

CITY OF SEBASTOPOL CITY COUNCIL

AGENDA ITEM REPORT FOR MEETING OF: September 17, 2024

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To: Honorable Mayor and City Councilmembers
From: Dante Del Prete, Public Works Superintendent
Subject: Sebastopol Community Cultural Center Flood Damage Fire Code Repairs Approval to Proceed

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RECOMMENDATIONS:

Staff recommends that the City Council consider and approve the City Manager to proceed with a purchase order to Earthtone Construction for the Sebastopol Community Cultural Center flood damage fire code repairs as identified by the Sebastopol Fire and Building Safety Department.

EXECUTIVE SUMMARY:

The Sebastopol Community Cultural Center (SCCC) sustained major flood damage during the 2019 Flood. Since the initial cleanup and sanitization of the structure, temporary repairs were made to the building by the SCCC that allowed for rental programs and events to proceed. The continuation of the rental programs in the facility was an essential component to the financial ability of the SCCC to continue to offer community-based events.

In a periodic inspection of the building, it was determined that while the building was structurally functional several of the flood damaged components of the structure did not meet the current fire safety code requirements as the temporary repairs were not sufficient.

BACKGROUND AND DISCUSSION:

Since the initial flood damage in 2019 there have been several changes in SCCC staff as well as multiple design ideas as to how the SCCC would like to proceed with the repairs which has led to a significant delay in proceeding with completing this project. The most recent direction from the Sebastopol Fire and Building Departments has necessitated the need to replace the damages as-was prior to the flood for safety reasons.

At the August 6, 2024, City Council meeting, the Council approved the creation of an Ad-Hoc committee for the future Master Plan Development for the SCCC Building to determine potential long-term solutions for the facility. It is anticipated that the committee will have a recommendation for the Master Plan by the end of this calendar year.

STAFF ANALYSIS:

The proposed as-was repairs are required to allow for the continued operation of the facility while a long-term plan is developed for the future of the operation of a Community Center.

Staff solicited proposals for the required repairs from multiple contractors with limited response. Staff is recommending to move forward with the proposal from Earthtone Construction, a Sebastopol based company.

COMMUNITY OUTREACH:

As of the writing of this staff report, the City has not received any public comment. However, if staff receives public comment from interested parties following the publication and distribution of this staff report, such comments will be provided to the City Council as supplemental materials before or at the meeting. In addition, public comments may be offered during the public comment portion of the agenda item. This item has been noticed in accordance with the Ralph M. Brown Act and was available for public viewing and review at least 72 hours prior to the scheduled meeting date.

FISCAL IMPACT:

The total not to exceed costs of \$68,140 for the required repairs is below the \$70,000 approved in the 2024/25 Budget (Page 117) funded by the Flood Mitigation Fund 127.

Approved 2024-25 Budget Amount:	\$70,000
Earthtone Construction quoted cost:	\$59,252
15% Contingency:	\$8,888
Total not to exceed cost:	\$68,140

Options:

1. Approve staff to proceed with a purchase order to Earthtone Construction for the Sebastopol Community Cultural Center flood damage fire code repairs as identified by the Sebastopol Fire and Building Safety Department and authorize the City Manager to execute all documents required to proceed.; or
2. Decide not to approve the repairs and potentially jeopardize the continued use of the facility due to the identified safety concerns.

Attachment:

Earthtone Construction Quote

Approvals:

Department Head Approval: _____ DDP _____ Approval Date: 9-9-2024
CEQA Determination (Planning): _____ JJ _____ Approval Date: 9-9-2024

As the proposed action is a repair to pre-existing condition this project is not a project under the California Environmental Quality Act (CEQA)

Administrative Services/Financial Approval: _____ AK _____ Approval Date: 9-9-2024
Costs authorized in City Approved Budget: Yes No N/A
City Attorney Approval: _____ Approval Date: -2024
City Manager Approval: _____ DS _____ Approval Date: 9-3-2024



2024-0001 Sebatopol Community Center
Scope of Work

Agenda Item Number 4

Bid Category	Date	Notes
GENERAL	03/18/24	Scope of work specifically Excludes: -Permits and Fees -Encroachment Permit for Public Right of Way Improvements -Special Inspections -LEED Requirements and/or Testing & Verification -Removal of Asbestos and/or Hazardous materials -Anything not specifically listed within proposal inclusions. -The moving of any furniture, pictures, belongings, electrical equipment ect. Assumes to be cleared by others.
Insulation	03/18/24	Includes for labor and disposables necessary to supply and install R19 unfaced insulation in interior walls where removed due to prior flood damage.
Drywall	03/18/24	Includes for labor, materials and disposables necessary to patch back where sheetrock was removed due to previous flood demolition. Includes for a level 3 finish to match existing schematics.
Drywall	03/18/24	Includes for labor, materials and disposables necessary to patch back where drywall removed due to previous flood at Gym area. Includes for install of densglass material and a fire tape finish.
Painting & Staining	03/18/24	Includes for labor, materials, and disposables necessary to PVA Prime all new drywall materials being installed. Also included for a corner to corner finish paint to be performed once drywall priming is completed. Includes for all necessary finish protection to protect surrounding finished surfaces painting scope.
Painting & Staining	03/18/24	Does not include to prime or paint new densglass to be installed in gym area. Includes to leave with a fire-tape finish.
Acoustical Ceilings	03/18/24	Includes for labor, materials and disposables necessary to supply and install approx. 1500 SF 2'x4' flat square edge white Class A ceiling panels into existing grid. Also includes for repairs necessary to exiting T-Bar ceiling where damaged. Supply and install approx. 1500 SF 2'x4' flat square edge white Class A ceiling panels into existing grid.



2024-0001 Sebatopol Community Center
Schedule of Values

Agenda Item Number 4

Building -->	Community Center	Gym	Insulation
Total Sq/Ft -->	1964	4800	1054

CSI Code	Trade Category	Cost Type	Category Group			
	Thermal & Moisture Protection					
07-2100	Insulation	Commitment	Building Improvements	0.00	0.00	2,840.31
	Finishes					
09-2900	Drywall	Commitment	Building Improvements	15,866.71	7,915.96	0.00
09-5100	Acoustical Ceilings	Commitment	Building Improvements	13,660.00	0.00	0.00
09-9100	Painting & Staining	Commitment	Building Improvements	9,930.00	0.00	0.00
			Sub-Total	39,456.71	7,915.96	2,840.31
			Overhead & Profit (17.00%)	6,707.64	1,345.71	482.85
			Insurance (1.00%)	394.57	79.16	28.40
			Grand Total	46,558.92	9,340.83	3,351.57
TOTAL PROJECT COST W/UNIT MIX: \$59,251.32						