

**CITY OF CARMEL-BY-THE-SEA  
CITY COUNCIL**

**RESOLUTION NO. 2024-070**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A CONSTRUCTION CONTRACT WITH PRO-EX CONSTRUCTION, INC. IN AN AMOUNT, WITH CONTINGENCY, OF \$168,360, FOR THE SUNSET CENTER COTTAGES WINDOW REPAIRS PROJECT**

WHEREAS, the Sunset Center Cottages Windows are in disrepair and are continuing to progressively deteriorate; and

WHEREAS, in June 2023, Council adopted Resolution 2023-067 approving the carry-over of prior Fiscal Year Capital Improvement Projects, including four Facility Renovation Projects, with a carryover budget of \$649,000; and

WHEREAS, in the Summer of 2023, the Sunset Center Cottages Window Repairs Project was bundled with the City Hall Roofing Replacement Project and the Sunset Center and Harrison Memorial Library Painting Projects for efficiency; however, only two bids were received for these four bundled facility renovation projects with bids nearly twice the cost estimate; and

WHEREAS, in September 2023, Council adopted Resolution 2023-082 rejecting all bids and directing staff to evaluate alternative contracting methods before re-advertising for bids; and

WHEREAS, in the Spring of 2024, the Sunset Center Cottages Window Repairs Project was repackaged and extensively re-advertised for bids, and two responsive bid proposals were received at the Public Bid Opening held on June 27, 2024; and

WHEREAS, Pro-Ex Construction, Inc. submitted the low bid of \$146,400 for repairs and like-kind replacement of historic windows, which was in line with the project team's estimate, 70% below the other bidder, and \$66,945 below the bid from the prior, bundled project for the same window repairs project; and

WHEREAS, due to inherent risks associated with historic building renovations and window repair projects, a 15% contingency of \$21,960 is recommended, resulting in a total contract amount of \$168,360; and

WHEREAS, in June 2024, Council adopted Resolution 2024-047 approving the Capital Improvement Program Budget for Fiscal Year 2024/25 which reset a combined budget of \$527,000 for the Sunset Center Cottages Window Repairs Project and the City Hall Reroof Project; and

WHEREAS, sufficient funding is available in the Capital Projects fund account.

**NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA DOES HEREBY:**

Authorize the City Administrator to execute a Construction Contract with Pro-Ex Construction, Inc., in the amount, with contingency, of \$168,360, for the Sunset Center Cottages Window Repairs Replacement Project.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA  
this 6<sup>th</sup> day of August, 2024, by the following vote:**

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

\_\_\_\_\_  
Dave Potter, Mayor

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Nova Romero, MMC, City Clerk