

# Project to Rehabilitate Bike Path – Approval for additional pre-construction costs, including support for preparation and submission of Coastal Development Permit

September 4, 2025: A Special Meeting of BCPUD Board of Directors

Presented by G. Woods

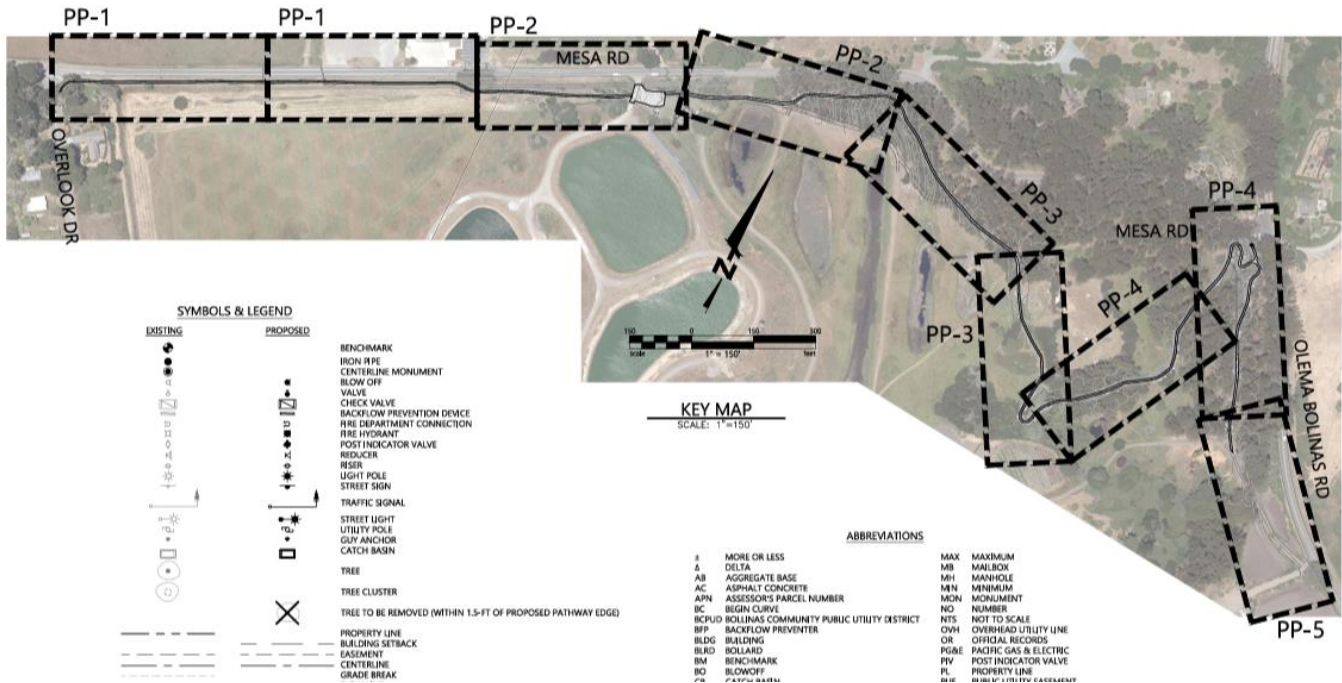
Note: supportive materials that are highlighted are linked on BCPUD's website.

# Some background on the Bike Path Project

- In 2007 BCPUD received an [Original Coastal Development Permit](#) to construct a Bike Path on District Property. In the almost 20 years since its construction the path has fallen into disrepair.
- In July of 2021, the BCPUD Board Approved \$45K to be contributed as match funds toward pursuit of a grant from the California State Park to rehab the existing Bike Path.
- In December of 2021, BCPUD received a grant from California State Parks (via Prop 68) of \$178K to rehab the bike-path.
- In September of 2021, BKF Engineering Consultants performed a preliminary assessment for the Bike Path Rehab project.
- In April of 2022, WRA Environmental Consultants began a Biological Site Assessment and other work associated with the bike path rehab project.
- BCPUD received funds totaling \$47,410 donated by members of the Community to contribute toward the grant “match” funds for the rehab project.
- In Jan of 2023, the [grant was amended](#) to include additional funds (originally granted to Mesa Park) for a total of \$355,904 awarded from California State Parks to rehab the bike path.
- **Therefore, including match contributions, the total budget for the project totaled \$448,314.**
- In November 2023 to April 2024 BKF began preparing Engineering Drawings for the project.

BKF prepared **Engineering Drawings** contemplating the repair of the entire existing path (except for the final portion near Resource Recovery)

IMPROVEMENT DRAWINGS FOR  
**BOLINAS PATHWAY**  
BOLINAS, MARIN COUNTY CA  
OVERLOOK DR, MESA RD & OLEMA BOLINAS RD  
BCPUD PROPERTY, APN 193-030-38  
FEBRUARY 2024

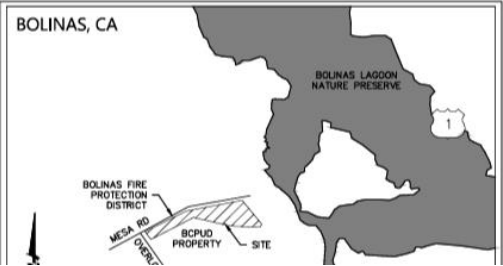


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PH: (415) 868-1234  
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CIVIL ENGINEER: BKF ENGINEERS  
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**INDEX OF DRAWINGS**

1. COVER SHEET
2. TYPICAL SECTIONS
3. PATHWAY PLAN & PROFILE (STA 0+00 - STA 10+25)
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6. PATHWAY PLAN & PROFILE (STA 20+75 - STA 26+00)
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**BOLINAS PATHWAY**  
APN 193-030-38  
MESA RD & OLEMA BOLINAS RD, BOLINAS, CA

**COVER SHEET**

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
DATE: 02/09/2024  
DRAWN BY: REBECCA DOWNE  
C 00665

**BKF ENGINEERS**  
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ENGINEER'S OPINION OF  
PROBABLE CONSTRUCTION COST  
BOLINAS PATHWAY  
CONCEPT DESIGN - COMPLETE

JOB NO.: 20220375-10  
DATE: 2/9/2024

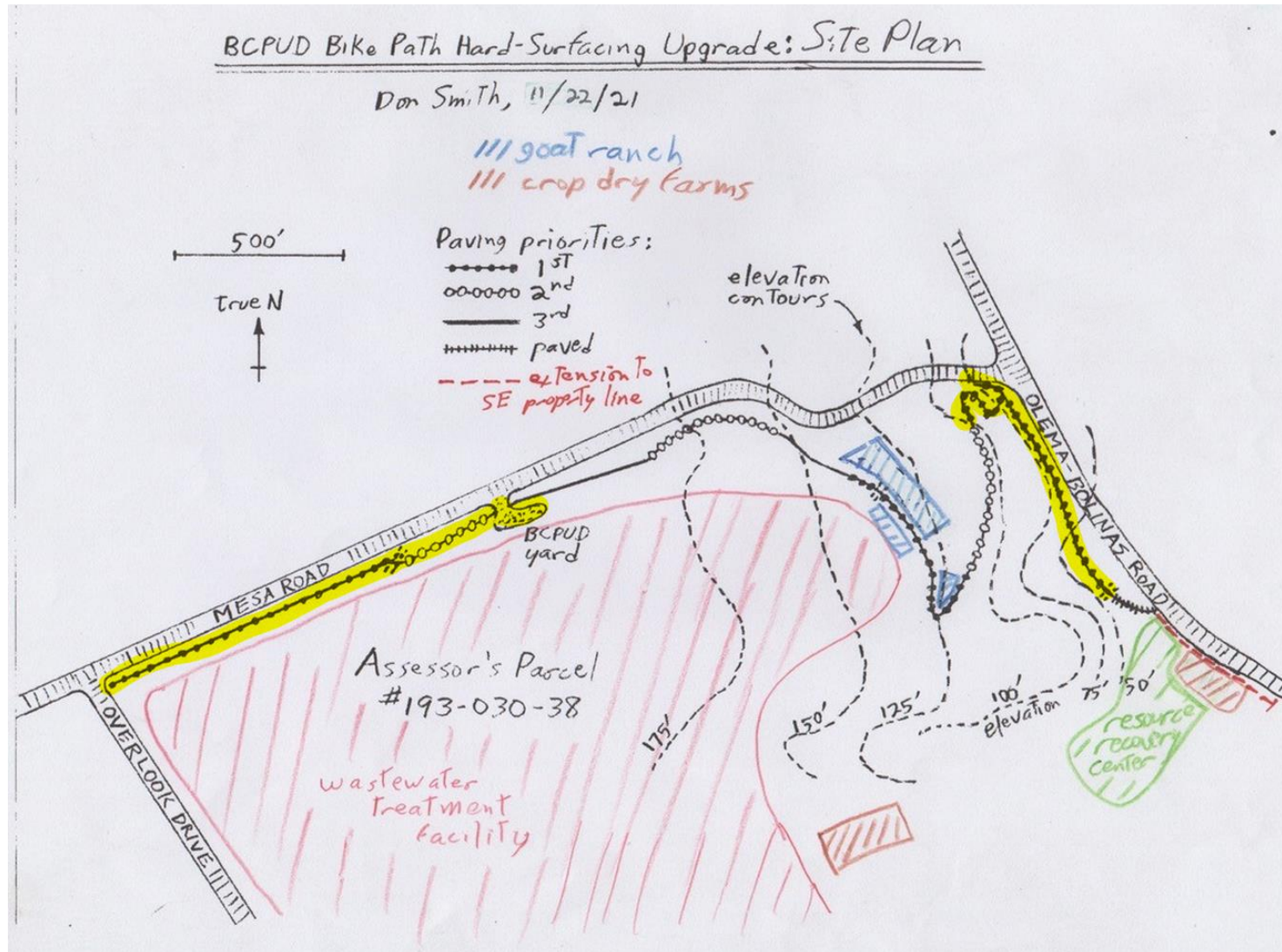
IMPROVEMENTS					
ITEM	DESCRIPTION	QUANTITY		UNIT COST	AMOUNT
1	MOBILIZATION	1	LS	15,300.00	\$ 15,300.00
2	SIGNS AND TRAFFIC CONTROL	1	LS	3,100.00	\$ 3,100.00
3	WATER POLLUTION CONTROL	1	LS	4,600.00	\$ 4,600.00
4	TEMPORARY CONSTRUCTION FENCING	1	LS	3,000.00	\$ 3,000.00
5	CLEARING AND GRUBBING	1	LS	5,000.00	\$ 5,000.00
6	ROOT AND TREE PRUNING	1	LS	2,000.00	\$ 2,000.00
7	REMOVE TREE	10	EA	2,000.00	\$ 20,000.00
8	EXCAVATION (5-IN)	375	CY	40.00	\$ 15,000.00
9	SIDE CAST FILL	160	CY	40.00	\$ 6,400.00
10	SOIL OFF-HAUL	215	CY	200.00	\$ 43,000.00
11	REVEGETATION AND HYDROSEEDING	8,590	SF	4.00	\$ 34,360.00
12	ASPHALT CONCRETE (3-IN)	457	TON	250.00	\$ 114,250.00
13	CLASS II AGGREGATE BASE (3-IN)	225	CY	200.00	\$ 45,000.00
14	REMOVE 8-IN TO 15-IN CORRUGATED HDPE PIPE	100	LF	65.00	\$ 6,500.00
15	8-IN CORRUGATED HDPE PIPE	10	LF	85.00	\$ 850.00
16	12-IN CORRUGATED HDPE PIPE	41	LF	100.00	\$ 4,100.00
17	18-IN CORRUGATED HDPE PIPE	48	LF	150.00	\$ 7,200.00
18	CONCRETE HEADWALL	10	LF	300.00	\$ 3,000.00
SUB TOTAL					\$ 332,660
Contingency @ 30%					\$ 99,800
GRAND TOTAL					\$ 432,460
This opinion of probable construction cost has been prepared to assist with determining anticipated costs associated with the construction of elements shown on the improvement drawings prepared by BKF Engineers. BKF Engineers' opinion of these costs is made on the basis of our professional judgment and experience. Our opinion of construction cost does not include all costs and fees required to complete the project. BKF Engineers does not have control over the cost or availability of labor, equipment, materials, over market conditions or the Contractor's method of pricing. BKF Engineers makes no warranty, express or implied, that the bids for work associated with this project will not vary from our opinion of probable construction					
PREPARED BY:  <b>PRELIMINARY</b>  REBECCA DOWER, P.E. NO. C-80868					

BKF prepared construction estimates for “Complete” repair of the existing path, totaling \$432,460. This did not include pre-construction costs which we estimated at \$110K at the time.

This \$553K was above the project funds (\$448) available.



# Prioritization of Rehab of Portions of the path



Therefore, BCPUD staff and engineers began looking at a phased approach to the project.

**Phase 1:** these 2 portions of the path were deemed higher-priority for rehab by engineers and BCPUD staff as they were considered more accessible, less environmentally complex, highly utilized portions of the path, and the repairs would fit within the existing budget.



ENGINEER'S OPINION OF  
PROBABLE CONSTRUCTION COST  
BOLINAS PATHWAY  
CONCEPT DESIGN - PHASE 1

JOB NO.: 20220375-10  
DATE: 2/9/2024

IMPROVEMENTS					
ITEM	DESCRIPTION	QUANTITY		UNIT COST	AMOUNT
1	MOBILIZATION	1	LS	8,300.00	\$ 8,300.00
2	SIGNS AND TRAFFIC CONTROL	1	LS	1,700.00	\$ 1,700.00
3	WATER POLLUTION CONTROL	1	LS	2,500.00	\$ 2,500.00
4	TEMPORARY CONSTRUCTION FENCING	1	LS	1,600.00	\$ 1,600.00
5	CLEARING AND GRUBBING	1	LS	2,000.00	\$ 2,000.00
6	ROOT AND TREE PRUNING	1	LS	1,000.00	\$ 1,000.00
7	REMOVE TREE	4	EA	2,000.00	\$ 8,000.00
8	EXCAVATION (5-IN)	200	CY	40.00	\$ 8,000.00
9	SIDE CAST FILL	90	CY	40.00	\$ 3,600.00
10	SOIL OFF-HAUL	110	CY	200.00	\$ 22,000.00
11	REVEGETATION AND HYDROSEEDING	4,000	SF	4.00	\$ 16,000.00
12	ASPHALT CONCRETE (3-IN)	250	TON	250.00	\$ 62,500.00
13	CLASS II AGGREGATE BASE (3-IN)	125	CY	200.00	\$ 25,000.00
14	REMOVE 8-IN TO 15-IN CORRUGATED HDPE PIPE	75	LF	65.00	\$ 4,875.00
15	8-IN CORRUGATED HDPE PIPE	10	LF	85.00	\$ 850.00
16	12-IN CORRUGATED HDPE PIPE	20	LF	100.00	\$ 2,000.00
17	18-IN CORRUGATED HDPE PIPE	48	LF	150.00	\$ 7,200.00
18	CONCRETE HEADWALL	10	LF	300.00	\$ 3,000.00
SUB TOTAL					\$ 180,125
Contingency @ 30%					\$ 54,040
GRAND TOTAL					\$ 234,165

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PREPARED BY:

**PRELIMINARY**

REBECCA DOWER, P.E.  
NO. C-80868

- In the winter of 2024, District staff and engineers decided to pursue Phase I (instead of the Complete Project Due). This decision was due to to environmental considerations and budget constraints.
- In April of 2024, BCPUD was informed by CDA that the Rehab Project would not be able to fall under the repair and maintenance exemption associated with its original 2007 permit. This was because portions of the path are situated within 50 feet of Environmentally Sensitive Habitat Areas.
- After finding out from CDA that the permitting of the project would be more complex and expensive than originally envisioned, and due to the fact that BEP was actively pursuing their tree removal project, I hit pause on the Bike Path Project since the 2 projects were dealing with some of the same environmental considerations regarding the trees.

Proposal for Bolinas Community Public Utility District

# Environmental Consulting Services for Coastal Development Permit Application and Biological Site Assessment

09.02.2025



- As the BEP project moved into environmental permitting it was clear that the tree removal project would likely take years. Given that the State Park Grant stipulates that the Bike Path Repair Project needs to be open to the public by January 2028, I have picked back up the Permitting of the Bike Path Repair project within the last couple of months.
- Recently I [issued an RFP](#) to solicit help with preparing and submitting the Coastal Development Permit
- WRA submitted [a Proposal](#): price tag is **\$23,840**
- HT Harvey decided not to submit, because they didn't believe that they would be able to provide a cost-competitive proposal, given the work that WRA had already done related to this project.

Task #	Task Description	WRA Cost by Task	WRA Direct Expenses	Sub-Contractor	Total Cost
1	On-site meeting	\$ 4,904	\$ 300	\$ -	\$ 5,204
2	BSA Report with Reduced Buffer Analysis	\$ 6,712	\$ -	\$ -	\$ 6,712
3	Coastal Development Permit Application	\$ 11,924	\$ -	\$ -	\$ 11,924
TOTAL LABOR HOURS					
TOTAL COST		\$23,540	\$300	\$0	\$23,840



# Overview of Pre-Construction Costs

	Cost Estimates
<b>Total Pre-Construction Soft Costs Predicted</b>	<b>\$131,401.13</b>
<b>ENVIRONMENTAL PRE-CONSTRUCTION COST</b>	
Expenditures as of 8/26/2025 including BSA and Client Meeting/Correspondence	\$11,261.13
Estimate of Environmental Support with CDP Submission	<b>\$23,840.00</b>
CDP Application Fees	<b>\$9,000.00</b>
<b>Total Enviro. CPD/Permitting Cost Predicted</b>	<b>\$44,101.13</b>
<b>MISCELLANEOUS PRE-CONSTRUCTION COSTS</b>	
	<b>\$5,000.00</b>
<b>ENGINEERING PRE-CONSTRUCTION COSTS</b>	
<b>Project Concept and Cost Estimate (not optional)</b>	<b>\$5,800.00</b>
<b>Topographic Survey (not Optional)</b>	<b>\$18,000.00</b>
<b>Construction Document (not Optional)</b>	<b>\$57,000.00</b>
Engineer Boundary Survey (Optional)	\$16,000.00
Engineer GeoTech (Optional)	\$12,500.00
<b>Prep of Bid documents and Bid Support (NOT Optional-Phase 1)</b>	<b>\$1,500.00</b>
<b>Total Non-Optional Engineering Pre-Construction Costs</b>	<b>\$82,300.00</b>
Expenditures as of 8/26/2025	-\$42,293.92
<b>Remaining Pre-Construction Engineering Costs Predicted</b>	<b>\$40,006.08</b>



## GRANT & BUDGET CONSIDERATIONS

<b>OPTION 1: Phase I PROJECT</b>	
<b>Total Original Grant Amount</b>	<b>\$355,904.00</b>
<b>Total Amount that Grant can contribute to Soft Costs (25%)</b>	<b>\$88,976.00</b>
Total Requirement for Match Funds (20%)	\$71,180.80
Community Match	\$47,410.00
BCPUD Match	\$45,000.00
Total Match Raised	\$92,410.00
Total amount raised over the min 20% match	\$21,229.20
<b>Total project Budget (Grant + Total Match)</b>	<b>\$448,314.00</b>
<b>Total amount we can budget toward Soft costs (without contributing more funds)</b>	<b>\$110,205.20</b>
Total <b>already expended</b> on pre-construction soft costs	\$54,290.05
Total pre-construction fund remaining	\$55,915.15
Total pre-construction Engineering Remaining Cost Predicted	\$40,006.08
Total pre-construction budget remaining	\$15,909.07
Total pre-construction budget predicted for CDP enviro. Permitting and Permit Fees (not yet conducted or paid)	\$32,840.00
<b>Total Environmental/CDP shortfall predicted</b>	<b>-\$16,930.93</b>
<b>Total Predicted Pre-Construction Costs (Engineering, Enviro. &amp; Miscellaneous Phase 1; no optionals)</b>	<b>\$131,401.13</b>
Total Remaining Project Budget left for Construction & Construction Management	\$338,108.80
Total Predicted Construction Costs (Phase 1)	\$234,165.00
Total Predicted Construction Management (BKF)	\$7,000.00
Account Balance Predicted to Remain on Construction (Phase 1)	\$96,943.80
<b>Account Balance on Pre-Construction Costs (Phase 1; no optionals)</b>	<b>-\$21,195.93</b>
<b>Total that BCPUD will have contributed to this project</b>	<b>\$66,195.93</b>
Expenditures To-Date Over the \$45K Approved BCPUD in July 2021	\$9,290.05

**The Question before the Board:**  
***Are you prepared to approve an additional \$21K toward this project to cover the CDP/Misc. shortfall?***

- The Board already approved \$45K and those funds have been expended.
- An additional \$9K has been spent and you will need contribute that back to the Community Match if you decide not to pursue the project.

**\$21.1K:** BCPUD can be expected to have to contribute this much more to pre-construction costs b/c we will have used-up all the 25% Grant pre-construction funds

**\$9K:** BCPUD will owe this back to the Community Match--if we don't pursue State Grant Reimbursement

# Some final questions/thoughts to consider:

- The project needs to be open to the public by **January 1, 2028**. We are still on target to meet this date.
- Pre-construction costs are any of those that occur before there is “a shovel in the ground”.
  - Grant Manager suggests: *Are there strategies to incur some soft-cost after shovels are in the ground to make the most of the grant funds?*
  - One strategy here is for BCPUD Staff (GM) to start tracking hours and getting reimbursed for time spent on the project once we get to the construction phase. Unfortunately, there is currently no value in tracking these hours for reimbursement because we anticipate pre-construction costs to be well over the \$88K grant funds that can be allotted to pre-construction cost.
- Board/Community could modify the project (the State Park Grant is flexible) but...
  - We would have to consider that the \$54K we’ve already spent in “match contribution” would not count toward meeting the match for the new project.
  - We would also have to request and receive permission from the Community Match contributors to modify the project, if the \$47K would be considered as contributing toward the “Match Contribution” for the “new” project.

# Some final questions/thoughts to consider:

- Ultimately, modifying the project at this stage, doesn't seem practical or realistic given the requirement for the \$71,180 "Match Contribution".
- However, if another Community Based "Park" project is contemplated/supported, and \$71K can be raised and the new project can be completed by January 1, 2028, then this is a possible alternative use of the ~\$350K grant funds.
- **May be too late for this but...**
  - What is the capacity for the County of Marin's DPW to contribute to this project?
  - Is there a possibility of extending any of the portions of the contemplated Bike Path into the County ROW to pursue a joint DPW/BCPUD/Safe Routes to School project to extend safe bike path routes along Mesa Rd. or Olema/Bolinas?
  - Might the environmental considerations be different if we pursued the project in this manner, as expansion of the shoulder?
  - Could the grant funds be used for this purpose?
  - If we did pursue some more substantial paving portions of the bike path in the County ROW, could we also pursue a more pared-down rehab of the existing bike path on District property?