



Midpeninsula Regional
Open Space District

R-20-66
Meeting 20-14
July 8, 2020

AGENDA ITEM 4

AGENDA ITEM

Award of Contract to Andreini Brothers for the ADA Barrier Removal Project at Russian Ridge, Monte Bello, and Windy Hill Open Space Preserves

GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the General Manager to enter into a contract with Andreini Brothers of Half Moon Bay, CA, for the base amount of \$429,504.
2. Authorize a 13% contingency of \$55,836 to be reserved for unanticipated issues, bringing the total contract to a not-to-exceed amount of \$485,340.

SUMMARY

The ADA Barrier Removal Project (Project) will replace existing dilapidated restrooms and install accessible parking and pathways at Russian Ridge, Monte Bello, and Windy Hill Open Space Preserves. The Project includes American with Disabilities Act (ADA)-complaint upgrades to restrooms, accessible parking stalls, pathways, signage, drainage infrastructure, and split-rail fences. Midpeninsula Regional Open Space District (District) staff issued a Request for Bids on May 6, 2020 and received eight (8) bid proposals on June 3, 2020, with GradeTech Inc. (GradeTech) announced as the apparent low bidder. Subsequently, Andreini Brothers, the second low bidder, protested that GradeTech's bid proposal is incomplete and should be rejected as non-responsive. Upon reviewing the Bid Proposals and following the Bid Protest procedures set forth in the District's Instructions to Bidders, the General Manager determined that GradeTech's bid is indeed non-responsive and recommends awarding a contract to Andreini Brothers as the lowest responsive and responsible bidder, for a base amount of \$429,504 and authorizing a 13% contingency amount of \$55,836. There are sufficient funds to complete the recommendations in the fiscal year 2020-21 (FY21) budget.

BACKGROUND

In May 2019, the District completed the ADA Self-Evaluation and Transition Plan Update (Transition Plan), which evaluated the conditions of District facilities and preserves with current ADA codes and standards (R-19-38). From the Transition Plan's evaluations and recommendations, the annual ADA Barrier Removal Project was created to systematically remove accessibility barriers at District facilities and preserves. In general, projects include modernization and ADA upgrades to restrooms, accessible parking and pathways, easy access trails, signage, facilities, and other amenities. The District tracks and reports annual accomplishments of completed projects and tasks to the Board of Directors (Board) as part of the annual ADA Transition Plan implementation update starting winter of 2021. To date, the Land

and Facilities (L&F) Department has completed a number of ADA Transition Plan recommendations to upgrade stiles and adjust restroom doors throughout District preserves for improved accessibility.

For the FY20 ADA Barrier Removal Project, staff prioritized the replacement of three dilapidated restrooms and accessible parking stalls based on input from the L&F Department. In December 2019, the District hired engineering consultants to generate construction documents for the restroom and parking lot improvements. The consultants completed the design early this year. District staff submitted plans for permitting and is currently waiting for final approval. In May 2020, the Board approved the purchase of the Project's three (3) CXT ADA-compliant prefabricated vault restrooms to be installed by a separate contractor (R-20-46). Within the past five years, the District has successfully installed CXT Restrooms at La Honda Creek, Bear Creek Redwoods, and Purisima Creek Redwoods Open Space Preserves.

DISCUSSION

The Project will upgrade and improve ADA accessibility at Russian Ridge, Monte Bello, and Windy Hill Open Space Preserves parking areas. Construction includes removing existing dilapidated single-stall vault restrooms, installing new double stall ADA and California Building Code compliant CXT vault restrooms, installing ADA parking stalls, and constructing ADA accessible paths from parking stalls to restrooms. In addition, the recommendations include demolition, minor grading, concrete work, drainage infrastructure, striping and pavement markings, split rail fencing and signage. The proposed improvements will provide the required number of ADA parking stalls at each parking site consistent with current ADA requirements and remove a number of ADA barriers identified in the ADA Transition Plan.

The Project sites are located within the jurisdiction of the City of Palo Alto, Town of Portola Valley, San Mateo County, and Santa Clara County. Staff submitted for permits from these agencies, including building permits, demolition permits, and architectural design review. The District has already obtained permits from the Town of Portola Valley and anticipates receiving the remaining permits prior to the commencement of construction.

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

- Remove three dilapidated restrooms and excavate vault pits to receive three new CXT double vault restrooms;
- Eight ADA accessible parking stalls;
- Pavement striping;
- Seven ADA curb ramps;
- 250 lineal feet of concrete pathways from parking stalls to restrooms and trailhead; and
- Parking lot drainage.

CONTRACTOR SELECTION

A Request for Bids was issued on May 6, 2020 via BidSync and released to four builders' exchanges. Legal notices were posted in the San Jose Mercury News and San Mateo County Times, and a link to the solicitation was posted on the District website. An optional pre-bid meeting was held on May 19, 2020 with seven total contractors in attendance.

The District publicly opened the bids on June 3, 2020 and announced GradeTech Inc., as the apparent low bidder. The detailed breakdown of the eight (8) bids received is as follows:

Bidder	Location	Total Base Bid	Percent +/- from District's Estimate (\$470,000)*
1. GradeTech Inc.	San Ramon, CA	\$427,040	-9%
2. Andreini Brothers	Half Moon Bay, CA	\$429,504	-9%
3. MVC Enterprises Inc.	Temecula, CA	\$432,828	-8%
4. Burch Construction	San Francisco, CA	\$465,027	-1%
5. NBC Construction & Engineering Inc.	San Francisco, CA	\$478,288	+2%
6. Graniterock Company	Watsonville, CA	\$485,457	+3%
7. Lewis & Tibbits	San Jose, CA	\$510,879	+9%
8. Yerba Buena Engineering Inc.	San Francisco, CA	\$535,400	+14%

**Estimate was prepared by District staff for budgeting purposes. The estimate was informed by data base numbers on file from previous projects.*

Andreini Brothers submitted a timely bid protest on June 10, 2020, stating that GradeTech did not sign the corporate resolution as required on the Instructions to Bidders and Bid Proposal Form, therefore, their bid should be rejected as non-responsive and the Project should be awarded to Andreini Brothers, the second lowest bidder. The District issued a protest notice to GradeTech on June 12, 2020, and GradeTech responded and provided a corporate resolution on June 15, 2020, well after the complete bid proposal was due.

A responsive bid within the meaning of state contract law is one that, on its face, is in compliance with all of the requirements set forth in the bid documents. The District's Instructions to Bidders and Bid Proposal Form requires bidders to provide a corporate resolution. GradeTech submitted a bid that lacked this required form by the due date. After a careful review of all the bid documents, GradeTech's bid was subsequently deemed as being ***not*** in full compliance with all of the requirements set forth in the bid documents and therefore not responsive.

Upon reviewing the Bid Proposals and following the Bid Protest procedures set forth in the District's Instructions to Bidders, the General Manager recommends awarding the contract to Andreini Brothers as the lowest responsive and responsible bidder. In addition, the General Manager recommends a 13% contingency be reserved for unanticipated issues.

FISCAL IMPACT

The FY21 budget includes \$487,000 for the ADA Barrier Removal Project #31901. The FY21 budget also includes \$42,350 in gift funds for work specifically in the Windy Hill Open Space Preserve from the Peninsula Open Space Trust. There are sufficient funds in the project budget to cover the recommended action and expenditures.

ADA Barrier Removal 31901	Prior Year Actuals*	FY20 Amended	FY21 Projected	FY22 Projected	Estimated Future Years	TOTAL
District Funded:	\$439	\$223,500	\$444,650	\$1,433,500	\$0	\$2,102,089
Gift from POST:	\$0	\$0	\$42,350	\$0	\$0	\$42,350
Total Budget:	\$439	\$223,500	\$487,000	\$1,433,500	\$0	\$2,144,439
Spent-to-Date (as of 6/5/2020):	(\$439)	(\$111,328)	\$0	\$0	\$0	(\$111,767)
Encumbrances:	\$0	(\$1,655)	\$0	\$0	\$0	(\$1,655)
Andreini Brothers. award of contract:	\$0	\$0	(\$429,504)	\$0	\$0	(\$429,504)
13% Contingency:	\$0	\$0	(\$55,836)	\$0	\$0	(\$55,836)
Budget Remaining (Proposed):	\$0	\$110,517	\$1,660	\$1,433,500	\$0	\$1,545,677

*Prior Year Actuals for the R-20-46 board report (Award of Contract to LB Foster Company for Prefabricated Vault Restrooms to be Installed at Russian Ridge, Monte Bello, and Windy Hill Open Space Preserves) were overstated using budgeted numbers.

The recommended action is not funded by Measure AA.

BOARD COMMITTEE REVIEW

No Committee review has previously occurred for the recommended award of contract

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

In accordance with the State California Environmental Quality Act (CEQA) Guidelines, the proposed project is categorically exempt from CEQA under Section 15302, Replacement or Reconstruction of existing facilities and structures, and Section 15304, Minor Alterations to Land. This exemption consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic tree. District staff filed Notices of Exemption with San Mateo County on January 27, 2020 and Santa Clara County on January 28, 2020.

NEXT STEPS

If approved, the General Manager will enter into a contract with Andreini Brothers. Final contract signature is subject to meeting all District requirements, such as having all required insurance and bonding in place. Construction will begin July 2020 and be completed by November 2020.

Attachment:

1. Project Site Map

Responsible Department Head:

Jason Lin, Engineering and Construction Department Manager

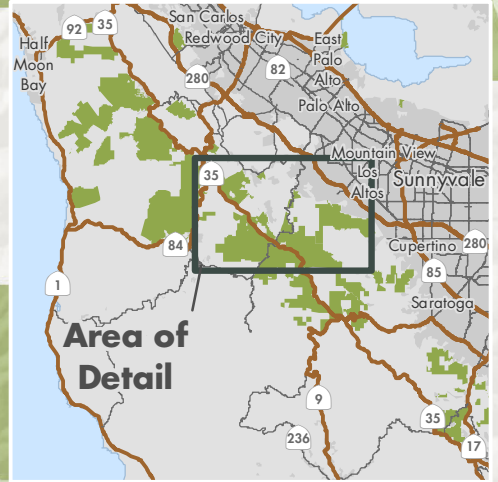
Prepared by:

Sean Smith, Capital Project Manager II, Engineering and Construction Department

Graphics prepared by:

Francisco Lopez Tapia, GIS Technician, Information Systems and Technology Department

Path: G:\Projects\Russian_Ridge\LocationMap\Bdp\package_LocationMap_20200326.mxd
Created By: flopez



A: Project Location Map

-  MROSD Preserves
-  Other Protected Lands
-  Private Property
-  Parking Lot

ATTACHMENT 1

Midpeninsula Regional
Open Space District
(Midpen)
5/4/2020



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.