



Midpeninsula Regional
Open Space District

R-24-81
Meeting 24-18
June 26, 2024

AGENDA ITEM 5

AGENDA ITEM

Award of Contract to Brannon Corporation for the Phase II ADA Barrier Removal Project at Pulgas Ridge, Russian Ridge, and Skyline Ridge Open Space Preserves

GENERAL MANAGER'S RECOMMENDATIONS

(5)

1. Award a contract to Brannon Corporation of Morgan Hill, California, for the Phase II ADA Barrier Removal Project in a not-to-exceed base contract amount of \$1,547,715.
2. Authorize a 15% contingency of \$232,157 to cover unforeseen tasks, bringing the total not-to-exceed contract amount to \$1,779,872.

DISCUSSION

In 2019, the Midpeninsula Regional Open Space District (District)'s Board of Directors (Board) approved the Final Americans with Disabilities Act (ADA) Self-Evaluation and Transition Plan Update (ADA Plan), which identified programmatic and physical barriers limiting accessibility at District facilities and preserves. The ADA Plan includes Facility Assessment Reports for each District preserve, providing evaluations of existing conditions and recommendations for removing physical barriers based on accessibility requirements mandated by the ADA, Architectural Barriers Act (ABA), and California Building Code (CBC) regulations.

The ADA Barrier Removal Project was created to systematically remove accessibility barriers at District facilities and preserves identified within the ADA Plan. Phase II of the ADA Barrier Removal Project (Project) focuses on addressing access barriers identified within the ADA Facility Assessment Reports for Russian Ridge, Skyline Ridge, and Pulgas Ridge Open Space Preserves, including trail surface and slope issues, ADA parking stall surface material and slope issues, missing or improper ADA parking area signage and striping, and insufficient restroom and trailhead path of travel access.

Based on the results of a Request for Bids (RFB) issued on April 15, 2024, the General Manager (GM) recommends awarding Brannon Corporation a contract to complete the construction of the Project. The GM also recommends a 15% contingency for unforeseen construction issues. The contract work is anticipated to be completed in one fiscal year (FY25).

There is insufficient funding in the proposed FY25 budget to cover the cost of the recommendation. Bids came in slightly higher than anticipated, mainly due to material and labor cost increases between the bid opening and when the estimate was originally developed by the

engineer of record in January 2023. If approved, funding will be requested during the quarterly budget amendment process for an additional \$370,000.

BUDGET/ FISCAL IMPACT

The current fiscal year budget contains:

- sufficient funds.
- insufficient funds; the next quarterly budget update will include a reallocation of unspent funds from other project budgets to cover for this expenditure.
- insufficient funds; approval of this item requires a fiscal year budget augmentation.
- future fiscal year budgets will include additional funds to complete the contracted work.

Measure AA

- No, this contract is not part of a Measure AA project.
- Yes, this contract is part of a Measure AA project.

PROCUREMENT PROCESS AND SELECTION

A RFB was issued on April 15, 2024 via BidSync and released to five 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. Three mandatory pre-bid site walks were held on April 23, April 30, and May 6, 2024, with ten contractors in attendance.

District publicly opened the following bids on May 22, 2024:

Bidder	Location	Total Base Bid
1. Brannon Corporation	Morgan Hill, CA	\$1,547,715.00
2. George Bianchi Construction	San Jose, CA	\$1,616,876.10
3. Granite Rock Company	San Jose, CA	\$2,039,519.00
4. Storesund Construction	Kensington, CA	\$2,472,851.55

Following the bid opening, Brannon Corporation was announced as the apparent low bidder. Upon review of the bid proposals and confirmation of the contractors' qualifications, the GM recommends awarding the contract to Brannon Corporation as the lowest responsive and responsible bidder.

PRIOR BOARD AND COMMITTEE REVIEW

- **August 9, 2017:** Award of contract to MIG to prepare the District ADA Plan Update. ([R-17-99](#) , [meeting minutes](#))

- **February 28, 2018:** Board receives presentation and provides input on the ADA Title II requirements and the planning process to complete the ADA Plan Update. ([R-18-20](#), [meeting minutes](#))
- **August 22, 2018:** Board receives presentation and provides input on the draft ADA Plan Update. ([R-18-96](#), [meeting minutes](#))
- **May 15, 2019:** Board adopts the ADA Plan Update. ([R-19-38](#), [meeting minutes](#))
- **April 14, 2021:** Board receives a progress report on implementation of the ADA Transition Plan. ([R-21-49](#), [meeting minutes](#))
- **May 26, 2021:** Board authorizes an award of contract to BKF Engineers to complete the design and engineering services required to prepare the Phase II ADA Barrier Removal Project construction plans and specifications. ([R-21-67](#), [meeting minutes](#))

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

The potential environmental impacts for the proposed work of the Project were evaluated in the Initial Study / Mitigated Negative Declaration (IS/MND) for the Open Space Maintenance and Restoration Program (OSMRP) prepared under the California Environmental Quality Act (CEQA), which was certified by the Board on September 22, 2021 ([R-21-126](#)).

NEXT STEPS

If approved, the General Manager will enter into a contract with Brannon Corporation to complete the Phase II ADA Barrier Removal Project. Final contract signature is subject to meeting all District requirements, such as having all required insurance and bonding in place. Work is estimated to commence in July 2024 and will be completed by November 2024.

Attachments

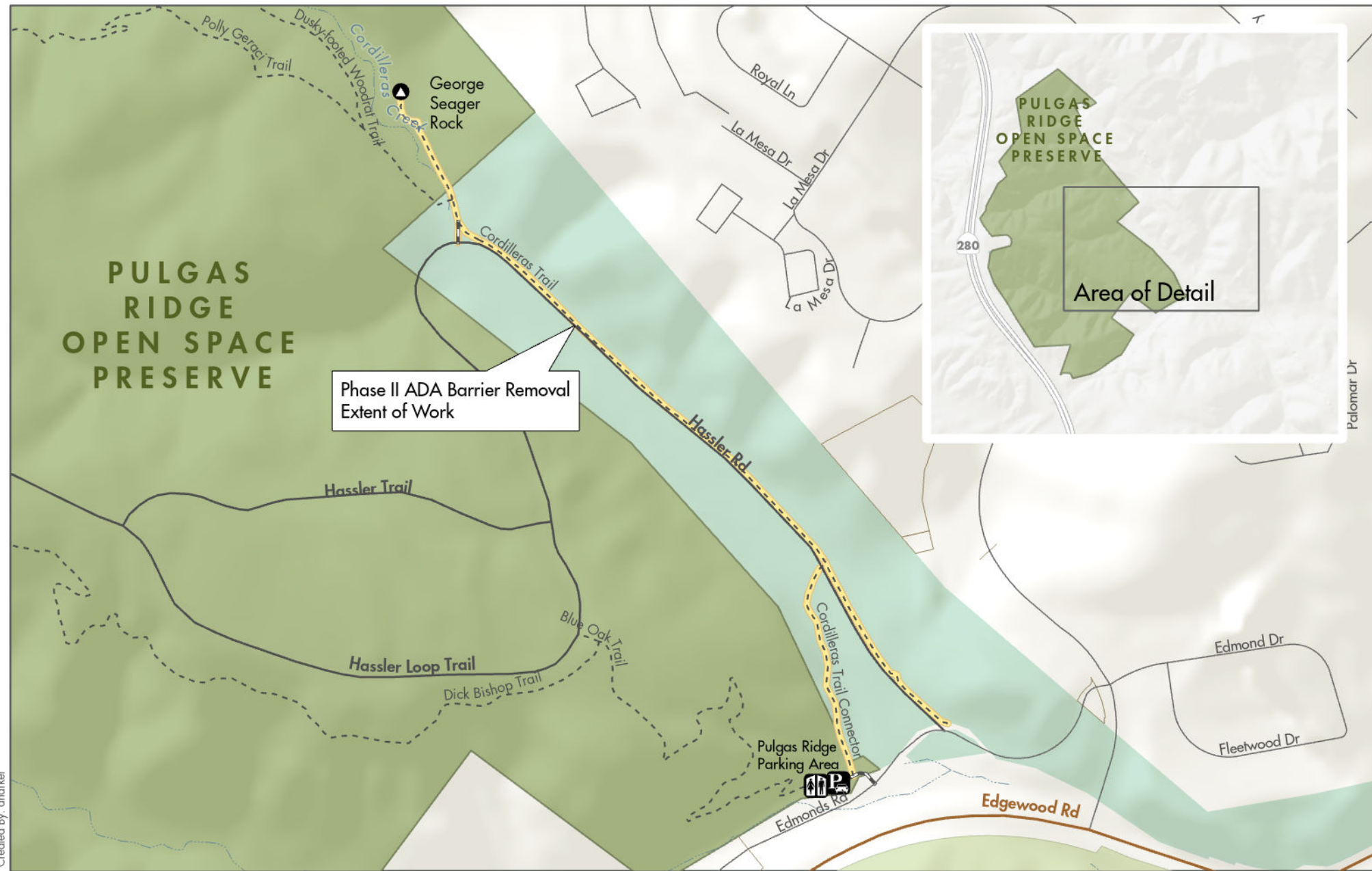
1. Project Area Map
2. Project Vicinity Map

Responsible Department Head:

Jason Lin, PE, Engineering & Construction Department Manager

Prepared by / Contact person:

Zachary Alexander, Senior Capital Project Manager, Engineering & Construction



Created By: aharker

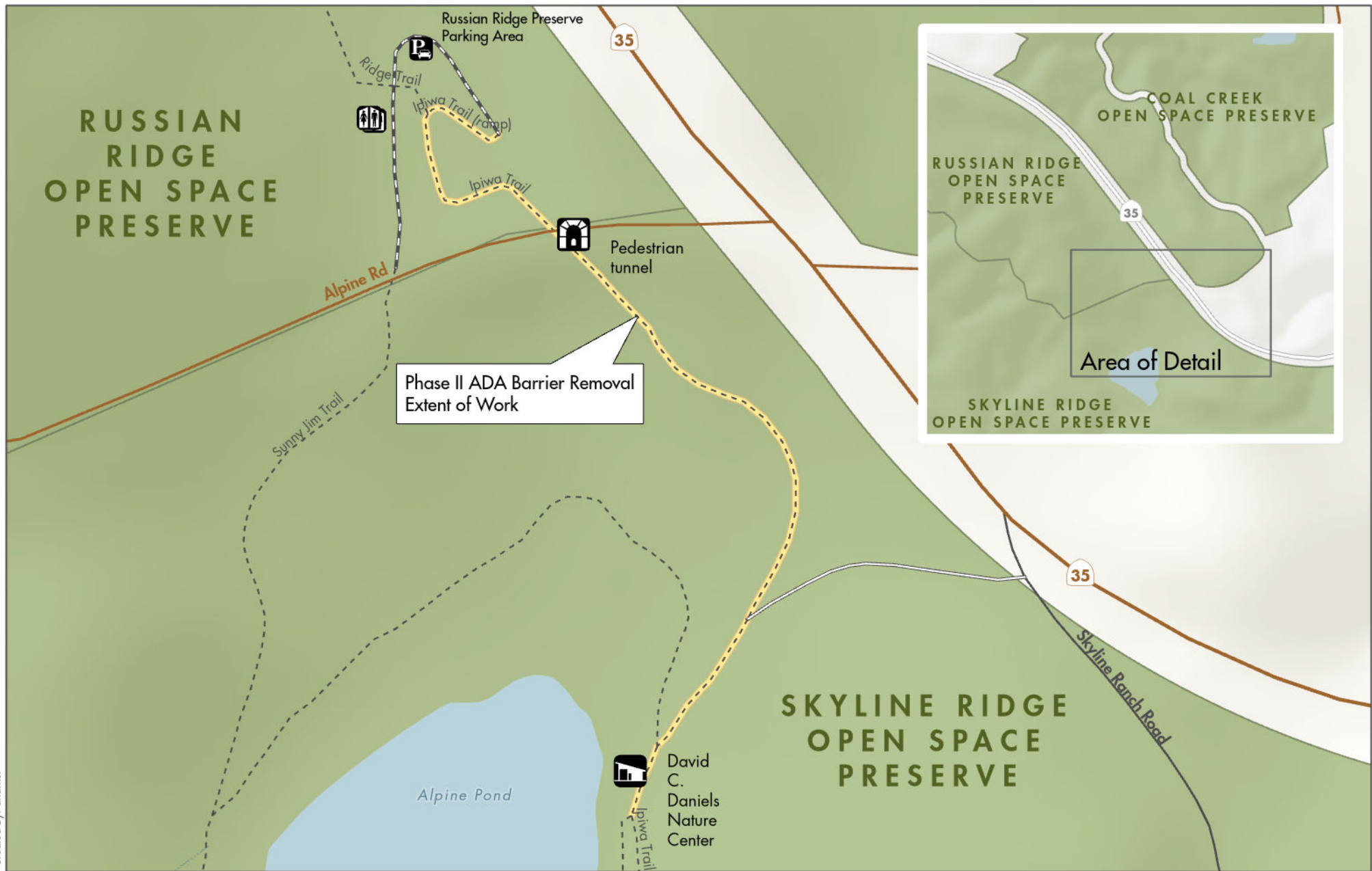
Pulgas Ridge Open Space Preserve

- Midpen Preserves
- Watershed Land
- Phase II ADA Barrier Removal Project Extent of Work

Midpeninsula Regional
Open Space District
(Midpen)
6/12/2024



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.



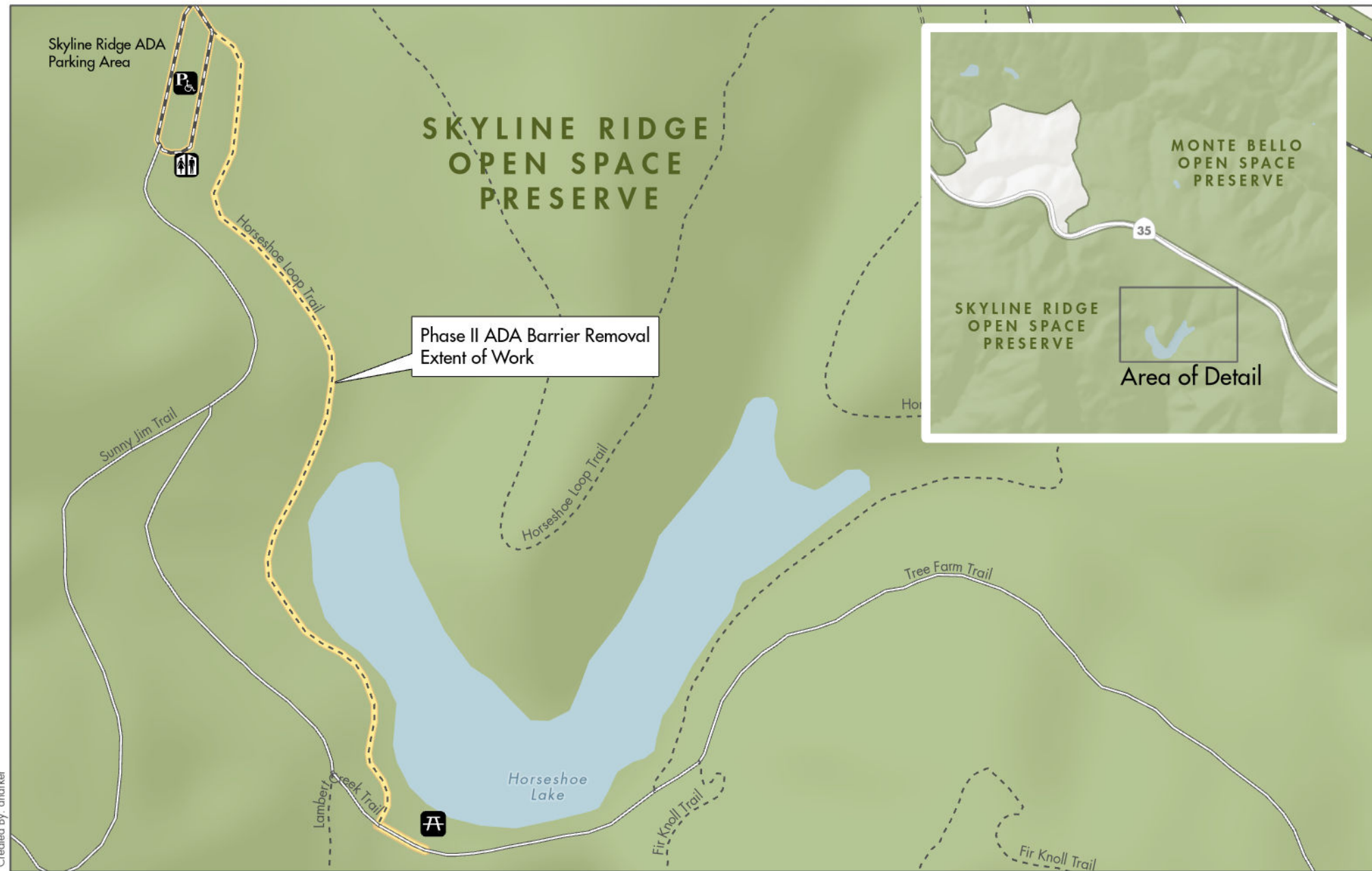
Russian Ridge Open Space Preserve

- Midpen Preserves
- Phase II ADA Barrier Removal Extent of Work

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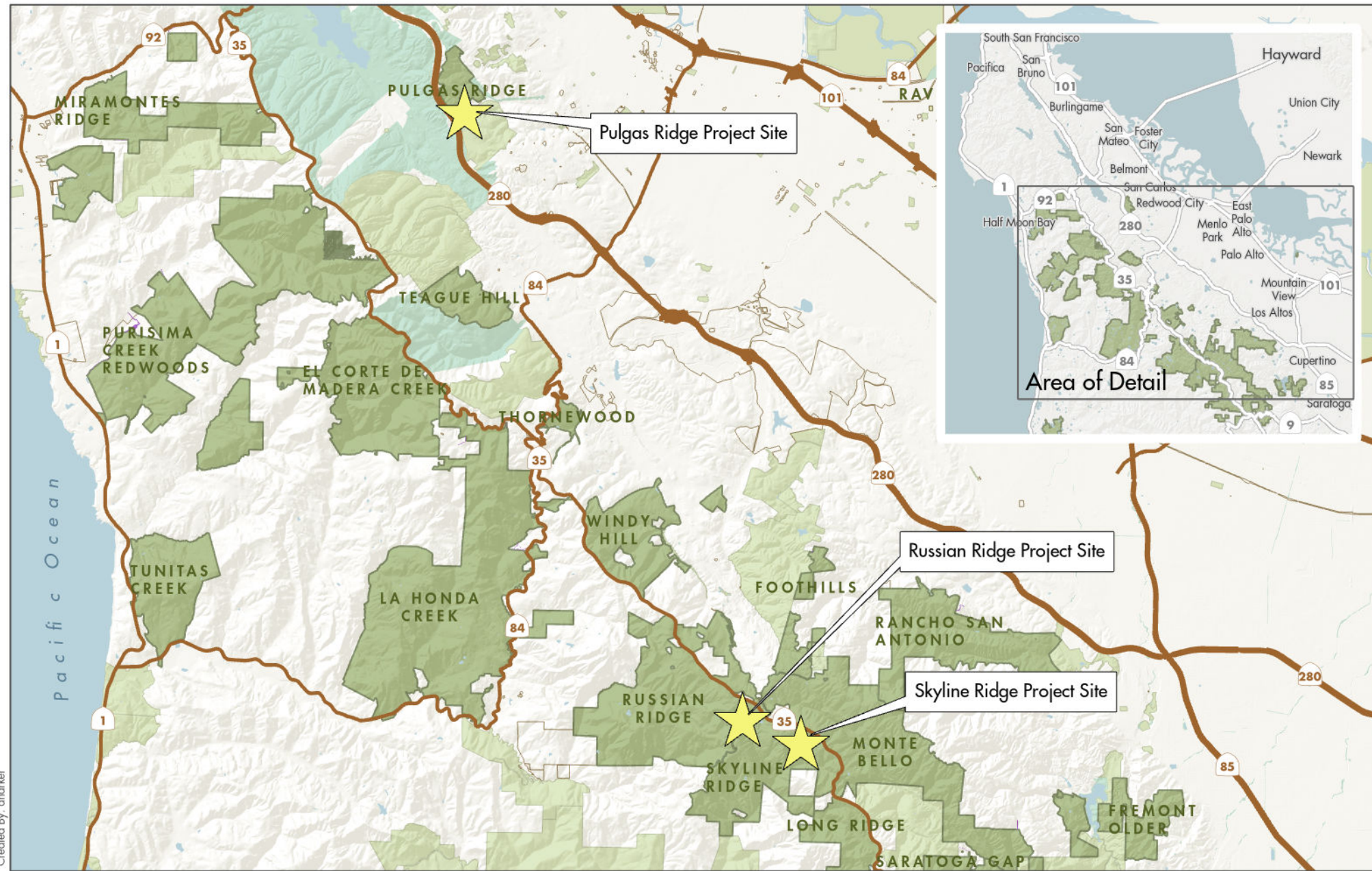
Skyline Ridge Open Space Preserve

- Midpen Preserves
- Phase II ADA Barrier Removal Extent of Work

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Phase II ADA Barrier Removal Project Sites Vicinity Map

- Midpen preserves
- Other protected lands
- Watershed land
- Phase II ADA Barrier Removal Project Sites

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6/11/2024



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