



SUMMARY REPORT

Agenda Date: 12/10/2024

To: Board of Supervisors

Department or Agency Name(s): Regional Parks

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

Vote Requirement: 4/5th

Supervisory District(s): First District

Title:

Larson Park Improvements - Bid Award

Recommended Action:

- A) Approve the plans and specifications for the Larson Park Improvements Project.
- B) Adopt a Resolution authorizing a budget adjustment to the FY 2024-25 Larson Park Renovation Capital Project budget by \$100,000 from the Sonoma County Regional Parks Foundation.
- C) Award the contract for the Larson Park Improvements Project for the base bid (and alternates 1 and 2) to Broderick General Engineering in the amount of \$4,029,687.29.
- D) 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 15% of the total project cost.

(First District) (4/5th Vote Required)

Executive Summary:

Larson Park is in need of a major renovation to address deferred maintenance, update infrastructure, enhance accessibility, and serve expressed community needs. The Larson Park Improvements Project will provide improved utilities and infrastructure, expand and enhance public parking, replace the portable restroom with a permanent restroom, replace the impaired irrigation system for the athletic fields and landscape areas, install new water conserving sod turf on the existing fields, replace dugouts and fencing for the ballfield and tennis/pickleball courts, install ball nets at the soccer field, fully renovate the athletic fields and sport courts, and create new accessible family and shaded small group picnic sites. The project was bid with two add alternates. Add Alternate 1 is for two new accessible playgrounds, one for school age children and one for two - to five-year-olds. Add Alternate 2 is for an enhanced group picnic area for community events.

Regional Parks is requesting the Board approve the plans and specifications for the Larson Park Improvements Project and award the contract for construction of the based bid and Alternates 1 and 2 to Broderick General Engineering in the amount of \$4,029,687.29.

Discussion:

Larson Park is a 7.3-acre neighborhood/community park located in the Agua Caliente and Boyes Hot Springs area of Sonoma Valley. Regional parks assumed management of Larson Park in 1987 after the Valley of Moon Park and Recreation District was dissolved. The park features parking, a baseball/softball field, soccer field, tennis courts, basketball court, paved paths, a small playground, picnic sites, and a community garden. The

park also features a 0.75-mile section of the Sonoma Valley Regional Trail that connects the neighborhood to Flowery School and sidewalks and bike lanes along Highway 12.

When Regional Parks assumed responsibility for Larson Park in 1987, there wasn't an adopted environmental document for the park, construction as-builts for previous park development, or sufficient funding to support maintenance. Over the last 35 plus years Regional Parks has made several improvements to the park for public safety, to implement larger regional plans such as the Sonoma Valley Trail, improve accessibility, and maintain existing facilities.

In 2017, Regional Parks began the process of updating the master plan for the park. Several community workshops were held to solicit input from the public on the existing park facilities and what improvements were needed. The consensus of the community was to generally retain the existing park facilities and uses in the same general areas, but to enhance all features and address all deferred maintenance.

The updated master plan was completed in March 2021 and was submitted to the State Clearinghouse in May 2021 with a Notice of Exemption for circulation to interested agencies and the general public. The project was deemed to be Categorically Exempt under the California Environmental Quality Act guidelines sections 15301 Existing Facilities, section 15302 Replacement or Reconstruction, and section 15304(b) Minor Alterations to Land.

The Larson Park Improvement Project base bid includes a new permanent restroom, upgrade to utilities and infrastructure, expand and enhance visitor parking, fully renovate the athletic fields, basketball court, and tennis/pickleball courts, and provide accessible family and small group picnic sites.

Construction and construction management cost is estimated as \$4,070,000. Funding for the Larson Park Improvements Project is coming from a variety of sources. This includes District 1 Community Infrastructure Funds \$2,000,000, State Parks \$1,000,000, Parks Measure M-Category 2 \$565,000, Sonoma County Parks Foundation \$200,000, County Service Area 41 \$200,000, and Area 6 Park Mitigation Fees \$5,000. Sonoma County Parks Foundation received a \$100,000 grant for play area construction and a budget adjustment is requested to include this new funding.

The project was publicly bid on October 1, 2024. The project was advertised for bidding in the Press Democrat on October 9 and October 12, 2024. A pre-bid meeting was held on site on October 18, 2024, at 10:00 AM and was attended by seven individuals. Two addenda were issued during the bid period to respond to questions and requests for information.

On November 6, 2024, at 2:00 PM bids were publicly opened for the project and six (6) responsive bids were received. The low bidder was determined on the base bid only, and the apparent low bidder was Broderick General Engineering with a base bid of \$3,314,985.61. The engineers estimate for the base bid was \$3.5 to \$3.8 million dollars. Broderick General Engineering was also the low bid when all add alternatives were included in the total bid amount.

Regional Parks is recommending the Board award the contract for the base bid and add alternates 1 and 2 for construction of the Larson Park Improvements Project to Broderick General Engineering in the amount of \$4,029,687.29 for a construction period of seventy-five working days and authorize the Chair of the Board to execute the contracts.

Strategic Plan:

N/A

Racial Equity:

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

No

Prior Board Actions:

September 10, 2024, by Resolution 24-0355 approved corrected resolution to apply for Specified Grant Funds for the Larson Park Renovation Project.

April 30, 2024, by Resolution 24-0157 approved application(s) for Specified Grant Funds for the Larson Park Renovation Project.

September 12, 2023, accepted the County of Sonoma Capital Project Plan 2023-2028, including subject Larson Park Improvements project.

May 11, 2021, by Resolution No. 21-0194 approved Larson Park Master Plan Update and authorized filing a NOE pursuant to CEQA

FISCAL SUMMARY

Expenditures	FY24-25 Adopted	FY25-26 Projected	FY26-27 Projected
Budgeted Expenses	3,970,000		
Additional Appropriation Requested	\$100,000		
Total Expenditures	\$4,070,000		
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other	\$100,000		
Use of Fund Balance	\$3,970,000		
General Fund Contingencies			
Total Sources	\$4,070,000		

Narrative Explanation of Fiscal Impacts:

Most of the construction funding is available in the FY 2024-05 Larson Park Renovation Capital Project budget. Staff recommends accepting an additional \$100,000 from the Sonoma County Regional Parks Foundation for play area construction.

Narrative Explanation of Staffing Impacts (If Required):

None

Agenda Date: 12/10/2024

Attachments:

Bid Tabulation

Budget Resolution

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

Project Plans

Project Manual

Contract

Supplementary Conditions