



JOINT REPORT

DATE: September 9, 2025

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Shoreline Boathouse Expansion,
Project 20-39—Various Actions**

RECOMMENDATION

1. Find that, in accordance with the California Environmental Quality Act (CEQA) requirements, Shoreline Boathouse Expansion, Project 20-39, is categorically exempt as Class 1, Minor Alteration of Existing Public Facilities, under CEQA Guidelines Section 15301.
2. Acting in its capacity as Board of Directors of the Shoreline Regional Park Community, transfer and appropriate \$310,000 of Shoreline Regional Park Community Funds from Planned and Emergency Facilities Projects, Project 19-18, to Shoreline Boathouse Expansion, Project 20-39, increasing the total project budget to \$11,967,000, of which 100% is from the Shoreline Regional Park Community.
3. Acting in its capacity as Board of Directors of the Shoreline Regional Park Community, transfer and appropriate \$2,810,000 of 2018 Shoreline Series B Bond Proceeds from Charleston Road Improvements, Design, and Construction, Project 19-34, to Shoreline Boathouse Expansion, Project 20-39, increasing the total project budget to \$14,777,000, of which 100% is from the Shoreline Regional Park Community.
4. Approve plans and specifications for Shoreline Boathouse Expansion, Project 20-39, and authorize staff to advertise the project for bids.
5. Authorize the City Manager or designee to award a construction contract to the lowest responsible responsive bidder if the bid is within the available project budget of \$14,777,000.
6. Acting in its joint capacity as the City Council of the City of Mountain View and Board of Directors of the Shoreline Regional Park Community, authorize the City Manager and Community Manager, or designees, to amend the professional services agreement with Bull Stockwell Allen Architects, a California corporation (Entity No. 0614724), for an additional amount of \$38,500 to provide additional professional services for Shoreline Boathouse Expansion, Project 20-39, for a total not-to-exceed amount of \$708,298.

7. Authorize the City Manager or designee to award a professional services agreement with Marina Construction Management, Inc., a California corporation (Entity No. 6081240), to provide construction engineering and inspection services, for Shoreline Boathouse Expansion, Project 20-39, for a total not-to-exceed amount of \$1,025,000.

BACKGROUND

The café, called Shoreline Lake American Bistro, is more than 25 years old and requires upgrades to the kitchen and serving areas to maintain its status as a thriving regional recreational amenity for Shoreline at Mountain View visitors (see Figure 1). The deficiencies identified include an undersized kitchen and serving areas, failing and inadequate refrigerated and dry storage rooms, lack of air conditioning, and inadequate exhaust systems. The construction work to upgrade the kitchen will also trigger the need to bring the restrooms into current Americans with Disabilities Act (ADA) compliance.



Figure 1: Project Site

Shoreline Boathouse Project

On [August 25, 2020](#), Council authorized an agreement with Bull Stockwell Allen Architects (BSA) for architectural and engineering services in a not-to-exceed amount of \$312,000. The original scope included expanding the kitchen area for capacity and operational improvements, adding restrooms, and upgrading the existing restrooms to be ADA-compliant, with the assumption that standard construction practices would be used. After BSA conducted site investigations and analyses, several new elements of the existing site conditions were found: the underlying soil is engineered fill over landfill and bay mud; the building foundation is a post-tension slab to provide the foundational support needed due to soil conditions; the roof structure has a structural truss frame; and there is a nearby foraging area for sensitive habitat. As a result, BSA provided a conceptual design plan and corresponding preliminary project construction costs estimated at approximately \$9.8 million. A major factor contributing to the cost increase was the existing soil conditions and the post-tension slab, which add significant complexity to the remodel.

As part of the Fiscal Year 2022-23 Capital Improvement Program, staff identified an expanded project scope, and Council, acting as the Shoreline Regional Park Community Board of Directors (Board), authorized increasing the project budget by \$10 million using the Shoreline Regional Park Community Fund. The revised project scope also included the following new elements:

- Providing new food service equipment and eliminating the use of natural gas-fueled kitchen equipment to comply with the City policy for all-electric equipment.

On [November 14, 2023](#), the Board authorized amending the professional services agreement with BSA to include the additional design and consultants to address the expanded scope.

On May 14, 2024, Council authorized the City Manager or designee to execute the Community Workforce Agreement with the Santa Clara and San Benito Counties Building and Construction Trades Council. On July 5, 2024, the City executed the [Community Workforce Agreement](#). Shoreline Boathouse Expansion, Project 20-39, is listed as one of the five projects subject to this agreement.

Public Art

On [December 10, 2024](#), the Board approved the public art by Stephen Galloway of stylized, colorful depictions of species endemic to Shoreline at Mountain View on fabricated porcelain enamel on steel for \$121,200. The design for this project has been further developed for construction, including the addition of Galloway's public art pieces onto the buildings (see Figures 2 and 3).



Figure 2: Public Art Proposal



Figure 3: Art View from Parking Lot

ANALYSIS

The design progression of the Shoreline Boathouse Expansion project resulted in an expanded scope to include both added requirements for the kitchen expansion and other general facility maintenance elements. This allows the project to comprehensively address the facility needs and at the same time minimize impact on the lease and operations of the tenant.

One example is the building painting and replacement of exterior walkways for this site. As part of the separate Planned and Emergency Facilities Projects, Project 19-18, staff had identified and budgeted for maintenance activities for building painting and replacement of deteriorated exterior walkways at this site. These are activities for which the City is responsible under the terms of the lease. Staff recommends Council transfer and appropriate \$310,000 of Shoreline Regional Park Community Funds from Planned and Emergency Facilities Projects, Project 19-18, to Shoreline Boathouse Expansion, Project 20-39, to incorporate this maintenance work into the main project.

The plans and specifications are now complete for the project and includes the original scope, building painting, and walkway replacement as well as the following additional/changed scope elements (see Figure 4):

- New PG&E transformer required for expansion in electrical capacity;
- Reroofing the two buildings with new tiles and underlay;
- Relocating fire, water, and gas utilities and the addition of a wharf hydrant;
- Omitted new trash enclosure (operator to continue use of existing enclosure);
- Adding replacement of all existing plumbing fixtures;
- Add gas monitoring system to meet requirements due to the closed landfill;
- Three public art locations, including two facing the parking lot;
- New green stormwater infrastructure area in the existing parking lot; and
- Updating parking to include required EV readiness requirements that were added in response to the 2022 California Uniform Building Code adoption which became effective January 1, 2023.

The largest impacts to the budget are the new PG&E transformer, reroofing both buildings, and updating the existing bathrooms. Due to the limited capacity of the existing electrical service, a

new above-grade transformer and PG&E electrical service are required. Reusing the existing underground location is not possible as PG&E no longer offers an underground transformer option. The existing roof tiles have reached the end of their useful life, and several have come loose during recent high-wind events. Updated fixtures and finishes have been included as part of the scope to improve maintenance and provide a refresh to compliment the remodeled bistro.

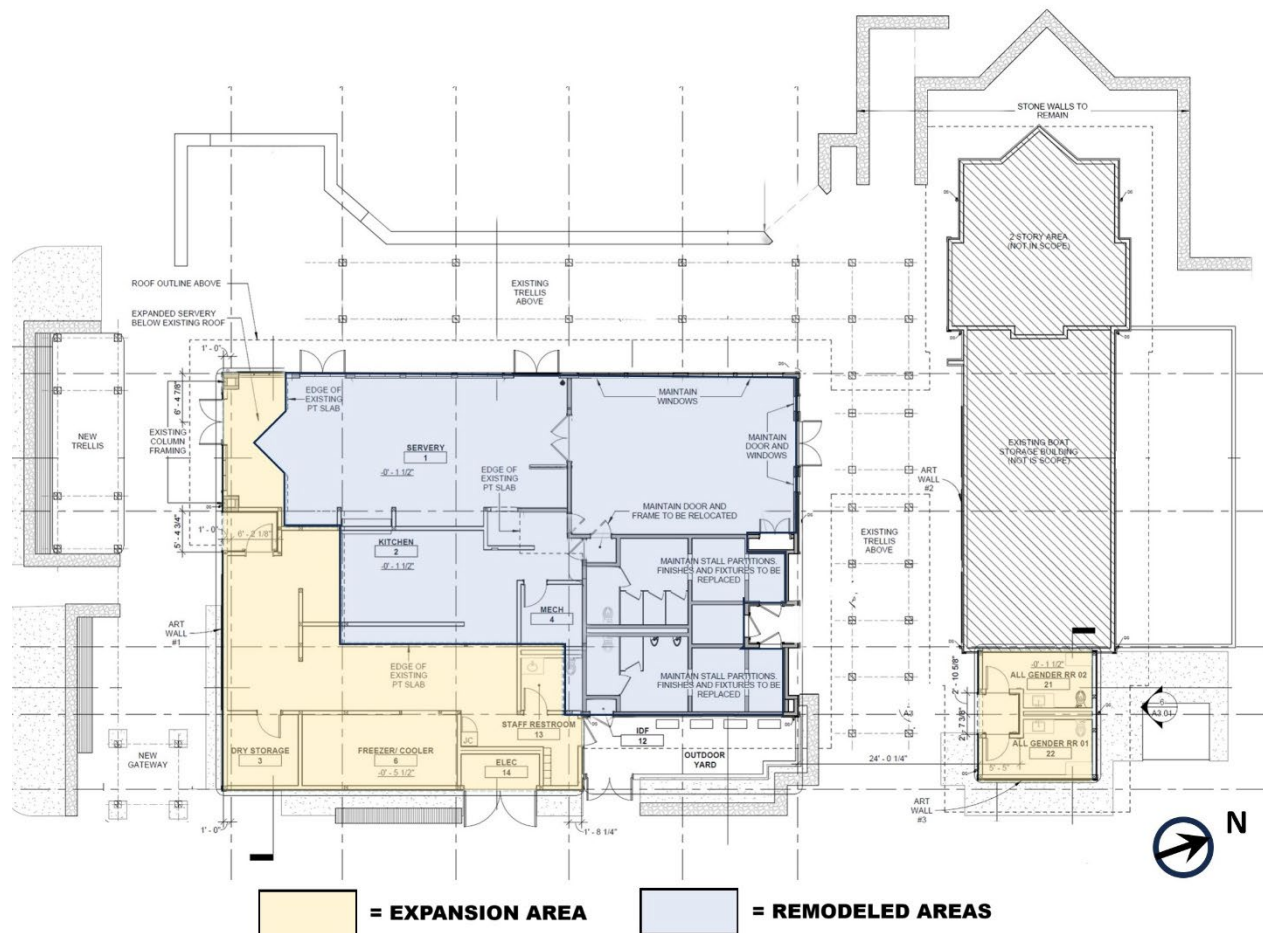


Figure 4: Expanded Floor Plan Diagram

As a result of the additional scope elements included within the project, additional funding is needed to fully fund the project. Staff recommends Council transfer and appropriate \$2,810,000 of 2018 Shoreline Series B Bond Proceeds from Charleston Road Improvements, Design, and Construction, Project 19-34, to Shoreline Boathouse Expansion, Project 20-39. During the Five-Year Capital Improvement Program (CIP) development and Council approval of the CIP earlier in 2025, staff noted for Council that the Charleston Road Improvements project will be closed out after work is completed to document the effort to date, and those remaining funds will be reprogrammed to other projects. This is still the strategy, and the appropriation recommendation allows the City to expend the 2018 Shoreline Series B Bond Proceeds.

Professional Services Amendment

An amendment to BSA's contract is necessary to address the additional construction support expected and the extended timeline for the project. The additional fees are driven by increased design requirements, more complex regulatory conditions than originally anticipated, and a lengthened construction phase. Due to the additional scope, the construction phase will need to be increased from eight months to approximately 12 months. The fee for these added services is \$38,500. This fee is consistent with such services, and staff considers the fee to be fair and reasonable for the scope of work required. Staff recommends adding \$38,500 in additional services to the BSA professional services agreement for a total not-to-exceed amount of \$708,298.

Construction Engineering and Inspection

The Public Works Department utilizes consultants to support staff and provide construction engineering and inspection services as necessary to ensure the timely delivery of the City's construction projects and for projects requiring specialized construction expertise. Given the complexity of the phasing and location of this project and the continued operations by the tenant, construction management is required throughout construction.

In April 2024, staff issued a Request for Qualifications to establish a list of on-call civil engineering firms to provide professional construction management and inspection services for future construction projects, and 13 proposals were received. A selection committee comprised of Public Works staff evaluated the proposals and reviewed their qualifications. The committee identified a prequalified list of four consulting firms. As the need arises, staff can solicit proposals from one or more of the prequalified consultants, rotating through firms for various projects.

The City has been utilizing the prequalified list and entered into contracts for various other projects with all four consultant firms. To provide a balance of workload between the firms, in April 2025, the City sent one firm from the prequalified list, Marina Construction Management (MCM), a Request for Proposal for professional construction management and inspection services for Shoreline Boathouse Expansion, Project 20-39. A proposal was submitted by MCM. Following staff review, MCM was deemed qualified based on the merits of their written proposal, experience in completing similar projects, and understanding of project goals.

The main elements of the scope of services include:

- Manage all construction documentation and communication.
- Facilitate weekly construction progress meetings.

- Review, coordinate, and provide comments to contractor submittals.
- Provide field observation services to monitor compliance with contract documents and prepare daily reports.
- Review, coordinate, and facilitate responses to contractor requests.
- Coordinate and verify compliance with all permits, inspections, close-out procedures, and related contract provisions necessary to close out and accept the project once complete.

The recommended fee of \$1,025,000 for professional services is consistent for such services, and staff considers the fee to be fair and reasonable for the scope of work required.

If the recommended actions are approved, construction is estimated to begin in January 2026 and be completed in approximately one year. The construction timeline has been coordinated to begin after the busier summertime lake season to lessen the impact on the operator as much as feasible.

Environmental Clearance

In accordance with the requirements of the California Environmental Quality Act (CEQA), staff has reviewed the scope of the project and determined that it meets the classification for categorically exempt as Class 1, Minor Alterations of Existing Public Facilities, pursuant to Article 19, Section 15301(e)(1), as it consists of additions to existing structures where the addition will not result in an increase of more than 50% of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. Staff recommends Council make findings that, in accordance with the CEQA requirements, the project is categorically exempt as Class 1, Minor Alterations of Existing Public Facilities, under CEQA Guidelines (Title 14, Division 6, Chapter 3 of the California Code of Regulations) Section 15301(e)(1).

FISCAL IMPACT

Shoreline Boathouse Expansion, Project 20-39, is funded with \$10,657,000 from the Shoreline Regional Park Community Fund and \$1,000,000 from the Shoreline Regional Park Community 2018 Series B Bond Proceeds for a total funding amount of \$11,657,000. An increase in appropriations of \$3,120,000 is requested to fully fund the project as illustrated in Table 1.

The estimated project cost is as follows:

Table 1: Project 20-39 Project Budget Estimate

Construction with Contingency	\$10,350,000
Construction Management	1,025,000
Consultant Services (Design and Geotechnical Engineering)	860,000
Project Management	350,000
Special Inspection and Testing	150,000
Public Art and Other Capital Costs	122,000
Furnishings, Habitat Restoration, PG&E, Security, Signage	278,000
Regulatory Agency Fees, Permits	150,000
Printing, Miscellaneous	50,000
Project Contingency	<u>540,000</u>
Subtotal	\$13,875,000
City Administration	<u>902,000</u>
TOTAL ESTIMATED COST	\$14,777,000
TOTAL CURRENT FUNDING	<u>11,657,000</u>
FUNDING SHORTFALL	\$ 3,120,000

The budget shortfall is due to a combination of added deferred maintenance items, additional design work and extended construction period. An increase in appropriations of \$3,120,000 is requested to fully fund the project. Staff recommends the additional appropriations of \$310,000 of Shoreline Regional Park Community Funds from Planned and Emergency Facilities Projects, Project 19-18, and \$2,810,000 of 2018 Shoreline Series B Bond Proceeds from Charleston Road Improvements, Design, and Construction, Project 19-34, for a total additional appropriations amount of \$3,120,000. There is sufficient funding in Projects 19-18 and 19-34 for the recommended actions.

The professional services agreement fee with BSA, with the inclusion of the recommended amendment of \$38,500, is \$656,498 for basic services and reimbursable expenses, and a contingency of \$51,800 for additional services, for a total not-to-exceed amount of \$708,298.

The professional services agreement fee with MCM is \$931,860 for basic services, and a contingency of \$93,190 for additional services, for a total not-to-exceed amount of \$1,025,050.

LEVINE ACT

California Government Code Section 84308 (also known as the Levine Act) prohibits city officials from participating in any proceeding involving a “license, permit, or other entitlement for use” if the official has received a campaign contribution exceeding \$500 from a party, participant, or agent of a party or participant within the last 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants. For more information see the Fair Political Practices Commission website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html

Please see below for information about whether the recommended action for this agenda item is subject to or exempt from the Levine Act.

SUBJECT TO THE LEVINE ACT

☒ Contract or franchise agreement

CONCLUSION

The approval of the Shoreline Boathouse Expansion, Project 20-39, plans and recommended appropriation actions enables the project to advance into the bidding phase. Incorporating the deferred maintenance items into the project will allow the building to be updated with the least impact to the tenant operator. Additionally, the allocation of additional funds will facilitate the awarding of a construction management and construction contracts while also covering staff salaries and agency fees during the bidding and construction phases.

ALTERNATIVES

1. Do not make environmental findings and approve plans and specifications and direct staff to defer the project.
2. Do not authorize appropriations from the Shoreline Regional Park Community Fund to the project and direct staff to reduce the project scope.
3. Do not authorize the amendment to the BSA agreement and do not authorize the agreement with MCM and direct staff to negotiate different amounts.
5. Provide other direction.

PUBLIC NOTICING—Agenda posting.

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