



SUMMARY REPORT

Agenda Date: 10/7/2025

To: Sonoma County Board of Supervisors

Department or Agency Name(s): Sonoma County Regional Parks

Staff Name and Phone Number: Bert Whitaker, 565-2041; Karen Davis-Brown, 565-1359

Vote Requirement: 4/5th

Supervisory District(s): First District

Title:

Hood Mountain Pythian Water Tank Replacement - Bid Award

Recommended Action:

- A) Approve Plans and Specifications for the Hood Mountain Pythian Water Tank Replacement Project.
- B) Authorize the use of \$155,000 from Area 4 Park Mitigation Fees for the project. ☐
- C) Adopt a Resolution authorizing a budget adjustment to the FY 2025-2026 Hood Recovery and Climate Resilience Capital Project budget in the amount of \$215,000.
- D) Award a contract to Coastside Concrete & Construction, Inc. in the amount of \$374,500 for a contract term of two hundred working days after the issuance of the Notice to Proceed and authorize the County Executive Officer or their designee to execute the contract.
- E) Authorize the Director of Regional Parks (or their designee) to make as-needed minor changes to the project required by the final conditions, agency approval, and other project conditions as long as the total does not exceed 15% of the total project cost. If this contingency is exercised, total contract amount would be up to \$430,675.
(First District) (4/5th Vote Required)

Executive Summary:

Hood Mountain Regional Park and Open Space Preserve (Park) is a dramatic park preserving 3,500 acres of rugged wildlands for wildlife connectivity, conservation, and public recreation. The Nuns Fire in 2017 and the Glass Fire in 2020 burned through the park destroying park infrastructure including culverts, storage tanks, historical buildings, a bridge, retaining walls, and killing thousands of trees. The Hood Mountain Pythian Water Tank Replacement Project (Project) replaces ruined water storage tanks, restoring non-potable water storage for firefighting and for one park residence and one neighboring property.

Construction includes:

- Demolition and removal of three ruined redwood water storage tanks and replacement with one large fire-resilient corrugated steel water tank.
- Replacement of the temporary waterline with a permanent water supply line.
- Felling of one large dead fir tree in the construction area.

Regional Parks is requesting the Board approve the plans and specifications for the Project and recommends awarding the contract for construction to Coastside Concrete & Construction, Inc. in the amount of \$374,500.

Discussion:

Hood Mountain Regional Park and Open Space Preserve is the largest county park and has become increasingly popular as a wilderness destination within 10 minutes of Santa Rosa. The Park burned during the 2017 and 2020 wildfires, causing damaging to park infrastructure, roads, and trails. The Nuns Fire severely burned nearly half of the park, and in 2020 the Glass Fire raged through burning nearly 80% of the park. The redwood water storage tanks were utilized by fire crews in 2017 to fight fire and save park residences. Three years later, these water tanks were damaged beyond repair by the Glass Fire.

The Project consists of replacing the three damaged and ruined redwood water storage tanks with one large, fire resilient galvanized steel water tank at the same location, thereby replacing water storage capacity. The water is intended for firefighting and non-potable uses at one park residence and one neighboring property. The neighboring property has an easement for non-potable water uses. Though the home on this property was lost in the 2020 fire and has not been replaced, this project will maintain the neighbor's access to water per a recorded agreement.

The original waterline from a spring box to the water tanks was damaged in one of many post-fire landslides. The waterline ran along, and about 20 feet downhill of, the top of the steep 80 to 100-foot-deep creek bank. When the bank failed, it caused a break in the pipe. A temporary waterline was installed along the top of the bank because the bank was too steep to access the pipe for repair. This project will move the temporary waterline to a permanent uphill location aligned within a park road. The project will also remove a large fir tree killed in the fire which is a hazard to contractor crews, trail users, and the new water tank.

The contract work includes demolition, earthwork, constructing an improved tank pad, assembling one 30,000-gallon water tank onsite, trenching and installing 2-inch water supply pipeline, felling of one large dead-and-standing fir tree, implementing erosion control, restoring disturbed areas, and all related work as indicated on the plans.

Staff recommends the Board approve the plans and specifications for the Hood Mountain Water Tank Replacement Project, award the bid for the Project to Coastsides Concrete & Construction, Inc. in the amount of \$374,500 for a contract term of 200 working days, authorize the County Executive Officer or designee to execute the contract, and authorize the Director of Regional Parks or designee to make as needed minor changes to the project required by the final condition, agency approvals, and other project conditions so long as the total does not exceed 15% of the total project cost. If this contingency is exercised, total contract amount would be up to \$430,675 (\$374,500 + 15%). The total estimated project cost for construction and construction management is \$455,000.

California Environmental Quality Act:

The County determined that the Project is Categorically Exempt pursuant to California Code Regulations, title 14, section § 15302 (c): Replacement or Reconstruction. The County filed the Notice of Exemption on July 17, 2025.

Project Bidding:

The project was prepared for bidding and posted on the Purchasing portal on April 28, 2025. The engineers estimate for the project was \$220,000 to \$250,000. The Project was advertised for bidding in the Press

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Democrat on May 5, 2025. A Mandatory Pre-Bid Conference was held at the site on May 12 and June 23, 2025, to show the site and conditions to potential bidders. Contractors bidding on the Project were required to attend one of the two site visits for their bid submittal to be considered a responsible bid. Ten individuals attended the first meeting on May 12th, and five individuals attended the second site meeting on June 23rd. On July 22, 2025, at 2:00 PM electronic bids were opened for the Project. Two responsive bids were received for the Project as shown on the attached Bid Tabulation. The low responsive bidder was Coastside Concrete & Construction, Inc. with a bid of \$374,500.

Strategic Plan:

This item directly supports the County's Five-year Strategic Plan and is aligned with the following pillar, goal, and objective.

Pillar: Climate Action and Resiliency

Goal: Goal 3: Make all County facilities carbon free, zero waste and resilient

Objective: Objective 1: Design or retrofit County facilities to be carbon neutral, zero waste and incorporate resilient construction techniques and materials.

To align with CAR3.1 and Regional Parks' aligned strategic priority to create and redevelop resilient infrastructure in parks and facilities, the new water tank and near surface water lines will be made of steel for fire resilience.

Racial Equity:

Was this item identified as an opportunity to apply the Racial Equity Toolkit?

No

Prior Board Actions:

September 12, 2023, acceptance of the County of Sonoma Capital Project Plan 2023-2028, including subject Hood Mountain Recovery & Climate Resilience project.

September 28, 2020, issued a Proclamation of Local Emergency for the Glass Fire, Federal Disaster Number: DR-4560.

FISCAL SUMMARY

Expenditures	FY25-26 Adopted	FY26-27 Projected	FY27-28 Projected
Budgeted Expenses	\$240,000		
Additional Appropriation Requested	\$215,000		
Total Expenditures	\$455,000		
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other	\$215,000		

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Use of Fund Balance	\$240,000		
General Fund Contingencies			
Total Sources	\$455,000		

Narrative Explanation of Fiscal Impacts:

FY 25-26 fund balance includes \$40,000 in Area 4 Park Mitigation Fees, \$75,000 from Parks Measure M-Category 2, and \$125,000 in Sonoma County Regional Parks Foundation funding. An additional \$215,000 in funding is needed for construction contingencies and for construction management. Regional Parks recommends funding with Area 4 Park Mitigation Fees. This includes \$155,000 from available fund balance plus \$40,000 previously budgeted for the Hood Lower Johnson capital project and \$20,000 previously budgeted for the Hood Graywood Trail capital project.

Staffing Impacts:			
Position Title (Payroll Classification)	Monthly Salary Range (A-I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

None

Attachments:

1. Bid Tabulation
2. Location Map
3. Budget Resolution

Related Items "On File" with the Clerk of the Board:

Project Plans
Project Manual and Contract