



Midpeninsula Regional
Open Space District

R-14-118
Meeting 14-25
September 10, 2014

AGENDA ITEM 5

AGENDA ITEM

Construction Contract for the Silva Property Driveway Improvements Project at Russian Ridge Open Space Preserve

GENERAL MANAGER'S RECOMMENDATION

A handwritten signature in black ink, appearing to be "J. J. [unclear]".

Authorize the General Manager to enter into a contract with TKO General Engineering and Construction Inc., of La Honda, CA, for a not-to-exceed amount of \$97,244, which includes the base bid amount of \$84,560 and a 15% contingency amount of \$12,684 to complete the Silva Property Driveway Improvements Project at Russian Ridge Open Space Preserve.

SUMMARY

A Request for Bids for construction services was issued on July 21, 2014. Two proposals were received and opened on Friday, August 8, 2014. Evaluation of the received bids revealed that TKO General Engineering and Construction Inc., presented a complete and responsive bid package with the lowest total base bid. Therefore, the General Manager recommends awarding the contract for construction services for the Silva Property Driveway Improvements Project to the lowest responsive bidder, TKO General Engineering and Construction Inc., for a total not-to-exceed amount of \$97,244. The FY2014-15 Budget includes funds for this Project.

DISCUSSION

Background

At its December 8, 2010 regular meeting, the Midpeninsula Regional Open Space District (District) Board of Directors (Board) approved the purchase of the 97.5-acre Silva property (R-10-147), located approximately 2 miles southwest of Skyline Boulevard at 5755 Alpine Road, as an addition to Russian Ridge Open Space Preserve. The Board adopted a Preliminary Use and Management Plan that calls for retaining, maintaining, and leasing the existing structures.

After the property purchase and during permitting review of the Mindego Staging Area and Audrey Commemorative Site Projects, the parcel was determined to carry a delinquent County of San Mateo (County) permit originating from the previous owner, which had the potential to significantly delay implementation of the two public access projects (R-13-52). The County and District entered into a Memorandum of Understanding (MOU) on September 25, 2013 to allow the public access projects to move forward with the commitment to separately address the delinquent permit issue on the Silva property.

Although the County is allowing the District to adhere to the 1976 building code that was in place at the time the original permit was granted, Cal Fire is requiring that the property be

brought up to current code. On February 8, 2013, the District obtained an approved Alternative Methods or Materials Agreement (Agreement) from Cal Fire, which outlines the code upgrades needed to receive final signoff from Cal Fire and San Mateo County.

The purpose of the Silva Property Driveway Improvements Project (Project) is to fulfill the conditions set forth by Cal Fire, thereby complying with the County MOU and obtaining County signoff on the outstanding delinquent permit that remains on file for the Silva property. Once the Project is complete, the District will prepare the structures for leasing. The County permit is currently scheduled for Planning Commission review on September 10. Assuming no new issues emerge, the permit would be issued soon afterwards to allow construction to begin onsite.

Contract Scope

The Project scope includes emergency vehicle access and drainage improvements that encompass the re-surfacing of an existing 950' x 12' driveway with three inches of Class II baserock, widening the first 375' of driveway, and installing a turnout midway and a hammer-T turnaround at the end of the driveway. The driveway approach from Alpine Road would be paved with asphaltic concrete to comply with County driveway standards. The existing culverts that drain the driveway will be cleaned, extended and protected. TKO General Engineering and Construction Inc., would work directly with Simms Plumbing, who is being hired separately under the General Manager's authority, to complete the grading work required to install a new water tank system and fire hydrant.

Contractor Selection

A Request for Bids was issued on July 21, 2014, and sent to 27 contractors and 5 builders' exchanges. Legal notices were posted in the *San Mateo Times* and the *San Jose Mercury News*. The Invitation to Bid was also posted on the District website.

A mandatory pre-bid meeting was held at the site on July 31, 2014, and was attended by five contractors. A sixth contractor arrived at the end of the pre-bid meeting and site tour, and it was determined that because they had missed 95% of the tour, they were ineligible to bid on this project. Sealed bids were due on August 8, 2014, and at the time of the bid opening, two bids had been received and were opened with the results as follows:

Bidder	Location	Total Bid	Percent Difference from Estimate of \$45,000
Guerra Construction Group	Santa Clara, CA	\$179,219	298.26%
TKO General Engineering and Construction Inc.	La Honda, CA	\$84,560	87.91%

Bid Analysis

Upon review of the Bid Proposal and confirming the contractor's qualifications, the General Manager recommends awarding the contract to TKO General Engineering and Construction Inc., who is the lowest responsible and responsive bidder.

The winning bidder presented a bid that was significantly higher than the original engineer's estimate. The engineer's estimate for this project was developed 18 months ago when construction costs were lower and prior to experiencing major permitting delays that have

resulted in a tight construction schedule. Due to the remoteness of the project site, tight work schedule to meet the October 15 grading deadline, and the ongoing escalation of construction costs in the region, the original engineer's estimate does not reflect the current market and is therefore substantially lower than it would have been had those costs been developed in the past few months. Therefore, the General Manager has determined that the presented bid more closely matches the true current cost for the Project. It should be noted that this phenomenon is occurring on a number of other District projects for similar reasons related to the current construction market, where low, responsive bids are coming in at 87%-238% above the engineer's estimates.

FISCAL IMPACT

Insufficient funds were budgeted in the FY2014-15 Budget to cover the costs associated with this work. Of the \$95,600 approved budget, approximately \$66,815 remains to complete the work. Given the funding gap, the General Manager will be returning to the Board with a Midyear adjustment in December to request additional funds to cover the remaining costs associated with this work.

BOARD COMMITTEE REVIEW

This item has not been reviewed by a Board Committee.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

The District determined that the Project is Categorically Exempt from environmental review under Section 15304 – Minor Alterations to Land and filed a Notice of Exemption with the San Mateo County Clerk Recorder on April 22, 2014.

NEXT STEPS

Upon approval by the Board, the General Manager would enter into a contract with TKO General Engineering and Construction Inc., for the completion of the Silva Property Driveway Improvements Project, scheduled to begin in mid-September 2014, once required paperwork is received.

Attachments

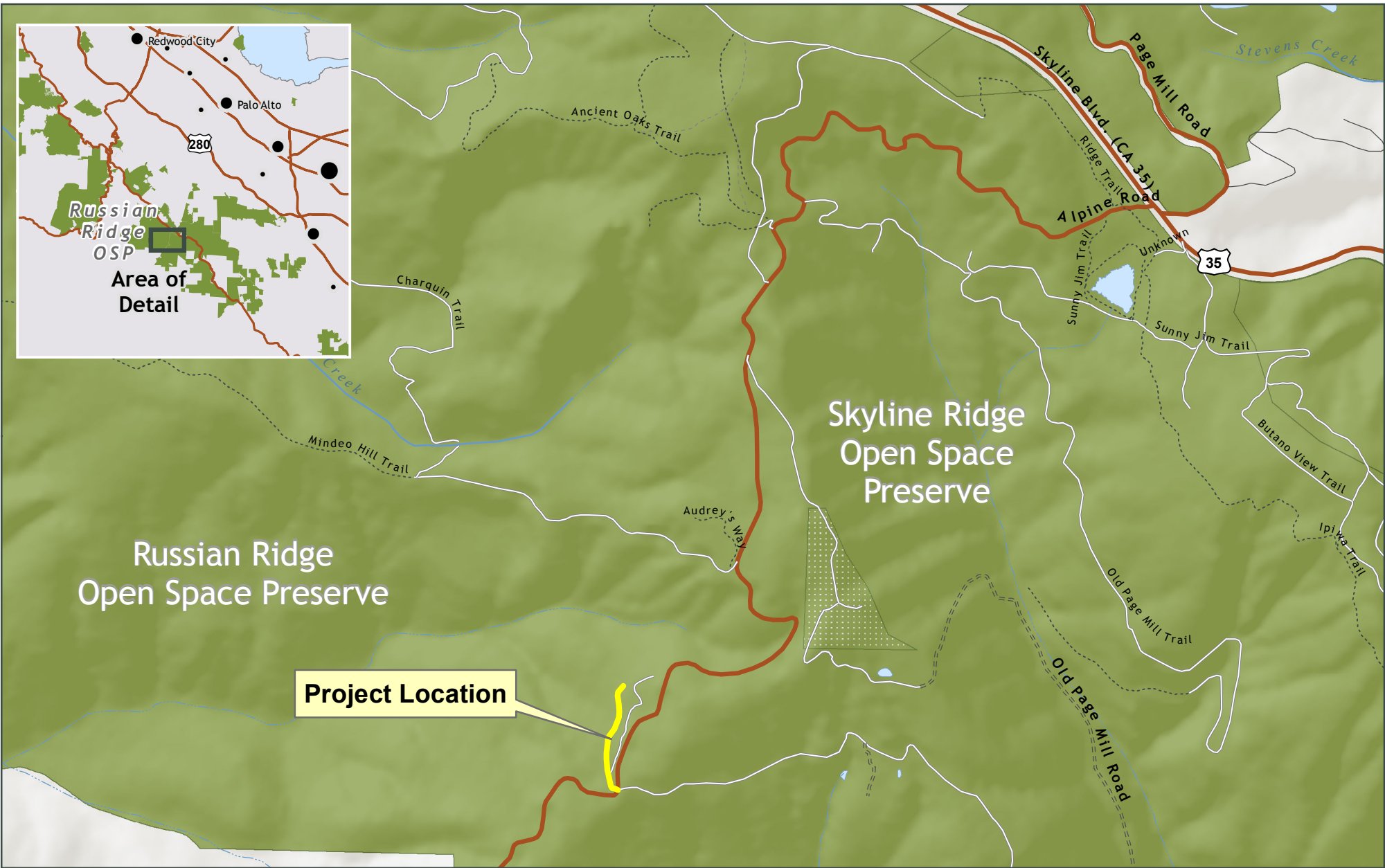
1. Project Location Map
2. Alternative Methods or Materials Agreement

Responsible Department Head:

Jane Mark, AICP, Planning Department Manager

Prepared by:

Zachary Alexander, Planner II



Attachment 1: Silva Property Driveway and Water System Upgrades

- MROSD Preserves
- Private Property
- Project Location
- Partial MROSD Ownership

Midpeninsula Regional
Open Space District
(MROSD)

September, 2014



FIRE MARSHAL'S OFFICE



COUNTY OF SAN MATEO CAL FIRE

320 Paul Scannell Drive, San Mateo, California 94402 (650) 573-3846 * Fax (650) 573-3850

Attachment 2
FIRE CHIEF
SCOTT JALBERT

FIRE MARSHAL
CLAYTON JOLLEY

DEPUTY FIRE MARSHALS
MARC COLBERT
RANDY AMORES

February 8, 2013

Zachery Alexander
330 Distel Circle
Los Altos, CA 94022

Subject: Request for Alternate Methods or Materials for APN 080-038-030, 5755 Alpine Rd.

The San Mateo County Fire Marshals Office has received your request and plans submittal for an alternate means or method of complying with Road Access and Water Supply requirements for new or legalized construction.

Your project request for alternate means is **approved subject to the following conditions:**

- 1.) The water supply request is approved as submitted, installation of a new wet draft hydrant with a 4.5" national hose thread outlet fed by a new 7,500 gallon water tank fed by the existing 2" water line through a 1" auto fill valve.
- 2.) The road access request is approved as submitted, resurfacing of the driveway with 3" class II base rock including compaction, and the construction of a turnout and turnaround in Phase I with an additional widening of the first 375' and 75' near the entrance to improve access.
- 3.) Road access paving to be maintained to the satisfaction of the San Mateo Co. Fire Marshals office, non-paved portions of road access including turnouts to be all weather improved surface with class 2 base rock compacted to 95% and certified for 75,000 lbs.
- 4.) Remote reflective address compliant with San Mateo County Fire Standards at the Driveway entrance. Contrasting illuminated address on the residence.

Sincerely,

Clayton Jolley
Battalion Chief/Fire Marshal
San Mateo County Fire/**CAL FIRE**

Cc: FMO Project File