



# COUNTY OF SONOMA

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

## SUMMARY REPORT

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**Agenda Date:** 10/15/2024

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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):** First District

**Title:**

Sonoma Veterans Building Lobby and Lounge HVAC Improvement

**Recommended Action:**

A) Award the contract and delegate authority to the Director of Public Infrastructure to execute the construction contract with GCCI, Inc., for the Sonoma Veterans Memorial Building HVAC project in the amount of \$388,000, and authorize contingency on the contract up to 10% of the project cost, in the amount of \$38,800.

B) Approve plans and specifications for the proposed project.

(First District)

**Executive Summary:**

The Sonoma County Department of Public Infrastructure (SPI) is requesting Board authority to execute a construction contract for installation of a new heating, ventilation, and air conditioning (HVAC) system for the lobby, lounge and office at the Sonoma Veterans Memorial Building. The current gas-fired heat-only system is more than 25 years old and has exceeded its useful life. The system will be replaced with an electric heat pump to heat and cool the designated areas and rooms of this building.

**Discussion:**

The Sonoma Veterans Memorial building was constructed in 1951 and has been owned or operated by several organizations including County Regional Parks. Currently SPI manages and maintains the facility, which 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 extreme weather, energy, and climate crises.

The heating system that services the lobby, lounge and offices has exceeded its useful life and is no longer serviceable. The upcoming HVAC replacement will include new efficient ducting and the use of all-electric heat pumps which will provide heat and add cooling to this building. Funding for this project was approved in the FY 2022-23 Capital Improvement Project budget in the amount of \$608,737. This investment will benefit not only the Veterans Organizations who use the building but will also make the building more desirable for

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community events as well as a safe refuge during extreme weather events as a cooling and heating refuge.

Four bids were received for the project, on August 20, 2024. All the bids were deemed responsive and were as follows:

1. GCCI, Inc. \$388,000
2. FRC, Inc. \$449,000
3. Ridgeview Builders. \$457,000
4. Matrix HG. \$568,454

GCCI, Inc., was determined to be the lowest responsible bidder and is recommended for award.

**Strategic Plan:**

N/A

**Racial Equity:**

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

No

**Prior Board Actions:**

August 28, 2018 - Approval of construction contract for the Sonoma Veteran’s Hall Kitchen Upgrades

**FISCAL SUMMARY**

<b>Expenditures</b>	<b>FY 24-25 Adopted</b>	<b>FY 25-26 Projected</b>	<b>FY 26-27 Projected</b>
Budgeted Expenses	\$388,000		
Additional Appropriation Requested			
<b>Total Expenditures</b>	<b>\$388,000</b>		
<b>Funding Sources</b>			
General Fund/WA GF	\$388,000		
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
<b>Total Sources</b>	<b>\$388,000</b>		

**Narrative Explanation of Fiscal Impacts:**

Funding for this project was approved in the FY 2022-23 Capital Improvement Project budget and appropriations are included in the FY 2024-25 Veterans Building Capital Projects (22301-40701000) adopted budget.

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

None

**Attachments:**

Attachment 1-Project Plans and Specifications

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

None