

CITY OF SANTA ROSA  
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL  
FROM: DAVID MONTAGUE, SUPERVISING ENGINEER  
TRANSPORTATION AND PUBLIC WORKS DEPARTMENT  
LISA WELSH, ASSOCIATE CIVIL ENGINEER  
TRANSPORTATION AND PUBLIC WORKS DEPARTMENT  
SUBJECT: CONTRACT AWARD – ROOF REPLACEMENT AT SAM JONES  
HALL (4020 FINLEY AVENUE), WATER PUMP STATION 4 (2260  
SONOMA AVENUE) AND WATER PUMP STATION 13 (801  
WHITE OAK DRIVE)

AGENDA ACTION: RESOLUTION

---

RECOMMENDATION

It is recommended by the Transportation and Public Works Department that the Council, by resolution, award Contract No. C02234, Roof Replacement at Sam Jones Hall (4020 Finley Avenue) Water Pump Station 4 (2260 Sonoma Avenue) and Water Pump Station 13 (801 White Oak Drive), in the amount of \$1,686,960.00 to the Best Value Design-Build Entity, Arntz Builders, Inc. of Petaluma, CA, approve a 30% contract contingency, and authorize a total contract amount of \$2,193,048.00. Roof replacement at Sam Jones Hall is funded from the State Homeless Emergency Aid Program (S-HEAP) grant funds. Roof replacements at Water Pump Stations 4 and 13 are funded with Water Department Capital Improvement funds. City General Fund money will be used for a portion of the Sam Jones Hall roof mounted HVAC mechanical unit replacement.

---

EXECUTIVE SUMMARY

This resolution will award a contract to Arntz Builders, Inc., of Petaluma, California, approve a 30% contract contingency and authorize a total contract amount of \$2,193,048.00 for Roof Replacement at Sam Jones Hall, Water Pump Station 4, and Water Pump Station 13. The buildings at all three locations are experiencing water intrusion due to the roof reaching the end of its useful life. Sam Jones Hall improvements further City Council Goals under Tier 1 priority to address homelessness and Tier 2 priority to address deferred maintenance on public infrastructure. Water Pump Station 4 and Water Pump Station 13 further City Council Goals under Tier 2 priority to address deferred maintenance of public infrastructure.

## BACKGROUND

Sam Jones Hall, 4020 Finley Avenue, is a one story, 17,638 sq. ft. shelter building, constructed in 1977.

In January 2018 the City's consultant, CannonDesign, published its Facilities Condition Assessment for Sam Jones Hall that was performed in September 2017. The objective of the assessment and report was to, (1) highlight current physical conditions, (2) identify deferred maintenance deficiencies, (3) quantify and estimate improvement costs, (4) provide recommended action dates.

According to CannonDesign, the roof is in critical condition and should be the number one priority for repair in 2019.

CannonDesign examined the roof structure that consists primarily of steel bar joists with corrugated sheet metal roof decking, and a portion of concrete plank roof structure on the low roof beside the gymnasium. The roofing membrane to be replaced is a gravel ballasted built up system. The report concluded that Sam Jones Hall roofing system has exceeded its expected lifespan. Surface areas are damaged. Many areas have been patched multiple times to stop leaks. Roof to wall flashing detail is insufficient and needs to be replaced with the roofing system.

CannonDesign also identified five (5) roof mounted Heating Ventilation and Air Conditioning (HVAC) mechanical units and electrical systems recommended for replacement on Sam Jones Hall. One (1) unit is nonoperational, and the others are approaching the end of their useful life per the Facilities Condition Assessment. Three (3) units use R22 refrigerant, which is known to aid in the depletion of the Earth's ozone layer. In 2020, the production and import of R22 will be eliminated by law. Replacing the mounted mechanical units at the same time as the roof benefits the roofing membrane warranty. If S-HEAP funds do not cover the roof and HVAC replacement, the General Fund allocated for infrastructure upgrades will be utilized to cover the difference.

Water Pump Station 4 is an essential facility in the water distribution system. The building was built in 1965 and was formerly a fire station located at the corner of Sonoma Avenue and Farmers Lane. In 2017, water intrusion led to roof repairs and investigation by Warren Construction and Roofing, Inc.; however, a full roof replacement was recommended.

Water Pump Station 13 is also an essential facility in the water distribution system. Two roofs are being replaced at this location; the pump building was built in 1978 and the generator building was built in 1995. Water intrusion has led to interior building damage and roof replacement has been determined to be required by the Water Department.

CONTRACT AWARD – ROOF REPLACEMENT AT SAM JONES HALL (4020 FINLEY AVENUE), WATER PUMP STATION 4 (2260 SONOMA AVENUE) AND WATER PUMP STATION 13 (801 WHITE OAK DRIVE)  
PAGE 3 OF 4

Pump Station 13 roof replacement materials are to meet wildfire prone location (Class A) requirements due to its location within the Wildland-Urban Interface.

### PRIOR CITY COUNCIL REVIEW

In January 2014, the City Council adopted Ordinance 4021, which established regulations for the award, use and evaluation of design-build contracts. City Code Section 3-60.130 requires the City Council to approve issuing a design-build request for proposal (RFP) for a major contract.

On May 22, 2018, Council, received a report from the Department of Transportation and Public Works providing the results of a facilities and maintenance analysis, which identified Priority 1 needs (currently critical, requiring immediate attention, 0-12 months) at the Sam Jones Hall.

On February 12, 2019, Council directed the Housing and Community Services Department to submit an application to the Sonoma County Community Development Commission, the lead agency for the Sonoma County Continuum of Care (Home Sonoma County), for \$1.6 million in State Homeless Emergency Aid program (S-HEAP) funding for the Samuel L. Jones Hall Homeless Shelter.

On March 12, 2019, Council, by resolution, authorized issuance of a Request for Proposals for the Design-Build procurement method for a new roof on Sam Jones Hall, Water Pump Station 4 and Water Pump Station 13.

### ANALYSIS

A design-build contract is an alternative contracting method in which a single contractor both designs and builds a project. This method expedites project delivery by overlapping the design and construction phases, can reduce project costs, and minimizes disputes between designer and contractor.

A 30% contract contingency is requested to allow staff to promptly authorize the contractor to complete repairs if water intrusion has damaged the building(s) beneath the roof membrane. In addition, the scope of work includes hazardous materials testing. If hazardous materials are found and will be disturbed during construction, contingency funds will be utilized to authorize the contractor to properly remove and dispose of hazardous materials.

The RFP was released on May 31, 2019, and proposals were received on June 26, 2019. A total of one (1) proposal was received.

CONTRACT AWARD – ROOF REPLACEMENT AT SAM JONES HALL (4020 FINLEY AVENUE), WATER PUMP STATION 4 (2260 SONOMA AVENUE) AND WATER PUMP STATION 13 (801 WHITE OAK DRIVE)  
PAGE 4 OF 4

A Selection Committee was formed to review and rank the proposals. The Committee confirms selection of Arntz Builders, Inc., of Petaluma, determined to provide the Best Value, meeting the interest of the City and meeting the objectives of the project.

The project is expected to be completed by December 1, 2019.

FISCAL IMPACT

Funding for the Roof Replacement at Sam Jones Hall (4020 Finley Avenue) has been appropriated to Account No. 17609. Funding for the Roof Replacement at Water Pump Station 4 (2260 Sonoma Avenue) and Water Pump Station 13 (801 White Oak Drive) has been appropriated to Account No. 55749.

ENVIRONMENTAL IMPACT

This project is Categorically Exempt pursuant to CEQA Guideline Section 15301 because it consists of the repair and minor alteration of an existing public facility involving no expansion of an existing use.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable

NOTIFICATION

Not applicable

ATTACHMENTS

- Attachment 1 – Location Map
- Resolution / Agreement

CONTACT

Lisa Welsh, Associate Civil Engineer  
lwelsh@srcity.org, (707) 543-3909

Camron Macdonald, Facilities Planning Coordinator  
cmacdonald@srcity.org, (707) 543-3769