



CITY OF SEBASTOPOL CITY COUNCIL

AGENDA ITEM REPORT FOR MEETING OF: July 21, 2026

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To: Honorable Mayor and City Councilmembers
From: Oriana Hart, Public Works Director
Department: Public Works
Subject: Approve Contract Award and CIP Budget Amendment for the Morris Street Sewer Pump Station Wet Well Repairs Project (CIP No. 0617-25.02)

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RECOMMENDATION(S):

- Adopt a Resolution awarding the construction contract for the Morris Street Sewer Pump Station Wet Well Repairs Project (CIP No. 0617-25.02) to Valentine Corporation as the lowest responsive and responsible bidder in an amount not to exceed \$321,369.
- Authorize the City Manager to execute the construction contract and approve change orders up to 10% of the contract amount, as necessary to complete the project.
- Approve a Capital Improvement Program budget amendment increasing the Morris Street Sewer Pump Station Wet Well Repairs Project (CIP No. 0617-25.02) budget from \$300,000 to \$400,000 and appropriate the necessary funds from available Wastewater Enterprise Fund reserves.

PROCESS OF AGENDA ITEM:

If the item remains on the Consent Calendar, no presentation is required, and the item will be approved as part of the Consent Calendar. If the item is removed from the Consent Calendar, it will be heard as a regular agenda item and will proceed as follows:

- a. Presentation by staff
- b. Council questions and discussion
- c. Public comment
- d. Council deliberation and action

EXECUTIVE SUMMARY:

The Morris Street Sewer Pump Station Wet Well Repairs Project will rehabilitate the interior wet well structure and address deterioration identified during a recent engineering assessment. The project was publicly advertised and competitively bid in accordance with the California Public Contract Code and the City's purchasing requirements, and bids were opened on June 24, 2026. Valentine Corporation submitted the sole responsive bid in the amount of \$447,169. Following bid opening, staff reviewed the bid, project requirements, schedule, and construction assumptions with the contractor, resulting in a reduced contract price of \$321,369 while maintaining the same scope of work, plans, specifications, contract terms, and bidding conditions. Because the negotiated price reduction did not materially alter the scope of work or require changes to the bidding documents, re-advertisement was not required. Staff reviewed the revised pricing and determined it to be fair and reasonable, and further determined that Valentine Corporation is the sole responsive and responsible bidder qualified to perform the work. The revised contract amount reflects the specialized nature of the project, including temporary bypass pumping, confined-space entry, wastewater facility rehabilitation, and maintenance of continuous wastewater operations during construction.

Staff recommends awarding the construction contract to Valentine Corporation in the amount of \$321,369 and approving a CIP budget amendment increasing the project budget from \$300,000 to \$400,000 to provide sufficient funding for construction, contingency, construction management, and inspection services. The additional funding will be provided from available Wastewater Enterprise Fund reserves.

BACKGROUND:

The Morris Street Sewer Pump Station is a critical component of the City of Sebastopol's wastewater collection system. The station receives and pumps wastewater collected throughout the City to the Llano trunk sewer for conveyance to



the Llano Road Wastewater Treatment Plant in Santa Rosa. As the sole pumping facility serving the City's wastewater system, reliable operation of the station is essential to maintaining uninterrupted wastewater service, protecting public health, and complying with state and federal environmental regulations.

In 2024, City operations staff observed cracking and leakage within the wet well structure. Specifically, wastewater was observed weeping through cracks in the reinforced concrete wet well walls. In response, the City retained GHD to perform a structural assessment of the facility and evaluate the extent of deterioration. The assessment found evidence of active leakage, concrete cracking, and deterioration of the protective lining system previously installed within the wet well. The evaluation concluded that the existing coating system was failing and that continued exposure to the corrosive wastewater environment would result in ongoing deterioration of the concrete structure if repairs were not undertaken. The engineering assessment determined that while the observed cracking did not pose an immediate structural failure risk, continued leakage and deterioration could allow reinforcement corrosion, concrete spalling, and progressive degradation of the wet well structure. The report recommended rehabilitation of the wet well, including repair of deteriorated surfaces and installation of a new protective lining or coating system designed to withstand the corrosive wastewater environment and extend the useful life of the facility.

Based on the assessment findings, the City retained GHD to prepare plans, specifications, and construction documents for the Morris Street Sewer Pump Station Wet Well Repairs Project. The project includes installation and operation of a temporary bypass pumping system to maintain uninterrupted wastewater service while the wet well is removed from service, dewatering and cleaning of the structure, repair of deteriorated concrete surfaces, application of protective coatings, and related improvements necessary to restore and protect the facility.

DISCUSSION:

The Morris Street Sewer Pump Station Wet Well Repairs Project consists of rehabilitation of the interior wet well structure and associated work necessary to maintain continuous wastewater operations during construction. The work includes installation and operation of a temporary bypass pumping system, dewatering and cleaning of the wet well, preparation and repair of deteriorated concrete surfaces, application of repair mortar and protective coatings, restoration of affected facilities, and completion of all testing and closeout requirements.

Only one responsive bid was received for the project. Following bid opening, staff met with the contractor to review the project requirements and construction assumptions. Based on those discussions, the contractor provided revised pricing while maintaining the same project scope, plans, specifications, and contract requirements.

Staff has reviewed the revised pricing and believes it more accurately reflects the anticipated construction effort required to complete the project. The revised contract amount remains consistent with the specialized nature of the work, which includes bypass pumping, confined-space entry, wastewater facility rehabilitation, and maintenance of continuous wastewater operations during construction.

Table 1 – Summary of Pricing Received on July 8, 2026

Contractor	Base Bid Amount
Valentine Corporation	\$321,369.00

The Morris Street Sewer Pump Station is a critical component of the City's wastewater collection system. Delaying the project and rebidding is not expected to result in lower costs and could expose the City to increased maintenance costs, emergency repairs, service disruptions, and operational risks associated with continued deterioration of the wet well structure. Staff therefore recommends award of the construction contract in the amount of \$321,369, and approval of a CIP budget amendment increasing the project budget for CIP 0617-25.02 from \$300,000 to \$400,000 to provide sufficient funding for construction, contingency, construction management, and inspection services. The additional funding would be provided from available Wastewater Enterprise Fund reserves.



Construction Contract	\$321,369
Construction Contingency (10%)	\$31,631
Construction Management / Inspection	\$47,000
Total Estimated Project Cost	\$400,000

The Project is funded through available wastewater enterprise funds.

Funding Sources	Amount
511 – Wastewater Capital Improvement Fund	\$400,000

STAFF ANALYSIS:

The Morris Street Sewer Pump Station is a critical component of the City's wastewater collection system and serves as the sole facility that conveys wastewater generated throughout Sebastopol to the regional treatment system in Santa Rosa. Because all wastewater from the City passes through this facility, maintaining its reliable operation is essential to protecting public health, preventing sanitary sewer overflows, maintaining regulatory compliance, and ensuring uninterrupted wastewater service to residents and businesses.

The proposed project will rehabilitate the station's wet well structure and address deterioration identified during recent engineering evaluations. The wet well is continuously exposed to a corrosive wastewater environment, and deterioration will continue to progress if left unaddressed. Rehabilitation of the wet well is necessary to preserve the structural integrity of the facility, reduce the risk of future failures, and extend the useful life of this wastewater asset. Due to the nature of rehabilitation work within an existing wastewater facility, the full extent of deterioration may not be known until the wet well has been isolated, dewatered, cleaned, and thoroughly inspected during construction. Additional concrete repairs, coating repairs, or other unforeseen conditions may be encountered that were not visible during project design.

Staff reviewed the submitted bid documents for responsiveness, contractor licensing, DIR registration, bid security, and completeness. Based on this review, staff determined that the recommended contractor submitted the lowest responsive and responsible bid and is qualified to perform the work described in the contract documents. While the lowest responsive bid exceeds the Engineer's Estimate and the currently adopted CIP budget, staff believes the bid reflects current market conditions and the complexity of rehabilitating an active wastewater facility. High equipment rental and fuel costs, increased labor and material costs, and the specialized requirements associated with temporary bypass pumping, confined-space entry, and wastewater facility rehabilitation have contributed to elevated construction costs throughout the region. The project requires installation and continuous operation of a temporary bypass pumping system to maintain uninterrupted wastewater service while the wet well is removed from service, which further increases construction costs. Staff's review of the bids received indicates that the pricing is reasonable and consistent with current market conditions for this type of work.

Because of the critical role the Morris Street Sewer Pump Station serves in the City's wastewater system, staff does not believe delaying the project and rebidding would be in the City's best interest. Rebidding is unlikely to result in lower construction costs and would postpone needed repairs to infrastructure that is essential to the operation of the wastewater collection system. Staff therefore recommends award of the construction contract and approval of a CIP budget amendment increasing the project budget from \$300,000 to \$400,000 to provide sufficient funding for construction, contingency, construction management, and inspection services. Completion of the project will preserve a critical wastewater facility, improve operational reliability, reduce future maintenance requirements, and extend the useful life of infrastructure that serves the entire community.

**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.

PUBLIC COMMENT:

As of the preparation of this staff report, no public comments have been received on this item. Any comments received after distribution of the report will be provided to the City Council as supplemental materials. Public comment will also be accepted during the meeting.

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.

FISCAL IMPACT:

The adopted Fiscal Year 2026-27 Capital Improvement Program budget for the Morris Street Sewer Pump Station Wet Well Repairs Project is \$300,000. Based on the bids received, the total estimated project cost is \$400,000. Staff is requesting approval of a CIP budget amendment increasing the project budget from \$300,000 to \$400,000 and appropriating an additional \$100,000 from available Wastewater Enterprise Fund reserves. Sufficient reserves are available to fund the budget amendment. As of the approval of the FY26/27 budget on June 16, 2026, the Wastewater Enterprise Fund had a reserve of \$732,835.

The Morris Street Sewer Pump Station is a critical wastewater facility that conveys all wastewater generated within the City to the regional treatment system. Completion of the project will protect essential infrastructure, improve system reliability, and extend the useful life of the facility.

RESTATED RECOMMENDATION:

The item is to request Council adopt a resolution to award the construction contract for the Morris Street Sewer Pump Station Wet Well Repairs Project to Valentine Corporation as the lowest responsive and responsible bidder and authorize the City Manager to execute the contract and approve 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 Valentine Corporation for the Morris St Sewer Pump Station Improvement Project

ATTACHMENT(S):

- 1 – Resolution
- 2 – Contract Award

APPROVALS:

Department Head Approval:	Approval Date: 6/16/2026
CEQA Determination (Planning):	Approval Date: 6/16/2026
Administrative Services (Financial)	Approval Date: 7/13/2026
<u>Costs authorized in City Approved Budget:</u>	☒ Yes ☐ No ☐ N/A
Account Code (If applicable)	<u>Funds 511-44-02-9990</u>



City Attorney Approval:
City Manager Approval:

Approval Date: 7/13/2026
Approval Date: 7/14/2026

CITY OF SEBASTOPOL
RESOLUTION NO. XXXX-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEBASTOPOL AWARDING THE CONSTRUCTION CONTRACT
FOR MORRIS ST PUMP STATION IMPROVEMENT PROJECT TO VALINTINE CORPORATION FOR A TOTAL CONTRACT
AWARD OF \$321,369 AND AUTHORIZING A 10% CONTINGENCY

CITY CONTRACT 2026-02

WHEREAS, the Morris Street Sewer Pump Station Wet Well Repairs Project ("Project") generally consists of temporary bypass pumping, dewatering, cleaning, repair and rehabilitation of the existing wet well structure, application of protective repair materials, restoration of affected facilities, and associated work necessary to maintain continuous wastewater service during construction; and

WHEREAS, the Project was approved as part of the adopted Capital Improvement Program; and

WHEREAS, the Morris Street Sewer Pump Station is a critical component of the City's wastewater collection system and requires rehabilitation to address deterioration and preserve the long-term functionality of the facility; and

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

WHEREAS, One (1) bids were received and publicly opened on June 24, 2026; and

WHEREAS, Valentine Corporation submitted the lowest responsive and responsible bid in the amount of \$321,369 and

WHEREAS, staff recommends inclusion of a 10% construction contingency to address unforeseen conditions that may be encountered during rehabilitation of the existing wet well facility.

WHEREAS, the lowest responsive and responsible bid exceeds the Engineer's Estimate and the currently adopted Capital Improvement Program budget for the Project; and

WHEREAS, staff has reviewed the bid results and determined that the bid reflects current market conditions, including increased equipment, fuel, labor, and material costs, as well as the specialized requirements associated with wastewater facility rehabilitation and temporary bypass pumping; and

WHEREAS, the Morris Street Sewer Pump Station conveys all wastewater generated within the City to the regional treatment system and is critical to maintaining reliable wastewater service and regulatory compliance; and

WHEREAS, sufficient funds are available within the Wastewater Enterprise Fund to increase the Project budget and complete the necessary repairs; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Sebastopol hereby accepts the bid for the Morris Street Sewer Pump Station Wet Well Repairs Project and awards the construction contract to Valentine Corporation in the amount of \$321,369 and authorizes the City Manager to execute the contract upon receipt of the requisite bonds and insurance documents.

BE IT FURTHER RESOLVED that the City Council authorizes a construction contingency of up to twenty percent (10%) of the total contract award, if needed, for unforeseen field conditions, hidden deterioration, quantity adjustments, and other conditions associated with the Project.

BE IT FURTHER RESOLVED that the City Council approves an amendment to the Fiscal Year 2026-27 Capital Improvement budget for the Morris Street Sewer Pump Station Wet Well Repairs Project, increasing the project budget from \$300,000 to \$400,000 and appropriating an additional \$100,000 from the Wastewater Enterprise Fund to fund the Project.

The above and foregoing Resolution was duly passed, approved, and adopted at a meeting by the City Council on the 21st day of July 2026.

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 Jill McLewis

ATTEST: _____
Mary Gourley, City Manager

APPROVED AS TO FORM: _____
Alex Mog, City Attorney



Public Works Department
Engineering Division

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Website: www.ci.sebastopol.ca.us
Email: engineering@cityofsebastopol.gov

July 22, 2026

Robert Valentine
President
111 Pelican Way
San Rafael, CA 94901

Re: City of Sebastopol Contract No. 2026-02 Morris Street Sewer Pump Station Wet Well Repairs Project

Dear Mr. Valentine:

The Sebastopol City Council approved the award of this contract to your company, Valentine Corp., of San Rafael, California, in the amount of **\$321,369.00** on July 21, 2026.

Enclosed you will find three sets of contract documents for signatures. Please sign and return all three of these sets to our office along with the following:

- Contractor's insurance certificates and endorsements
- 100% Performance Bond and 50% Payment Bond

Once all of the documents listed above are received and approved, the City Manager will sign the contract and we will schedule a pre-construction meeting. One fully executed set of contract documents will be returned to you.

If you have any questions about the insurance or bonding requirements, please email engineering@cityofsebastopol.gov or call Elissa Overton, Engineering Technician II, at 707-823-2151.

Sincerely,

Oriana Hart

Public Works Director