



City of Emeryville

CALIFORNIA

MEMORANDUM

DATE: April 15, 2025
TO: LaTanya Bellow, City Manager
FROM: Mohamed Alaoui, Public Works Director
SUBJECT: **Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Enter Into A Construction Contract With SDM Construction In The Amount Of \$243,500.00 For Renovation And Replacement Of Old City Hall Exterior Windows, Project No.16650015, And Authorizing The City Manager To Increase The Contract By \$25,000.00 For A Total Not To Exceed Contract Amount Of \$268,500.00. CEQA Determination: Exempt Under Section 15061(b)(3)**

RECOMMENDATION

Staff recommend that the City Council adopt the above-referenced Resolution.

BACKGROUND

The Old City Hall Exterior Windows Renovation/Replacement project was approved in the 2023-2028 Capital Improvement Program under CIP # FM -04 Project # 16650015.

The exterior windows of the Old City Hall have visible damage and deterioration and are scheduled to be repaired and replaced.

This project entails renovation and replacement of all exterior wood windows (except the curved glass windows) at the Old City Hall Building. The work includes complete replacement of the sash, any operable window mechanism, and glass as well as repairing or replacing damaged frames, sills and jams. Each window frame and sill are to be primed and made ready for the final painting.

DISCUSSION

The City's Capital Improvement Plan includes a project to repaint the exterior walls of both the Old City Hall and the Civic Center Building, as well as to replace the windows of the Old City Hall. This project was divided into two separate contracts: painting the buildings and replacing windows.

The painting contract was executed in November 2024., and work on the building exteriors was substantially completed in January 2025. However, painting of the exterior window frames has been postponed so that it can be completed after installation of the new windows associated with this contract.

Bid opening occurred on February 26, 2025, and the low bid came in \$243,500.00, which was \$53,500.00 above the engineer's estimate of \$190,000.00. In total, there were 5 bids on the project with the highest bid coming in at \$436,500.00.

Staff are requesting Council to authorize the City Manager to increase the contract amount by \$25,000 to allow for the additional window work and other unexpected contingencies should they arise.

FISCAL IMPACT

The funding source for this project is CIP #FM-04 project #16650015 as identified in the 23-28 Capital Improvement Program.

STAFF COMMUNICATION WITH THE PUBLIC

There has been no communication with public.

CEQA DETERMINATION

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA Guidelines.

CONCLUSION

Staff recommends that the City Council authorize the City Manager to finalize and execute an agreement with SDM Construction for renovation and replacement of the exterior windows at the Old City Hall building.

PREPARED BY: Ali Ahmadzadeh, Senior Civil Engineer

APPROVED AND FORWARDED TO THE CITY COUNCIL OF THE CITY OF EMERYVILLE:



LaTanya Bellow, City Manager

ATTACHMENTS

- Draft Resolution
 - Exhibit A – SDM Construction Contract