



# STAFF REPORT

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**Meeting Type:** Board of Directors  
**Title:** Award of Contract for the Pump Station Fire Hardening Project  
**From:** Alex Anaya, Director of Engineering  
**Through:** Alex Anaya for Ben Horenstein, General Manager  
**Meeting Date:** July 7, 2026

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**TYPE OF ITEM:** X Action Information

**RECOMMENDATION:** Approve a resolution authorizing award of Contract No. 2064, Pump Station Fire Hardening Project to Piazza Construction in an amount of \$397,000 and authorizing the General Manager to execute any necessary amendments to Contract No. 2064, which do not exceed \$50,000

**SUMMARY:** At the December 2024 Planning Committee Meeting, staff presented the findings of the above ground infrastructure fire hardening assessment, which is part of Goal 2, Objective 1 of the Five Year Strategic Plan. These findings resulted in the development of the Pump Station Fire Hardening Project, which proposes to address fire hardening deficiencies identified during the 2024 assessment to increase fire resiliency of the District's pump stations.

Staff presented the Pump Station Fire Hardening Project at the February 2026 Planning Committee Meeting. At that time, the project proposed the installation of fire-resistant doors, screens, and vents, as well as a vegetation management component in Zone 0 and Zone 1. Since then, the vegetation management component has been incorporated into an existing District vegetation management contract and that work is currently being performed. The work for this contract now only includes installation for fire resistant doors, screens, and vents at 67 of the District's pump stations that have been identified to need these upgrades.

**DISCUSSION:** In 2024, staff conducted a comprehensive above ground infrastructure fire hardening assessment in collaboration with the Marin Wildfire Prevention Authority (MWPA). As part of this effort, defensible space around pump stations was evaluated to identify practical measures to improve fire resilience. Defensible space refers to the area around a structure and extends up to a distance of 100 feet or the nearest property line. There are three Defensible Space Zones each corresponding to a distance away from the nearest structure; Zone 0 which is 0-5 feet from the nearest structure, Zone 1 which is 5-30 feet from the nearest structure, and Zone 2 which is 30 to 100 feet to the nearest structure or property line.

This project prioritizes improvements within Defensible Space Zones 0 and 1, which are the areas closest to pump station facilities and most vulnerable to wildfire impacts. The proposed actions are intended to reduce ember intrusion, limit combustible materials, and strengthen structural protection from the risk of wildfires. In Zone 0, the project includes upgrading to fire-rated doors, adding 1/8-inch fire-rated screens to vents, and sealing gaps around utility penetrations with approved non-combustible materials.

On April 28, 2026, the District advertised the Project with a two week advertising period ending with the bid opening on May 12, 2026. While contractors purchased plans and specifications for public bidding, when District held the public bid opening on May 12, 2026 at 10:00am, the District did not receive any public bids for this Project. Per California Public Contract Code Section 22038(c), *“If no bids are received through the formal or informal procedure, the project may be performed by the employees of the public agency by force account, or negotiated contract without further complying with this article.”* District staff reached out to Piazza Construction and requested that they provide the District with a proposal for this work, as staff understands that this company has successfully conducted similar work and has the necessary license, personnel, and equipment. Piazza Construction provided its proposal at the amount stated in the table below. Staff reviewed the proposal and found it to be in line with engineering estimates for this type of work. Therefore, staff recommends that the Board of Directors approve a resolution awarding Contract No. 2064 to Piazza Construction in the amount of \$397,000 and authorizing the General Manager to execute any necessary amendments to Contract No. 2064, which do not exceed \$50,000.

**Pump Station Fire Hardening Project**

| Bid Rank | Contractor Name     | Proposal Amount |
|----------|---------------------|-----------------|
| 1        | Piazza Construction | \$397,000       |

Engineer’s Estimate: \$600,000

Summaries of the estimated Project costs and schedule are provided below.

Estimated Budget:

|                            |            |
|----------------------------|------------|
| Contract Award:            | \$ 397,000 |
| Contingency (13%):         | \$ 50,000  |
| District Labor/Inspection: | \$ 60,000  |
| Total Budget:              | \$ 507,000 |
| Budget Category:           | A1A07      |

Estimated Project Implementation:


|                            |                                 |
|----------------------------|---------------------------------|
| Project Advertisement:     | April 28, 2026                  |
| Bid Opening:               | May 12, 2026 (No Bids Received) |
| Proposal Received:         | June 19, 2026                   |
| Project Award:             | July 7, 2026                    |
| Estimated Completion Date: | January 3, 2027                 |
| Duration:                  | 180 days                        |

**ENVIRONMENTAL REVIEW:** The Director of Engineering has determined that this Project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Public Resources Code section 21080.49, as the proposed project creates defensible space and fuel breaks around pump stations. The project also qualifies for exemption pursuant to the following CEQA Guidelines sections 15301, Existing Facilities, as the Project will include repair and maintenance work of existing structures, that does not result in an expansion of use.

**FISCAL IMPACT:** The total estimated cost to complete the Pump Station Fire Hardening Project is \$507,000 which includes District labor, construction costs, and contingencies. The Project is funded through the adopted FY 2025-2027 Two-Year Capital Improvement Budget.

**ATTACHMENT(S):**

1. Proposed Resolution
2. Draft Notice of Exemption

| DEPARTMENT OR DIVISION | DIVISION MANAGER                          | APPROVED   |
|------------------------|---|--|
| Engineering            | <hr/>                                     |  |
| <hr/>                  | <b>Alex Anaya</b><br>Engineering Director | <hr/> <b>Alex Anaya for</b><br><b>Ben Horenstein</b><br>General Manager              |