



Midpeninsula Regional
Open Space District

R-19-119
Meeting 19-22
August 28, 2019

AGENDA ITEM 8

AGENDA ITEM

Award of Contract to Hanford Applied Restoration & Conservation for the Ravenswood Bay Trail Connection Revegetation and Plant Maintenance Project

GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the General Manager to award a contract to Hanford Applied Restoration & Conservation of Petaluma, CA for a base amount not-to-exceed \$294,500 to complete the Ravenswood Bay Trail Connection Revegetation and Plant Maintenance Project.
2. Authorize a 15% contingency of \$44,175 based on the base amount to be expended only if necessary to cover unforeseen conditions.
3. Authorize an allowance of \$47,615 for Bid Alternates #11 through #14 (alternate project schedule and additional watering, weeding, and seeding events), bringing the total not-to-exceed contract amount to \$386,290.

SUMMARY

The Ravenswood Bay Trail Connection Revegetation and Plant Maintenance Project will complete mitigation work required for temporary and permanent impacts associated with the Ravenswood Bay Trail Connection Project at Ravenswood Open Space Preserve (R-19-107). The scope of work includes the construction of two refuge islands, berm site preparation and enhancement along approximately 1,950 linear feet of trail, installation of approximately 2,600 native plants, native grass and forb seeding, and five years of plant maintenance, including watering, weeding, replacement planting, and reporting. The Ravenswood Bay Trail Project is located adjacent to and within the baylands, a sensitive habitat area that is highly regulated (R-19-107). Twelve (12) local, regional, state and federal permits are required. Pending issuance of all regulatory permits, work for this contract is anticipated to be completed from September 2019 through September 2024, for a total not-to-exceed contract amount of \$386,290.

The General Manager recommends awarding a contract to Hanford Applied Restoration & Conservation (Hanford) in the base amount of \$294,500; authorizing a 15% contingency of \$44,175, based on the base amount; and authorizing an allowance of \$47,615 for the bid alternate schedule and additional watering, weeding and seeding events, bringing the not-to-exceed total contract amount to \$386,290. The first year of work, during Fiscal Year (FY) 2019-20, will cost approximately \$177,300, of which \$148,700 (revegetation) is eligible for Measure AA funding. Remaining FY2019-20 contract expenses of \$28,600 (maintenance) will be funded by the General Fund.

The adopted FY2019-20 project budget in Measure AA Fund 30 is insufficient to cover the recommended action and expenditures (revegetation); however, potential grant funding that is currently in progress and applicable to this project would be sufficient to cover the remaining project budget needs in FY2019-20. If the grant funds do not materialize, there are sufficient funds in Measure AA Portfolio 02 (Regional: Bayfront Habitat Protection and Public Access Partnerships); a corresponding budget adjustment to amend the project budget would be brought to the Board during the quarterly budget adjustment process. There are sufficient funds in the adopted FY2019-20 operating budget to cover the recommended action and expenditures that fall under maintenance work. Future maintenance costs associated with this contract will be budgeted for as part of the annual Budget and Action Plan process.

DISCUSSION

With the implementation of the Ravenswood Bay Trail Connection Project, regulatory agencies require mitigation for temporary and permanent impacts associated with construction activities. The Ravenswood Bay Trail Connection Revegetation & Plant Maintenance Project (Project) will complete the required mitigation work outlined in the Ravenswood Bay Trail Connection Habitat Mitigation Monitoring Plan (MMP), prepared by H.T. Harvey & Associates. The scope of work includes the construction of two refuge islands, berm site preparation and enhancement along approximately 1,950 linear feet of trail, the installation of approximately 2,600 native plants, native grass and forb seeding, and five years of plant maintenance, including watering, weeding, replacement planting, and reporting.

Due to the proximity to the San Francisco Bay, the Project has a seasonal restriction, requiring construction activities within 700 feet of Cooley Marsh to occur between September 1 and January 31. Furthermore, given the proximity to special status species, all work within the marsh will be under direct supervision of a United States Fish and Wildlife Service (USFWS) approved bio-monitor (R-19-94). The Project is still awaiting final issuance of regulatory permits. Staff has been working diligently with regulatory agencies to secure the permits and anticipate receiving these permits prior to the commencement of revegetation work.

The Project requires experience working in sensitive marsh habitat where bio-monitors will be required to complete a majority of the revegetation and plant maintenance work to ensure no special status species are impacted and impacts to the sensitive marsh habitat are minimized. Staff has evaluated several options to determine if revegetation and plant maintenance work could be accomplished by Volunteers or Field Staff in the Land and Facilities Department (R-17-101). The District has incorporated volunteers into revegetation work where feasible such as the Mount Umunhum restoration project and Grassroots Ecology restoration work at Ravenswood Preserve. However, given the regulatory oversight and sensitive environment, volunteers are not recommended for this project. Currently, the Land and Facilities Department does not have staffing levels available to complete the Ravenswood Bay Trail revegetation work and five years of plant maintenance. Due to the level of expertise required to work in sensitive marsh habitat and high level of regulatory oversight, staff recommends that a contractor with work experience on similar projects in marsh habitat complete the Project.

Contractor Selection

Midpeninsula Regional Open Space District (District) issued a Request for Bids (RFB) on July 1, 2019 that was sent to three contracting firms, local builders' exchanges, and posted on the District website and BidSync. Legal notices were posted in the San Jose Mercury and Palo Alto Weekly. Three firms attended a mandatory pre-bid tour on July 16, 2019. Two addenda were issued. The District received two (2) bid proposals on July 25, 2019.

Bidder	Location	Total Base Bid	Percent Difference from Cost Estimate of \$327,600	Additive Alternates #11-14
Hanford Applied Restoration & Conservation	Petaluma, CA	\$294,500	-10.1%	\$47,615
Confluence Restoration	Santa Cruz, CA	\$298,972	-8.8%	\$29,600

Upon review of the Bid Proposals and confirmation of the contractor's qualifications, Hanford of Petaluma, CA was determined to be the lowest responsible and responsive bidder based on the Total Base Bid.

A 15% contingency of \$44,175, based on the base amount, is recommended to address unanticipated issues such as low survival rates of installed nursery plants. Additional nursery plant installation in Year 3 may be required if the revegetation site does not meet the success criteria outlined in the Mitigation Monitoring Plan.

In addition, the recommended contract amount includes the following optional Bid Alternates as a separate allowance:

Bid Alternate #11: Alternate Revegetation & Plant Maintenance Schedule*	\$3,500
Bid Alternate #12: One (1) Additional Weeding Event*	\$9,825
Bid Alternate #13: Six (6) Additional Watering Events*	\$27,960
Bid Alternate #14: One (1) Additional Seeding Event*	\$6,330
<i>*Bid Alternates not included in 15% contingency calculation</i>	
Total	\$47,615

Bid Alternate #11, Alternate Project Schedule, is a fixed cost for the Contractor to postpone landscape site preparation and revegetation activities one year if all permits are not issued prior to the 2019 seasonal restriction construction window (September 1 – January 31). So far, permits are expected to be issued by August 31, 2019. This alternate is included as a precaution in the remote chance a schedule delay occurs. Bid Alternates #12, #13, and #14 are for additional weeding, watering, and seeding events beyond those included in the base bid if weather and other site conditions require additional work.

FISCAL IMPACT

Revegetation work is usually eligible for Measure AA (MAA) funding, while subsequent plant maintenance is funded by the General Fund. Both activities are addressed separately below.

Revegetation

The adopted FY2019-20 budget for the Ravenswood Bay Trail Design and Implementation Project (MAA02-002) is \$1,976,760. In July 2019 the Board approved three (3) expenditures associated with the project that equal this fiscal year's project budget:

- a contract amendment with H.T. Harvey and Associates (R-19-94);
- a construction contract with Granite Rock Company (R-19-107); and
- the purchase of Wetland Mitigation Bank Credits (R-19-99).

The adopted FY2019-20 project budget is insufficient to cover the recommended action and expenditures; however, potential grant funding that is currently in progress and applicable to this project would be sufficient to cover the remaining project budget needs in FY2019-20. If for any reason the District does not receive grant funding this fiscal year, there are sufficient funds in Measure AA Portfolio 02 (Regional: Bayfront Habitat Protection and Public Access Partnerships); a corresponding project budget adjustment would be taken to the Board at a future date to amend the project budget. Staff will continue to monitor project expenditures. Estimated future year project expenditures remain unchanged at this time.

The following table outlines the Ravenswood Bay Trail Design and Implementation project (MAA02-002) budget and fiscal impact of the recommended actions.

Ravenswood Bay Trail Design and Implementation (MAA02-002)	Prior Year Actuals	FY2019-20 Adopted	Estimated Future Years	TOTAL
District Funded (Fund 30):	\$378,409	\$551,849	\$1,589,452	\$2,519,710
Grants Awarded:	\$512,374	\$1,424,911	\$818,043	\$2,755,328
Total Budget:	\$890,783	\$1,976,760	\$2,407,495	\$5,275,038
Spent-to-Date (as of 07/26/2019):	(\$890,783)	(\$7,450)	\$0	(\$898,233)
Encumbrances (including contracts approved in FY20):	\$0	(2,064,458)	(\$2,407,495)	(\$4,471,953)
Hanford Applied Restoration & Conservation Contract:	\$0	(\$123,800)	\$0	(\$123,800)
Contingency (15%, based on MAA eligible work):	\$0	(\$18,570)	\$0	(\$18,570)
Additional Allowance (Bid Alternate #14, MAA eligible):	\$0	(\$6,330)	\$0	(\$6,330)
Budget Remaining (Proposed):	\$0	(\$243,848)	\$0	(\$243,848)

The following table outlines the Measure AA Portfolio 02 (Regional: Bayfront Habitat Protection and Public Access Partnerships) allocation, costs-to-date, and the fiscal impact related to the Ravenswood Bay Trail Design and Implementation project MAA02-002.

MAA02 Portfolio Allocation:	\$5,052,000
Grants and Donations Awarded:	2,755,328
Life-to-Date Spent (as of 07/26/2019):	(2,106,495)
Encumbrances (including contracts approved in FY20):	(4,597,220)

Hanford Applied Restoration & Conservation Contract, including 15% contingency and allowance:	(148,700)
Portfolio Balance Remaining (Proposed):	\$954,913

Maintenance

There are sufficient funds in the adopted FY2019-20 operating budget to cover the costs of the first year of operating activities (maintenance and watering). Sufficient funds for operating activities will be requested in future years as needed during the annual Budget and Action Plan process.

The recommended action's operating activities (maintenance and watering) are not funded by Measure AA.

BOARD COMMITTEE REVIEW

The Real Property Committee held a meeting on February 16, 2016 in the City of East Palo Alto to provide committee members and the public with a status update on the Project and trail easement acquisition from the SFPUC to close the Bay Trail gap. On November 16, 2016, the Board approved the conceptual trail alignment and certified the Initial Study/ Mitigated Negative Declaration (IS/MND) (R-16-146).

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

The Project was evaluated in a Mitigated Negative Declaration and Initial Study for the Bay Trail Connection at Ravenswood Open Space Preserve, certified by the Board on November 16, 2016 (R-16-146).

NEXT STEPS

Upon approval by the Board, the General Manager will award a contract to Hanford to complete the Project. Pending issuance of all regulatory permits, revegetation work will begin in September 2019 and be completed by January 31, 2020. Plant maintenance activities will begin upon completion of native plant installation work and be completed by September 2024.

Attachment:

1. Ravenswood Bay Trail Revegetation Project Site Map

Responsible Department Head:
Kirk Lenington, Natural Resources Department

Prepared by:
Amanda Mills, Resource Management Specialist II

Graphics prepared by:
Francisco Lopez Tapia, Data Analyst I

Path: G:\Projects\Ravenswood\Revegetation_ProjectSite\Revegetation_ProjectSite_20190722.mxd
Created By: FLOPEZ



Ravenswood Bay Trail Revegetation Project Site Map

- MROSD Preserves
- Other Protected Lands
- Private Property
- Trail
- Berm Enhancement Area
- Proposed Refuge Island
- Wetland

- #### Trail Improvements
- Paved Trail
 - SFPUC Service Road/
Paved Trail
 - Boardwalk
 - Bridge

Midpeninsula Regional
Open Space District
(Midpen)
7/23/2019



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.