

**CITYOFSEBASTOPOL
RESOLUTION NO.6798-2026**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEBASTOPOL AUTHORIZING THE CITY MANAGER TO
EXECUTE A CONSTRUCTION CONTRACT FOR THE SEBASTOPOL LIBRARY REHABILITATION PROJECT WITH DMR
BUILDERS FOR \$74,250 AND AUTHORIZING CHANGE ORDERS UP TO TWENTY PERCENT OF THE CONTRACT
AWARD OR \$14,850**

WHEREAS, The City of Sebastopol owns the Sebastopol Library building located at 7140 Bodega Avenue, and is responsible for maintaining and repairing the building shell and major structural components of the facility; and

WHEREAS, In June 2026, moisture intrusion, mold contamination, and areas of dry rot were identified within portions of the Sebastopol Library, resulting in the closure of the facility and the City's initiation of emergency investigation and remediation activities; and

WHEREAS, The investigation, demolition, and remediation activities identified moisture-related deterioration and dry rot within portions of the exterior wall assemblies and established the need for reconstruction and repair of affected building components; and

WHEREAS, The Sebastopol Library Rehabilitation Project will reconstruct and repair affected portions of the building, including deteriorated wood framing, exterior brick veneer, moisture-proofing and waterproofing, insulation, drywall, and interior and exterior finishes; and

WHEREAS, The City solicited bids for the reconstruction work, and DMR Builders submitted the lowest responsive and responsible bid in the amount of \$74,250; and

WHEREAS, Staff recommends awarding the construction contract to DMR BUILDERS in the amount of \$74,250 and authorizing a construction contingency of up to twenty percent (20%) of the contract award, or \$14,850, to address unforeseen field conditions, quantity adjustments, and other necessary work associated with completing the Project; and

WHEREAS, The reconstruction phase will allow the City to restore the affected portions of the Library following the investigation and remediation work and continue efforts toward returning the Library to public use.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Sebastopol hereby accepts the bid for the Sebastopol Library Rehabilitation Project and awards the construction contract to DMR Builders in the amount of \$74,250 and authorizes the City Manager to execute the contract upon receipt of the requisite bonds, insurance documents, and other required contract documents.

BE IT FURTHER RESOLVED that the City Council authorizes a construction contingency of up to twenty percent (20%) of the total contract award, or \$14,850, if needed, for unforeseen field conditions, quantity adjustments, and other necessary work associated with completing the Project, including reconstruction and repair of building components affected by moisture intrusion, dry rot, and the preceding investigation, demolition, and remediation activities.

The above and foregoing Resolution was duly passed, approved, and adopted at a meeting by the City Council on the 15th day of September 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: Councilmembers Carter, Hinton, Zollman, Vice Mayor Maurer, and Mayor McLewis
Noes: None
Abstain: None
Absent: None

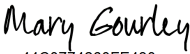
APPROVED:

Signed by:

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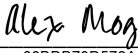
Mayor Jill McLewis

ATTEST:

Signed by:

44C0774260FE430...

Mary Gourley, City Manager

APPROVED AS TO FORM:

Signed by:

66BDB79D572A4EB...

Alex Mog, City Attorney