

Responses to Council Questions and Comments

3/18/2024

Item #4: Resolution Accepting Completion of the Petaluma Community Baseball Field Project by O.C. Jones & Sons, Inc.

- Question: I went to site a week ago and it looks mostly finished but still missing benches for spectators and parking lot pavement. Also the wetland work and bioretention not done since removed from contract. Who will do this work at what cost? That raises the price tag over original budget again quite substantially with lots more time delay. Can we get a new schedule and costs estimate now before approving completion? Will we be allowing players on the field before the above amenities are completed?
 - Response: It is important to note that virtually all ballfield amenities not directly related to the performance of the facility were removed from the base bid in order to ensure the foundational elements were constructed to allow with the available funds at the time of construction. Facility features like the grandstands, field lighting, the electronic scoreboard, hitting cages, pitching bull pen mounds and rubber plates, shade screens, wall padding, etc. were some of the more notable items removed from the base bid. Throughout the design iterations and through construction, staff have been in close coordination with the Petaluma Leghorns Baseball group to identify and prioritize funding opportunities to procure several of the ballfield amenities not originally included. This includes the construction of the dugout roofs, the installation of the electronic scoreboard, and the perimeter wall padding in the weeks ahead. The spectator area behind home plate has been lime-treated and graded, making it ready for the addition of the grandstand in the future phase. In the interim however, staff will be sourcing bleachers to allow for spectator seating and the lack of large capacity grandstands will not impact the field of play.

Parking Lot Pavement: O.C. Jones installed the parking lot per the project plans, which consisted of 9 inches of compacted Class 2 Aggregate Base (AB) over 18 inches of lime treated soil, and concrete ADA spaces. Recently, the solar contractor was using heavy equipment in the area for solar canopy installation, this non-paved parking lot was not designed for heavy construction traffic which has caused some rutting and damage to the surface. The affected area will be recompacted and regraded in the coming weeks as the solar project nears completion. Staff has estimated the paving cost to be around \$150,000, and are actively seeking sources of available funding to complete the project.

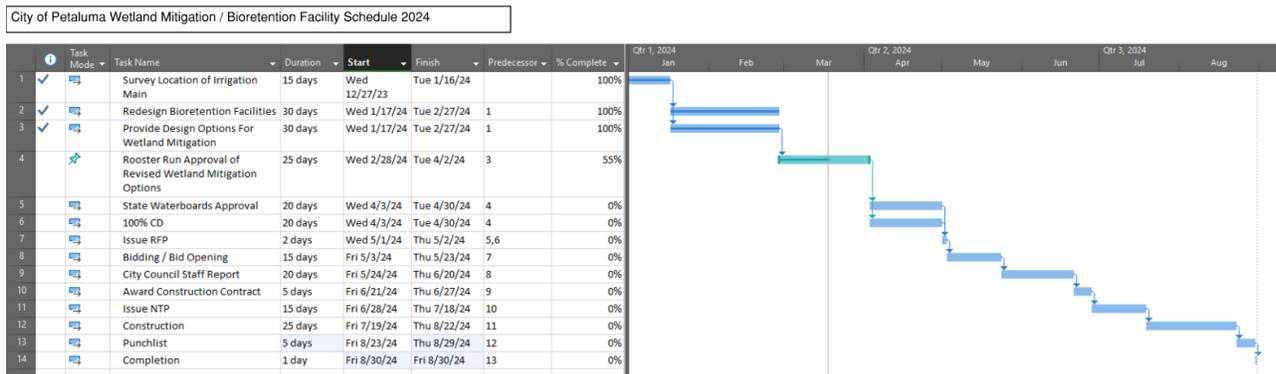
Wetland Mitigation and Bioretention Rework: The wetland mitigation and bioretention rework were not added to O.C. Jones & Sons' contract to avoid extended overhead charges during the redesign and planning phase. This scope of work does not affect the usability of the field, and players can use the field while this work is being completed. Due to the cost and to ensure the most competitive pricing for the city, this work will be put out for public bid. Staff is collaborating with the Rooster Run golf course to identify a 1,400 sqft area (on the golf course property) to convert into a wetland. This will allow us to avoid their irrigation water main which borders the baseball and rooster run golf course property as we do not want this line to be within a designated wetland. If this line were to be within a wetland, future maintenance of this line would require lengthy permits and approvals from the water boards. Relocation of the line is not desired by rooster run as it would involve a considerable amount of construction on their golf

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course that would impact their day-to-day operations as well as downtime for their irrigation system. We have informally agreed on the location of the other 25,200 sf of New Mitigation Wetland area with the appropriate stakeholders. O.C. Jones & Sons has completed their contractual obligations regarding the bio retention scope of work.

Schedule and Estimated Costs: The bioretention / Wetland Mitigation scope of work is expected to take 5-6 weeks for construction, at this time staff is actively working with Rooster Run Golf Course to establish a schedule. Attached is a DRAFT construction schedule which has the earliest completion date of Summer 2024; however, this schedule is also subject to change pending waterboard requests for information and/or the need to develop the remaining wetlands off site. We are currently working with the state waterboards and Rooster Run Golf course to finalize the revised wetland mapping. Staff has created an estimated budget for this scope of work and anticipates the cost to be approximately \$415,000, which includes, city staff time, design, permitting and construction costs. This estimated cost is included in the upcoming CIP budget.



In summary, players can use the field while the remaining work is being completed.

- Question:** Could staff please provide a status update on the wetlands issue? On page 3 of the staff report, it says the wetlands mitigation scope and redesign are on hold pending receipt of approvals from the State Water Board. Have plans been submitted to the State for approval? If not, when will that happen?

 - Response:** The total wetland mitigation requirement for the project is 26,600 SF. We have developed a plan to achieve 25,200 SF of this requirement onsite. This plan has been presented to the State Water Boards in previous meetings, and they have indicated that it will receive a straightforward approval once we formally submit it. However, before we can formally submit the plan to the State Water Boards, we need to obtain approval from Rooster Run Golf Course as the proposed wetland is primarily on their leased (City) property. This approval may require a lease amendment for the Rooster Run Golf Course property. We are currently working with Rooster Run ownership to secure this approval. We expect to submit plans to the Waterboards in the first week of April 2024. After receiving approval for the 25,200 SF onsite mitigation, we will still need to mitigate an additional 1,400 SF to meet the project permit requirements. There is a possibility that Rooster Run Golf Course will provide the area

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for this remaining mitigation onsite. If this option falls through, we can utilize offsite mitigation. In the event that we need to move the remaining mitigation offsite, an additional 3 months will likely be required to close the State Water Boards permit, beyond the schedule provided above, for the onsite mitigation approval process.