



Midpeninsula Regional
Open Space District

R-18-39
Meeting 18-15
April 25, 2018

AGENDA ITEM 4

AGENDA ITEM

Award of Contract to Graniterock Company for Construction of the Bear Creek Redwoods Public Access Project

ACTING GENERAL MANAGER'S RECOMMENDATIONS

1. Award a contract to Graniterock Company of Watsonville, California for a not-to-exceed base contract amount of \$3,369,858.
2. Authorize a 15% construction contract contingency of \$505,478 to be reserved for unanticipated issues, thus allowing the total contract amount not-to-exceed \$3,875,336.

SUMMARY

The Bear Creek Redwoods Public Access Project (Project) will complete improvements to open the west side of Bear Creek Redwoods Open Space Preserve to public access. The scope of work includes parking lot construction, prefabricated vault toilet installation, bridge removal and replacement, roadway grading and rocking, trail/road slope and drainage repair, soldier pile retaining wall installation, and miscellaneous debris removal. A Request for Bids was issued on March 7, 2018. Midpeninsula Regional Open Space District (Midpen) received three bid proposals on April 10, 2018. Graniterock Company is the lowest responsive and responsible bidder. Therefore, the Acting General Manager recommends awarding a contract to Graniterock Company for a base amount of \$3,369,858 and authorizing a 15% contingency amount of \$505,478. Construction will span two fiscal years and sufficient funds for the contract are included in the current Fiscal Year 2017-18 Budget and the proposed Fiscal Year 2018-19 Budget. Work is scheduled to begin in May 2018 and be completed by November 2018.

DISCUSSION

Bear Creek Redwoods Open Space Preserve (Preserve) was established in 1999 with the purchase of two large properties from Peninsula Open Space Trust. Purchase of the former Holmes Lumber Company property in 2010 brought the Preserve to its current size of 1,432 acres and closed the gap in the southernmost and upper reaches near Summit Road. On January 25, 2017 and following a robust, multi-year public planning process, the Board of Directors (Board) approved the Bear Creek Redwoods Preserve Plan and certified the project's Environmental Impact Report (R-17-15). The Preserve Plan is a long-term use and management plan for the Preserve that identifies phased implementation actions to protect and restore natural resources, manage cultural and historic resources, and provide opportunities for low-intensity public access and interpretation. Midpen has been working toward implementing Phase I actions,

which includes design and construction of a new parking area, formalizing a trail crossing across Bear Creek Road, and opening the west area of the Preserve to public access.

As part of Phase I, the Planning and Natural Resources Committee reviewed and forwarded the schematic design of a new parking lot and trailhead to the full Board on March 28, 2017 (R-17-39). At the regular meeting of October 25, 2017, the full Board confirmed the design for the Alma College Parking Area and Trail Crossing. The approved design includes the first formal public parking area for the Preserve as a gateway to open the west area to general public use.

The design of the parking area was influenced by multiple site constraints, including the cultural landscape of the former Alma College site, line-of-sight issues along Bear Creek Road for the crossing and driveway locations, special-status species protections, and efforts to maximize parking to adequately meet the expected visitation levels. The layout of the new parking area and adjacent pathways attempts to recall the former grandeur and spatial relationships of the historic pathways and plantings. To ensure that the parking lot design complies with the intent of the Alma College Cultural Landscape Rehabilitation Plan, a cultural landscape specialist reviewed the parking area and landscape design for consistency with the National Park Service Standards and Guidelines for rehabilitation of cultural landscapes.

Numerous site improvements are necessary to prepare and open the west area of the Preserve to public access. This includes replacement of the Webb Creek bridge. The new bridge will be wider, longer, have drilled reinforced concrete pier foundations and abutments, and a concrete deck and timber rails. The replacement of the bridge provides for safe patrol, maintenance, emergency, and visitor access.

In addition, retaining wall work is needed to stabilize and repair an existing slip out on the main patrol and visitor access road in the Phase 1 area of the Preserve. The retaining wall will be 24 feet long by 11.5 feet tall, supported by steel beams set in drilled concrete piers. An existing culvert will be replaced and the roadway reshaped to improve drainage and prevent further erosion at this site.

The remaining work will improve the main patrol and visitor access road through the Phase 1 area of the Preserve, and remove two empty steel fuel tanks. The road is 2.2 miles long, and the improvements include adding and repairing culverts, reshaping sections of the road, improving drainage, and repairing slope failures along its length. Base rock will also be placed on this road for its entire length to allow patrol access during all seasons. Additionally, a residential access road within the Preserve will receive general drainage and surface improvements as runoff currently concentrates down this road and increases the risk of erosion and impact to Bear Creek Road.

In summary, the scope of work under the recommended contract encompasses the following:

- Parking lot accommodating 50 parking spaces
- A two-unit vault toilet restroom
- 17,000 square feet of new resin pathway around Upper Lake
- At grade crossing on Bear Creek Road with pedestrian striping and flashing beacons for enhanced safety
- Removal and replacement of the Webb Creek Bridge
- 24-foot long retaining wall

- 1,730 cubic yards of aggregate base rock on the main patrol and visitor access road
- 1,280 linear feet of new inboard ditch
- Removal of two fuel tanks and other miscellaneous debris

Public Notification

Extensive public notification was provided throughout the lifetime of the project. Midpen hosted 19 public meetings to accept input on the Preserve Master Plan and the parking lot project. Midpen staff also mailed out 2,717 postcards and sent 401 emails to nearby residents prior to the April 25, 2018 meeting notifying them of the upcoming public access improvements and what to expect during construction. Additionally, Midpen installed signs at the top and bottom of Bear Creek Road to notify motorists of the upcoming construction project.

Contractor Selection

A Request for Bids was issued on March 7, 2018 and released to five builders' exchanges. A legal notice was posted in the Santa Cruz Sentinel and the San Jose Mercury News, and an Invitation to Bid was posted on the Midpen website. Two pre-bid site walks were held. One on Thursday, March 15, 2018 and the other on Tuesday, March 20, 2018 with 13 contractors in attendance. Three bids were received on April 10, 2018 as listed below:

Bidder	Location	Total Base Bid	Percent +/- from Engineer's Estimate (\$3,000,000)
Granite Rock Company	Watsonville, CA	\$3,342,908	+12%
Gordon N. Ball, Inc.	Alamo, CA	\$3,546,450	+18%
O.C. Jones & Sons, Inc.	Berkeley, CA	\$3,842,115	+28%

Upon review of the Bid Proposals and confirmation of the contractors' qualifications, the Acting General Manager recommends awarding the contract to Graniterock Company, as the lowest responsible bidder who submitted a responsive bid. The contract value of \$3,369,858 includes the optional Add Alternate #1, which is for the installation of automatic gates at the entry to the parking lot.

FISCAL IMPACT

The proposed Fiscal Year (FY) 2017-18 Budget holds \$1,781,936 for MAA #21-005 Bear Creek Redwoods Public Access Project and \$194,600 for MAA #21-09 Webb Creek Bridge Replacement Project. There are sufficient funds in the proposed FY 2018-19 budget to cover the contract expenses that will cross over into the following fiscal year. As part of a separate Agenda Item at the same April 25, 2018 meeting, the Board will consider a resolution to accept grant funding from the Santa Clara Valley Water District to offset a portion of the construction costs for the Webb Creek Bridge Replacement Project.

A 5-year Measure AA Project List was approved by the Board at their October 29, 2014 meeting and includes Portfolio #21, *Bear Creek Redwoods: Public Recreation and Interpretive Projects* with a total portfolio allocation of \$17.48 Million. Funds for this contract are coming from two key Action Plan Project budgets (MAA #21-005 and MAA #21-009). MAA #21-005 covers all construction associated with the parking area and trailhead, retaining wall, road and trail improvements, and fuel tank removal. MAA #21-009 covers all work associated with the Webb Creek bridge replacement.

MAA #21-005	FY2017-18	FY2018-19
Bear Creek Redwoods Public Access Improvements Budget	\$1,781,936	\$3,156,728
Spent-to-Date (<i>as of 4/11/2018</i>):	\$286,133	
Encumbrances:	\$236,334	
Award of Contract (including 15% contingency):	\$500,000	\$2,972,836
Budget Remaining (Proposed):	\$759,469	\$183,892

MAA #21-009	FY2017-18	FY2018-19
Webb Creek Bridge Replacement Project Budget	\$194,600	\$424,000
Spent-to-Date (<i>as of 4/11/2018</i>):	\$ 43,794	
Encumbrances:	\$82,793	
Award of Contract (including 15% contingency):	\$0	\$402,500
Budget Remaining (Proposed):	\$68,013	\$21,500

The following table outlines the Measure AA #021 Portfolio budget, costs-to-date, and the fiscal impact related to the Bear Creek Redwoods Public Access Project.

MAA 021 Portfolio	\$17,478,000
Life-to-Date Spent (<i>as of 4/11/2018</i>):	\$2,097,752
Encumbrances:	\$1,093,924
Bear Creek Redwoods Public Access Project (includes 15% contingency):	\$3,472,836
Webb Creek Bridge Project (includes 15% contingency):	\$402,500
Portfolio Balance Remaining (Proposed):	\$10,410,988

BOARD COMMITTEE REVIEW

The Planning and Natural Resources Committee reviewed the schematic design of the parking lot at their March 28, 2017 meeting (R-17-39).

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 Bear Creek Redwoods Public Access Project is consistent with the Bear Creek Redwoods Preserve Plan Environmental Impact Report, which the Board certified on January 25, 2017 (R-17-15).

NEXT STEPS

If approved, the Acting General Manager will enter into a contract with Graniterock Company. Final contract signature is subject to meeting all Midpen requirements, such as having all required insurance and bonding in place. Construction will begin May 2018 and be completed by November 2018.

Attachment

1. Project Site Map

Responsible Department Head:

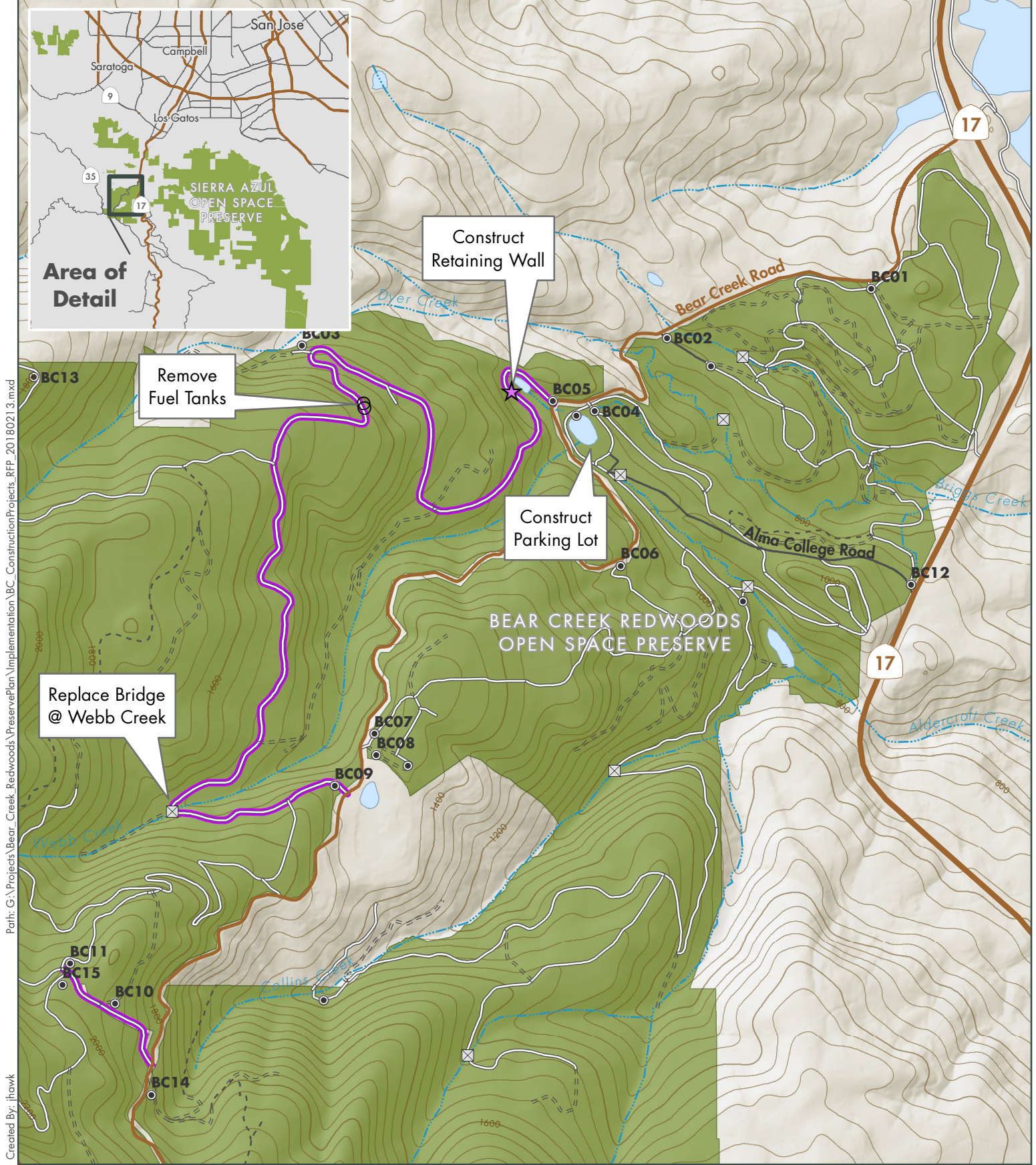
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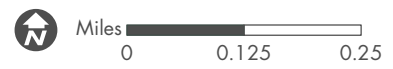


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Created By: ihawk

Bear Creek Redwoods Public Access Project

- Existing Paved Road
- Existing Unpaved Road
- Existing Trail
- Existing Unmaintained Road
- Improve Existing Road / Trail for Increased Use
- Gate
- Existing Bridge/Puncheon
- Abandoned Fuel Tank

Midpeninsula Regional
Open Space District
(MROSD)
February 2018



While the District strives to use the best available digital data, these data do not represent a legal survey and are merely a graphic illustration of geographic features.