



Midpeninsula Regional  
Open Space District

R-17-60  
Meeting 17-15  
June 28, 2017

## AGENDA ITEM 9

### AGENDA ITEM

Award of Contract to GradeTech Inc., for construction of the Sears Ranch Road Parking Area and Driveway Improvements, and site cleanup work at La Honda Creek Open Space Preserve for a Base Amount Not-to-Exceed \$678,888 and a Separate 15% Contingency of \$101,833.

### GENERAL MANAGER'S RECOMMENDATION(S)

1. Authorize the General Manager to enter into contract with GradeTech Inc., of San Ramon, California for a not-to-exceed base contract amount of \$678,888.
2. Authorize a 15% construction contract contingency of \$101,833 to be reserved for unanticipated issues, thus allowing the total contract amount not-to-exceed \$780,721.

### SUMMARY

The Sears Ranch Road Parking Area and Driveway Improvements Project includes the following activities to prepare lower La Honda Creek Open Space Preserve for public access: (1) construction of a new, paved parking area; (2) improvements to the Sears Ranch Road driveway entrance; (3) remediation and demolition of one residential structure with no foundation; (4) remediation and demolition of one shed; and (5) removal of miscellaneous debris. A Request for Bids was issued on April 18, 2017. The District received two (2) bid proposals on May 8, 2017. GradeTech Inc. is the lowest responsive and responsible bidder. Therefore, the General Manager recommends awarding the contract to GradeTech Inc., for a base amount of \$678,888, and authorizing a 15% contingency amount of \$101,833. Sufficient funds for the Project are included in the Fiscal Year 2017-18 Budget. Work is scheduled to begin at the start of the new fiscal year.

### DISCUSSION

The Midpeninsula Regional Open Space District (District) acquired the lower portion of La Honda Creek Open Space Preserve (Preserve) in 2006. The Sears Ranch Road Parking Area and Driveway Improvements Project (Project) will create a new visitor entrance, trailhead, and parking area to open the lower Preserve area to the public as part of Phase I Implementation of the Preserve Master Plan. In addition, the proposed contract includes as an add-alternate item the removal of two structures with poor structural integrity, miscellaneous debris, and an abandoned vehicle to remove hazards and further prepare the Preserve for public access. Board consideration for the demolition of the two structures are part of a separate and prior Board Agenda Item at this same meeting. If the Board approves this item, then the add-alternate for this proposed contract would be activated. The two structures recommended for demolition are located on the former Guerra Zanon portion of the larger former Driscoll Ranch property. As

discussed in the prior Agenda Report, both structures are in poor condition and pose a public safety hazard, as they are immediately adjacent to the hiking and equestrian trail that will open in late 2017. The San Mateo County Historic Resource Advisory Board confirmed on June 17, 2017 that neither structure is historically significant. All lead and asbestos present in the structures would be remediated prior to demolition. Moreover, consistent with Board policy, salvageable materials, whether suitable for structural or aesthetic purposes, will be source segregated on site and either stored for future District reuse or taken by the contractor and handled consistent with Board policy 4.08, Construction and Demolition Waste Diversion.

The scope of work under the recommended contract includes:

- 1,000 cubic yards (CY) of grading and excavation
- 950 linear feet (LF) of improvements to the Sears Ranch Road driveway, including new pavement and cleaning of the roadside ditches
- 11,000 square feet (SF) of parking area pavement
- 1,250 SF of concrete sidewalk leading from the parking lot to the trailhead and restroom
- One vault toilet restroom unit
- 2,000 LF of thermoplastic striping
- 630 LF of perimeter cattle fencing
- Demolition and remediation of one residential structure with no foundation
- Demolition and remediation of one shed
- Removal of one abandoned vehicle
- Five bio-swales or vegetated swales for stormwater treatment and conveyance

### Contractor Selection

A Request for Bids was issued on April 18, 2017 and released to six (6) builders' exchanges. A legal notice was posted in the San Mateo County Times and the San Jose Mercury News, and an Invitation to Bid was posted on the District website. Staff contacted twenty-one (21) contractors to notify them of this Project prior to bid. A pre-bid meeting was held on April 27, 2017 with six contractors in attendance. Two bids were received on May 8, 2017 as listed below:

Bidder	Location	Total Bid	Percent +/- from Engineer's Estimate (\$650,000)
GradeTech Inc	San Ramon, CA	\$678,888	4.4 %
D-Line Constructors, Inc.	Oakland, CA	\$963,000	48.2 %

Upon review of the Bid Proposals and confirmation of the contractors' qualifications, the General Manager recommends awarding the contract to GradeTech Inc., as the lowest responsible bidder who submitted a responsive bid.

### FISCAL IMPACT

A 5-year Measure AA Project List was approved by the Board at their October 29, 2014 meeting and includes Portfolio #7, *La Honda Creek: Driscoll Ranch Public Access, Endangered Wildlife Protection and Conservation Grazing*, with a total portfolio allocation of \$14.825 Million. Funds for this Project are coming from two Key Action Plan Project budgets. MAA07-009

covers all construction associated with the parking area and driveway improvements. MAA07-007 covers all work associated with the demolition, remediation, and removal of the hazardous structures and debris.

The proposed Fiscal Year (FY) 2017-18 MAA07-009 budget holds \$1,008,112 for the Sears Ranch Road parking area and driveway improvements, and the MAA07-007 budget holds \$78,650 for the removal of hazardous structures and debris to prepare the Preserve for public access. There are sufficient funds in the upcoming budget to cover the recommended contract and expenditures.

<b>MAA07-009</b>	<b>FY2016-17</b>	<b>FY2017-18</b>
Sears Ranch Road parking area and driveway improvements budget	\$206,900	\$1,008,112
Spent-to-Date as of 6/15/2017	\$110,745	\$0
Encumbrances:	\$6,724	\$0
Award of Contract (including 15% contingency):		\$710,721
<b>Budget Remaining (Proposed):</b>	<b>\$89,431</b>	<b>\$297,391</b>

<b>MAA07-007</b>	<b>FY2016-17</b>	<b>FY2017-18</b>
Demolition and removal of hazardous debris budget	\$348,150	\$78,650
Spent-to-Date as of 6/15/2017	\$261,515	\$0
Encumbrances:	\$1,200	\$0
Award of Contract:		\$70,000
<b>Budget Remaining (Proposed):</b>	<b>\$85,435</b>	<b>\$8,650</b>

The following table outlines the Measure AA #007 Portfolio budget, costs-to-date, and the fiscal impact related to the Sears Ranch Road Parking Area and Driveway Improvements Project.

<b>MAA 007 Portfolio Appropriation</b>	<b>\$14,825,000</b>
Life-to-Date Spent as of 6/15/2017:	\$10,909,311
Encumbrances:	\$55,840
Sears Ranch Road parking area and driveway improvements (including 15% contingency):	\$700,221
Demolition and removal of hazardous debris budget (including 15% contingency):	\$80,500
<b>Portfolio Balance Remaining (Proposed):</b>	<b>\$3,079,128</b>

## BOARD COMMITTEE REVIEW

The Planning and Natural Resources Committee reviewed the location and conceptual design for the Sears Ranch Road Parking Area at their April 20, 2016 meeting, held at the La Honda Elementary School (Report R-16-48). The full Board approved the proposed expanded size and paved surfacing of the new parking area at their May 25, 2016 meeting (Report R-16-65). Finally, the Board reviewed the Sears Ranch Road widening, paving, pull-out, and signage as required by San Mateo County at their January 25, 2017 meeting when a design contract amendment was approved (Report R-17-02).

**PUBLIC NOTICE**

Public notice of this Agenda Item was provided as required by the Brown Act.

**CEQA COMPLIANCE**

Awarding the bid and issuing a contract agreement to construct the Sears Ranch Road Parking Area and Driveway Improvements Project is consistent with the Mitigated Negative Declaration and Mitigation Monitoring Plan for the La Honda Creek Master Plan, approved by the Board on August 22, 2012 (R-12-83).

The District also concludes that the hazardous remediation and demolition actions will not have a significant effect on the environment. These actions are categorically exempt from CEQA under Article 19, Sections 15301(l) and 15304 of the CEQA Guidelines as follows:

Section 15301 Existing Facilities exempts operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The demolition and removal of individual small structures and improvements are exempt under 15301(l) and would allow for the cleanup and restoration of the site. A historic survey of the property conducted by a qualified architectural historian concluded that the structures constructed in the 1900s-1970s does not warrant listing on the California Register of Historic Places, the local historic resource inventory, and is not a historic resource under CEQA.

Section 15304 Minor Alterations to Land exempts minor grading for erosion control.

A Notice of Exemption covering the demolition of structures and hazardous materials remediation was filed with the County of San Mateo on June 6, 2017.

**NEXT STEPS**

If approved, the General Manager will enter into a contract with GradeTech Inc. Final contract signature is subject to meeting all District requirements, such as having all required insurance and bonding in place. Construction will begin July 2017 and be completed by the end of October 2017.

Attachment(s)

1. Site Access and Project Site Map

Responsible Department Head:

Jason Lin, Engineering and Construction Department Manager

Prepared by:

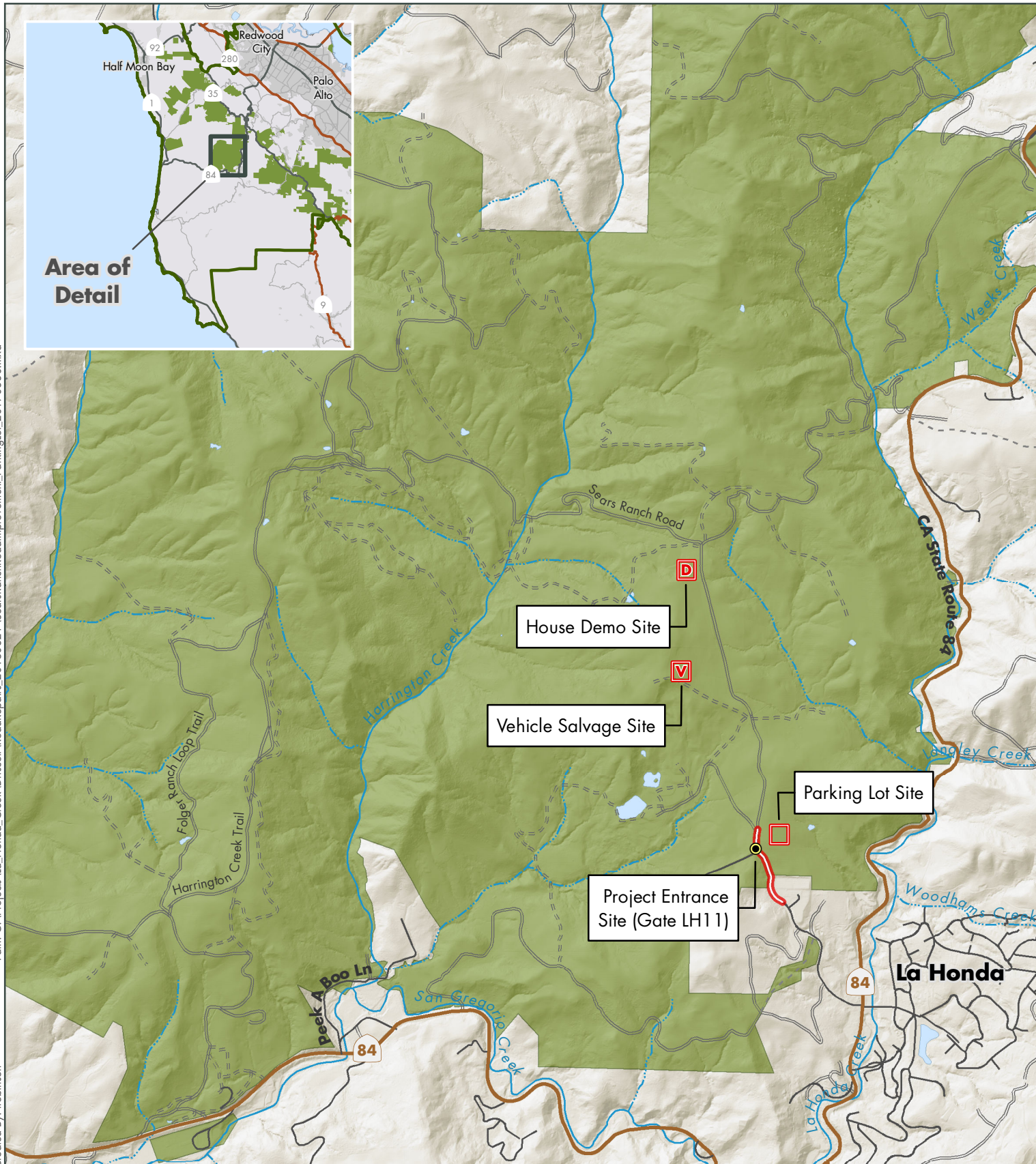
Matt Brunnings, Capital Project Manager, Engineering and Construction Department

Dale Grogan, Capital Project Manager, Engineering and Construction Department

Graphics prepared by:

Torie Robinson, GIS Intern





## Sears Ranch Road Improvement and Parking Lot Installation Project Attachment 1: Site Access and Project Site Map

Midpeninsula Regional  
Open Space District  
(MROSD)  
April 2017

- |                              |                      |                                   |
|------------------------------|----------------------|-----------------------------------|
| MROSD Preserves              | Vehicle Salvage Site | Project Entrance Site (Gate LH11) |
| Private Property             | Demo Site            |                                   |
| Sears Ranch Road Improvement | Parking Lot          |                                   |

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