



# COUNTY OF SONOMA

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

## SUMMARY REPORT

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**Agenda Date:** 7/11/2023

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**To:** Sonoma County Board of Supervisors

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

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

**Vote Requirement:** Majority

**Supervisorial District(s):** Second

**Title:**

Petaluma Veterans Memorial Building Seismic and Reroof

**Recommended Action:**

A) Authorize the Director of Public Infrastructure to award the construction contract for the Petaluma Veterans Memorial Building Seismic Upgrades and Reroof project to Adams Commercial General Contracting, Inc, in the amount of \$1,911,561 and the use of contingencies up to 10% of the project cost \$191,156 for a total of \$2,102,717.

B) Approve plans and specifications for the proposed project  
(Second District)

**Executive Summary:**

The Sonoma County Public Infrastructure Department (SPI) is seeking Board award and approval of the construction contract to Adams Commercial General Contracting, Inc., in an amount not to exceed \$1,911,561, for the proposed roof replacement and seismic upgrades to the Petaluma Veterans Memorial Building, with contingencies up to 10% of the project cost of \$191,156. The existing roof is over 25 years old and is experiencing multiple roof leaks. In addition to the roof replacement, the project will provide integral seismic upgrades to provide for a resilient community resource and shelter in times of disaster.

**Discussion:**

The 23,800 sq. ft. Petaluma Veterans Memorial Building was constructed in 1959. It has been owned or operated by several organizations, including the City of Petaluma and County (Regional Parks). In the mid-1990s General Services took over the building maintenance responsibilities for all Veterans Buildings, and additionally operations in 2012. The facility continues to serve as a key hub for community events, arts programs, and veterans service organization meetings, as well as an important emergency shelter, charging center during recent weather, energy, and climate crises.

The roof and seismic upgrades must be performed simultaneously as many of the components of the seismic reinforcement are accessible only through the roof diaphragm. The roof has exceeded its useful life as it is over 25 years old and multiple water leaks are present in the building. The project is needed to preserve the life of the property asset and seismically reinforce the building for resilience and safe refuge to the community in times

of disaster. The upcoming roof replacement will have a 'cool roof' design, which includes special roofing materials that help reduce heat absorption during hot days. This feature will alleviate the heat load on the roof. Three bids were publicly opened on May 18, 2023. All the bids were deemed responsive and were as follows:

Adams Commercial General Contracting Inc. - \$1,911,561

Martinez Construction Services - \$2,861,409

Kirby Construction - \$4,435,000

Adams Commercial General Contracting, Inc., was determined to be the lowest responsible bidder.

**Funding Information:**

FY 19/20 - \$100,000 was transferred from the capital budget allocation for Veteran’s buildings improvement projects as part of the Capital Improvement Plan.

FY 21/22 - As part of the adopted capital project budget, \$1,500,000 has been allocated specifically for the reroofing and seismic upgrade construction costs of Petaluma Veterans building.

FY 22/23 - An additional \$450,000 was approved as part of the Capital Improvement Plan for the reroofing and seismic upgrade construction costs of Petaluma Veterans building.

FY 23/24 - An additional \$423,136 in Measure L TOT funds and \$124,687 in General fund was approved as part of the Capital Improvement Plan.

**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 1: Invest in County buildings and technology to enhance service delivery and improve employee mobility

**Objective:** Objective 1: Design or retrofit County facilities to be carbon neutral, zero waste and incorporate resilient construction techniques and materials.

**Racial Equity:**

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

No

**Prior Board Actions:**

None

**FISCAL SUMMARY**

	<b>FY 23-24 Adopted</b>	<b>FY 24-25 Projected</b>	<b>FY 25-26 Projected</b>
<b>Expenditures</b>			

Budgeted Expenses	\$1,911,561		
Additional Appropriation Requested			
<b>Total Expenditures</b>	<b>\$1,911,561</b>		
<b>Funding Sources</b>			
General Fund/WA GF	\$975,190		
State/Federal			
Fees/Other	\$936,371		
Use of Fund Balance			
Contingencies			
<b>Total Sources</b>	<b>\$1,911,561</b>		

**Narrative Explanation of Fiscal Impacts:**

Funding for this project includes \$2,050,000 in previously allocated project funds, and \$124,687 of General fund and \$423,136 of Transient Occupancy Tax, included in the FY 2023-24 Capital Project Plan recommended budget.

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

None.

**Attachments:**

- 1 - Construction contract
- 2 - Project plans and specifications

**Related Items "On File" with the Clerk of the Board:**

None.