



Midpeninsula Regional  
Open Space District

R-20-55  
Meeting 20-12  
June 10, 2020

## AGENDA ITEM 5

Award of Contract to Hammer Fences for Replacement Perimeter Fencing on Bluebrush Canyon Ranch and Lobitos Ridge/Elkus Uplands Ranch in Support of the Conservation Grazing Program at Purisima Creek Redwoods Open Space Preserve

### GENERAL MANAGER'S RECOMMENDATIONS

A handwritten signature in black ink, appearing to read "dew".

1. Authorize General Manager to award a contract to Hammer Fences to replace portions of perimeter fencing on Bluebrush Canyon Ranch and Lobitos Ridge/Elkus Uplands Ranch for the base contract amount of \$87,375.
2. Authorize a 10% contract contingency of \$8,735 to be reserved for unanticipated issues, for a total contract amount not-to-exceed \$96,110.

### SUMMARY

The Bluebrush Canyon Ranch grazing unit (Bluebrush) and the Lobitos Ridge/Elkus Uplands Ranch grazing unit (Lobitos/Elkus) lie within Purisima Creek Redwoods Open Space Preserve (Preserve). New replacement perimeter fencing is needed at three locations on these two properties (see Attachment 1) to prevent livestock from accessing neighboring properties and riparian areas. A request for bids was issued on March 2, 2020 resulting in four bids with Hammer Fences as the lowest responsible and responsive bidder. The General Manager recommends awarding a contract to Hammer Fences for a base contract amount of \$87,375 and authorizing a 10% contingency of \$8,735. Sufficient funds are included in the Fiscal Year (FY) 2019-20 Budget for this work.

### BACKGROUND

In the late 1990s, coastal residents expressed their support for extending District boundaries to include the San Mateo County Coast, where development was beginning to threaten the area's rural character. When District boundaries expanded in 2004, a commitment was made to the Coastside community to preserve agricultural land and rural character, and encourage viable agricultural use of the land as part the District's mission in the San Mateo Coastside Protection Area:

*To acquire and preserve in perpetuity open space land and agricultural land of regional significance, protect and restore the natural environment, preserve rural character, encourage viable agricultural use of land resources, and provide opportunities for ecologically sensitive public enjoyment and education.*

Coastal grasslands are one of the most biodiverse and threatened ecosystems in North America, and in many cases depend on regular disturbances like grazing or fire to prevent encroachment by introduced species, shrubs, and forest. These disturbances were historically provided by wildlife herds and Native American burning practices.

Conservation grazing focuses on the use of livestock to pursue conservation goals such as native species habitat enhancement. This focus distinguishes conservation grazing from basic livestock production. The grazing plan for each property/ranch sets the management parameters to meet those goals (such as stocking rates, class of livestock, seasonality, and duration of grazing activity). The District uses conservation grazing as a critical tool for managing approximately 8,000 acres of coastal grasslands for ecological health, biodiversity and wildland fire safety. The District's Conservation Grazing Program is a mutually beneficial partnership with small-scale local ranchers on the San Mateo County Coast to accomplish multiple goals aligned with the District's mission.

Bluebrush and Lobitos/Elkus are located in Coastside Protection Area and support the viability of conservation grazing as a resource management tool to protect critical grassland habitat and reduce fuel loads and the risk of catastrophic wildland fires.

## **DISCUSSION**

The properties lie in the north-western portion of the Preserve and are a part of the District's Conservation Grazing Program. There are three sections of perimeter fencing that need to be replaced.

The total length of replacement fencing needed for Bluebrush is approximately 5,925 linear feet. This replacement fencing will prevent cattle from entering neighboring private lands.

At Lobitos/Elkus, two smaller sections of perimeter fence require replacement. The first area is along Lobitos Creek to prevent livestock from accessing the creek and riparian area. The remainder of Lobitos Creek is protected from cattle access by existing fencing or dense vegetation. The second stretch of fence runs along the western border of Lobitos/Elkus. This section of fence has been repaired numerous times but is no longer sturdy enough to properly contain livestock. The total length of fencing proposed for the Lobitos/Elkus property is approximately 1,250 linear feet.

All fencing will be 5-wire, wildlife-friendly livestock fencing. The top four wires are 4-point galvanized barbed wire and the bottom wire is a galvanized smooth wire per District specifications to allow smaller wildlife to safely pass through the fencing (larger animals like deer and mountain lions are able to safely jump these fences). The total length of fencing for the entire project is approximately 7,175 linear feet.

### **Contractor Selection**

A Request for Bids was posted on BidSync and the District website on March 2, 2020. An invitation to the builders' exchanges was issued through BidSync on the day of posting. Legal notices were placed in the *San Mateo County Times* and *Half Moon Bay Review*.

Due to COVID-19 and the Shelter in Place Order, staff canceled the original mandatory pre-bid onsite meeting that was scheduled for March 18, 2020. A Microsoft Teams mandatory pre-bid

online meeting was held April 15, 2020 and was attended by six contractors. Sealed bids were due on April 28, 2020. The four bids received are summarized below.

### Bids Received Bluebrush/Lobitos Ridge Elkus Uplands Boundary Fence

Bidder	Location	Total Base Bid	Percent +/- from Staff Estimate (\$103,000)
Hammer Fences	Tracy, CA	\$87,375	-15.1%
Humboldt Fence	Fortuna, CA	\$97,130	-5.7%
Ecast Engineering	Oakland, CA	\$105,353	+2.3%
Ranch Fence	Mariposa, CA	\$135,950	+32.0%

After reviewing the bid proposals, the General Manager recommends awarding the contract to Hammer Fences as the lowest responsible and responsive bidder.

### FISCAL IMPACT

The Lobitos/Elkus portion of the contract is \$15,203 for the base contract plus a 10% contingency at \$1,520, for a total of \$16,723. There are sufficient funds in the FY19-20 General Fund Operating Land & Facilities Department budget to cover the recommended action and expenditures.

The FY19-20 amended budget includes \$189,800 for the MAA03-003 Purisima Creek Fence Construction project (Bluebrush portion). There are sufficient funds in the MAA project budget to cover the recommended action and expenditures for this portion of the contract.

MAA03-003 Purisima Creek Fence Construction (Bluebrush grazing unit)	Prior Year Actuals	FY2019-20 Amended	TOTAL
<b>Budget</b>	<b>\$85,501</b>	<b>\$189,800</b>	<b>\$275,301</b>
Spent-to-Date (as of 05/29/20):	(\$85,501)	(\$4,520)	(\$90,021)
Encumbrances:	\$0	\$0	\$0
Hammer Fences Contract:	\$0	(\$72,172)	(\$72,172)
10% Contingency:	\$0	(\$7,215)	(\$7,215)
<b>Budget Remaining (Proposed):</b>	<b>\$0</b>	<b>\$105,893</b>	<b>\$105,893</b>

The following table outlines the Measure AA Portfolio #03 Purisima Creek Redwoods: Purisima-to-Sea Trail, Watershed Protection and Conservation Grazing allocation, costs-to-date, projected future project expenditures and the fiscal impact related to the MAA03-003 Purisima Creek Fence Construction project.

<b>MAA03 Purisima Creek Redwoods: Purisima-to-Sea Trail, Watershed Protection and Conservation Grazing Portfolio Allocation:</b>	<b>\$7,608,000</b>
Life-to-Date Spent (as of 05/29/20):	(\$1,296,561)
Encumbrances:	(\$1,174)
Hammer Fences contract including contingency:	(\$79,387)
Remaining FY20 project budgets:	(\$110,428)
Future MAA03 project costs (projected through FY23+):	(\$473,433)
<b>Total Portfolio Expenditures:</b>	<b>(\$1,960,983)</b>
<b>Portfolio Balance Remaining (Proposed):</b>	<b>\$5,647,017</b>

The following table outlines the Measure AA Portfolio #3 allocation, projected life of project expenditures and projected portfolio balance remaining.

<b>MAA03 Purisima Creek Redwoods: Purisima-to-Sea Trail, Watershed Protection and Conservation Grazing Portfolio Allocation:</b>	<b>\$7,608,000</b>
Grant Income (through FY23):	\$0
<b>Total Portfolio Allocation:</b>	<b>\$7,608,000</b>
Projected Project Expenditures (life of project):	
03-001 Purisima Uplands Lot Line Adjustment and Property Transfer	(426,770)
03-002 Purisima Uplands Site Cleanup and Soil Remediation Assessment	(585,867)
03-003 Purisima Creek Fence Construction	(275,301)
03-004 Harkins Bridge Replacement	(516,916)
03-005 Purisima Uplands Parking Area and Trail Connections	(156,130)
<b>Total Portfolio Expenditures:</b>	<b>(1,960,983)</b>
<b>Portfolio Balance Remaining (Proposed):</b>	<b>5,647,017</b>

## BOARD COMMITTEE REVIEW

This item was not previously reviewed by a Board Committee.

## PUBLIC NOTICE

Public notice provided as required by the Brown Act, including adjacent neighbors.

## CEQA COMPLIANCE

### Project Description

Replace deteriorated perimeter fencing at Bluebrush and Lobitos/Elkus to support the Conservation Grazing Program, containing livestock on District land and protecting creek and riparian areas.

### CEQA Determination

The District evaluated the project under CEQA (California Environmental Quality Act) and found it to be categorically exempt under Article 19, Section 15304, Minor Alterations to Land.

The Lobitos/Elkus Rangeland Management Plan (RMP) approved by the Board on November 10, 2010 (R-10-36) was found to have a Negative Declaration or no impact under CEQA (R-10-37). Further, the RMP specifically called for these two areas of fence on Lobitos/Elkus to be replaced/repared.

Additionally, the Board certified CEQA findings as part of the approved Rangeland Management Plan for Bluebrush in 2012 (R-12-80), which determined that the cattle exclusion fencing is categorically exempt under Article 19, Section 15304 Minor Alterations to Land.

### **NEXT STEPS**

Pending Board approval, the General Manager will direct staff to contract with Hammer Fences to complete the replacement/construction of fencing on Bluebrush and Lobitos/Elkus, as recommended in this report. Construction is scheduled in June 2020.

**Attachment:**

1. Site Map

**Responsible Department Head:**

Michael Jurich, Land & Facilities Services Manager

**Prepared by:**

Susan Weidemann, Property Management Specialist II, Land & Facilities Department and  
Carissa Rivers, Temporary Property Management Specialist II, Land & Facilities Department

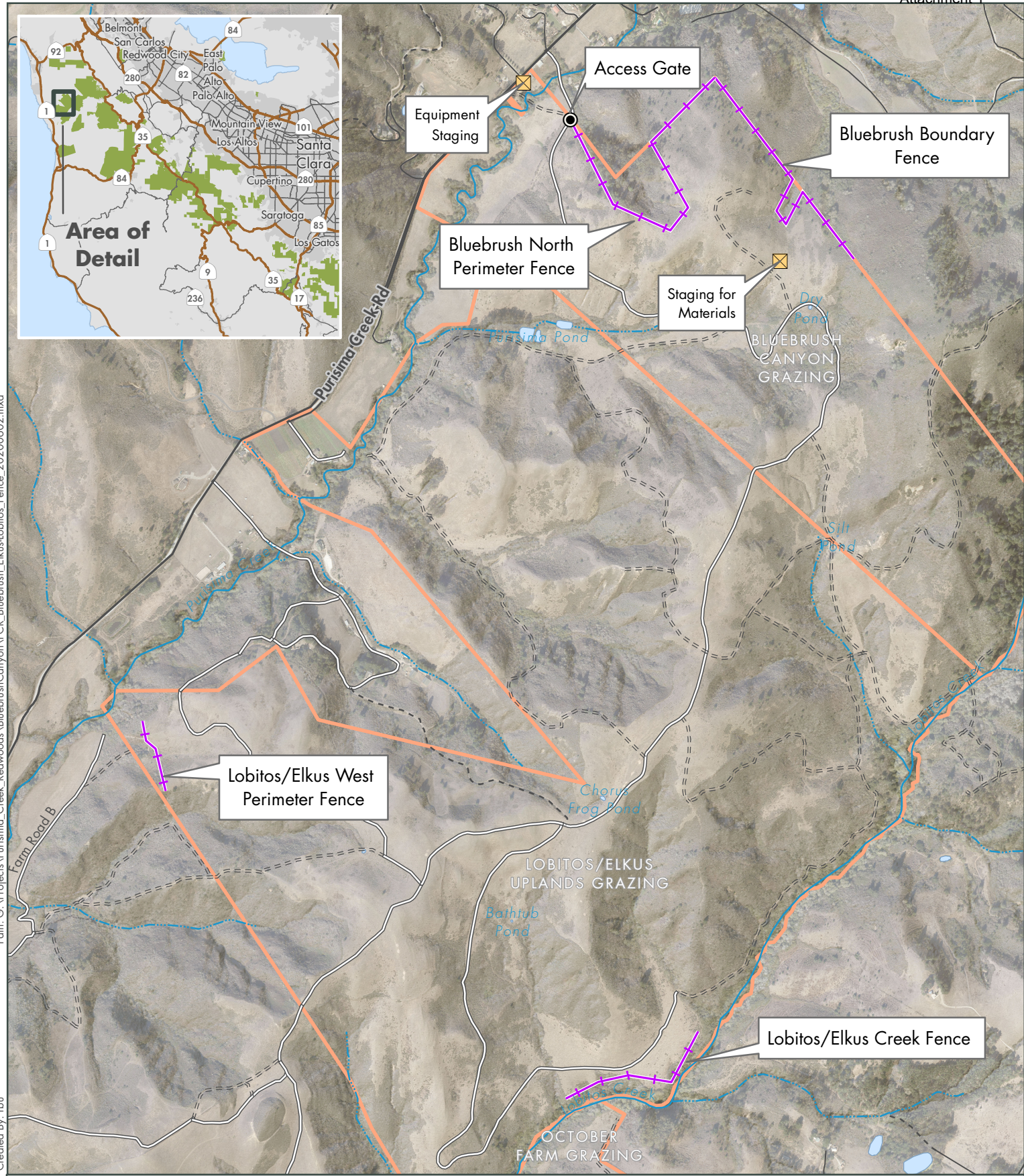
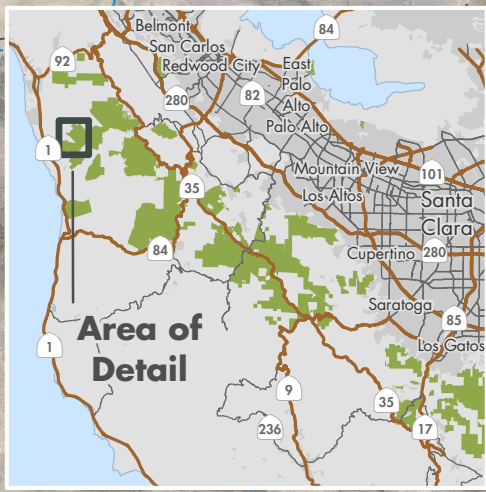
**Staff contact:**

Susan Weidemann, Property Management Specialist II, Land & Facilities Department

**Graphics:**

Rachel Bu, Data Analyst I (GIS), Information Systems and Technology Department





Path: G:\Projects\Purissima\_Creek\_Redwoods\BluebrushCanyon\PCR\_Bluebrush\_ElkusLobitos\_Fence\_20200602.mxd

Created By: ibu

### Bluebrush Canyon and Lobitos Ridge/Elkus Uplands Ranch Fencing Project

Midpeninsula Regional  
Open Space District  
(Midpen)  
6/2/2020



- +— Proposed Fence
- Lease Boundary
- Unmaintained Road Width
- Staging Area
- Minor Unpaved Road



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.