



## A G E N D A

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**MEASURE 'X' SUBCOMMITTEE  
REGULAR MEETING  
CITY COUNCIL CHAMBERS – 117 FOURTH STREET  
GONZALES, CA 93926  
MONDAY 12, 2025  
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, and 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/83796234892> or call 1-1669-900-6833 and use Meeting ID: 837 9623 4892. 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](mailto: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. Consider Approval of Resolution MXSC-2025-01, A Resolution of the Measure 'X' Subcommittee Prioritizing the Community Center Complex Project as the Priority Project to Fund with Measure X Fiscal Year 2025-2026 Monies
- a. Staff Report
  - b. Public Comment
  - c. Subcommittee Discussion
  - d. Subcommittee Action
- Staff Recommended Action**-Receive the progress report and Adopt Resolution No. MXCS-2025-01

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

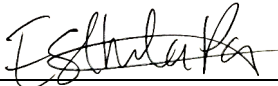
#### **BUSINESS FROM CITY MANAGER**

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, May 9, 2025, at 5:00 p.m.

  
\_\_\_\_\_  
Esthela Palmerin

May 9, 2025  
Date



# City of Gonzales

AGENDA  
ITEM  
3

## CITY MANAGER DEPARTMENT

### STAFF REPORT

**TO:** Measure X Subcommittee

**DATE:** May 12, 2025

**FROM:** Patrick Dobbins, Public Works Director

**THROUGH:** Carmen Gil, City Manager

**SUBJECT:** Progress Report on the Community Center Complex Project and Resolution  
No. MXSC-2025-01

### **RECOMMENDATION**

It is recommended that the Measure 'X' Subcommittee:

- Receive a progress report on the Community Center Complex Project; and
- Adopt Resolution MXSC-2025-01, A Resolution of the Measure 'X' Subcommittee Prioritizing the Community Center Complex Project as the Priority Project to Fund with Measure X Fiscal Year 2025-2026 Monies.

### **BACKGROUND**

With the passage of Measure X in the November 2020 election, the City undertook delivery of the Community Center Complex on City-owned property at Fifth Street/Gabilan Court. To meet grant funding deadlines, the project is being delivered in the following phases:

- **Phase 1** includes the construction of **Building A**, which will house the County Library, Teen Innovation Center, and a central courtyard with an amphitheater. This phase also includes construction of the parking lot, which will feature twelve dual-port Level 2 electric vehicle chargers and associated landscaping.
- **Phase 2** will include construction of **Building B**, comprised of the Community Hall, Fitness Center, commercial kitchen, meeting rooms, and restrooms. Design and permitting for this phase are complete. Construction will commence once an additional \$15 million in funding is secured.

Phase 1 of the Community Center Project is being funded from the following sources:

- City Measure X Funds (approximately \$750,000/fiscal year)

- \$5.0M State grant for the Teen Innovation Center
- \$705,000 in Community Development Block Grant funds
- \$1.8M County contribution for the new library
- \$1.067M State Building Forward Library Infrastructure Grant Program
- \$400k Electric Vehicle Charging Station Grant from the California Energy Commission
- \$5.8M from a Capital Campaign with pledges and contributions
- \$9.825M Loan secured from United States Department of Agriculture Rural Development (“USDA”)

## **REVIEW AND ANALYSIS**

At their June 3, 2024 meeting, the City Council approved issuance of a Notice to Proceed with construction of Phase 1 to Otto Construction effective June 10, 2024, at a not-to-exceed amount of \$18,718,392. Otto Construction began construction of Phase 1 on June 10, 2024. Construction activities over the last year include:

- Site clearing and demolition of the existing paved parking lot, on-site street and concrete sidewalks
- Demolition and removal of existing underground utilities (water, sewer, gas) and site lighting completed
- Site grading
- Installation of underground wet utilities (storm, sewer, domestic and fire water), including installation of three new manholes
- All underground utilities—except electrical power and data/fiber—have been tied into the main lines at Fifth Street
- On-site paving completed for the main driveway and parking lot.
- Offsite sidewalk and Monterey Salinas Transit bus bay on Fifth Street
- Completed Building A foundation/footing reinforcement installation
- Mechanical, electrical and plumbing rough scope complete
- Poured concrete slab for Building A on August 30, 2024
- Underground site electrical distribution conduit installation is complete
- Installation of structural steel columns and beams
- Roof substructure installed, including open web steel joists, glulam beams, and roof sheathing.
- A *Topping Out* ceremony was held on October 10, 2024, to commemorate the placement of the final structural beam.
- In-wall electrical and plumbing rough-in is complete
- Above ceiling mechanical, electrical, plumbing and fire sprinkler installation
- Interior insulation and hanging of interior drywall
- Installation of roofing systems
- A Dry-in Ceremony was held on March 06, 2025 to celebrate the building being weather-tight (protected from the elements)
- Installation of exterior glazing (curtain wall and storefront)
- Site concrete flatwork is in progress, approximately 80% complete.
- Exterior building finishes are underway, currently estimated at 40% complete.
- Interior ceramic tile installation in restrooms is in progress, approximately 60% complete.
- Interior drywall finishing is currently in progress.

The construction project team meets every Wednesday morning to review action items, address contractor Requests for Information (RFIs), monitor long lead items, receive schedule updates, and discuss other project-related matters.

Construction progress photos are included below.



**New Sanitary Sewer Manhole at Fifth Street.**



**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.**



**In-wall plumbing rough-in.**





**Interior framing at main electrical room.**



**January 2025 aerial construction progress (Northwest corner of Building A).**



**January 2025 aerial construction progress (Southeast corner of Building A).**



**Paved parking lot (December 2024).**





**Site concrete flatwork progress installation (March 2025).**



**Building Dry-in Ceremony (March 2025).**

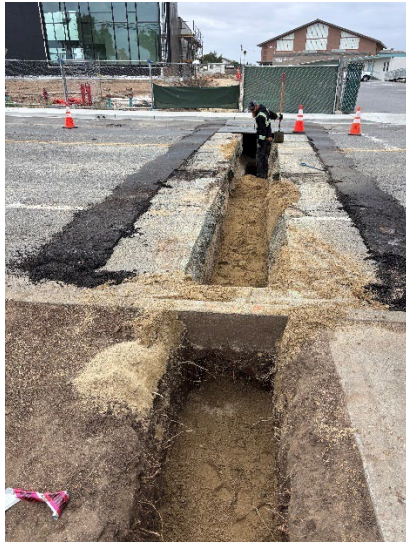


**Interior Drywall progress installation (March 2025).**



**Amphitheater seatwall formwork and reinforcement (April 2025).**





**PG&E underground electrical conduit extension across Fifth Street (April 2025).**



**Interior drywall taping and finish at Library (May 2025).**





**Interior drywall taping and finish at Teen Innovation Center (May 2025).**



**Ceramic tile progress installation at Family Restroom A131 (May 2025).**



**Site progress photo (May 2025).**



**Exterior Northeast corner construction progress (May 2025).**



**Exterior South elevation progress, EIFS finish installation (May 2025).**

The past and upcoming major milestones for the project are presented in the following table:

	<b>Activity</b>	<b>Date</b>
1	Phase 1 Construction Start	June 10, 2024
2	Library and Teen Center Substructure Complete	September 04, 2024
3	Rough Mechanical, Electrical, Plumbing Complete	December 31, 2024
4	Building Weather tight (Dry In)	March 06, 2025
5	PGE Power complete	October 27, 2025
6	Substantial Completion	November 05, 2025
7	Final Completion	December 15, 2025

## **CONCLUSION**

It is recommended that the Measure X Subcommittee:

- Receive a progress report on the Community Center Complex Project; and
- Adopt Resolution MXSC-2025-01, A Resolution of the Measure 'X' Subcommittee Prioritizing the Community Center Complex Project as the Priority Project to Fund with Measure X Fiscal Year 2025-2026 Monies.

## **Attachments:**

1. Resolution MXSC-2025-01
2. Site Plan (C3)



**RESOLUTION NO. MXSC-2025-01**

**A RESOLUTION OF THE MEASURE 'X' SUBCOMMITTEE PRIORITIZING THE  
COMMUNITY CENTER COMPLEX PROJECT AS THE PRIORITY PROJECT TO FUND  
WITH MEASURE X FISCAL YEAR 2025-2026 MONIES**

**WHEREAS**, on November 3, 2020, Gonzales voters approved Measure X, enacting a one-half percent (0.5%) transactions and use tax; and

**WHEREAS**, Measure X was passed by voters to support civic projects that enhance the quality of life of the residents of Gonzales; and

**WHEREAS**, the formation of a Subcommittee was instrumental to the passage of Measure X, and necessary to maintain the public transparency needed for the use of these funds; and

**WHEREAS**, in Fiscal Year 2025-2026, it is projected that Measure X will bring in \$750,000 in local funding; and

**WHEREAS**, after consideration of all pertinent testimony, the information contained in the staff report, comments from the public, and the comments and discussion of its members, the Subcommittee had the pertinent information necessary to formulate the funding priority for use of Measure X tax proceeds for Fiscal Year 2025-2026; and

**WHEREAS**, the Measure X Subcommittee is recommending the prioritization of the Gonzales Community Center Complex for funding for Fiscal Year 2025-2026.

**NOW, THEREFORE, BE IT RESOLVED** that the Measure 'X' Subcommittee is recommending the prioritization of the Gonzales Community Center Complex for Measure X funding for Fiscal Year 2025-2026.

**PASSED AND ADOPTED** at a meeting of the Measure 'X' Subcommittee duly held on the 12<sup>th</sup> day of May 2025, by the following vote:

**AYES: SUBCOMMITTEE MEMBERS:**

**NOES: SUBCOMMITTEE MEMBERS:**

**ABSTAIN: SUBCOMMITTEE MEMBERS:**

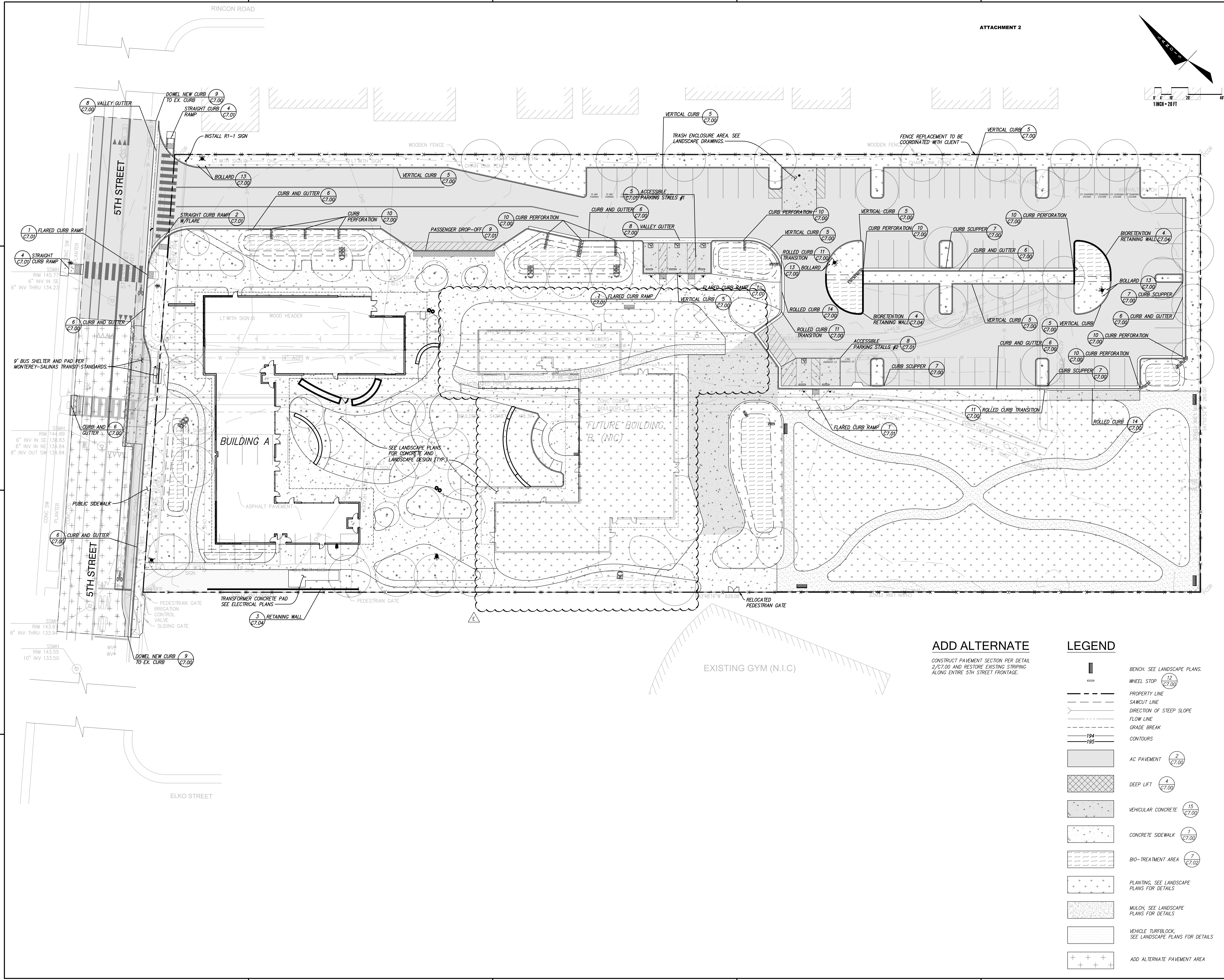
**ABSENT: SUBCOMMITTEE MEMBERS:**

\_\_\_\_\_  
Subcommittee Chairperson

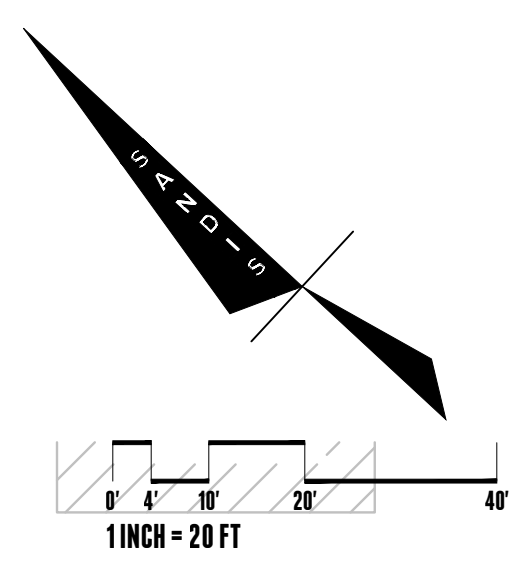
**ATTEST:**

\_\_\_\_\_  
Mary Villegas, Deputy City Clerk





ATTACHMENT 2



WRNSSTUDIO

501 SECOND STREET  
4TH FLOOR, STE. 402  
SAN FRANCISCO  
CALIFORNIA 94107  
415.489.2224 TEL  
415.358.9100 FAX  
WWW.WRNSSTUDIO.COM

SANDIS

SANDIS.NET

DATE 09/10, 2024

MICHAEL A. KUYKENDALL  
P.E. NO. 70870, EXPIRES 6-30-25

ISSUES	DATE
50% DESIGN DEVELOPMENT	09/07/2023
100% DESIGN DEVELOPMENT	10/30/2023
75% CONSTRUCTION DOCUMENTS	01/19/2024
100% CONSTRUCTION DOCUMENTS	02/28/2024

REVISION LIST	DATE
PC #1 RESPONSE CIVIL ONLY	04/26/2024
BUILDING B DE-SCOPE	09/12/2024

4LEAF, INC.  
Building  
10/07/2024  
Reviewed For  
Code Compliance

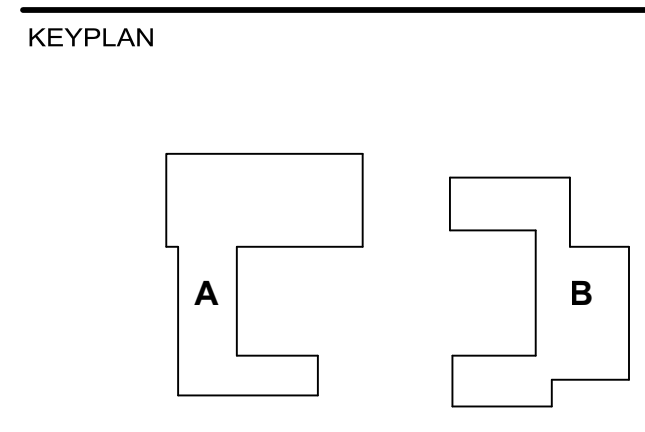
ADD ALTERNATE

CONSTRUCT PAVEMENT SECTION PER DETAIL 2/C7.00 AND RESTORE EXISTING STRIPING ALONG ENTIRE 5TH STREET FRONTAGE.

LEGEND

- BENCH. SEE LANDSCAPE PLANS.
- WHEEL STOP 12 C7.00
- PROPERTY LINE
- SAWCUT LINE
- DIRECTION OF STEEP SLOPE
- FLOW LINE
- GRADE BREAK
- CONTOURS
- AC PAVEMENT 2 C7.00
- DEEP LIFT 4 C7.00
- VEHICULAR CONCRETE 15 C7.00
- CONCRETE SIDEWALK 1 C7.00
- BIO-TREATMENT AREA 7 C7.02
- PLANTING. SEE LANDSCAPE PLANS FOR DETAILS
- MULCH. SEE LANDSCAPE PLANS FOR DETAILS
- VEHICLE TURFBLOCK. SEE LANDSCAPE PLANS FOR DETAILS
- ADD ALTERNATE PAVEMENT AREA

DENNIS & JANICE  
CAPRARA  
COMMUNITY  
CENTER COMPLEX  
5th Street, Gonzales, CA 93926



PROJECT NO: 23002.00  
DATE: 02/28/2024  
SCALE: 1"=20'  
SHEET TITLE:

SITE PLAN

SHEET NO: C3.00