



## SUMMARY REPORT

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**Agenda Date:** 8/12/2025

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**To:** Board of Directors of the Sonoma County Agricultural Preservation and Open Space District  
**Department or Agency Name(s):** Sonoma County Agricultural Preservation and Open Space District, Sonoma County Water Agency  
**Staff Name and Phone Number:** Misti Arias, 707-565-7264; Marina Montes, 707-565-5730; Mike West 707-524-1178  
**Vote Requirement:** Majority  
**Supervisory District(s):** Third

**Title:**

Oken Swale Maintenance - Contract Award

**Recommended Action:**

- A) Approve the Project Manual and Drawings ("plans and specifications") entitled "Oken Swale Maintenance."
- B) Award the contract to Goebel Construction, Inc. for \$168,124.46 for construction of Oken Swale Maintenance and authorize the Chair to execute the contract.
- C) Authorize the General Manager of Ag + Open Space to approve change orders and design changes to the Project as may be necessary or appropriate, subject to specified limits.
- D) Authorize the General Manager of Ag + Open Space to sign Section 00 65 23 (Agreement and Release of Any and All Claims), with County Counsel review, if any unresolved claims are listed by the contractor. (Third District)

**Executive Summary:**

The Sonoma County Agricultural Preservation and Open Space District (Ag + Open Space) proposes to contract with Goebel Construction, Inc., to repair an old drainage swale on the Oken property, located at 5151 Petaluma Hill Road in Santa Rosa. The repair work will restore functionality to the swale in managing surface waters during large winter storms.

**Discussion:**

The Oken Property is a 76-acre property purchased by the Sonoma County Agricultural Preservation and Open Space District (Ag + Open Space) in 1998 to preserve a portion of the working agricultural lands that make up the community separator between the cities of Rohnert Park and Santa Rosa. The property is located along Petaluma Hill Road at the northeastern edge of Rohnert Park and contains portions of three seasonal drainages. The property is grazed by cattle under a lease agreement with Tom Crane, whose family has grazed the property since before it was acquired by Ag + Open Space.

Ag + Open Space has worked with an ecological consulting firm to prepare design plans and specifications for the Oken Swale Maintenance Project ("Project"). The Project will repair an old drainage swale designed by M. Hudis & Associates in 1982 as part of the Rohnert Foothills Subdivision Unit No. 3 housing development. The Oken property is subject to flashy, high-volume runoff during rain events, and the swale has experienced degradation through the years due to weathering and open-grazing activities.

The Project, designed by Prunuske Chatham Inc., will have a total area of 3.8 acres. Activities will include regrading the swale having a minimum capacity of 47 cubic feet per second (cfs), which exceeds the 100-year peak flow of 44 cfs. The Project is designed to restore the functionality of the swale in managing surface waters during large winter storms.

The engineer's estimate was \$139,700.00. The Project was advertised for bids on May 15, 2025.

On June 17, 2025, one responsive bid was received per the attached Bid Summary. The lowest responsive and responsible bid is from Goebel Construction, Inc. and is \$28,424.46 above the Engineer's Estimate. Goebel Construction, Inc. is experienced in this type of construction and met the experience requirements.

Staff also request the Board authorize the General Manager to approve change orders to the contract of up to \$16,800 each, provided (1) the change order doesn't affect the material character of the work and the need for the change order results from unforeseen matters which are discovered after the contract was awarded, (2) such modifications are necessary or advisable to complete the project in a timely and efficient manner, and (3) all change orders are in a form approved by County Counsel. In the unlikely event that significant design-related changes are necessary to complete the Project, staff will return to the Board to approve such changes. However, staff request that the Board authorize the General Manager or designee to approve design changes as may be necessary or appropriate in connection with change orders within their authority.

A contractor must execute a release of claims (Section 00 65 23) before final payment but may except any unresolved claims from the release. The requested action authorizes the General Manager to approve the release unless the contractor lists unresolved claims. In that case, County Counsel must review Section 00 65 23 prior to General Manager approval.

Construction on the Project is scheduled to begin approximately September 23, 2025 with an estimated completion date of October 22, 2025. Construction contract procurement, management, and administration and related services will be administered by Sonoma County Water Agency under a separate agreement approved by the Board on June 3, 2025.

**Strategic Plan:**

N/A

**Racial Equity:**

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

No

**Prior Board Actions:**

06/03/2025: Service Agreement with Sonoma County Water Agency for Oken Property Public Works Contracting Support for a not-to-exceed amount of \$75,000.00

02/24/1998: Resolution No. 98-0219, accepting a grant deed for the purchase of approximately 75.8 acres located at 5057 Petaluma Hill Road, Rohnert Park (now known as the Oken Property)

**FISCAL SUMMARY**

<b>Expenditures</b>	<b>FY25-26 Adopted</b>	<b>FY26-27 Projected</b>	<b>FY27-28 Projected</b>
Budgeted Expenses	\$168,124.46		
Additional Appropriation Requested			
<b>Total Expenditures</b>	<b>\$168,124.46</b>		
<b>Funding Sources</b>			
General Fund/WA GF			
State/Federal			
Fees/Other	\$168,124.46		
Use of Fund Balance			
General Fund Contingencies			
<b>Total Sources</b>	<b>\$168,124.46</b>		

**Narrative Explanation of Fiscal Impacts:**

Adequate appropriations exist in the approved FY 25-26 budget.

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

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

N/A

**Attachments:**

Bid Summary

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

Project Manual and Drawings (with contract)