



Midpeninsula Regional  
Open Space District

R-13-52  
Meeting  
June 12, 2013

## AGENDA ITEM 8

### AGENDA ITEM

Authorization to Award a Contract to GradeTech Incorporated (GradeTech), General Engineering Contractor, for Construction Services for the Mindego Gateway Staging Area at the Mindego Ranch Area of the Russian Ridge Open Space Preserve

### GENERAL MANAGER'S RECOMMENDATION

Authorize the General Manager to enter into contract with GradeTech, located in San Ramon, CA, for a not-to-exceed amount of \$274,721, which includes the bid amount of \$238,888 plus a 15% contingency of \$35,833, to construct the Mindego Gateway Staging Area at Russian Ridge Open Space Preserve (Preserve).

### SUMMARY

A Request for Bids for construction services was issued on April 17, 2013. Two (2) Bid Proposals were received and opened on Friday, May 10, 2013. Evaluation of the bids revealed that the low bidder, GradeTech, presented a complete and responsive bid package. Therefore, staff recommends awarding the contract for construction services for the Mindego Gateway Staging Area Project (Project) to GradeTech for a total not-to-exceed amount of \$274,712 which includes the bid amount of \$238,888 plus a 15% contingency amount of \$35,833. The FY2013-14 Planning Department Action Plan Budget includes sufficient implementation funds for this Project.

### DISCUSSION

#### Background

The Mindego Gateway Staging Area is a key component to extending public access into the Mindego Ranch region of the Russian Ridge Regional Open Space Preserve. Located 1.4 miles south of Skyline Boulevard along Alpine Road, the new staging area will provide parking and amenities, including:

- A new, paved parking area for twenty vehicles, including two Americans with Disabilities Act (ADA) spaces;
- A large preserve entrance sign;
- A one-stall, unisex, ADA-accessible, self-contained vault restroom and storage closet facility;

- Two trailhead signboards with brochure holders;
- A bicycle tire and hiking boot cleaning station;
- A bicycle parking rack;
- Split-rail wood fencing;
- Improved driveway entry off Alpine Boulevard and installation of a District-standard steel Entrance Gate, to be designated RR03;
- Bioretention basins in which storm water runoff is collected and allowed to percolate into the soil;
- ADA-accessible pathway connection to Audrey's Way and the Audrey Rust Commemorative Site;
- A short connector trail to Mindego Hill Trail;
- A future connection for the Ancient Oaks connector trail;
- Construction of a gated access to overflow/event parking area

Once constructed, the Staging Area will provide access to the Audrey Rust commemorative site and a trail connection to the eastern end of Mindego Hill Trail (previously designated as Mindego Ridge Trail; also known as the True driveway). In FY2014-15, the Ancient Oaks Connector Trail will be completed, linking the northern portion of the Preserve to the Mindego Ranch region.

### Contractor Selection

The Request for Bids was issued on April 17, 2013, and was sent to eighteen (18) contractors and five (5) builders' exchanges. A legal notice was posted in the San Mateo County Times, San Jose Mercury, and San Francisco Chronicle. The Invitation to Bid was also posted on the District website.

A mandatory pre-bid meeting was held at the Project site on April 26, 2013, and was attended by four (4) contractors. Sealed bids were due on May 10, 2013, and two (2) bids were received and opened with the results as follows:

Bidder		Location	Total Bid	Percent Difference from Engineer's Estimate of \$271,453
1.	TKO General Engineering and Construction	Woodside, CA	\$355,770	+31%
2.	GradeTech General Engineering Contractor	San Ramon, CA	\$238,888	-12%

A 15% contingency amount is requested for this Project due to the potential for delays if significant archaeological artifacts, protected under Federal Law, are encountered during grading activities. Also, because the previous owner used the proposed staging area as an equipment maintenance and materials storage yard, there is the potential for unanticipated subsurface contaminants to be discovered that would need to be off-hauled and disposed of properly.

Upon review of the Bid Proposals, and confirming the contractors' qualifications, staff recommends awarding the contract to GradeTech who is the lowest responsible and responsive bidder.

**FISCAL IMPACT**

The FY2013-14 budget contains funds to cover the costs associated with this work.

**BOARD COMMITTEE REVIEW**

No Board Committee review is required for this portion of the Project. However, the Planning and Natural Resources Committee has reviewed the Project at key milestones from project inception.

**PUBLIC NOTICE**

Public notice of this Agenda Item was provided per the Brown Act. No additional notice is required.

**CEQA COMPLIANCE**

Staff completed a Mitigated Negative Declaration for the Project, which the District Board of Directors adopted on June 13, 2012 (see Report R-12-37). A Notice of Determination was filed with the San Mateo County Clerk Recorder on June 15, 2012.

**NEXT STEPS**

Upon approval by the Board of Directors, the General Manager will be authorized to enter into a contract with GradeTech to perform construction services for the Mindego Gateway Staging Area Project. Activation of the contract is subject to the contractor meeting all District requirements, including required insurance and bonding. Once paperwork and contract signatures are in place, the Project is scheduled to begin in August and be completed by October 2013.

Responsible Department Head:

Meredith Manning, Co-Acting Planning Manager and Senior Planner

Prepared by:

Gina Coony, Open Space Planner III

Contact person:

Gina Coony, Open Space Planner III