

BUCK'S LANDING NON-MOTORIZED BOAT LAUNCH FACILITY PROJECT SCOPE AND BUDGET SUMMARY

DBW proposes to grant up to \$600,000 from the Waterway Connections Initiative to Marin County Parks (County) to construct improvements at the Buck's Landing Non-Motorized Boat Launching Facility (NMBLF) at 665 North San Pedro Road, San Rafael, CA 94903.

PROPOSED PROJECT SCOPE

Funds would be used for construction of the following items:

- Pile-supported pier
- Gangway
- Boarding float
- On-grade walkway
- ADA-accessible parking space and access aisle
- Path of travel between ADA-accessible parking and grant-funded amenities
- Signage

Background: Buck's Landing is a small, low-lying waterfront property on the southern bank of Gallinas Creek. This creek provides boating access to San Pablo Bay, which is less than half a mile to the east of Buck's Landing. The County has fully owned the 37-acre site since it purchased the property through transactions in 2020 and 2022.

Buck's Landing is located in Santa Venetia, a census-designated place in eastern Marin County with a population of approximately 3,900. Buck's Landing's location makes it a useful connection point between other non-motorized facilities in San Pablo Bay, including Black Point six miles to the north and China Camp three miles to the southeast.

Existing Conditions: The existing wooden pier, dock, guide piles, and gangway are all dilapidated and have reached the point of structural failure. The County has placed signage by the pier stating use of it is prohibited. The adjacent trailered boat ramp is in poor condition. The County does not maintain the ramp, and it does not plan to do so.

Parking is unmarked. There is currently no designated ADA accessible parking near the pier, and there is not a designated path of travel between the existing pier area and the restroom.

Cost Estimate: The below cost estimate was developed by DBW in consultation with the County. The County expects to use local funds and other sources to be determined, which will fund all preconstruction activities including engineering and permitting.

Any expenses above the grant amount will be borne by the County. It is a standard requirement for DBW grants that projects must be fully funded before DBW grant funds can be used.

Table 1: Buck's Landing NMBLF Cost Estimate

COST ESTIMATE		
CONSTRUCTION SCOPE	DBW	Marin County
Mobilization / demobilization		\$ 175,000
Marine demolition		85,000
Pile supported pier	150,000	450,000
Gangway	75,000	
Boarding float	375,000	
On grade walkway		85,000
Raised boardwalk		75,000
ADA accessible parking and access aisle		25,000
Signage		5,000
Construction Subtotal	\$600,000	\$900,000

Overall Construction Subtotal

\$1,500,000

NON-CONSTRUCTION COSTS*		
Escalation (6%)**		90,000
Construction contingency (10%)		150,000
Permit fees (5%)		75,000
Engineering before and during project (10%)		150,000
Inspection (3%)		45,000
Non-Construction Subtotal	\$0	\$510,000
TOTAL ESTIMATED COST BY PARTNER	\$600,000	\$1,410,000

TOTAL OVERALL PROJECT COST

\$2,010,000

Source: City cost estimate dated March 2025 and DBW analysis

* Percentages are of the Construction Subtotal

** Escalation at 3% per year for 2 years

The project's proposed layout is shown in Exhibit A (page 4).

Grant Award Includes: Funding for reimbursement of costs to construct the improvements identified above under Proposed Project Scope. The cost estimate in Table 1 above supersedes all previous estimates, including those provided in the grant application.

Project Funding Excludes: Reimbursement for County administration, project management; CEQA and related studies; engineering; permitting; escalation, construction contingency, and inspection; picnic tables; trash receptacles; landscaping; trip hazard mitigation in the vicinity of the pier; parking improvements beyond those described in this report; additional ADA accessibility features the County may choose to add to the facility after construction; and any other non-boating related amenities.

Conditions:

- CEQA must be completed, at no expense to the grant, by March 1, 2026. No grant reimbursement will be authorized until the County has demonstrated that CEQA is complete, and DBW has informed County in writing that this condition has been satisfied.
- The County must resolve any significant tripping hazards near the ramp to DBW's satisfaction by March 1, 2026. No grant reimbursement will be authorized until DBW has informed County in writing that this condition has been satisfied.

EXHIBIT A – Proposed Site Layout

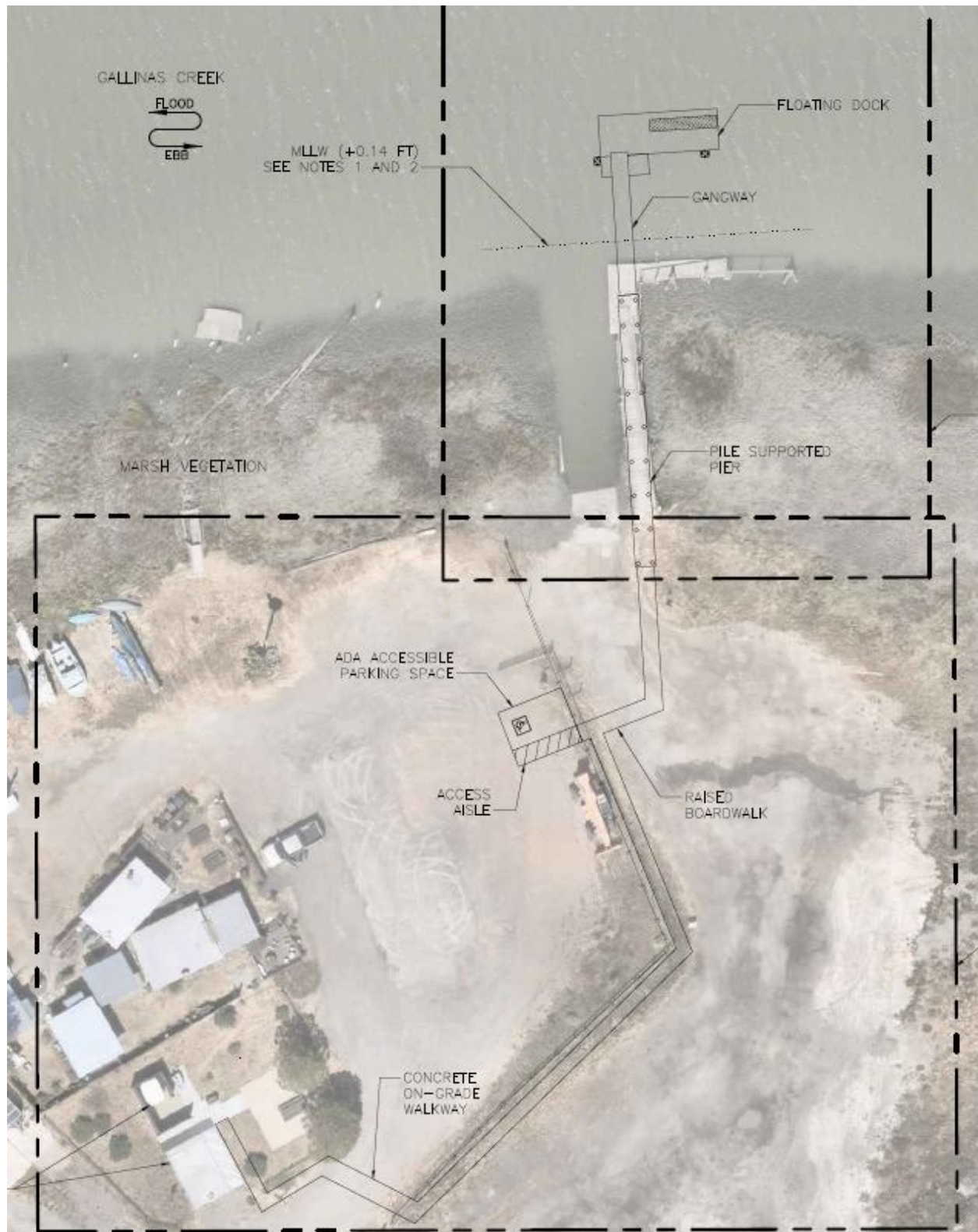


EXHIBIT B – Existing Conditions



Pier at high tide, February 2025. Source: DBW staff.



Pier and float at low tide, January 2025. Source: Moffatt and Nichol.