

**From:** [Cochran, Brian](#)  
**To:** [-- City Council](#)  
**Subject:** RE: Agenda Questions and Answers  
**Date:** Monday, May 1, 2023 2:58:10 PM  
**Attachments:** [image001.png](#)

---

One additional note – staff noticed this morning that Exhibit B (CEQA Findings) to the Resolution for the SMART item was missing a set of pages. Exhibit B has now been updated on the agenda site.

## **Brian Cochran**

Assistant City Manager  
City of Petaluma | City Manager's  
Office  
Phone: (707) 778-4430 |  
[BCochran@cityofpetaluma.org](mailto:BCochran@cityofpetaluma.org)  
11 English St, Petaluma, CA 94952

Curious about what is happening  
with the Petaluma Fair and  
Fairgrounds? [Click to learn more.](#)

---

**From:** Cochran, Brian <[BCochran@cityofpetaluma.org](mailto:BCochran@cityofpetaluma.org)>  
**Sent:** Monday, May 1, 2023 2:35 PM  
**To:** -- City Council <[--CityCouncil@cityofpetaluma.org](mailto:--CityCouncil@cityofpetaluma.org)>  
**Subject:** Agenda Questions and Answers

Hello Mayor and Councilmembers,

We received a few questions on consent items 4, 6 and 9 on this evening's agenda. Please see below for the questions and staff's responses.

### **Agenda Item 4 - If Measure U \$ is being spent on Turning Basin Docks thru General Fund, how is it justified? Does Measure U oversight committee weigh in on this expenditure?**

Funding for this project came from FY 22 General Fund year end fund balance approved by Council on October 17, 2022. All General Fund operating costs including this emergency maintenance dredging contribute to the General Fund pre-Measure U annual deficit and thus are partly funded by Measure U. While the funds did ultimately come from the General Fund, staff did include both discretionary fund names as the funding source in the staff report.

The Measure U Committee reviews and comments on the proposed annual budget in March of every year. The proposed budget includes our best estimates however is subject to change as the year progresses and new urgent unexpected needs arise which could result in a budget adjustment. The Committee also reviews and comments on the year-end financial results. The next meeting will be held in January 2024 when the Committee will review FY 23-year financial results.

It is important to note that the docks are City-owned, and they provide public access to the Petaluma River and Turning Basin. They are also an important bicycle/pedestrian connection

between downtown and the east side of the Turning Basin, including the Transit Mall and SMART station.

Additional information and the plan graphic for the new docks are attached for reference. As you can see, the dock project addresses the safe public facilities and fire protection priorities prescribed for Measure U funds:

- New docks will restore safe and accessible public access to the Petaluma Turning Basin and Petaluma River to boaters, kayakers, pedestrians, and bicyclists.
- The new docks will include fire protection systems per the City Fire Code that the previous docks did not have.
- The docks will provide safe bike and pedestrian connectivity between Downtown and the east side of the River, including the Petaluma Transit Mall, and the SMART Station.



**Agenda Item 6 - I'm having difficulty following the money. "Total approved construction budget" is given as \$82,000, and 3 change orders totaling \$69,838 would seem to yield a "final total construction cost" of \$151,838. But "final total cost" is then said to be \$138,898; what happened to the additional/saved \$12,940?? Then later on, "estimated final budget" is \$186,219. I understand the numbers are not directly comparable, but I'd like a couple of others to complete my understanding.**

As phrased, the question assumes addition of the change orders to the approved total contract **budget** of \$82,000 (which includes a contingency amount of \$12,940). By adding the change orders to the budget total, one arrives at \$151,838.

Instead, the change orders should be added to the original construction contract amount of **\$69,060** – *without* the contingency. Adding the change orders to that figure results in the final total construction cost of **\$138,898**.

Original Construction Contract Value (not including contingency)	\$69,060
Three Change Orders	\$69,838
<b>Total Final Construction Contract Expenditure</b>	<b>\$138,898</b>

Per the Resolution authorizing the original contract (attached), Council approved the contract amount of \$69,060, plus \$12,940 in contingency, for a total contract *budget* of \$82,000.

In response to the second part of this question, the "estimated final budget" of \$186,219 is the total project cost for the construction phase, which includes the total final *contract* expenditure of \$138,898, plus \$47,321 in other construction phase contracts and expenses for the total project expenditures.

Total Final Construction Contract Expenditure	<b>\$138,898</b>
Other Construction Phase Contracts and Expenses	\$47,321
<b>Estimated Final Construction Budget (total project)</b>	
<b>\$186,219</b>	

#### **Agenda Item 9 –**

#### **Why did we choose to work with a Temecula Company, rather than one on the same list and closer to home?**

The Fire Department reached out to several vendors on the authorized list – including two in northern California – and Cross Connections had the lowest quotation and was tied to the NASPO contract. Cross Connections is an existing vendor with the City and we have been satisfied with previous orders with them.

#### **Is the Homeland security 2021 assistance to Firefighters grant a consistent program or system throughout the county?**

Yes, Assistance to Firefighters Grants typically are awarded every year through a competitive application process, and we regularly apply. As an example, a few years ago we received ~\$250,000 in AFG funding to replace firefighters' Self-Contained Breathing Apparatus that are worn to provide breathable air while fighting fire. These grants are part of a larger umbrella of grants through the [Assistance to Firefighters Grants Program](#) (AFGP), which is designed to help fire agencies like ours that have needs beyond what our budgets provide. We continue to seek out these grant opportunities and hope to have more successes in the near future.

#### **Brian Cochran**

Assistant City Manager  
City of Petaluma | City Manager's  
Office

Phone. [\(707\) 778-4430](tel:(707)778-4430) |

[BCochran@cityofpetaluma.org](mailto:BCochran@cityofpetaluma.org)

11 English St, Petaluma, CA 94952



CLIMATE  
★ READY ★  
PETALUMA 2030



Curious about what is happening  
with the Petaluma Fair and  
Fairgrounds? [Click to learn more.](#)

## **Petaluma River Turning Basin Dock Replacement Project**

- The purpose of this work is to restore safe public access to the Petaluma River Turning Basin through the replacement of damaged and unsafe floating wooden docks that were removed in 2022 to allow for the dredging of the Turning Basin.
- The project will replace the Petaluma River Turning Basin docks with concrete docks and new piles, return the facility to good working conditions and allow for safe public use.
- The proposed design also involves the replacement of the existing gangway structures. Gangway structures are proposed to be replaced with ADA compliant gangways on both the East and West side of the Turning Basin to promote and increase public accessibility.
- The new concrete floating docks will provide safe public access to the Petaluma River at the Turning Basin. The new docks will include fire protection systems per the City Fire Code that the previous docks did not have.
- Below are pictures of the damaged wooden docks that were removed in 2022.
- Currently only a short section of dock remains on the west side of the Turning Basin to maintain access to the Petaluma Small Craft Center Floathouse dock. This section would also be replaced with a new concrete dock section.
- New docks will restore safe public access to the Petaluma Turning Basin to boaters, kayakers, pedestrians and bicyclists.
- A plan for the new docks is shown below.



**Figure 1: Petaluma River Turning Basin Timber Floating Docks Removed October 2022**



Petaluma River Turning Basin Float Replacement  
Site Photographs



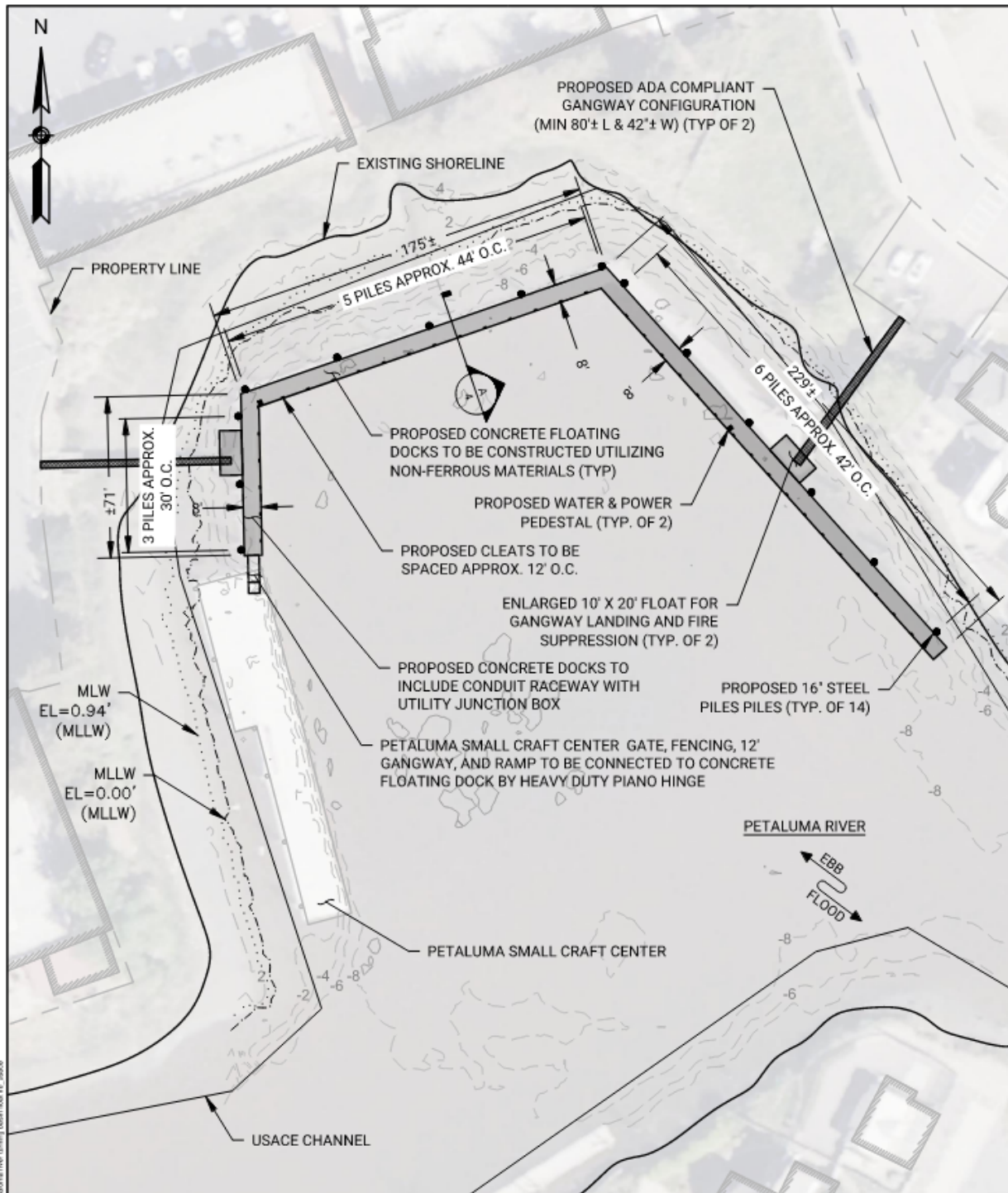
August 24, 2021 Site Inspection: East dock at Pile 2 looking north.



August 24, 2021 Site Inspection: Timber framing is broken at pile guide connection at East dock Pile 2



On site conditions October 27, 2022



PURPOSE: PETALUMA RIVER TURNING BASIN FLOAT REPLACEMENT PROJECT  
 DATUM:  
 MLLW = 0.00  
 NAVD88 = -0.29

FOTH & VAN DYKE AND ASSOCIATES, INC.  
 755 BAYWOOD DRIVE, SUITE 228  
 PETALUMA, CA 94954

## PROPOSED SITE PLAN



CITY OF PETALUMA, CALIFORNIA

AT: PETALUMA TURNING BASIN  
 COUNTY OF: SONOMA  
 APPLICATION BY: CITY OF PETALUMA

DATE: APRIL 2023

SHEET 3 OF 5