



Midpeninsula Regional  
Open Space District

R-16-133  
Meeting 16-26  
October 26, 2016

## AGENDA ITEM 9

### AGENDA ITEM

Contract to Provide Fence Installation Work at the Skyline Ridge Open Space Preserve

### GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the General Manager to enter into an agreement with Hammer Fence, for a total contract amount not to exceed \$73,122.75 to provide fence installation work at the Skyline Ridge Open Space Preserve for riparian resource protection from the cattle grazing operation.
2. Determine that the recommended action is exempt from the California Environmental Quality Act (CEQA).

### SUMMARY

The Request for Bids for the Big Dipper Ranch – Pasture 1 - Fence Installation Project at Skyline Ridge Open Space Preserve was issued on September 28, 2016. After completing the Request for Bids process, one bid was received on October 20, 2016, with Hammer Fence the apparent low bidder. Completion of this fence installation will protect riparian resources along Peter's Creek and complete a significant section of perimeter fence in Pasture 1 at Big Dipper Ranch within the Skyline Ridge Open Space Preserve. Vegetative and slope barriers were originally thought to be sufficient to prevent livestock passage but cattle have left District property when placed in this pasture.

### MEASURE AA

This is not a Measure AA project.

### DISCUSSION

#### Background

The Big Dipper Ranch – Pasture 1 – Fence Installation Project (Project) is located at Skyline Ridge Open Space Preserve (Preserve), southeast of the Town of La Honda (See Attachment 1, Project Map). The project objective is to install approximately 4,750 linear feet of a new five strand barbed wire livestock fence and installation of one livestock gate. Installation of the fence and gate will restrict livestock access to the Peter's Creek watershed from Pasture 1 at Big Dipper Ranch. Additionally, the perimeter fence will prevent livestock from leaving District property and entering the Portola Heights neighborhood. This project was not anticipated for FY2016-17 and is not included in the current Action Plan and Budget. However, completing this project at this time is critical because cattle, reacting to mountain lion activity, have left District

property and ended up on neighboring private property in the Portola Heights neighborhood. The fence will also protect sensitive riparian habitat.

### Bidding Process

The Request for Bids was issued on September 28, 2016 and was sent to nine contractors as well as released to five builders' exchanges. Legal notices were posted in the Half Moon Bay Review, and an Invitation to Bid was posted on the District website. A mandatory pre-bid site tour was made available to contractors by appointment and three contractors attended.

Sealed bids were due on Thursday, October 20, 2016, and one bid was 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 \$76,000
1.	Hammer Fence	Tracy, CA	\$63,585	\$13.39	-16%

Upon review of the Bid Proposals, Hammer Fence was announced as the apparent low bidder.

### Bid Analysis

Historically, fence installation on District lands has ranged between \$12.00 and \$16.00 per linear foot depending on steepness of terrain, soil type, and economy of scale. The Project transverses some steep drop offs with areas of rocky outcroppings so staff estimated the Project budget at \$76,000 based on \$16.00 per linear foot for 4,750 linear feet of fencing. Based on the bids received, initial project cost estimates were high.

### FISCAL IMPACT

Award of contract will result in a not-to-exceed contract amount of \$73,122.75 being awarded to Hammer Fence for the Project. This includes a 15% contingency in addition to the base bid amount. To fund this unanticipated Project, capital budget funds will be reassigned within the Land and Facilities budget from the Farm Labor Housing project. Construction start of a new farm labor residence at La Honda OSP, if approved by the Board, will not commence until FY 2017-18, allowing construction funds to be reassigned. The reassignment in Land and Facilities Services capital project budget is detailed in the table below:

Project	Project Budget	Notes
Farm Labor Housing, La Honda OSP	\$394,900	Construction funds (40-61-621-8205)
Big Dipper Fence Installation	\$73,122.75	
<b>Funds Remaining in Farm Labor Housing Project Budget</b>	<b>\$321,777</b>	

### BOARD COMMITTEE REVIEW

There was no Committee review for this agenda item.

**PUBLIC NOTICE**

Public notice was provided as required by the Brown Act.

**CEQA COMPLIANCE**

The Project is consistent with Section 15304 of the CEQA Guidelines - Minor Alterations to Land - Minor public or private alterations in the condition of land, water and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes.

The project site is not a sensitive environment, hazardous waste site or present unusual circumstances that would result in environmental impacts. Although California red-legged frogs are known to occur at the Monotii Pond, a biological monitor will preview the site and provide any required avoidance measures. The project will not cause cumulative impact of successive projects of the same type in the same place over time which is cumulatively significant. This project will not affect scenic resources such as trees, historic buildings, rock outcroppings, or similar resources, nor is it visible from an officially designated state scenic highway (Hwy 280, 35, and 9). No take of endangered, rare, or threatened plant and animal species will occur.

**NEXT STEPS**

If approved by the Board, the General Manager will be authorized to enter into a contract with Hammer Fence to perform construction services for the 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 and be completed in November 2016, pending winter weather conditions.

**Attachments**

1. Project Map

Responsible Department Manager:

Brian Malone, Land and Facilities Services Manager

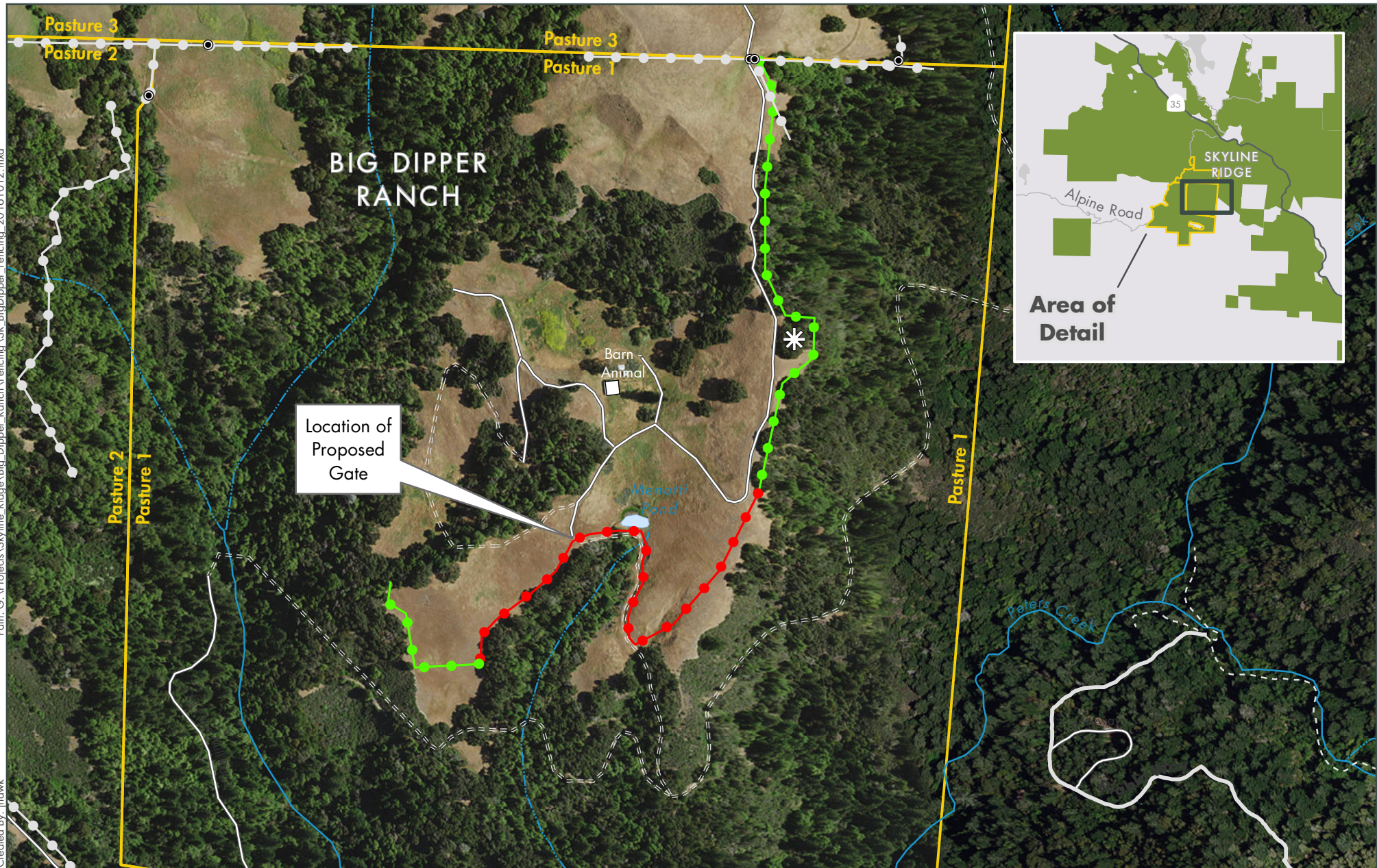
Prepared by:

Elaina Cuzick, Senior Property Management Specialist



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### Big Dipper Ranch - Pasture 1 - Fence Installation - Amended

- |                         |                |                        |
|-------------------------|----------------|------------------------|
| Minor Paved Road        | Pasture        | Existing Fence         |
| Minor Unpaved Road      | Building       | Phase 1 Proposed Fence |
| Unmaintained Road Width | Rock Formation | Phase 2 Proposed Fence |
| Trail                   | Gate           |                        |

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(MROSD)



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