



SUMMARY REPORT

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**Agenda Date:** 12/10/2024

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**To:** Board of Supervisors

**Department or Agency Name(s):** Regional Parks

**Staff Name and Phone Number:** Mark Cleveland, 707-565-2041

**Vote Requirement:** 4/5th

**Supervisorial District(s):** First District

**Title:**

Hudeman Slough Boat Launch Facilities Improvement Project - Bid Award

**Recommended Action:**

- A) Approve the plans and specifications for the Hudeman Slough Boat Launch Facilities Improvement Project.
- B) Adopt a Budget Resolution increasing appropriations by adjusting the FY 2024-2025 Hudeman Slough Capital Project budget by \$605,000 from the following sources: \$440,000 Parks for All Category 4 and \$165,000 Park Mitigation Area 6.
- C) Adopt a Resolution accepting a \$754,000 grant from the State Division of Boating and Waterways for the Hudeman Slough Public Fishing Access and Boat Launch Facility construction and authorizing the Regional Parks Director to execute and administer the funding agreement, amendments, and certifications, approving reimbursement requests and project status reporting, and project completion certification.
- D) Award the contract for the Hudeman Slough Boat Launch Facilities Improvement Project for the base bid and add alternatives 1 and 2 to Gordon N. Ball, Inc. in the amount of \$2,353,000.
- 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 approvals, and other project conditions so long as the total does not exceed 10% of the total project cost.

(First District) (4/5<sup>th</sup> Vote Required)

**Executive Summary:**

The Hudeman Slough dock and boat launch ramp have been closed since July 2017 for safety reasons. Natural tidal build-up of sediment below the ramp and boarding float has twisted the dock beyond repair and replacement is needed. Regional Parks has developed plans to upgrade the Hudeman Slough boat launch facility to meet current safety, environmental, and accessibility standards and address maintenance issues. The project includes a base bid and two add alternatives. The base bid consists of; a reconstructed boat launch ramp and boarding dock; a repaved and expanded parking lot; accessible parking and paths of travel connecting the facilities, and native planting and other mitigation. Add Alternate 1 includes a permanent accessible restroom. Add Alternate 2 includes a new low freeboard dock for launching kayaks and other small watercraft and improved accessibility.

Regional Parks is requesting the Board approve the plans and specifications for the Hudeman Slough Boat Launch Facilities Improvement Project and award the contract for construction of the base bid and add

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alternatives 1 and 2 to Gordon N. Ball, Inc. in the amount \$2,353,000.00.

**Discussion:**

The Wildlife Conservation Board (WCB) funded acquisition of the 5-acre Hudeman Slough Public Fishing Access property in 1961, and funded construction in 1962, with the County agreeing to manage and operate the facility for the California Department of Fish and Wildlife. The agreement specifies the site be used for sport fishing, hunting, wildlife-oriented education, and compatible recreational activities. Over the years WCB has provided funding to repair the facility, as well as perform planning and environmental work associated with preserving the facility for public use.

Hudeman Slough provides the only public boat launch access to San Pablo Bay in the unincorporated area of Sonoma County, and previously supported 10,000 annual visitors. It is the only specifically identified public access site in the unincorporated area featured in the San Francisco Bay Water Trail (Water Trail). The Water Trail is part of a growing network of recommended access points for people to plan daily or multi-day boating adventures on the San Francisco Bay and its tributaries.

The Hudeman Slough Boat Launch Facilities Improvement Project (Project) will benefit those that historically have used the site for fishing, hunting, and bird watching, but will also create a safe access point for a broader range of uses including kayaks, canoes, and other non-motorized small craft seeking opportunities to explore the scenic, cultural, and environmental richness of these waterways. The boat launch is a part of the San Francisco Bay Water Trail, a connected system of launch and landing sites through the Bay Area and is located adjacent to the recently expanded San Pablo Bay National Wildlife Refuge, much of which can be accessed through watercraft launched at Hudeman Slough.

In January 2018, the Board of Supervisors adopted and approved a mitigated negative declaration for the Project prepared in compliance with the California Environmental Quality Act (CEQA). Since that time improvements plans consistent with the mitigated negative declaration have been completed and all regulatory approvals have been secured. The Project was sent to Purchasing for posting on the Supplier Portal on June 15, 2024, and was advertised for bidding on June 20, 2024, and June 22, 2024, in the Press Democrat.

The total estimate project cost for construction and construction management is \$2,605,000. Project funding includes a \$754,000 grant from California State Parks Division of Boating and Waterways Boat Launching Facilities grant program, \$754,000 from the Wildlife Conservation Board's Public Access grant program, and \$300,000 in General Fund ADA SETP. Additional appropriations of \$440,000 derived from Parks for All Measure M Category 4 and \$165,000 from Area 6 Park Mitigation Fees to complete the project.

On July 9, 2024, and on July 11, 2024, at 2:00 PM mandatory pre-bid conferences were held at the Project site to allow potential bidders to investigate the existing conditions and develop any written questions and clarifications for submittal and Regional Parks response. Thirteen (13) contractors attended one of the two mandatory pre-bid conferences.

On July 23, 2024, at 2:00 PM, bids were opened by the Purchasing department. Regional Parks received three (3) responsive bids per the attached Bid Summary. The low bid was determined by the base bid, and Gordon N Ball, Inc. was the apparent low responsive bidder with a base bid of \$2,323,000. Gordon N Ball, Inc. was also the low responsive bidder when the two add alternatives were added to the bid totals for a total contract

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price of \$2,353,000.

**Strategic Plan:**

N/A

**Racial Equity:**

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

No

**Prior Board Actions:**

September 12, 2023, received the County of Sonoma Capital Project Plan 2023-2028, including subject Hudeman Slough Boat Launch project.

March 2, 2021, by Resolutions 21-0092 and 21-0093 approved applications for \$754,000 Wildlife Conservation Board and \$754,000 Division of Boating and Waterways grant funds for Hudeman Slough Boat Launch Improvements construction.

February 4, 2020, by Resolution 20-0036 approved application for \$130,000 Wildlife Conservation Board Grant Funds for engineering, permits, and construction documents for Hudeman Slough Boat Launch Improvements

January 9, 2018, by Resolution 18-0011 approved preliminary plans for the Hudeman Slough Boat Launch Facility Renovation project and adopted the mitigated negative declaration for the project.

**FISCAL SUMMARY**

<b>Expenditures</b>	<b>FY24-25 Adopted</b>	<b>FY25-26 Projected</b>	<b>FY26-27 Projected</b>
Budgeted Expenses	\$2,000,000		
Additional Appropriation Requested	\$605,000		
<b>Total Expenditures</b>	<b>\$2,605,000</b>		
<b>Funding Sources</b>			
General Fund/WA GF	\$300,000		
State/Federal	\$1,508,000		
Fees/Other	\$605,000		
Use of Fund Balance	\$192,000		
General Fund Contingencies			
<b>Total Sources</b>	<b>\$2,605,000</b>		

**Narrative Explanation of Fiscal Impacts:**

FY 24-25 fund balance includes a \$754,000 Division of Boating and Waterways grant, \$754,000 Wildlife Conservation Board grant, and \$300,000 in General Fund ADA SETP. Requested additional funding includes \$440,000 Parks for All Measure M Category 4, and \$165,000 Area 6 Park Mitigation Fees.

**Narrative Explanation of Staffing Impacts (If Required):**

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None

**Attachments:**

Resolution Accepting Grant Funds

Budget Resolution

Bid Tabulation

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

Contract

Project Plans

Project Manual