LLC (Contractor), the lowest responsible Bidder, in the amount of \$236,541.05, and Alternate Bid Items including bid deductions for in-lieu work in the amount of \$7,240.00, for a total Contract Amount of \$243,781.05; and

WHEREAS, minor irregularities were found in the Bid, reviewed by the Interim City Engineer and deemed to be minor and immaterial and did not change the resulting apparent low bidder.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Sebastopol hereby accepts the bids for the Burbank Farm Restroom Addition and Access Path Project, awards the construction contract to Cestarallo Construction LLC in the amount of \$243,781.05 and authorizes the Interim City Manager to execute the contract upon receipt of the requisite bonds and insurance documents, and authorizing a 10% contingency (if needed)

The above and foregoing Resolution was duly passed, approved, and adopted at a meeting by the City Council on the 18th day of November 2025.

I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the City of Sebastopol City Council by the following vote:

VOTE:

Ayes:

Noes:

Abstain:

Absent:

APPROVED:

Mayor Stephen Zollman

ATTEST:

Mary Gourley, Interim City Manager/City Clerk, MMC

APPROVED AS TO FORM:

Alex Mog, City Attorney