



JOINT REPORT

DATE: June 23, 2026

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Shoreline Golf Links Parking Lot Repaving—Various Actions**

RECOMMENDATION

1. Approve a midyear Capital Improvement Program project, Shoreline Golf Links Parking Lot Repaving.
2. Acting in its capacity as Board of Directors of the Shoreline Regional Park Community, transfer and appropriate \$638,500 of Shoreline Series A Bond Proceeds and \$1,161,864 of Shoreline Series B Bond Proceeds from Charleston Road Improvements, Design and Construction, Project 19-34, to the Shoreline Golf Links Parking Lot Repaving Project.
3. Acting in its capacity as Board of Directors of the Shoreline Regional Park Community, transfer and appropriate \$2,199,636 of Shoreline Series A Bond Proceeds from Plymouth/Space Park Realignment, Project 20-40, to the Shoreline Golf Links Parking Lot Repaving Project, where the total project budget is 100% from the Shoreline Regional Park Community.
4. Acting in its capacity as Board of Directors of the Shoreline Regional Park Community, appropriate \$2,199,636 from the Shoreline Regional Park Community Fund to Plymouth/Space Park Realignment, Project 20-40, where the total project budget is \$31,865,952, of which 27% is from the Shoreline Regional Park Community.
5. Authorize the Community Manager or designee to execute a professional services agreement with Sandis Engineers Surveyors and Planners, a California corporation (Entity No. 606309), to provide design and construction support services for Shoreline Golf Links Parking Lot Repaving, in a not-to-exceed amount of \$407,000.

BACKGROUND

The Shoreline Golf Links parking lot is located within Shoreline at Mountain View Regional Park (Shoreline at Mountain View) and serves the Shoreline Golf Links and general parking for Shoreline at Mountain View (see Figure 1). Shoreline at Mountain View is a 750-acre wildlife

refuge and recreation area, with some areas located over a closed landfill. Shoreline is governed by the Shoreline Wildlife Management Plan and is home to the western burrowing owl, which is listed as a candidate for threatened or endangered species status by the California Fish and Game Commission. The parking lot is within the closed landfill area.



Figure 1: Project Location Map

ANALYSIS

The Shoreline Golf Links parking lot is approximately 150,000 square feet and the pavement has deteriorated and is in need of rehabilitation. Due to the high use of the parking lot serving Shoreline at Mountain View users, staff is recommending a new capital improvement program project to remedy the conditions. The project site is located within Shoreline at Mountain View, home to over 20 different species of protected birds, and the closed landfill boundary. Repaving the project site will require special design and environmental monitoring.

In March 2026, staff issued a Request for Proposals for professional design and construction support services by posting on the City website, email distribution, and posting on Bidnet Direct. Four firms submitted proposals, and a staff selection committee evaluated the proposals and reviewed firm qualifications. The committee selected Sandis Engineers Surveyors and Planners (Sandis) as the most qualified firm based on their approach to the project, experience in completing similar projects, and understanding of project goals. Sandis has provided similar design services for many local agencies.

The main elements of the scope of services include:

- Conduct site surveys and investigation, data collection, and design analysis;
- Prepare construction bid documents; and
- Provide bidding and construction support.

The recommended fee of \$407,000 for basic services and contingency is consistent for such services, and staff considers the fee to be fair and reasonable for the scope of work required. If the recommended action is approved by Council, Sandis will begin design in summer 2026. The project is estimated to complete design in summer 2027 and start construction in fall 2027.

FISCAL IMPACT

An appropriation of \$4,000,000 is requested to fund the new project. Staff recommends transferring and appropriating \$4,000,000 of the Shoreline Series A and B Bond Proceeds from two existing projects, as summarized below:

Table 1: New Project Funding

<u>Funding Source</u>	<u>Amount</u>
Shoreline Series A Bond Proceeds from Plymouth/Space Park Realignment, Project 20-40	\$2,199,636
Shoreline Series B Bond Proceeds from Charleston Road Improvements, Design and Construction, Project 19-34	1,161,864
Shoreline Series A Bond Proceeds from Charleston Road Improvements, Design and Construction, Project 19-34	<u>638,500</u>
TOTAL:	<u>\$4,000,000</u>

The recommended transfer of the bond proceeds will provide for more timely use of these funds. Staff also recommends transferring and appropriating \$2,199,636 from the Shoreline Regional Park Community Fund to Plymouth/Space Park Realignment, Project 20-40, to replenish the reallocated bond proceeds. There is sufficient funding available in the Shoreline Regional Park Community Fund for the recommended action. The Charleston Road Improvements, Design and Construction (CIP 19-34) is scheduled to be closed by the end of FY 2025-26. No additional funding is needed for this project.

The recommended professional services agreement includes \$339,143 for basic services and reimbursable expenses, and a contingency of \$67,857 for additional services, for a total not-to-exceed amount of \$407,000.

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

ALTERNATIVES

1. Do not approve a midyear CIP project and direct staff to defer this project.
2. Do not approve the appropriations of Shoreline Series A and B Bond Proceeds and the Shoreline Regional Park Community Fund and direct staff to use another funding source.
3. Provide other direction.

PUBLIC NOTICING—Agenda posting.

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Nuñez, File (20-40)