



SUMMARY REPORT

Agenda Date: 9/10/2019

To: Sonoma County Board of Supervisors

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

Staff Name and Phone Number: Karen Davis-Brown, (707) 565-1359

Vote Requirement: Majority

Supervisorial District(s): First

Title:

Hood Mountain-Lawson Backcountry Trail Construction Bid Award

Recommended Action:

- A. Approve specifications, plans, and forms for the construction of the Hood Mountain-Lawson Backcountry Trail project.
- B. Award the construction contract for the Hood Mountain-Lawson Backcountry Trail Project to Yakima Construction Inc. (Contractor) in the amount of \$313,031 and authorize the Chair of the Board to execute the contract.

Executive Summary:

Hood Mountain-Lawson Backcountry Trail construction will create the first access to the Lawson Addition at Hood Mountain Regional Park and Open Space Preserve with a new multiuse trail. The construction project includes approximately 1.6 miles of natural surface trail, a 35-foot trail bridge, and numerous trail structures. Hikers, equestrians, and mountain bikers will enjoy spectacular views of Sonoma Valley, unique and diverse habitats, and healthy outdoor experiences. Regional Parks has completed prequalification, bid advertisement and the bid selection process and requests the Board approve the plans and specifications for the proposed Hood Mountain-Lawson Backcountry Trail Project and requests the Chair of the Board to execute the agreement with Yakima Construction (Contractor) in the amount of \$313,031.

Discussion:

Hood Mountain Regional Park and Open Space Preserve (Park) is the second largest county park and has become increasingly popular as a wilderness destination within 10 minutes of Santa Rosa. The Ag + Open Space District (District) acquired the 247-acre Lawson Property as an expansion to the Park to protect highly visible scenic lands and prominent natural features, preserve natural systems, and to expand parks that protect the county's unique open space values of regional importance. In 2018 this board adopted the Hood Mountain Regional Park and Open Space Preserve Lawson Expansion Master Plan that proposes over 4 miles of unpaved trails and a variety of amenities to support recreation and environmental education. The Lawson Backcountry Trail is the first phase of implementing the Master Plan and providing public access.

The Lawson Backcountry Trail begins approximately 1.5 miles from the Park's Pythian Road staging area and ends at an existing ranch road on Divide Ridge, the divide between the Russian River and San Pablo Bay watersheds. The project site offers visitors a unique look at the dynamic recovery from the 2017 Nuns Fire that swept through the region. Although the trail climbs several hundred vertical feet, it is designed to be

accessible to a wide variety of abilities without causing damage to site resources.

The District determined the proposed project is consistent with the Conservation Easement they hold on the property. The District's Initial Public Access funding was crucial for completing the Master Plan, designing and permitting the trail, providing required resource protection, and provides the majority of the construction cost to build the trail.

Regional Parks completed an advertisement for Requests for Qualifications (RFQ) in order to identify and pre-qualify contractors for backcountry trail construction projects that require specialized technical abilities and similar experience. The pre-qualification RFQ was advertised on March 19, 2019 and the deadline for submittals was April 18, 2019. A total of seven (7) contractors submitted Statements of Qualifications in response to the RFQ. Based on a review of references, previous firm experience, the availability of trail construction equipment and individual employee experience four (4) contractors were determined to be qualified for backcountry trail construction.

On July 1, 2019 Regional Parks advertised a Notice Inviting Bids to the pre-qualified contractors described above and 1 bid was received. Campbell Grading and Paving bid \$998,086 for the Base Bid plus Additive Alternative 1, 2 and 3. This bid was nearly three times the \$380,000 project estimate and well beyond the project budget. In the best interest of the public Regional Parks rejected the bid. Regional Parks rebid the project to provide additional time and opportunity to encourage additional contractors to bid.

On August 8, 2019 Regional Parks re-advertised a Notice Inviting Bids to the pre-qualified contractors and one bid was received. Yakima Construction Inc. submitted a bid for \$313,031 for the Base Bid plus Additive Alternative 1, Additive Alternative 2, and Additive Alternative 3.

The bid of Yakima Construction Inc. (Contractor) was determined to be the low responsive bid.

Pending approval, the Contractor will begin construction in early September and is expected to complete the majority of the work in late Fall to allow the trail to settle during the winter rains. The Trail is expected to open and be dedicated in Spring 2020 upon completion of construction.

Prior Board Actions:

On June 10, 2014, by Resolutions #14-0246 and #14-0247, the Board of Directors and Board of Supervisors, respectively, approved transferring the Lawson Property from the District to the County subject to a conservation easement and recreation covenant. The Transfer Agreement provides District funding up to \$510,000 to Regional Parks for initial public access planning, permitting, construction, and associated resource protection.

On June 11, 2018, by Resolution #18-0253, the Board of Supervisors approved the Master Plan for the Hood Mountain Regional Park and Open Space Preserve Lawson Expansion and adopted the Mitigated Negative Declaration and Mitigation Monitoring Program for the project.

FISCAL SUMMARY

Expenditures	FY 19-20 Adopted	FY20-21 Projected	FY 21-22 Projected
Budgeted Expenses	313,031		
Additional Appropriation Requested			
Total Expenditures	313,031		
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other	313,031		
Use of Fund Balance			
Contingencies			
Total Sources	313,031		

Narrative Explanation of Fiscal Impacts:

The Ag + Open Space District provided \$280,000 of Initial Public Access funding for the construction of the Lawson Trail. In addition, \$33,031 has been budgeted from Measure M in FY 19/20.

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:

Attachment #1 - Bid Tabulation

Attachment #2 - Location Map

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

Project Plans

Five (5) Construction Contract Agreements between the County and Yakima Construction, Inc.