



SUMMARY REPORT

Agenda Date: 4/22/2025

To: Sonoma County Board of Supervisors

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

Staff Name and Phone Number: Steve Ehret, 707-565-1107

Vote Requirement: 4/5th

Supervisory District(s): First, Third

Title:

Taylor Mountain Phase 2 Trails Budget Resolution and Change Order

Recommended Action:

- A) Adopt a Budget Resolution to appropriate \$162,000 in additional State Parks Recreational Trails Program grant funding into the Taylor Mountain Phase 2 Trails capital improvement project.
- B) Authorize the Chair of the Board to execute a change order with Yakima Construction in the amount of \$83,083.75 to complete the Taylor Mountain Phase 2 Trail Construction contract.

Executive Summary:

The Taylor Mountain Phase 2 Trails project will expand public access to an additional 450 acres of the 1100-acre park with the development of 8 miles of new trails and access points. The construction contract was awarded to Yakima Construction, Inc. on August 9, 2022, in the amount of \$1,224,735.56 and the project is nearing completion.

Due to unforeseen site conditions and construction cost increases exceeding current project funding, our partners at State Parks have allocated an additional \$162,000 in Recreational Trails Program grant funds to assist with project completion. We are requesting approval of a budget resolution to appropriate the additional Recreational Trails Grant funding into the Capital Improvement Project budget, and Board approval or authorization for a change order in the amount of \$83,083.75 to complete the project.

Discussion:

Construction of the Phase 2 Trails at Taylor Mountain Regional Park & Open Space Preserve began in September 2022. The project includes the construction of 8 miles of new trails, a vehicle bridge and 5 trail bridges, new trail markers, trail maps, and interpretive signs, trail decommissioning and habitat restoration for new trail impacts, and riparian enhancement for bridge impacts.

During construction of the trail bridge abutments the contractor encountered unanticipated subgrade conditions at all five of the trail bridges. A geotechnical study was conducted before bridge abutment design; however, due to the site access challenges, the geotechnical testing was limited. The discovery of larger areas of unconsolidated soils required civil, structural, and geotechnical engineering design and permit changes to excavations and pier depths, reinforcing steel, and concrete, which increased the cost of construction substantially.

In addition to the bridge abutment changes, sections of the new trails cross areas with extensive clay soils, requiring special treatments for all-season use. The trails developed large, wide cracks as they dried out in the spring and summer creating potential hazards for bikes, equestrians and hikers. The all-weather surface is composed of gravel drain rock with a finished trail surfacing material over geotextile fabric to stabilize the material.

Prior Board action from August 9, 2022, authorized the Director of Regional Parks (or their designee) to make minor changes to the project as long as the total “does not exceed 10% of the total project cost.” The total project costs include the Yakima Construction, Inc. contract, the purchase, fabrication, and delivery of the vehicle and trail bridges, steel trail markers, native seed and plant procurement, permitting fees and conditions, staff and consultant contract and construction management. Total project costs are estimated to be approximately \$2.12 million dollars.

Project funding includes \$140,000 from Park Mitigation Area 4 funds, \$50,000 Parks For All Measure M Category 2 funds, \$89,000 from Sonoma County Regional Parks Foundation funds, and \$1,823,019 from State Parks Recreational Trail Program grant funding for a total of \$2,102,019.

The total funding available with the new appropriation of \$162,000 would be is \$2,264,019.

Total cost of the five (5) change orders approved by Regional Parks for the project to date is \$152,082.06 which equals approximately 7.7% of total project costs. Proposed change order 6 for \$83,083.75 would exceed the project-wide 10% maximum change order authority for department approval by 1.1%. The proposed change order is within the Board’s contract-specific statutory authority under Public Contract Code 21152 of 10% of a contract’s value.

The addition of change order 6 to the total project costs would be approximately \$2.2 million.

Regional Parks is requesting the Board approve change order 6 in the amount \$83,083.75 to pay for additional trail decommissioning, trail construction, trail surfacing, and related work to complete the contract. The remainder of the project funding will be used to pay staff and consultant costs associated with final project construction and contract management, grant funding and permit conditions.

The grant deadline for all construction is June 30, 2025, so time is of the essence to complete the project and fully open the trails and related facilities to the public early this summer.

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 Improvement Plan 2023-2028, including subject

Taylor Mountain Phase 2 Trails project.

August 9, 2022, approved the plans and specifications, awarded the construction contract, and authorized the Director to make changes up to 10% of total project costs and by Reso. No. 22-0312, authorized the Director of Regional Parks to directly negotiate a construction contract subsequent to an open bid process where no bids were received, pursuant to Public Contract Code Section 22038(c).

September 1, 2015, by Reso. No. 15-0354, approved application for Recreational Trails Program In the amount of \$1.6 million.

February 5, 2013, by Reso. No. 13-0040 approved transfer of Taylor Mountain Property of from the District to the County.

October 9, 2012, by Reso. No. 12-0481, Approved the Taylor Mountain Regional Park and Open Space Preserve Master Plan and Adopted the Mitigated Negative Declaration.

FISCAL SUMMARY

Expenditures	FY24-25 Adopted	FY25-26 Projected	FY26-27 Projected
Budgeted Expenses	\$2,102,019		
Additional Appropriation Requested	\$162,000.00		
Total Expenditures	\$2,264,019		
Funding Sources			
General Fund/WA GF			
State/Federal	\$162,000.00		
Fees/Other			
Use of Fund Balance	\$2,102,019		
General Fund Contingencies			
Total Sources	\$2,264,019		

Narrative Explanation of Fiscal Impacts:

Most of the construction funding is available in the FY 2024-25 Taylor Mountain Phase 2 Capital Project budget. Staff recommends accepting an additional \$162,000 from State Parks Recreational Trails Program grant amendment for additional trail construction.

Narrative Explanation of Staffing Impacts (If Required):

None

Attachments:

Budget Resolution
Change Order

Agenda Date: 4/22/2025

Related Items “On File” with the Clerk of the Board:

None