



Midpeninsula Regional  
Open Space District

## PROCUREMENT AGENDA ITEM

R-25-107  
Meeting 25-21  
August 20, 2025

## AGENDA ITEM 1

### AGENDA ITEM

Award of Contract for Conservation Grazing Wildlife-friendly Livestock Fencing at Purisima Creek Redwoods, Cloverdale Ranch, and Skyline Ridge Open Space Preserves

### GENERAL MANAGER'S RECOMMENDATIONS

1. Award a contract to Southwest Fence and Supply of Paso Robles, California to construct wildlife-friendly fencing on four (4) Grazing Units for a not-to-exceed base contract amount of \$359,725.40.
2. Authorize a 10% contingency in the amount of \$35,972 to be reserved for unanticipated issues, bringing the total not-to-exceed contract amount to \$395,697.40.

### DISCUSSION

The objective of this work is to improve general ranch management and grazing distribution on four grazing units in three preserves through conservation grazing wildlife-friendly fencing. The construction of perimeter fencing at the Lobitos Grazing Unit and October Farms Grazing Unit, both in Purisima Creek Open Space Preserve, will ensure that the Midpeninsula Regional Open Space District (District) meets basic infrastructure requirements to fence cattle in the grazing unit. Cross fencing (i.e., fencing that is erected to create sub-pastures within a larger ranch) is a range management technique to manage and distribute cattle and their grazing activities. The cross fencing proposed on the Big Dipper-Mindego Grazing Unit in Skyline Ridge Open Space Preserve will allow the rotation of cattle between new sub-pastures for greater precision in the timing, duration, and intensity of grazing to more effectively meet natural resource goals and objectives for the stewardship of open grassland habitat. The cross fencing proposed on Cloverdale Ranch in Cloverdale Ranch Open Space Preserve will exclude a large pond from uncontrolled cattle access. This fence will benefit the habitat value at the pond for native wildlife by protecting water quality and improve cattle safety as the pond has entrapped cattle in previous years. In all cases, the existing grazing tenants are strongly supportive of the proposed infrastructure developments.

This work is being executed on four (4) grazing units. Due to the proximity of the sites to each other and similar nature of construction activities, a single Request for Bids (RFB) was developed for efficiency and cost savings. This work supports Capital Improvement and Action Plan (CIAP) projects, including:

- 1) **Lobitos Grazing Unit perimeter fence.** Construct ~722 feet of 5-wire, wildlife-friendly fence at Purisima Creek Redwoods Open Space Preserve. This work supports CIAP project 63002 – Elkus-Lobitos Perimeter Fence.
- 2) **October Farms Grazing Unit perimeter fence.** Construct 5,565 feet of 5-wire, wildlife-friendly fence at Purisima Creek Redwoods Open Space Preserve. This work supports CIAP project 63004 – October Farms Perimeter Fence.
- 3) **Big Dipper-Mindego Grazing Unit cross fence.** Construct ~6,134 feet of 5-wire, wildlife-friendly cross fence at Skyline Ridge Open Space Preserve. This work supports CIAP project 63001 – Big Dipper Cross Fence.
- 4) **Cloverdale Ranch Grazing Unit cross fence.** Construct ~5,533 feet of 5-wire, wildlife-friendly cross fence at Cloverdale Ranch Open Space Preserve. This work supports CIAP project MAA13-005 – Pond Fencing at Cloverdale Ranch.

This work is anticipated to begin in September 2025, with an estimated construction duration of two to three months.

## BUDGET / FISCAL IMPACT

**The current fiscal year budget for the projects mentioned in the DISCUSSION section above 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, a portion of this contract is part of a Measure AA project.

The following table outlines the Measure AA Portfolio #13: Cloverdale Ranch — Wildlife Protection, Grazing and Trail Connections allocation, costs-to-date, projected life-to-date expenditures and projected portfolio balance remaining.

MAA Portfolio #13: Cloverdale Ranch — Wildlife Protection, Grazing and Trail Connections		
Portfolio Allocation:		\$15,712,000
Grant Income:		\$9,928,282
<b>Total Portfolio Allocation:</b>		<b>\$25,640,282</b>
Projected Expenditures (Life of Project):		
13-001 Cloverdale - Operational Road System Review and Repairs		(\$630,052)

13-002 Cloverdale Reservoir Monitoring Improvements	(\$76,362)
13-003 Cloverdale Ranch Land Opportunity	(\$16,122,172)
13-004 Cloverdale Ranch Water Development Project	(\$71,000)
13-005 Pond Fencing at Cloverdale Ranch	(\$113,500)
<b>Total Projected Expenditures:</b>	<b>(\$17,013,086)</b>
<b>Proposed Portfolio Amount Remaining:</b>	<b>\$8,627,196</b>

## PROCUREMENT PROCESS AND SELECTION

A Request for Bids (RFB) was issued on July 2, 2025, via BidNet Direct. Legal notices were posted in the San Mateo County Times and a link to the solicitation was posted on the District website. Staff also directly contacted qualified firms about the RFB. One mandatory pre-bid site walk was held on July 17, 2025 with five (5) contractors in attendance.

The District publicly opened the bids on July 31, 2025, and Southwest Fence and Supply, of Paso Robles, California, was determined to be the lowest responsible and responsive bidder. Below is a list of all bids received:

<b>Bidder</b>	<b>Location</b>	<b>Total Base Bid</b>	<b>Engineer's Estimate (\$399,968)</b>
Hammer Fence & Construction Inc.	Tracy, CA	\$368,128.99	-7.96%
Ranch Fence, Inc.	Mariposa, CA	\$378,840	-5.28%
Southwest Fence and Supply	Paso Robles, CA	\$359,725.40	-10.06%

## PRIOR BOARD ACTION SUPPORTING THE PROJECT

**October 24, 2007:** Authorization to Amend the Use and Management Plan to Incorporate a Grazing Management Plan and to Solicit bids from Potential Grazing Tenants for the Skyline Ridge Open Space Preserve. ([R-07-107](#), [meeting minutes](#))

**November 10, 2010:** The Board adopted the Rangeland Management Plan for the Lobitos Ridge/Elkus Ranch Uplands Grazing Unit; amended the Preliminary Use and Management Plans for Lobitos Ridge and Elkus Ranch Uplands Additions to the Purisima Creek Redwoods Open Space Preserve to reflect the adoption; and authorized the General Manager to enter into a five-year grazing lease ([R-10-99](#), [meeting minutes](#))

**April 26, 2017:** The Board adopted the Rangeland Management Plan for the October Farms Grazing Unit; amended the Preliminary Use and Management Plans for the October Farms portion of Purisima Creek Redwoods Open Space Preserve to incorporate the Rangeland Management Plan ([R-17-51](#), [meeting minutes](#))

**December 11, 2024:** The Board adopted the Rangeland Management Plan for the Cloverdale Ranch and Butano Farms Grazing Units and amended the Cloverdale Ranch Use and Management Plan to reflect the adoption ([R-24-156](#), [meeting minutes](#))

## **PUBLIC NOTICE**

Public notice was provided as required by the Brown Act.

## **CEQA COMPLIANCE**

The proposed project to construct new Conservation Grazing wildlife-friendly livestock fencing as described herein is exempt in accordance with State CEQA Guidelines section 15302 (Replacement or Reconstruction) and section 15303 (New Construction).

## **NEXT STEPS**

If approved, the General Manager will enter a contract with Southwest Fence and Supply. 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 September 2025 and be completed in approximately two to three months.

Attachment(s)

1. Project Area Maps

Responsible Department Head:

Brandon Stewart, Facilities & Fleet

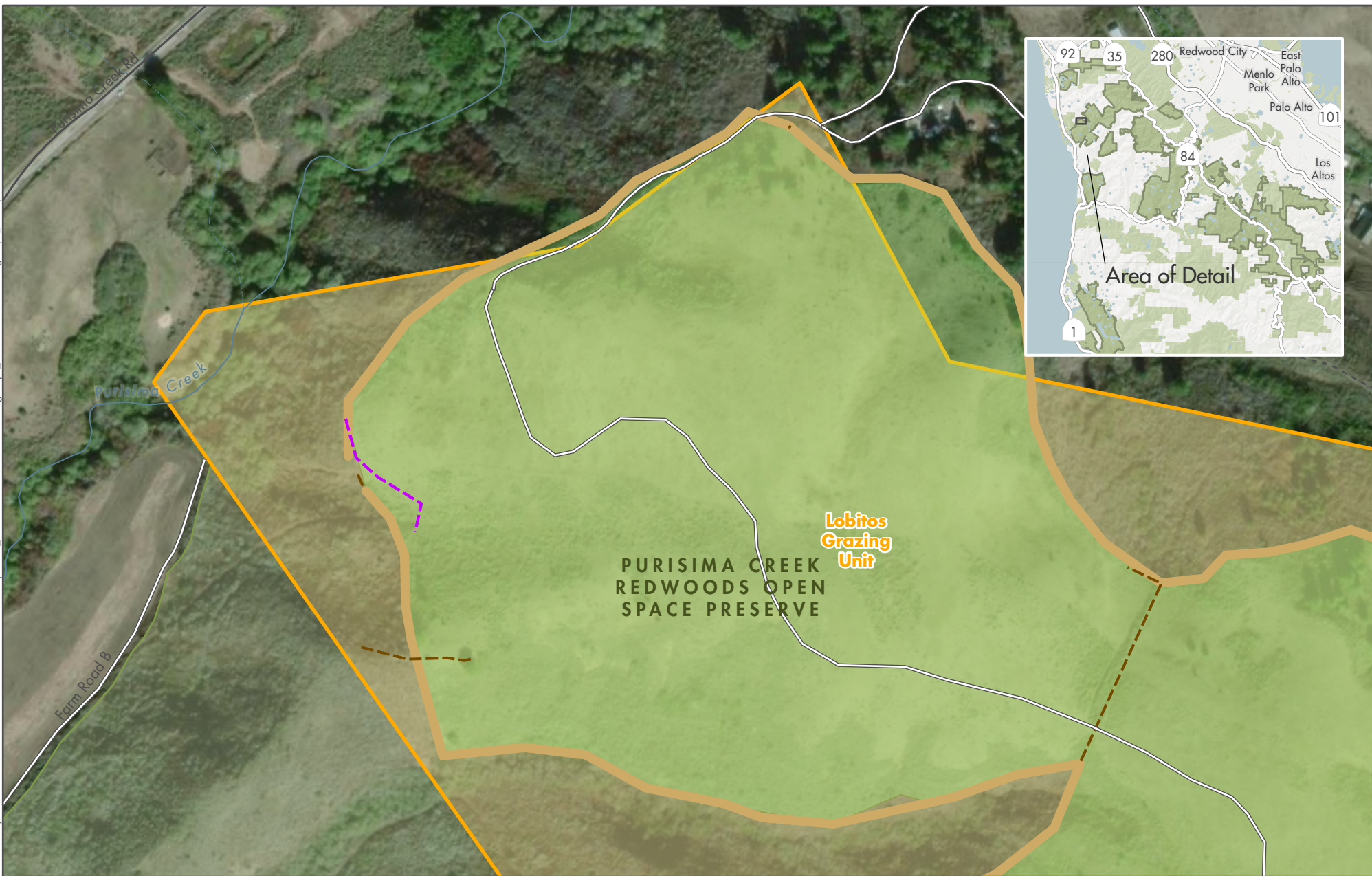
Prepared by/Contact person:

Matthew Shapero, Conservation Grazing Program Manager, Facilities & Fleet

Graphics prepared by:

Anna Costanza, GIS Technician, Information Systems and Technology

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### Lobitos Grazing Unit (Purisima Creek Redwoods Open Space Preserve)

- |                  |                   |                    |                         |
|------------------|-------------------|--------------------|-------------------------|
| Midpen preserves | Fence (Permanent) | Gate (Road width)  | Paved road              |
| Grazing lease    | Fence (Proposed)  | Gate (Trail width) | Unpaved all-season road |
| Pasture          | Natural barrier   |                    | Unpaved seasonal road   |
|                  |                   |                    | Trail                   |

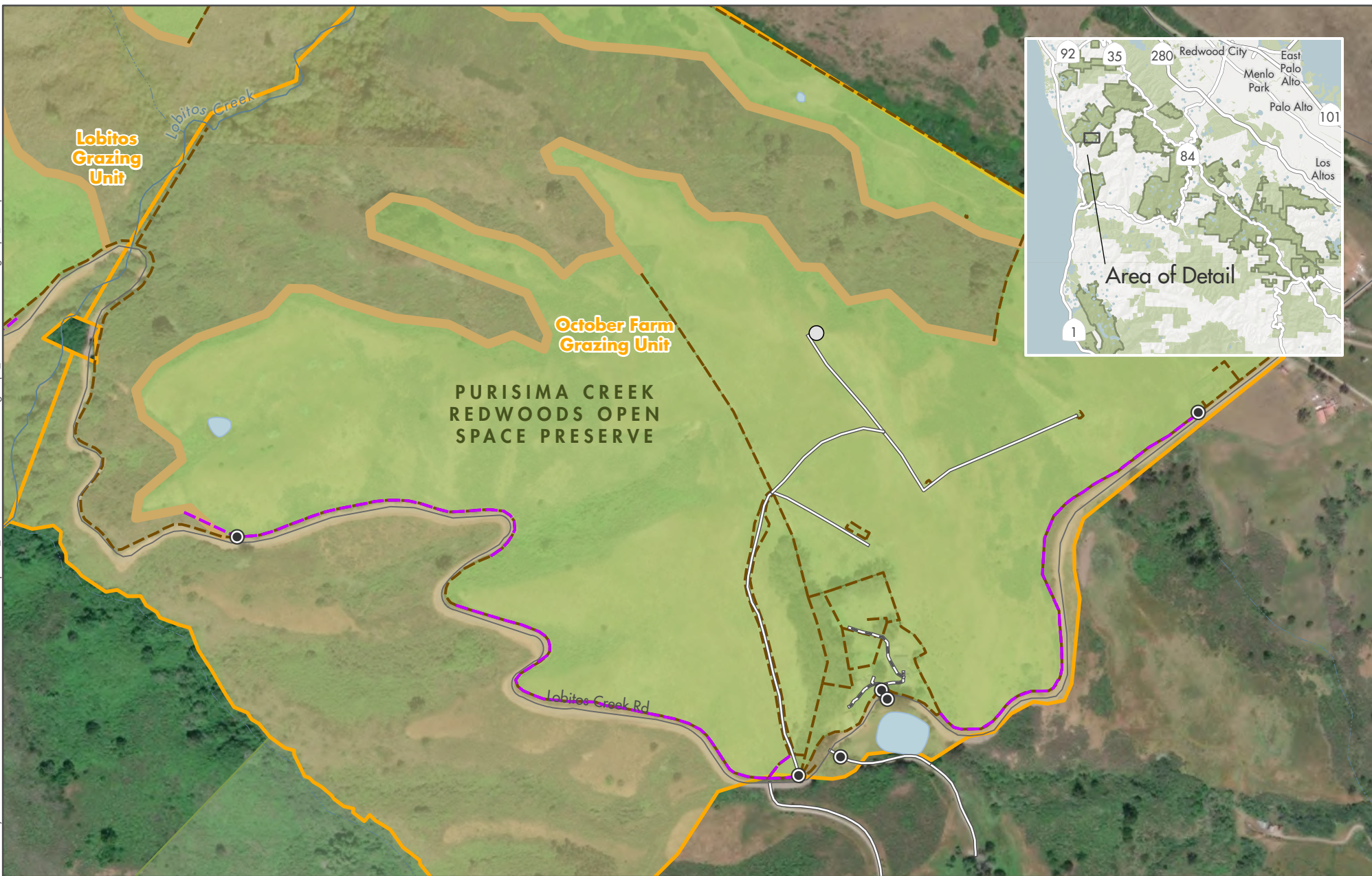
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(Midpen)  
8/5/2025















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.



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### October Farm Grazing Unit (Purisima Creek Redwoods Open Space Preserve)

- |                                                                                                      |                                                                                                       |                                                                                                        |                                                                                                               |
|------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
|  Midpen preserves |  Fence (Permanent) |  Gate (Road width)  |  Paved road              |
|  Grazing lease    |  Fence (Proposed)  |  Gate (Trail width) |  Unpaved all-season road |
|  Pasture          |  Natural barrier   |                                                                                                        |  Unpaved seasonal road   |
|                                                                                                      |                                                                                                       |                                                                                                        |  Trail                   |

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





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## Cloverdale Ranch Grazing Unit (Cloverdale Ranch Open Space Preserve)

- |                                                                                                      |                                                                                                       |                                                                                                        |                                                                                                               |
|------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
|  Midpen preserves |  Fence (Permanent) |  Gate (Road width)  |  Paved road              |
|  Grazing lease    |  Fence (Proposed)  |  Gate (Trail width) |  Unpaved all-season road |
|  Pasture          |  Natural barrier   |                                                                                                        |  Unpaved seasonal road   |
|                                                                                                      |                                                                                                       |                                                                                                        |  Trail                   |

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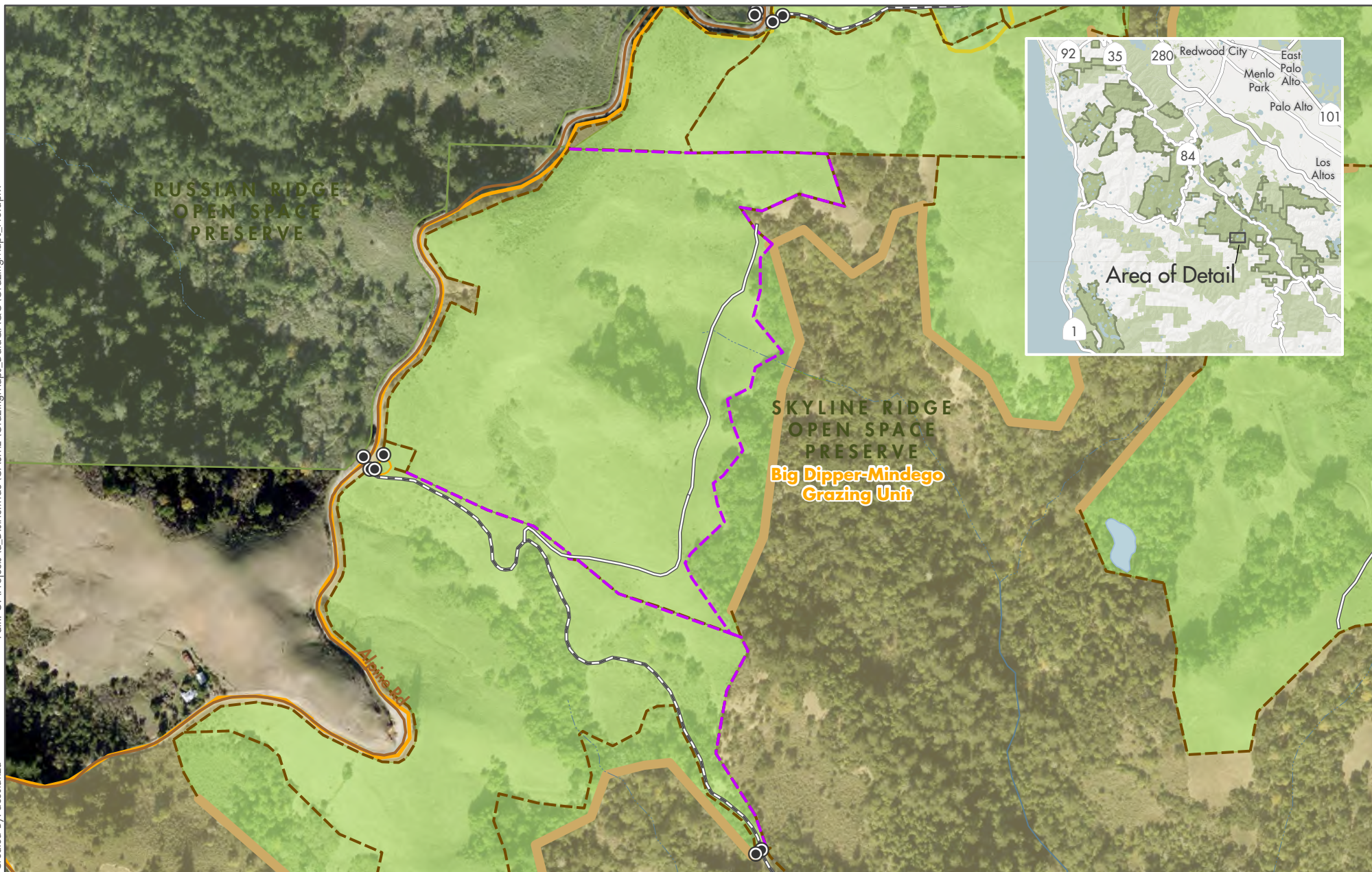
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## Big Dipper-Mindego Grazing Unit (Skyline Ridge / Russian Ridge Open Space Preserves)

- |                  |                   |                    |                         |
|------------------|-------------------|--------------------|-------------------------|
| Midpen preserves | Fence (Permanent) | Gate (Road width)  | Paved road              |
| Grazing lease    | Fence (Proposed)  | Gate (Trail width) | Unpaved all-season road |
| Pasture          | Natural barrier   |                    | Unpaved seasonal road   |
|                  |                   |                    | Trail                   |

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