



# COUNTY OF SONOMA

575 ADMINISTRATION  
DRIVE, ROOM 102A  
SANTA ROSA, CA 95403

## SUMMARY REPORT

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**Agenda Date:** 3/3/2026

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**To:** Board of Supervisors

**Department or Agency Name(s):** Sonoma County Public Infrastructure

**Staff Name and Phone Number:** Johannes J. Hoevertsz, 707-565-2550

**Vote Requirement:** Majority

**Supervisorial District(s):** Fifth

**Title:**

Reroof, HVAC and Fire Alarm 16390 Main Street, Guerneville (Former Bank of America Building)

**Recommended Action:**

- A) Award the construction contract to C.W.S. Construction Group, Inc., in the amount of \$815,000, for the Reroof, HVAC and a Fire Alarm System project (21CP40041AB) at the former Bank of America building in Guerneville.
- B) Authorize contingency up to 10% of the project cost, in the amount of \$81,500.
- C) Authorize the Director of Public Infrastructure to execute said construction contract and any other related, required documents, in form approved by County Counsel.
- D) Adopt and approve plans and specifications for the subject project.

**Executive Summary:**

The Sonoma County Department of Public Infrastructure (SPI) is requesting the Board approve and award a construction contract for a not to exceed amount of \$896,500 (including 10% contingency) to replace the roof, four existing HVAC rooftop units, and install a fire alarm system at the County's property located at 16390 Main Street in Guerneville (the former Bank of America building). In addition, SPI is requesting Board adopt and approve plans and specifications for the project and authorize the Director of SPI to execute the construction contract and related documents.

**Discussion:**

On October 25, 2022, the Board of Supervisors approved acquisition of the 7,500 square foot building at 16390 Main Street, Guerneville (known as the Guerneville Bank of America building) to operate as a satellite service center for the citizens of western Sonoma County. The West County Community Services (WCCS) facility is currently occupied by County staff from the Department of Health Services (DHS), Human Services Department (HSD), and the District 5 Supervisor's office.

The roof replacement, HVAC unit replacement, and installation of a fire alarm system were all identified as necessary repairs and/or upgrades during the due diligence phase of negotiations prior to purchasing the building. The roof has exceeded its useful life as it is over 23 years old and multiple water leaks are present in the building. In addition, the four roof top HVAC units appear to be part of the original construction of the building in 1984 and require replacement. Finally, installation of a fire alarm system is requested to meet current permitting standards, protect the health and safety of county staff, and to safeguard county assets.

In December 2023, SPI entered into an agreement with Axia Architects to provide design, engineering, and permitting services associated with this project. After completion of the design phase and securing the necessary funding for the construction phase SPI put the project out to bid in the fall of 2025. Three (3) bids were received and publicly opened on November 20, 2025. All the bids were deemed responsive and were as follows:

1. C.W.S. Construction Group, Inc. - \$815,000
2. Cestarollo Construction Inc. - \$982,430
3. Martinez Construction Services, Inc. - \$1,765,800

As the responsible bidder with the lowest bid, SPI recommends award of the contract to C.W.S. Construction Group, Inc.

**Strategic Plan:**

This item directly supports the County’s Five-year Strategic Plan and is aligned with the following pillar, goal, and objective.

**Pillar:** Resilient Infrastructure

**Goal:** Goal 2: Invest in capital systems to ensure continuity of operations and disaster response.

**Objective:** N/A

**Racial Equity:**

**Was this item identified as an opportunity to apply the Racial Equity Toolkit?**

No

**Prior Board Actions:**

10/25/2022 – Acquisition of real property at 16390 Main Street, Guerneville

**FISCAL SUMMARY**

	<b>FY 25-26 Adopted</b>	<b>FY 26-27 Projected</b>	<b>FY 27-28 Projected</b>
<b>Expenditures</b>			
Budgeted Expenses	\$896,500		
Additional Appropriation Requested			
<b>Total Expenditures</b>	<b>\$896,500</b>		
<b>Funding Sources</b>			
General Fund/WA GF	\$896,500		
State/Federal			
Fees/Other			

Use of Fund Balance			
Contingencies			
<b>Total Sources</b>	<b>\$896,500</b>		

**Narrative Explanation of Fiscal Impacts:**

Appropriations for this contract are available in the FY 2025–26 Guerneville Satellite Site Roof and HVAC (23048-40805700) Capital Project budget. The FY 2025–26 Capital Improvement Program (CIP) Adopted Budget includes sufficient appropriations to fund the contract amount of \$815,000 (plus a 10 percent contingency of \$81,500) for a total, not to exceed contract amount of \$896,500.

<b>Staffing Impacts:</b>			
<b>Position Title (Payroll Classification)</b>	<b>Monthly Salary Range (A-I Step)</b>	<b>Additions (Number)</b>	<b>Deletions (Number)</b>

**Narrative Explanation of Staffing Impacts (If Required):**

None

**Attachments:**

- 1 – Agreement Form
- 2 – Plans and Specifications
- 3 – Bid Book
- 4 – Bid Tabulation

**Related Items “On File” with the Clerk of the Board:**

None