



## Legislation Text

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**File #:** 2022-0766, **Version:** 1

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**To:** Sonoma County Board of Supervisors  
**Department or Agency Name(s):** Regional Parks  
**Staff Name and Phone Number:** Mundo Murguia, 707-565-2735  
**Vote Requirement:** 4/5th  
**Supervisorial District(s):** First

**Title:**

Maxwell Farms Regional Park Renovation and Improvement Project Bid Award

**Recommended Action:**

- A) Approve the Construction Plans and Project Manual (“plans and specifications”) entitled “Maxwell Farms Regional Park Renovation and Improvement Project” on file with the Clerk of the Board.
- B) Adopt a budget resolution increasing existing appropriations by adjusting the FY 2022-23 Maxwell Farms Redevelopment Capital Project budget by \$3,352,045 from the following sources: \$1,650,00 = from District 1 FY 2022-23 Community Infrastructure Projects Fund), \$1 million State Grant, \$500,000 Parks Measure M Category 3, and \$202,045 from Park Mitigation Fees Area 6 for construction costs.
- C) Award the construction contract to Bauman Landscape and Construction Inc. for the base bid and alternates 1, 2 and 5 for a total amount of \$7,277,944 and authorize the Chair of the Board to execute the contract.
- 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 10% of the total project cost.

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

**Executive Summary:**

The Maxwell Farms Regional Park Project will renovate and improve active recreation facilities at a heavily used regional park located in the densest urbanized unincorporated area in the county. Construction includes a new all-weather baseball field, a new all-weather soccer field, two new restroom and concession buildings, expanded parking, expanded accessible parking and paths of travel, utility improvements, picnic areas and other site amenities and furnishings. The project will improve safety, access, and circulation with a newly aligned and expanded entry drive. Regional Parks has completed bid advertisement and the bid selection process and requests the Board approve the plans and specifications for the proposed Maxwell Farms Regional Park and Renovation Project and requests the Chair of the Board execute the agreement with Bauman Landscape and Construction Inc. (Contractor) in the amount of \$7,277,944.

**Discussion:**

Maxwell Farms Regional Park was developed in 1988 and over the years the 85-acre park has provided the residents of the Sonoma Valley unincorporated communities and the City of Sonoma with a wide variety of active recreation opportunities, a well-loved natural area with walking trails, and access to Sonoma Creek.

In response to strong community interest, increasing population, shifting demographics, deferred maintenance needs, and the loss of a local ballfield, Regional Parks updated the park's Master Plan. The updated Master Plan was adopted in 2019 and supports a community vision for the park to meet the current and future recreational needs while preserving and enhancing the natural resource values of the floodplain and riparian environments along Sonoma Creek. The proposed construction would be the first phase of implementing the master plan. Specific elements included in this phase of construction include a new all-weather baseball field, a new all-weather soccer field, two new restroom buildings with concession capacities, expanded parking, expanded accessible parking, lighting improvements, accessible paths of travel, picnic areas and various site furnishings. Additionally, the project will provide a newly aligned and expanded entry drive with a dedicated left turn egress lane and an enlarged turn around and drop off area to better accommodate emergency vehicles, buses and facilitate Boys and Girls Club drop offs and pickups. Concurrently with adoption of the Master Plan Update for Maxwell Farms Regional Park, the Board adopted a Mitigated Negative Declaration in compliance with the California Environmental Quality Act, which addressed the improvements to be completed via the proposed contract.

The Maxwell Farms Regional Park Renovation and Improvement Project bid was structured with a base bid and five (5) additive alternates to provide flexibility in awarding a contract. The basis to determine the apparent low bid was based on the Base Bid plus Additive Alternates 1, 2 and 5. Alternate 1 includes the installation of artificial turf and related infrastructure at the proposed ballfield, Alternate 2 includes the installation of a second restroom and concession facility, and Alternate 5 includes the installation of an artificial turf soccer field and related amenities. These three additive alternates were prioritized based on the ease of integrating them into the overall project, expressed community need and the ability of the County to furnish items associated with those alternates in a timely fashion.

On May 23, 2022, Sonoma County Purchasing advertised a Notice Inviting Bids for the project. On June 02, 2022, Regional Parks held a mandatory pre-bid conference at the park to provide contractors a chance to view the project site and evaluate conditions for bidding.

On June 13, 2022, at 2:00 PM, bids were opened by the Purchasing Division. Two (2) responsive bids were received as shown in the attached Bid Tabulation. The preliminary estimate of cost for the base bid provided by the consultant who developed the 100% plans and specifications was between \$4 and \$4.5 million.

The low responsive bid was determined to be that of Bauman Landscape and Construction Inc. (contractor) in the amount of \$3,869,502 for the base bid and a total project bid price of \$7,277,944 including three of the additive alternatives.

This construction project is funded by \$1.4 million approved by your Board during the 2022-2023 Budget Hearings, \$925,899 State Parks Recreational Infrastructure and Revenue Enhancement grant, \$250,000 Ag + Open Space District Matching Grant, \$125,000 in Sonoma County Regional Parks Foundation funding, \$972,933 in Parks Measure M Category 2 funding, \$65,000 in Parks Mitigation Area 6 funds, \$130,000 in General Fund Disabled Access funds and \$57,067 in Community Development Block Grant. This totals \$3,925,899.

Additional appropriations of \$1,650,000 from District 1 Community Infrastructure Project Funds, \$1 million from State Grant, \$500,000 from Parks Measure M Category 3, \$202,045 from Park Mitigation Fees Area 6, for

a total of \$3,352,045, is being requested to cover additional construction and construction management costs. The recommended appropriation from the District 1 Community Infrastructure Project Fund will leave fund balance of \$350,000 to be directed to other projects. Pending approval, the contractor will begin construction in late August and is expected to complete the work in the summer of 2023, weather and emergencies permitting. The new facilities are expected to open shortly thereafter.

**Strategic Plan:**

N/A

**Prior Board Actions:**

June 17, 2022, approved an additional \$1.4 million appropriated to Maxwell Farms Redevelopment capital project during budget hearings.

June 13, 2022, received the County of Sonoma Capital Project Plan 2022-2027, including subject Maxwell Farms Redevelopment and Maxwell Farms Disabled Access Improvements.

November 2, 2021, by Reso. No. 21-0442, approved application for Regional Park Program grant funds in the amount of \$850,000.

May 11, 2021, by Reso. No. 21-0195, approved application for Recreational Infrastructure Revenue Enhancement Program grant funds in the amount of \$925,899.

February 26, 2019, by Reso. No. 19-0091, approved the Master Plan Update for Maxwell Farms Regional Park and adopted a Mitigated Negative Declaration in compliance with the California Environmental Quality Act.

February 21, 2017, by Reso. No. 17-0088, authorized application for a California Department of Housing and Community Development grant in the amount of up to \$705,840 for park renovation projects at Maxwell Farms Regional Park.

March 29, 2016 by Reso. No. 16-0109, authorized application for an Ag + Open Space District Matching Grant in the amount of \$1 million for Maxwell Farms Regional Park renovation.

May 4, 2015, approved Community Development Block Grant funding for Maxwell Farms ADA improvements.

**FISCAL SUMMARY**

<b>Expenditures</b>	<b>FY 22-23 Adopted</b>	<b>FY 23-24 Projected</b>	<b>FY 24-25 Projected</b>
Budgeted Expenses	\$3,925,899	\$125,000	
Additional Appropriation Requested	\$3,352,045		
<b>Total Expenditures</b>	<b>\$7,277,944</b>	<b>\$125,000</b>	
<b>Funding Sources</b>			
General Fund/WA GF	\$3,180,000		
State/Federal	\$1,982,966		

Fees/Other	\$2,114,978	\$125,000	
Use of Fund Balance			
Contingencies			
<b>Total Sources</b>	<b>\$7,277,944</b>	<b>\$125,000</b>	

**Narrative Explanation of Fiscal Impacts:**

Total current year budgeted project funding is \$3,925,899 and includes \$3,738,832 from the Maxwell Farms Redevelopment Capital Project budget and \$187,067 from the Maxwell Farms ADA Capital Project budget. Staff requests an additional \$3,352,045 in appropriations to complete the project, consisting of \$1,650,000 in District 1 Community Infrastructure Project Funds, \$1 million in the State Grant, \$500,000 in Parks Measure M Category 3 funds, \$202,045 in Park Mitigation Fees Area 6.

\$100,000 in Parks Measure M Category 2 funds and \$25,000 in Park Mitigation Fees Area 6 are planned for fiscal year 23-24 and will contribute to construction and construction management.

<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):**

None.

**Attachments:**

- Budget Resolution
- Bid Tabulation

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

- Project Plans
- Project Manual
- Contract