



DATE: November 4, 2024

TO: Honorable Mayor and Members of the City Council through City Manager

FROM: Paul Geoghegan – Project Manager, Public Works and Utilities (PW&U)
Jonathan Sanglerat, PE – Engineering/CIP Manager, PW&U
Gina Benedetti-Petnic, PE – Interim Director, PW&U

SUBJECT: Resolution Accepting Completion of the Petaluma Community Center Exterior Repairs Project (C16201304) by SFT Construction Corp.

RECOMMENDATION

It is recommended that the City Council approve a Resolution accepting completion of contract for the Petaluma Community Center Exterior Repairs project (C16201304) by SFT Construction Corp.

BACKGROUND

The City's Community Center is an important community resource that provides meeting space for many community groups, houses the Parks and Recreation management offices, contains one of Petaluma's most affordable pre-schools, and functions as the community's emergency shelter and cooling center. Initially, the Community Center Repairs Project was established to address wear and tear to the interior finishes after forty years of operation. While finishes are impacted daily through the variety of interior uses, which is normal for a community facility, much of the interior's degradation, a significant portion was discovered to be due to long-term water intrusion from the building's flat roof sections, roof slope transition areas, and window assembly leaks. As a result of these findings, the project was divided into two separate capital improvement efforts, the Community Center Exterior Repairs project, focused on addressing external issues, and the Community Center Interior Repairs project.

Between 2012 to 2016, various projects overlaid the failing flat roof sections with new material to address water intrusion. This contract's scope targeted additional issues with the roofing system, particularly around the gutters of the large, peaked roof and the uncovered reveal around the perimeter of the Club Room.

This project also involved replacing specific storefront window systems that had been compromised over time due to a combination of factors. Routine maintenance, such as replacing

worn caulking, has been neglected, and the exterior subgrade and building slab had gradually shifted over the years, creating a negative slope that directed water toward the building rather than away from it. Additionally, the consulting architect discovered that the windows lacked proper flashing at their base, a critical component for water management. As a result, during rain events, water accumulated at the windows without a proper drainage path, leading to ongoing moisture intrusion into the building.

To minimize disruption to the facility's daily operations, the repair project that addressed these issues was carefully phased. This allowed the valuable community facility to remain open while construction activities were coordinated around ongoing events and facility use.

DISCUSSION

On July 17, 2023, the City Council awarded a \$650,000 construction contract to SFT Construction Corp for this project. To ensure construction could begin during the dry season of 2024, long-lead glazing items were promptly ordered. Demolition of the existing storefronts commenced in April 2024, with an initial estimated project completion date set for July 2024. However, the project timeline was extended, and contract value was increased due to several unforeseen conditions that required additional work, including:

1. Replacement of critical framing members due to dry rot discovered in the Club Room when finishes were removed;
2. Replacement of roof sheathing affected by dry rot;
3. Installation of insulation at exterior walls where none previously existed;
4. Demolition and correction of portions of existing exterior concrete at the Courtyard and Club Room to allow for positive drainage away from the building;
5. Installation of a high-performance waterproofing membrane system with integrated flashing components in previously unprotected areas to ensure moisture barrier continuity; and
6. Adjustment of pitch and alignment for multiple rough openings that had deviated from plumb due to differential settlement of the foundation slab over time.

These additions, combined with efforts to minimize disruptions to Community Center operations, extended the project's completion date to September 24, 2024, and increased the contract value by \$97,000 to a total construction contract amount of \$747,000.

The project was completed satisfactorily, with no disputed claims or incidents. This project closes out the Community Center Exterior Repairs (C16201304) project.

Image 1: Club Room rough openings ready for glazing



Image 2: Courtyard after new window installation



PUBLIC OUTREACH

The Notice Inviting Bids was posted in the Argus-Courier on April 28, 2023. On May 2, 2023, the plans and specifications were emailed to the local Building Exchanges and posted on the City's website. On July 17, 2023, the council approved an award of contract for the construction of this project.

This agenda item also appeared on the City's tentative agenda document on October 21, 2024, which was a publicly noticed meeting.

COUNCIL GOAL ALIGNMENT

The Capital Improvement Program serves as a comprehensive catalog of community needs. Each year, the Council adopts a budget for the fiscal year that allocates funds and resources to priority projects. The Community Center Exterior Repairs project (C16201304) is included in the FY2024-2025 Adopted Budget under CIP-19. The full FY2024-2025 Adopted Operating and Capital Improvement Program Budget can be found here: <https://cityofpetaluma.org/documents/fiscal-year-2025-adopted-budget/>.

CLIMATE ACTION/SUSTAINABILITY EFFORTS

This project aligns with the City's climate action and sustainability goals by incorporating improvements that enhance energy efficiency, resource conservation, and community resilience. Through thoughtful upgrades and repairs, the project supports the City's commitment to reducing environmental impact and adapting to climate change.

- **Energy Efficiency:** The repairs and upgrades to the windows, roofing, and waterproofing systems are expected to enhance the building's thermal envelope, reducing energy consumption for heating and cooling. This, in turn, will help lower the facility's carbon footprint.
- **Resource Conservation:** The project preserves existing building materials and structure by addressing water intrusion and dry rot issues, reducing the need for extensive replacements. This aligns with sustainable building practices by conserving resources.
- **Community Resilience:** Maintaining and upgrading a facility that functions as an emergency shelter and cooling center strengthens the community's resilience to climate change impacts, including extreme weather events.

ENVIRONMENTAL REVIEW

This project was found to be categorically exempt when City Council awarded the project pursuant to the California Environmental Quality Act ("CEQA") pursuant to Article 19, Section 15301(c), of Title 14 of the California Code of Regulations ("CEQA Guidelines"), because the project consists of the repair, maintenance, and minor alteration of existing public facilities involving negligible or no expansion of existing or former use. The improvements replaced the roof gutter and certain storefront windows at the Petaluma Community Center without changing the use of those facilities. Accordingly, there is negligible or no expansion of use beyond what currently

exists and there are no cumulative impacts, unusual circumstances, or other factors that would make the exemption inapplicable pursuant to CEQA Guidelines Section 15300.2. The statute of limitations to challenge the City's CEQA determination has lapsed. Accepting completion of the project falls within the previous exemption finding and would not be considered a "project" pursuant to CEQA Guidelines Section 15378 as it is an administrative item that will not have a direct or indirect effect on the environment.

FINANCIAL IMPACTS

The SFT construction contract award amount was \$650,000. Due to the required change orders, mentioned above, the contract value increased by \$97,000 to a total construction contract amount of \$747,000.

The Community Center Exterior Repairs (C16201304) project has a total approved budget of \$1,824,000, funded by Measure U, transient occupancy tax, and PG&E rebates. The estimated total project amount from inception to date is \$1,225,000. There are sufficient funds in this project budget to cover total project costs. Any unused project budget funds will be returned to operating funds and could be used for future CIP projects.

ALTERNATIVES

The contractor completed the project satisfactorily. Not accepting completion would likely result in a contractual dispute with the contractor.

ATTACHMENTS

1. Resolution
2. Location Map