COUNTY OF SONOMA

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

SUMMARY REPORT

Agenda Date: 10/17/2023

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:
Guerneville Veterans Building Evaluation and Planning Work

Recommended Action:
Expand the scope of the "Replacement of the Guerneville Veterans Building" Capital Project item to include feasibility and planning efforts regarding alternative community gathering places.

Executive Summary:

The Guerneville Veteran's Building has historically served as the Guerneville community's primary space for public events, gathering, and recreation. On September 14, 2021, the Board approved Capital Budget Priorities for Veterans Memorial Buildings, which included recommendations to develop a plan for replacement of the Guerneville Veterans Building for future consideration by the Board. The recommendation resulted from a 2019 seismic study commissioned by Axial Architects to investigate multiple issues with the building and which identified costly improvements needed. The capital project, Replacement of the Guerneville Veterans Building, is identified in the Five-Year Capital Improvement Plan 2023-2028 approved by the Board on September 12, 2023.

As part of the replacement effort, SoCoPi is conducting a planning effort to identify needs that could be addressed with a new or alternative facility, which may not include provisions for community gathering space similar to how other veterans' buildings have. In light of this information, the Lower Russian River community, represented by Russian River Area Resources and Advocates, is interested in exploring and conducting a site analysis of potential alternatives for public gathering space that may also include additional public amenities such as open park areas for youth and adult recreation and education. The Board is requested to amend the scope of the Replacement of the Guerneville Veterans Building capital project to expand building evaluation and planning work to include bilingual community outreach and preliminary design of an alternative community space to replace the potential loss of the Guerneville Veteran's Building.

Discussion:
The Guerneville Veterans Building is a 9,296 square foot structure constructed in 1957. A seismic study commissioned by Axial Architects in 2019 reviewed the building for continued use under general civil engineering standards and the California Building Code. Given costly improvements estimated at $12.7 million were identified, including foundation and structural shoring work, the Budget Priorities for Veterans Buildings approved by the Board on September 14, 2021 included planning work for alternatives for replacement of the

building for future Board consideration. As part of this action, the Board allocated $160,000 in Measure L funding for planning efforts. The expense is consistent with Measure L <https://sonomacounty.ca.gov/administrative-support-and-fiscal-services/county-administrators-office/community-investment-fund-program/community-investment-program-policy> allowed uses. The project is also identified in the Capital Improvement Plan FY 2023-2028 <https://sonoma-county.legistar.com/LegislationDetail.aspx?ID=6338140&GUID=A3F15C55-75F2-41F9-8BDF-51C6629A66C7&Options=Text|&Search=capital+improvement+plan>.

Using $54,000 of the $160, 000 appropriated SoCoPi has completed a site feasibility study for the existing site to assess suitability for construction of a new facility. The department is working on procuring a consultant to prepare preliminary design documents for a proposed new facility to replace the veterans building that may also house law enforcement, fire services, and emergency management staff.

The Lower Russian River community is interested in exploring and conducting site analysis of potential alternatives for public gathering space that may also include additional public amenities such as open park areas for youth and adult recreation and education.

Preliminary bilingual meetings have been held by a workgroup of Russian River Area Resources and Advocates members in partnership with the District 5 office. Several stakeholders have been identified including local resource providers and community members. The growing consensus is focused on identifying options for alternative or additional public gathering space as well as open park areas featuring recreation and educational amenities for youth and adults alike.

The proposed revision to the scope of the Replacement of the Guerneville Veterans Building capital project will expand the item to include site feasibility, evaluation, and planning work for potential alternative community spaces. Should the Board approve today's action, SoCoPi will procure professional consulting services to perform the expanded scope. District 5 Community Infrastructure Projects Fund will be utilized to fund this work.

Strategic Plan:

N/A

Racial Equity:

Was this item identified as an opportunity to apply the Racial Equity Toolkit?
No

Prior Board Actions:
September 12, 223 - Board approved the Capital Improvement Plan 2023-2028
September 14, 2021 - Board approved Proposed Capital Budget Priorities for Veterans Buildings

FISCAL SUMMARY

Expenditures	**FY23-24 Adopted**	**FY24-25 Projected**	**FY25-26 Projected**
Budgeted Expenses	$50,000		
Additional Appropriation Requested			
Total Expenditures	**$50,000**		
Funding Sources			
General Fund/WA GF	$50,000		
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources	$50,000		

Narrative Explanation of Fiscal Impacts:
Cost associated with the expanded scope of the Replacement of the Guerneville Veterans Building Capital Project will be funded by District 5 Community Infrastructure Projects Fund, to be utilized upon procurement of the expanded services. There are sufficient appropriations in the FY 2023-24 in the Non-Departmental budget. A budget adjustment to transfer funds to the Capital Projects Budget will be included in a future Consolidated Budget Adjustment.

Narrative Explanation of Staffing Impacts (If Required):
None.

Attachments:
None.

Related Items "On File" with the Clerk of the Board:
None.