



Midpeninsula Regional
Open Space District

R-15-10
Meeting 15-01
January 14, 2015

AGENDA ITEM 7

AGENDA ITEM

Contract to Provide Fence Installation Work at the La Honda Creek Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS

A handwritten signature in black ink, appearing to be "S. G. G.", is written over the end of the "GENERAL MANAGER'S RECOMMENDATIONS" heading.

1. Authorize the General Manager to enter into an agreement with Southwest Fence and Supply Company of Patterson, CA, for a total contract amount not to exceed \$149,905 to provide fence installation work at the La Honda Creek Open Space Preserve.
2. Determine that the recommended action is consistent with the Mitigated Negative Declaration and Mitigation Monitoring Plan for Implementation of the La Honda Creek Master Plan, approved by the Board on August 22, 2012.
3. Authorize the General Manager to move \$30,000 from the Land budget to the Capital budget to cover the additional costs for the contract.

SUMMARY

The Request for Bids for the McDonald Ranch Fence Installation Project at La Honda Creek Open Space Preserve was issued on November 15, 2014. This was a rebid for the project after all bids were rejected by the Board of Directors on November 12, 2014. After completing the Request for Bids process, four (4) bids were received on December 1, 2014, with Southwest Fence and Supply Company the apparent low bidder. Completion of this fence installation will protect riparian resources along a tributary to La Honda Creek and complete the fencing establishing Pastures 2 and 3 to allow conservation grazing identified within the La Honda Creek Open Space Preserve Master Plan.

DISCUSSION

Background

The McDonald Ranch Fence Installation Project is located in La Honda Creek Open Space Preserve (Preserve), northwest of the Town of La Honda (See Attachment 1, Project Location). The project objective is to provide the installation of approximately 8,900 linear feet of a new five (5) strand barbed wire livestock fence, installation of five (5) livestock gates, and removal of approximately 100 linear feet of five (5) strand barbed wire livestock fence. Installation of the fence and gates will restrict livestock access to La Honda Creek and the associated riparian corridor in pastures two (2) and three (3) of McDonald Ranch (See Attachment 2, Premise Map).

The McDonald Ranch Fence Installation Project was initially bid in October 2015 and received three (3) bids. The apparent low bidder was determined to be non-responsive and the second lowest bidder was 175% over the engineer's estimated cost. As a result, the Board rejected all bids at the Board meeting held November 12, 2014 and authorized the General Manager to solicit new bids to complete the project (see Report R-14-131).

Bidding Process

The Request for Bids was issued on November 15, 2014 and was sent to five (5) contractors as well as released to five (5) builders' exchanges. Legal notices were posted in the Half Moon Bay Review and San Mateo County Times, and an Invitation to Bid was posted on the District website. An optional pre-bid site tour was made available to contractors by appointment and one contractor attended.

Sealed bids were due on Monday December 1, 2014, and four (4) bids were received and opened with the results as follows:

Bidder	Location	Total Bid	Price per Linear Foot (LF) Bid	Percent Difference from Base Bid Estimate of \$90,000
1. Crusader Fence	Vallejo, CA	\$248,000	\$27.86	+ 175.0%
2. Hammer Fences	Tracy, CA	\$196,280	\$22.05	+ 118.0%
3. Southwest Fence	Patterson, CA	\$149,905	\$16.84	+ 66.6%
4. BGV International	Fresno, CA	\$118,400	\$13.30	+ 31.6%

Upon review of the Bid Proposals, staff determined that the bid from BGV International was non-responsive because the bidder did not have the required license nor did they have adequate experience/references listed. Therefore, Southwest Fence was announced as the apparent low bidder.

Bid Analysis

Historically, fence installation on District lands has ranged between \$6.00 and \$8.00 per linear foot depending on steepness of terrain, soil type, and economy of scale. The McDonald Fence Installation is in extremely steep terrain with areas of rocky ground and dense brush. Staff included a 30-40% increase of \$2.00 to \$4.00 per linear foot adjustment over typical fence costs to account for the difficult terrain, raising the project cost estimate to \$10.00 per linear foot, totaling approximately \$90,000. Based on the bids received, initial project cost estimates were low.

Southwest Fence originally bid the project in October for \$88,475 but has since increased their bid price to \$149,905 during the rebid process. District staff inquired about the increase in bid price and Southwest Fence indicated that they revisited the site and confirmed the project was more challenging than initially thought; this, including the up-to-date calculation of prevailing wages as well as unforeseen changes to cost of materials not within their control forced the reevaluation of their costs to complete the work. When given the opportunity to rebid the

project, they adjusted their bid to include prevailing wages and increased material costs which increased their original bid price by 41%.

FISCAL IMPACT

Award of contract will result in a not-to-exceed contract amount of \$149,905 being awarded to Southwest Fence and Supply Co. for the Project. An additional \$60,000 in funding is needed, of which \$30,000 will be moved from the Land budget and the remaining \$30,000 from Natural Resources Capital Budget. These adjustments in capital project budgets are detailed in the table below:

Project	Funds to Transfer	Notes
Restoration Forestry Demonstration Project	\$30,000	Project deferred to FY2015-16 due to staff capacity
Rebuild Pond DR05	\$15,000	Project completed under budget
La Honda Creek Watershed Protection Program	\$5,000	Funds will not be expended until FY2015-16
Integrated Pest Management Program	\$10,000	Project completed under budget
TOTAL	\$60,000	

BOARD COMMITTEE REVIEW

Installation of grazing infrastructure at the McDonald Ranch was included in the Natural Resources Department FY2014-15 Action Plan and Budget, which was reviewed and approved by the Action Plan and Budget Committee and the full Board of Directors.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

The McDonald Ranch Fence Installation Project is consistent with the Mitigated Negative Declaration and Mitigation Monitoring Plan for Implementation of the La Honda Creek Open Space Preserve Master Plan, approved by the Board on August 22, 2012 (see Report R-12-83).

NEXT STEPS

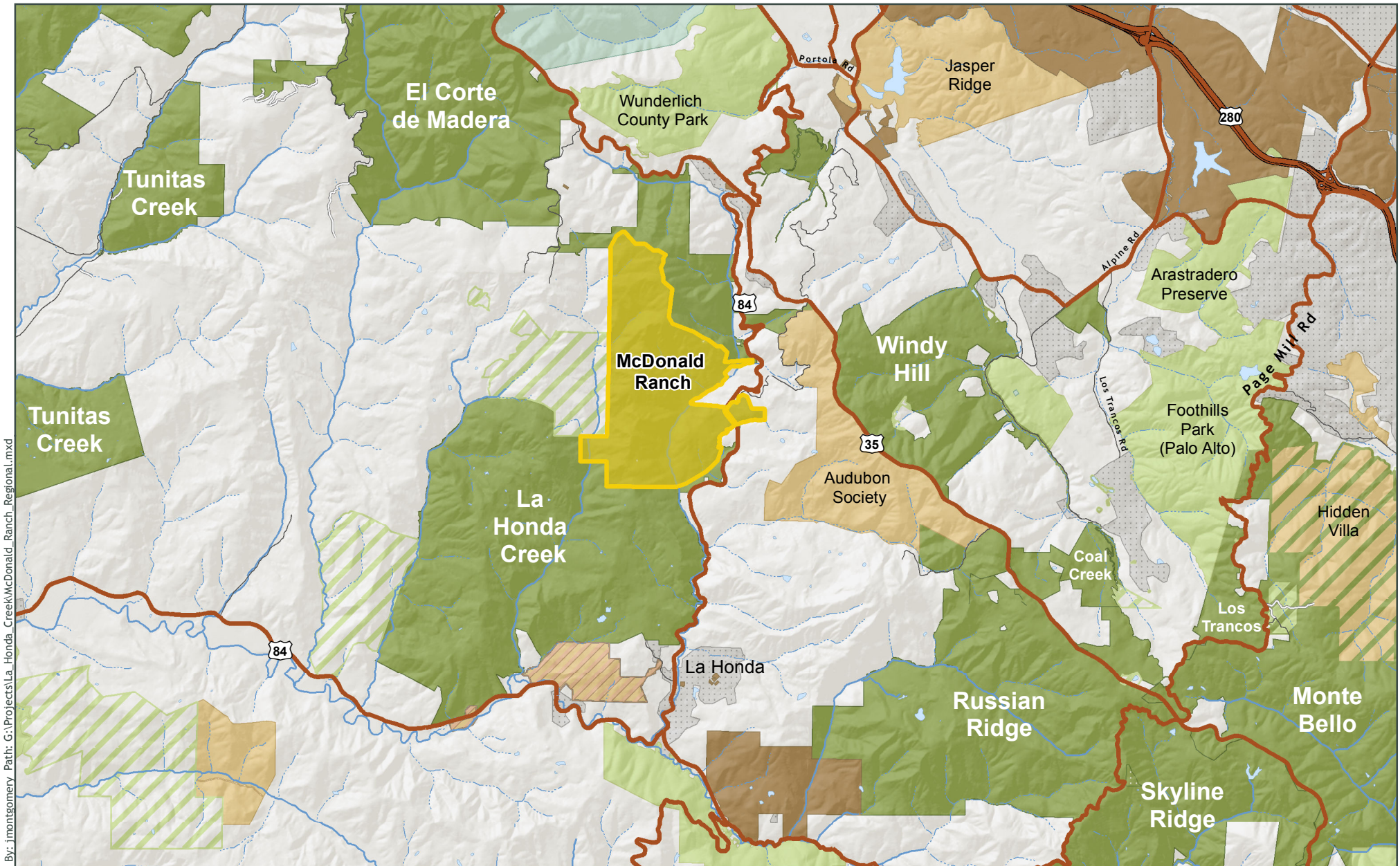
If approved by the Board, the General Manager will be authorized to enter into a contract with Southwest Fence to perform construction services for the McDonald Ranch Fence Installation Project. Final contract signature is subject to meeting all District requirements, such as having all required insurance and bonding in place. The project is scheduled to begin in January and be completed by March 2015, pending winter weather conditions.

Attachments

1. Location Map
2. Premise Map

Responsible Department Manager:
Kirk Lenington, Natural Resources Manager

Prepared By:
Clayton Koopmann, Natural Resource Specialist I



Created By: jmontgomery Path: G:\Projects\La Honda_Creek\McDonald_Ranch_Regional.mxd

McDonald Ranch - La Honda Creek Open Space Preserve

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|--|--|--|
|  MROSD Preserves |  Private Property |  Non MROSD Conservation or Agricultural Easement |
|  Other Protected Open Space or Park Lands |  Watershed Land |  MROSD Conservation or Agricultural Easement |
|  Other Public Agency |  Developed Land |  Management Agreement |

Midpeninsula Regional
Open Space District
(MROSD)

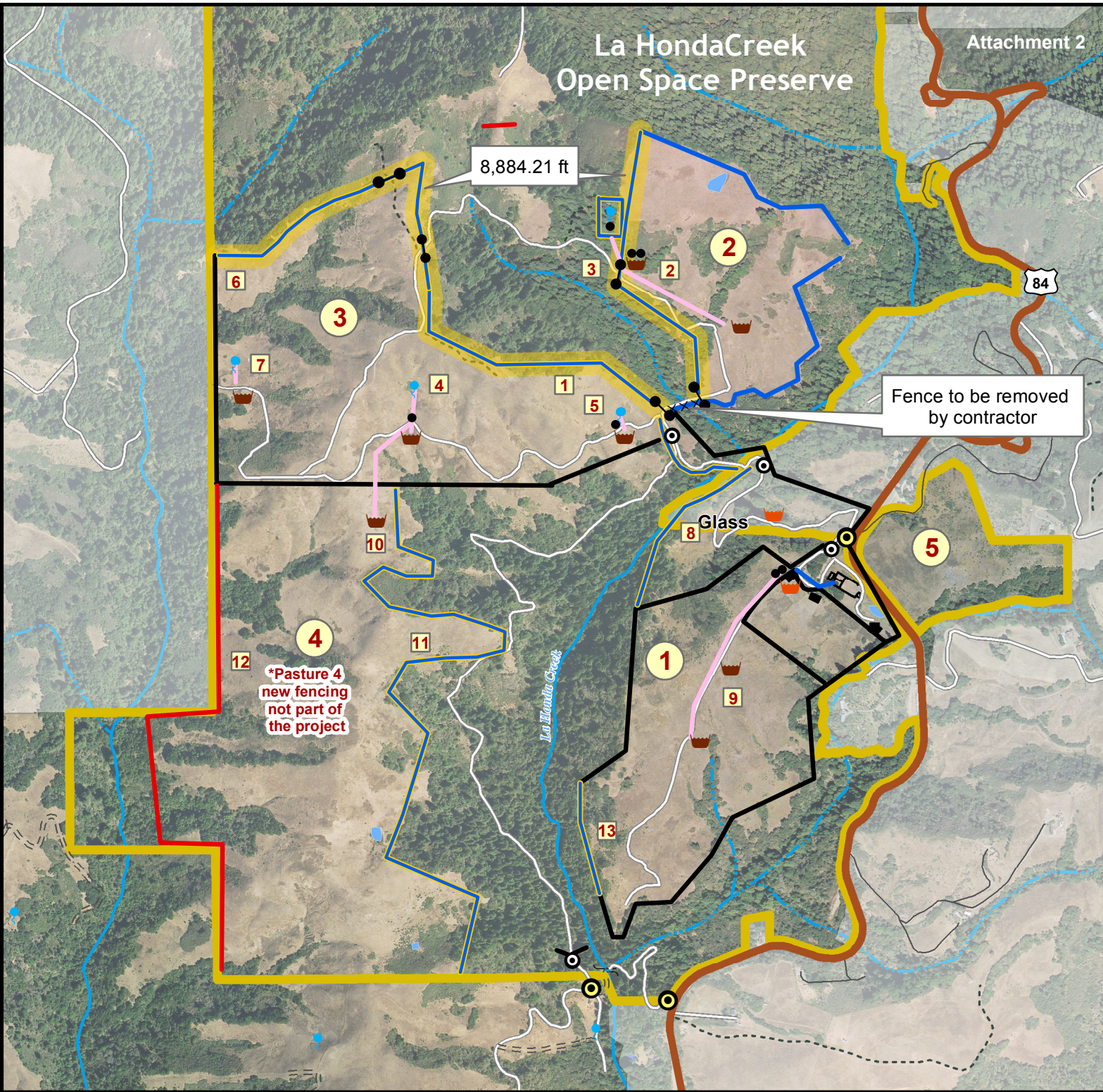


October, 2014



While the District strives to use the best available digital data, this data does not represent a legal survey and is merely a graphic illustration of geographic features.

La Honda Creek Open Space Preserve



McDonald Ranch Premise Map

- # Pastures
- # Projects
- Buildings & other facilities
- Fence repaired
- New fencing
- Fence in need of repair
- Proposed Fencing
- New Water Lines
- Pond or reservoir
- Spring or well
- Exterior gate
- Interior gate
- Roadside Parking
- Troughs in place
- Proposed troughs
- Tanks
- Potential Gates
- Trail/ATV
- Unmaintained road: width
- Minor unpaved road
- Minor paved road
- Important road
- Highway/major road
- McDonald Ranch Area

Midpeninsula Regional Open Space District (MROSD)

October, 2014

