



Midpeninsula Regional
Open Space District

R-20-56
Meeting 20-12
June 10, 2020

AGENDA ITEM 4

Award of Contract to ECAST Engineering for Water System Repairs and Improvements to Support the Conservation Grazing Program at the Lone Madrone Ranch in La Honda Creek Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the General Manager to enter into contract with ECAST Engineering to repair and improve a spring, install new water distribution tank, new water trough, and associated waterline at Lone Madrone Ranch, Pastures 3 and 4, for a base contract amount of \$87,667.
2. Authorize a 10% contract contingency of \$8,767 to be reserved for unanticipated issues, for a total contract amount not-to-exceed \$96,434.

SUMMARY

This project will improve the spring and water system in pastures three (P3) and four (P4) of the Lone Madrone Ranch in La Honda Creek Open Space Preserve to provide water for livestock. A Request for Bids resulted in two (2) bids, with ECAST Engineering as the lowest responsive and responsible bidder. The General Manager recommends awarding the contract to ECAST Engineering for a base contract amount of \$87,667 and authorizing a 10% contingency amount of \$8,767. Sufficient funds for the project are included in the Fiscal Year 2019-20 Budget. Work is scheduled for June 2020.

BACKGROUND

In the late 1990s, coastal residents expressed their support for extending the boundaries of the Midpeninsula Regional Open Space District (District) 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 of the District's mission for 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.

DISCUSSION

The Lone Madrone Ranch is part of the Upper La Honda Creek portion of the preserve. In 2013, the Lone Madrone Ranch became a part of the District's Conservation Grazing Program. After a competitive Request for Proposal process, a cattle grazing lease was signed with the Markegard family.

Livestock rotation is a key function of any grazing program and an adequate water supply is vital to pasture rotation. A spring box and waterline that ran from a spring to the livestock water trough located in pasture three (P3) have deteriorated to the point they are no longer functional. No fencing currently exists around the natural spring, allowing livestock access to the spring and to the riparian area that surrounds it. There is currently no distribution tank to hold water for livestock use or wildfire protection. Additionally, pasture four (P4) lacks a consistent water source. Only small, seasonal ponds provide water in P4.

Contract Scope of Work

The recommended contract scope of work includes the following items to address the water issues on the property:

- Construct and install a replacement spring box (built to District wildlife-friendly specifications) with an overflow to contain water in the adjacent riparian area;
- Purchase and install a new 4,500-gallon polyethylene water distribution tank;
- Purchase and install in pasture 4 a new 450-gallon concrete livestock trough with a wildlife-friendly escape ramp;
- Install approximately 2,580 linear feet of new, high-density polyethylene waterline (HDPE) along the center of the ranch road with tracer wire to mark the location to:
 - Connect the spring to the new water distribution tank
 - Connect the water distribution tank to the existing water trough in pasture 3
 - Connect the water distribution tank to the new water trough in pasture 4;
- Construct new livestock fencing to exclude cattle from the spring and the adjacent riparian area and the water distribution tank (See Attachment 1); and
- Install a valve at the new distribution tank to ensure access to the water for wildfire protection.

The system is designed for gravity flow of water from the spring to the storage tank and gravity flow from the storage tank to both troughs. A hydrological engineer consultant determined that installation of the system as described above eliminates the need for a pump or vent pipes, reducing cost and maintenance requirements.

Contractor Selection

A Request for Bids was posted on the District's website and BidSync with invitations sent to the builders' exchanges on March 2, 2020. Legal notices were posted in the *San Mateo County Times* and *Half Moon Bay Review*. Due to COVID-19 and the shelter in place order, staff was unable to hold a pre-bid site meeting scheduled for March 16, 2020. The bid was re-posted on the District's website and BidSync on April 11, 2020. Invitations were extended to the builders' exchanges and all bidders that responded to the original Request for Bids to attend the mandatory pre-bid Microsoft Teams online meeting held April 15, 2020. There were four participants in the online meeting. Sealed bids were due on April 28, 2020. The two bids received are summarized below:

Bids Received

Bidder	Location	Total Base Bid	Percent +/- from Engineer's Estimate \$78,200
ECAST Engineering	Oakland, Ca	\$87,667	+12%
Hammer Fence	Tracy, Ca	\$64,800	-17%

After reviewing the bid proposals, the General Manager recommends awarding the contract to ECAST Engineering as the lowest responsible and responsive bidder. Hammer Fences who submitted a lower bid did not hold the proper license as specified in the bid instructions. Therefore, they were not the lowest responsible and responsive bid.

FISCAL IMPACT

The Fiscal Year (FY) 2019-20 adopted budget includes \$155,750 for the MAA05-002 – Upper La Honda Creek Grazing Infrastructure project. There are sufficient funds in the project budget to cover the recommended action and expenditures as shown below.

MAA05-002 – Upper La Honda Creek Grazing Infrastructure (Lone Madrone Ranch P3 Spring)	Prior Year Actuals	FY2019-20 Adopted	TOTAL
	\$30,915	\$155,750	\$186,665
Spent-to-Date (as of 05/29/20):	(\$30,915)	\$0	(\$30,915)
Encumbrances:	\$0	\$0	\$0
ECAST Engineering Contract:	\$0	(\$87,667)	(\$87,667)
10% Contingency:	\$0	(\$8,767)	(\$8,767)
Budget Remaining (Proposed):	\$0	\$59,316	\$59,316

The following table outlines the Measure AA Portfolio #05 MAA05 La Honda Creek: Upper Area Recreation, Habitat Restoration and Conservation Grazing allocation, costs-to- date,

projected future project expenditures and the fiscal impact related to the MAA05-002 – Upper La Honda Creek Grazing Infrastructure project.

MAA05 La Honda Creek: Upper Area Recreation, Habitat Restoration and Conservation Grazing Projects Portfolio Allocation:	\$11,733,000
Life-to-Date Spent (as of 05/29/20):	(\$2,347,568)
Encumbrances:	(\$22,415)
ECAST Engineering contract including contingency:	(\$96,434)
Remaining FY20 project budgets:	(\$257,905)
Future MAA05 project costs (projected through FY23+):	(\$2,619,205)
Total Portfolio Expenditures:	(\$5,343,527)
Portfolio Balance Remaining (Proposed):	\$6,389,473

The following table outlines the Measure AA Portfolio #5 allocation, projected life of project expenditures and projected portfolio balance remaining.

MAA05 La Honda Creek: Upper Area Recreation, Habitat Restoration and Conservation Grazing:	\$11,733,000
Grant Income (through FY23):	\$0
Total Portfolio Allocation:	\$11,733,000
Projected Project Expenditures (life of project):	
MAA05-001 La Honda Creek Land Conservation Opportunities	(1,756,093)
MAA05-002 Upper La Honda Creek Grazing Infrastructure	(365,515)
MAA05-004 La Honda Creek Sears Ranch Interim Parking*	0
MAA05-005 La Honda Creek Red Barn Parking Area and Easy Access Trail	(327,514)
MAA05-006 La Honda Creek Sears Ranch Road Repair*	0
MAA05-008 La Honda Creek White Barn Structural Rehabilitation†	(497,633)
MAA05-009 La Honda Creek Redwood Cabin Stabilization and Assessment†	(634,340)
MAA05-010 Restoration Forestry Demonstration Project	(1,675,357)
MAA05-011 Lone Madrone Ranch Fence Installation	(87,075)
Total Portfolio Expenditures:	(5,343,527)
Portfolio Balance Remaining (Proposed):	6,389,473

*Project actuals were moved to from MAA05 to the correct portfolio, MAA Portfolio 07 La Honda Creek—Driscoll Ranch Public Access, Endangered Wildlife Protection and Conservation Grazing.

†On April 8, 2022, the board selected removal and site restoration of the Redwood Cabin structure in MAA05-009, and on April 22, 2020, stabilization of the White Barn structure in MAA05-008, reducing the total project budgets.

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

The project consists of constructing a new spring box, installing a new polyethylene water distribution tank, installing a new livestock water trough, and new waterline to plumb the system accordingly. The line will be buried in the center of the ranch road where feasible with tracer wire for ease of maintenance. A new livestock exclusionary fence will be constructed around the spring and water distribution tank.

CEQA Determination

Potential environmental impacts of the water infrastructure improvements at the Lone Madrone Ranch were analyzed in the Initial Study/Mitigated Negative Declaration for the La Honda Creek Master Plan, adopted by the Board in August 2012. Implementation of the water infrastructure improvements will adhere to the mitigation measures in the adopted Mitigated Negative Declaration and the District's adopted best management practices.

NEXT STEPS

Pending Board approval, the General Manager will direct staff to contract with ECAST Engineering to complete the installation and improvement of the water system as recommended in this report. Construction is scheduled in June 2020.

Attachment:

1. Site Map

Responsible Department Head:
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Path: G:\Projects\La Honda_Creek\Mcdonald_ranch\LHC_Lone Madrone_Bld_Packet_20200124.mxd

Created By: tbu

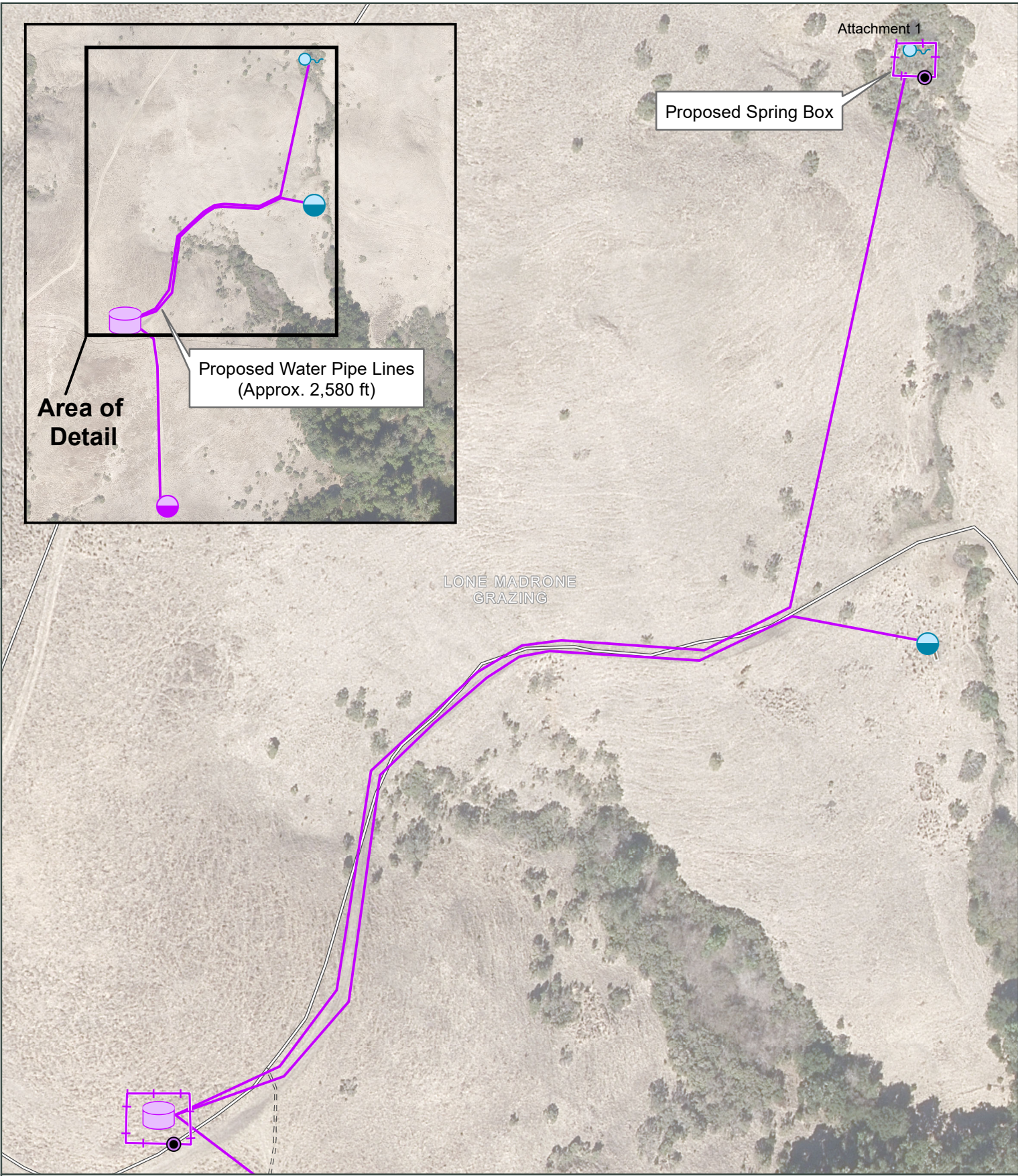
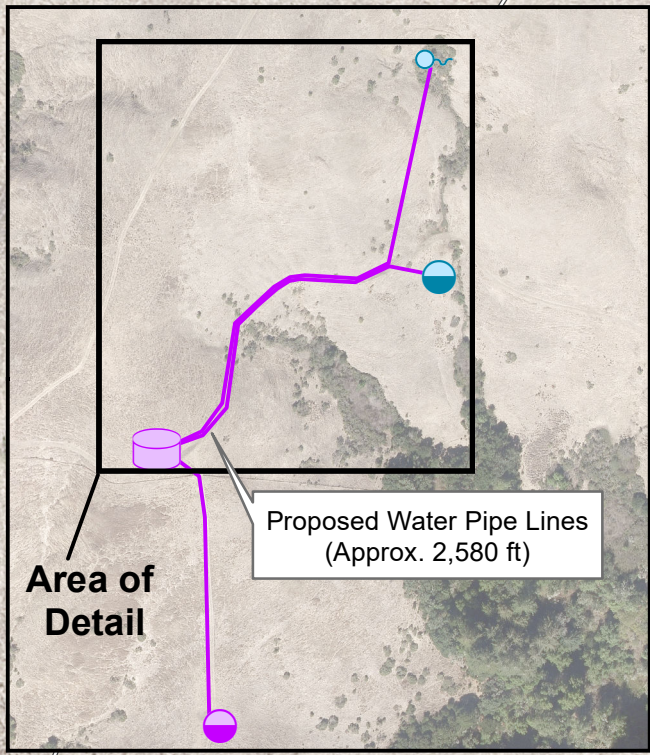









Exhibit 1. P3 Spring Improvement

-   Water Trough (Existing/Proposed)
-  Water Tank (Existing/Proposed)
-  Spring (Existing/Proposed)
-  Proposed Gate
-  Proposed Fence
-  Proposed Water Distribution Line

Midpeninsula Regional
Open Space District
(Midpen)
3/4/2020



Feet
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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.