



AGENDA

**MEASURE 'X' SUBCOMMITTEE
REGULAR MEETING
CITY COUNCIL CHAMBERS – 117 FOURTH STREET
GONZALES, CA 93926
MONDAY, OCTOBER 28, 2024
5:30 P.M.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

1. **ROLL CALL-** **Measure 'X' Subcommittee**

Member Anna Mae Gazo, Member Candice Camacho, Member Jennifer L. Yniguez, Member Emily Rios

PUBLIC NOTICE

This meeting is being conducted consistent with State of California Executive Order N-29-20 dated March 17, 2020 regarding the COVID-19 pandemic. The public may participate in person or online via zoom at <https://us06web.zoom.us/j/83120494940> or call 1-1669-900-6833 and use Meeting ID: 831 2049 4940. If you wish to make a general public comment or comment on a specific agenda item, please use the Raise Hand function. You will be allowed three minutes for your comments.

If you choose not to attend the meeting but wish to make a comment on a specific agenda item, please submit your comment limited to 250 words or less by 12:00 p.m. on the day of the meeting to the City Clerk at cityclerk@ci.gonzales.ca.us

BUSINESS FROM THE PUBLIC

2. Business from the Public not on the Agenda; any member of the Public may address the Subcommittee for a period not to exceed three minutes on any subject not on the Agenda. The Subcommittee will listen to all communications but may take no action.

REGULAR AGENDA

3. Progress Report on the Community Center Complex Project

- a. Staff Report
- b. Public Comment
- c. Subcommittee Discussion
- d. Subcommittee Action

Staff Recommended Action-Receive the report and recommend to the Council continuing using Measure X funds for the Community Center Complex

Any writing or documents provided to a majority of the subcommittee regarding any item on this agenda will be made available for public inspection at City Hall located at 147 Fourth Street, Gonzales, California, during normal business hours.

BUSINESS FROM COMMITTEE MEMBERS

- 4. Oral Communication

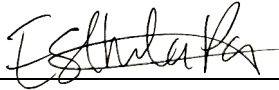
BUSINESS FROM CITY MANAGER

- 5. Oral Communication

ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (831) 675-5000. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (CFR 35.102-35.104 ADA Title II). This is a public meeting and as such, can be seen live by people present or online and is being recorded; therefore, anything you say or do here is public information. The recordings are available online.

I, Esthela Palmerin, Administrative Assistant II of the City of Gonzales, do hereby certify that a copy of the foregoing Measure X Subcommittee Regular Meeting Agenda was posted at City Hall, Council Chambers, and on the City's website by Friday, October 25, 2024, at 5:00 p.m.



10/25/24

Esthela Palmerin

Date



City of Gonzales

AGENDA
ITEM

3

CITY MANAGER DEPARTMENT

ACTIVITY REPORT

TO: Measure X Subcommittee

DATE: October 28, 2024

FROM: Patrick Dobbins, Public Works Director

THROUGH: Carmen Gil, City Manager

SUBJECT: Progress Report on the Community Center Complex Project

RECOMMENDATION

It is recommended that the Measure X Subcommittee receive a progress report on the Community Center Complex Project and recommend to the Council continuing using Measure X funds for the Community Center Complex Project.

BACKGROUND

Upon completing the “Prior to Construction” conditions required under the city’s loan from the US Department of Agriculture, city staff issued the Notice to Proceed with Construction to Otto Construction effective June 10, 2024, at a not-to-exceed amount of \$18,718,392.

Due to the grant funding deadlines, the project will be constructed in the following phases:

- Phase 1 will construct the County Library, Teen Innovation Center, Courtyard with an amphitheater, parking lot including (12) dual-port, Level 2 EV Chargers, and landscaping.
- Phase 2 will construct the Community Center including the Community Hall, Fitness Center, commercial kitchen, meeting rooms and restrooms. Phase 2 has been fully designed and permitted and can proceed when an additional \$12M in funding is secured

This staff report provides updates over the first five months of the construction of Phase 1.

REVIEW AND ANALYSIS

Otto Construction began construction on Phase 1 of the Community Center Complex Project on June 10, 2024. The following work occurred during the first five months of construction:

- Contractor mobilization, including placing construction trailers, perimeter fencing and implementing stormwater pollution prevention measures

- Site clearing and demolition of existing paved parking lot, on-site roadway and existing concrete sidewalks
- Demolition and removal of existing underground utilities (water, sewer and gas)
- Removed existing site lighting
- Pot holing existing utilities along Fifth Street to verify location and pipe sizes
- Trenching for new utilities (sewer, storm, domestic water, fire water, and site electrical)
- Rough grading
- Installed a construction camera that takes a photo of the site every fifteen minutes between 7:00AM – 6:00PM
- Completed Building A foundation/footing reinforcement installation
- Under slab mechanical, electrical and plumbing rough scope complete
- Poured concrete slab for Building A on August 30, 2024.
- Completed final grading and compaction of subgrade for drive aisle and parking lot
- Completed installation of underground sanitary sewer utility, tie-in at Fifth street main line, and installation of three manholes
- Installation of underground storm drain system, including two dry wells for storm water management
- Underground fire water utility installation is complete
- Underground site electrical distribution conduit installation is in progress (90% complete)
- Installation of structural steel columns and beams is complete
- Installation of roof sub structure, including open web joists, glulam beams, roof sheathing is estimated to be 90% complete
- Rough framing is estimated to be 74% complete
- In-wall electrical and plumbing rough-in is underway
- Above ceiling plumbing, fire sprinkler and HVAC layout and rough-in activities commenced this month (October 2024)
- All underground utilities with the exception of electrical power and data/fiber have been tied in at Fifth Street main lines.

The construction project team meets each Wednesday morning to review action items, discuss the contractor's Requests for Information, review list of long lead items (electrical switch gear is expected to take 65 weeks), receive schedule updates and other business.

A Topping Out ceremony was held on 10/11/2024 to celebrate the installation of the last structural beam for Building A.

Construction progress photos are included below.



New Manhole Installation at Fifth Street (progress installation).



Installation of Dry Well (stormwater management).



Building A under slab plumbing utility trenches.



Building A Footing Reinforcement.



Building A pad reinforcement and concrete Pour.



Ariel view of Building A slab pour.



Finished Slab on Grade (Building A).



Site Grading (Driveway and Parking Lot).



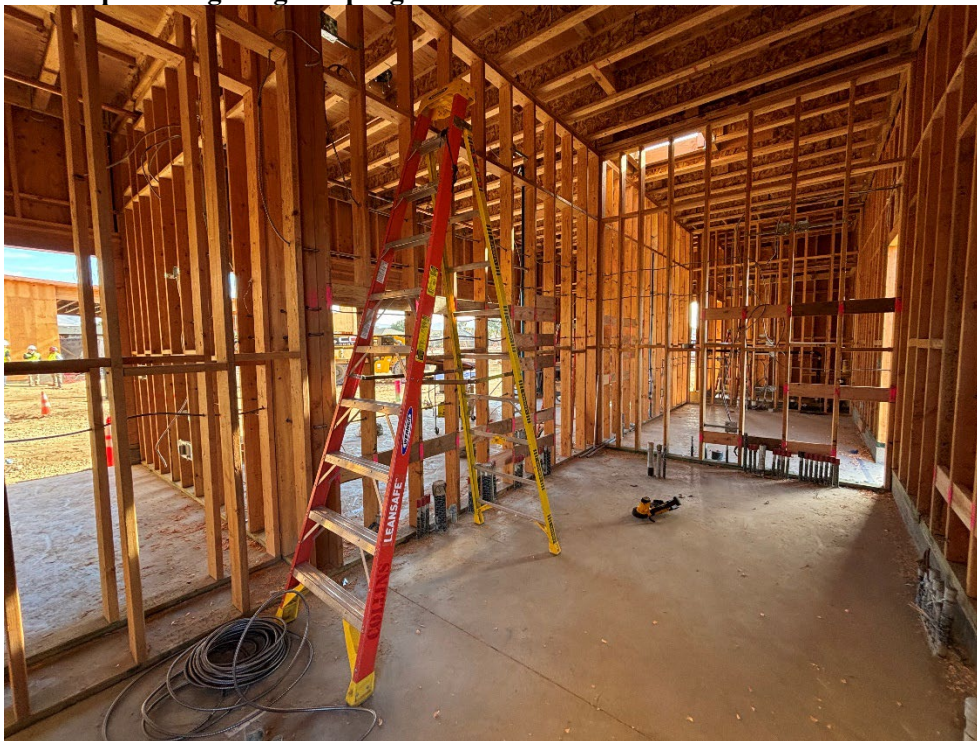
Topping out ceremony, Celebrating installation of the last structural beam at Building A.



Northwest exterior elevation of Building A.



In-wall plumbing rough-in progress.



Interior progress framing, at main Electrical Room.

The current major milestones for the project are presented in this table:

	Activity	Date
1	Phase 1 Construction Start	June 10, 2024
2	Library and Teen Center Substructure Complete	October 31, 2024
3	Rough Mechanical, Electrical, Plumbing Complete	December 31, 2024

4	Building Weather tight (Dry In)	February 25, 2025
5	Substantial Completion	October 30, 2025
6	Final Completion	December 31, 2024

CONCLUSION

It is recommended that the Measure X Subcommittee receive a progress report on the Community Center Complex Project and recommend to the Council continuing using Measure X funds for the Community Center Complex Project.

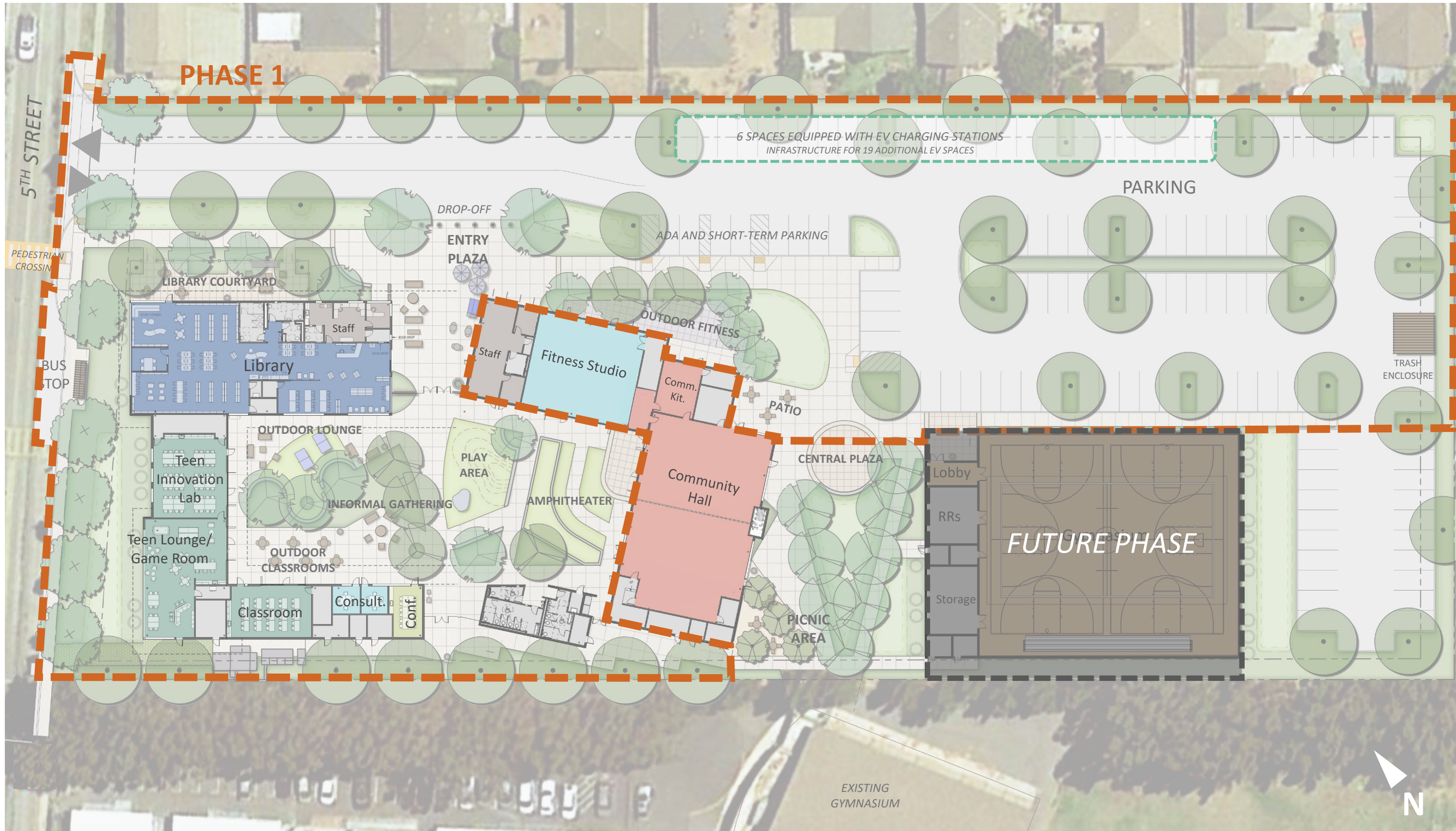
Attachments:

1. Site Plan

Web link for construction site time lapse photos:

https://share.earthcam.net/GonzalesCommunityCenter/gonzales_community_center_complex/camera/view_1/timelapse

PHASE 1 CONSTRUCTION: BUILDING A, RESTROOMS, PARKING, AND SITE WORK

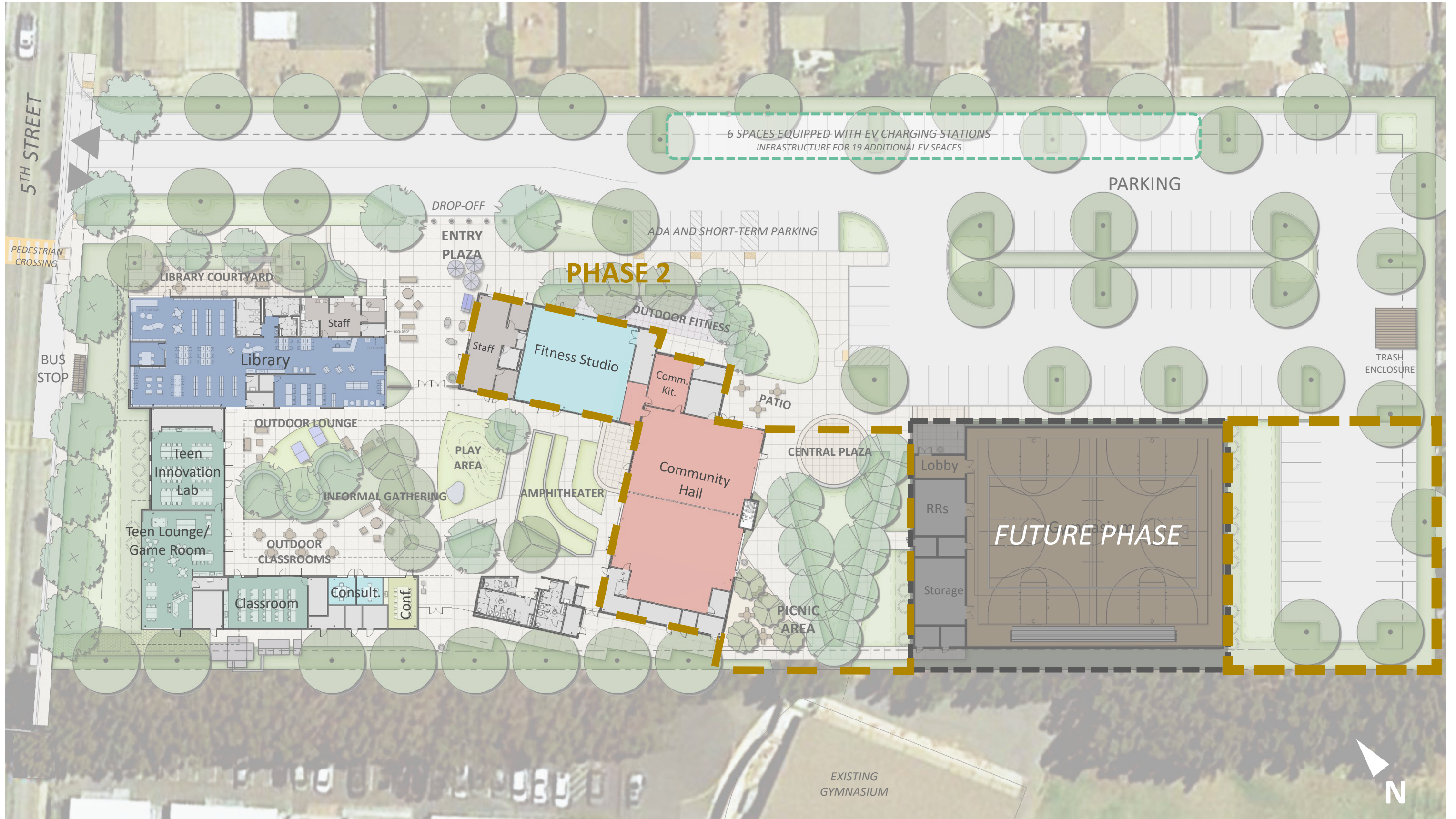


04/07/2022

Construction Phasing Diagram

Gonzales Community Center

PHASE 2 CONSTRUCTION: BUILDING B, AMPHITHEATER, CENTRAL PLAZA & PARKING



04/07/2022

Construction Phasing Diagram

Gonzales Community Center