



Midpeninsula Regional
Open Space District

R-18-98
Meeting 18-32
August 22, 2018

AGENDA ITEM 4

AGENDA ITEM

Award of Contract with AGCO Hay, LLC., for new grazing water infrastructure at La Honda Creek Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS *den*

1. Authorize the General Manager to award a contract to AGCO Hay, LLC., grazing tenant at La Honda Creek Open Space Preserve, for grazing water infrastructure improvements in the amount of \$47,660.
2. Authorize a 15% contract contingency of \$7,149 to be reserved for unanticipated issues, for a total contract amount not-to-exceed \$54,809.

SUMMARY

The General Manager recommends entering into a sole source contract with AGCO Hay, LLC., (AGCO), the grazing tenant at lower La Honda Creek Open Space Preserve (LHCOSP). Under this contract, AGCO would complete the following grazing water infrastructure projects: (1) construct new grazing water infrastructure in the Sears Ranch Area (Vision Plan Project #07-001); (2) repair and reconnect an existing damaged spring box to nearby water storage and corrals in the Wool Ranch Area; and (3) install a water trough for equestrian use at the Event Center. The total cost to complete the work would not exceed \$54,809. AGCO has been grazing on the former Driscoll Ranch for four years, has extensive knowledge of the land and grazing program, is fully mobilized onsite, and is best suited to perform this work. Sufficient funds are included in the Fiscal Year 2018-19 Budget to complete the work.

DISCUSSION

The former Driscoll Ranch Area of the LHCOSP (3,861 acres total) is leased to AGCO to support the District's conservation grazing program. Grazing water infrastructure projects are included in the Fiscal Year 2018-19 budget to develop adequate water distribution on the property. These improvements will better service existing uses and improve the livestock rotation to best meet the goals of the conservation grazing program, further protect pond resources, and enhance the management of grassland habitat.

Pasture 1 Water Line

For the past five years, AGCO has utilized Pasture 1 (adjacent to the Sears Ranch Staging Area) for only a portion of the grazing season, as the only water source is a seasonal pond. To provide

an additional water source and move livestock away from the seasonal pond during the dry season, AGCO will install a wildlife friendly water trough in this pasture. (See Attachment A)

Road Repair

AGCO will rock a section of the main ranch road to protect crucial water system lines that became exposed during the winter of 2017. (See Attachment A)

Storage Tank

AGCO will purchase and install a new 5,000-gallon water storage tank to provide additional water storage near the Sears Ranch residence. (See Attachment A)

Spring Repair and Water Lines

During the winter storms of 2017, a mudslide damaged an existing spring box. AGCO will rebuild the spring box and reconnect the water source to the existing metal storage tank above the Wool Ranch corrals. The tank will provide water to a new wildlife-friendly water trough at the corrals. (See Attachment B)

Event Center Water Trough

AGCO will install a wildlife friendly water trough for equestrian permit users at the Event Center.

The total cost to complete this project is \$54,809 as shown in the table below.

Cost of Grazing Improvements at the former Driscoll Ranch

Project	
Pasture 1 Water Line	\$14,850
Road Repair	\$ 3,100
Storage Tank	\$ 4,690
Spring Repair and Water Lines	\$23,350
Event Center Water Trough	\$ 1,670
Subtotal	\$47,660
<i>Contingency (15%)</i>	<i>\$ 7,149</i>
Totals	\$54,809

Under Board Policy 3.03, “*Public Contract Bidding, Vendor and Professional Consultant Selection, and Purchasing,*” the District may enter into sole source contracts without obtaining competitive bids under specified circumstances. Under the provision of “Limited Availability/Sole Source”, the required competitive bids may be waived if, “necessary supplies, materials, equipment, or services are of a unique type, are of a proprietary nature, or are otherwise of such a required and specific design or construction, or are for purposes of maintaining consistency and operational efficiency, so as to be available from only one source.”

The Board has approved the use of this exception for grazing tenants by approving grazing leases with provisions for compensating the tenants for certain work on the leased premises.

Awarding a sole source contract to District grazing tenants to perform work on their leased premises under the limited specified circumstances outlined in Board Policy 3.03, is in the best interest of the District and taxpayers. It maintains consistency with the grazing operation and

provides operational efficiency and economy of scale with reduced costs by having the grazing tenant, who knows the most about the land and the operational needs of the grazing program, and who is already mobilized onsite, to perform the work.

AGCO has demonstrated excellent workmanship in the many grazing infrastructure improvements they have completed to date. These improvements (Wool Ranch corrals and self-closing gates) have come in at a lower cost as compared to other similar projects completed by outside contractors.

FISCAL IMPACT

The total cost to complete these grazing infrastructure projects is \$54,809. There are sufficient funds in the FY2018-19 Land and Facilities Services operational budget to cover this project.

BOARD COMMITTEE REVIEW

This item was not previously reviewed by a Board Committee.

PUBLIC NOTICE

Public notice provided as required by the Brown Act.

CEQA COMPLIANCE

Project Description

The project consists of construction of new water lines, installation of new wildlife friendly water troughs, a water storage tank, and road repairs at the former Driscoll Ranch Area of LHCOSP, owned and managed by the Midpeninsula Regional Open Space District (District) in the San Mateo County Coastside Protection Area. The property is located just north of the town of La Honda. These repairs and improvements support the conservation grazing program as outlined in the Driscoll Ranch Rangeland Management Plan. Road repairs and maintenance are covered activities under an existing Routine Maintenance Agreement with the California Department of Fish and Wildlife.

CEQA Determination

The District concludes that this project will not have a significant effect on the environment. It is categorically exempt from CEQA (California Environmental Quality Act) under Article 19, Sections 15301, 15302, 15304 of the CEQA Guidelines as follows:

Section 15301 exempts operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Section 15302 exempts construction and location of limited numbers of new, small facilities or structures.

Section 15304 exempts minor public or private alterations in the condition of land, water, and/or vegetation, which do not involve removal of healthy, mature, scenic trees except for forestry or

agricultural purposes. Section 15304(a) exempts grading on land with a slope of less than 10 percent, except that grading shall not be exempt in a waterway, in any wetland, in an officially designated scenic area, or in officially mapped areas of severe geologic hazard as delineated by the State Geologist. Section 15304(b) exempts new landscaping, and 15304(f) exempts minor trenching and backfilling where the surface is restored.

NEXT STEPS

Pending Board approval, the General Manager will direct staff to contract with AGCO to complete the grazing water infrastructure improvements as recommended in this report. All work is scheduled to be complete in FY2018-19.

Attachments

1. Map for project # Vision Plan 07-001 (Sears Ranch Area).
2. Map for Spring Repair (Wool Ranch Area)

Responsible Department Head:

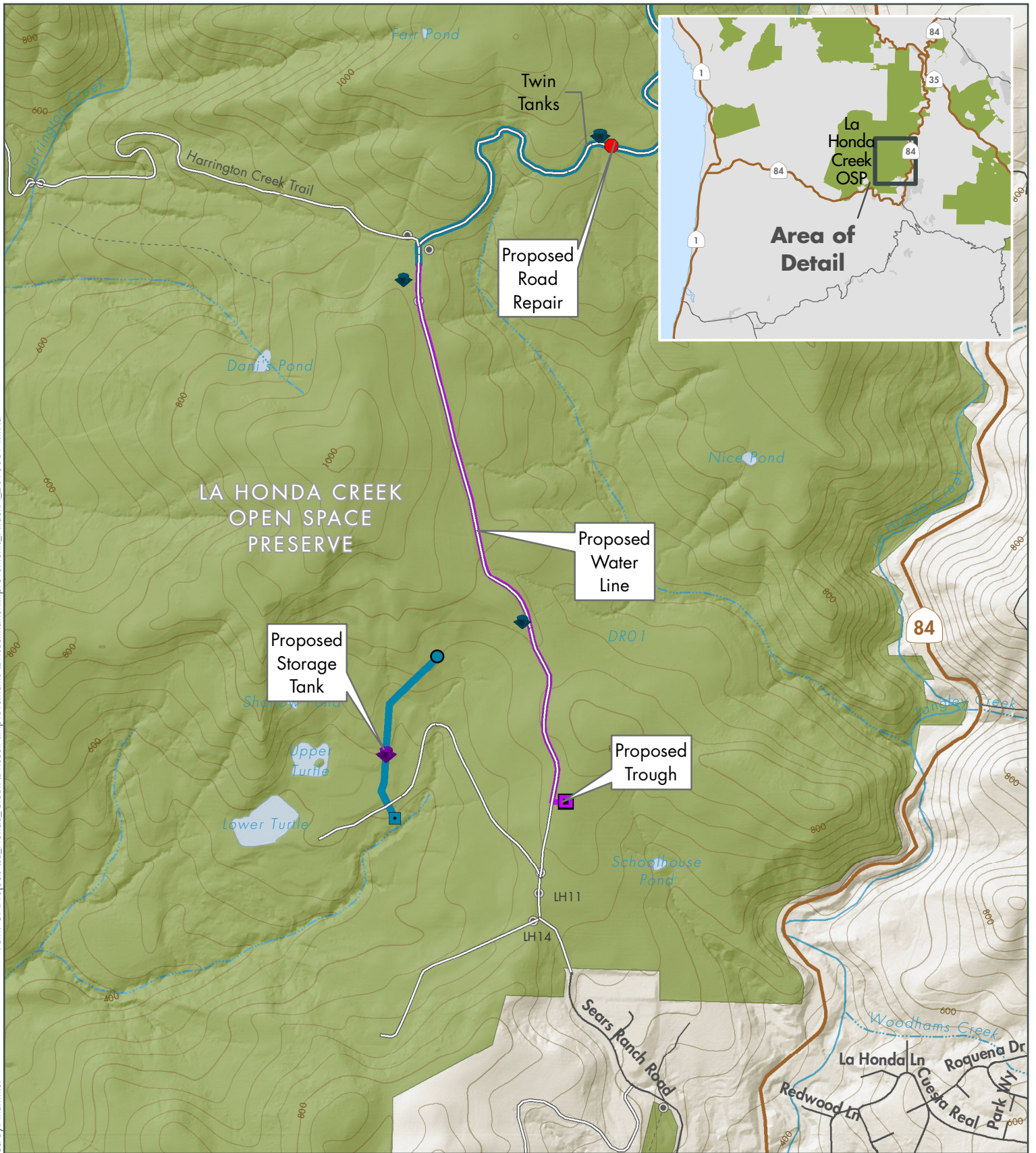
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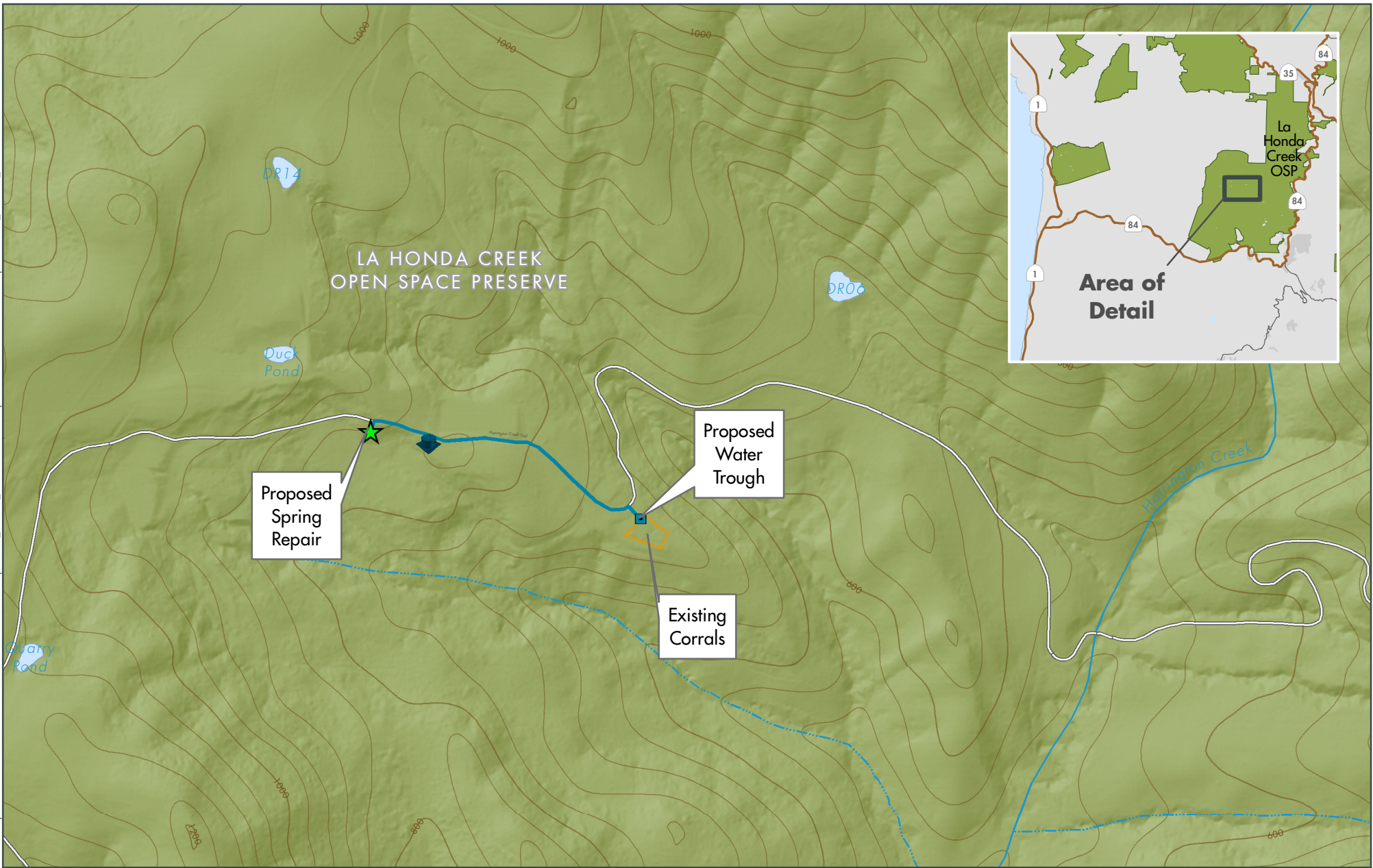


Attachment 1: Vision Plan # 07-001 Improvements

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|----------------------|-----------------------|-----------------------|
| MROSD Preserves | Water Tank | Unpaved Road |
| Private Property | Water Trough | Highway or Major Road |
| Proposed Road Repair | Proposed Water Trough | Existing Water Line |
| Spring | | Proposed Water Line |

Midpeninsula Regional
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(MROSD)
August 2018





Attachment 2: Springs Repair

 MROSD Preserves

 Proposed Spring Repair

 Harrington Creek Trail

 Water Tank

 Water Line

 Proposed Water Trough

 Corral

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