



Midpeninsula Regional
Open Space District

R-18-70
Meeting 18-27
June 27, 2018

AGENDA ITEM 13

AGENDA ITEM

Award of Contract to a Design Build Entity to complete the Mindego Ranch Ponds Enhancement Project

GENERAL MANAGER'S RECOMMENDATION

1. Award a contract to the Design Build Entity consisting of Hanford ARC (contractor) and CBEC Inc. Eco Engineering (engineering/design) for a not-to-exceed base contract amount of \$405,321.
2. Authorize a 15% construction contract contingency of \$60,798 to be reserved for unanticipated issues, thus allowing the total contract amount not-to-exceed \$466,119.

SUMMARY

The proposed Russian Ridge Mindego Ranch Ponds Enhancement Project (Project) will enhance habitat for federally endangered San Francisco garter snake (SFGS), threatened California red-legged frog, and Western pond turtle (WPT), a California species of special concern, at the former Mindego Ranch area of Russian Ridge Open Space Preserve (Preserve). The Project is included in Fiscal Year (FY) 2019-20 Capital Improvement and Action Plan. The scope of work includes design and engineering, permitting, construction, and revegetation at two ponds in support of recovery efforts for SFGS and CRLF.

A request for qualifications for Design Build Entity's (DBE) was posted on Midpeninsula Regional Open Space District's (District's) website and reached out to six firms on April 18, 2018. District received one statement of qualifications from a DBE and the submittal was deemed qualified to complete the project. Five of the six firms that staff reached out to did not submit a statement of qualification due to lack of capacity, or for other unknown reasons. The qualified DBE attended a pre-proposal tour on May 17, 2018 and submitted a proposal on June 6, 2018. General Manager recommends awarding the contract to the DBE consisting of Hanford ARC (contractor) and CBEC Inc. Eco Engineering (engineering/design) for a not-to-exceed base contract amount of \$405,321 plus a 15% construction contract contingency (or \$60,798) for a not-to-exceed total contract amount of \$466,119.

DISCUSSION

Background

Biosearch Associates created a San Francisco Garter Snake Habitat Management Plan in September of 2012. The Plan supports recovery efforts for SFGS and CRLF at the former Mindego Ranch area of Russian Ridge Open Space Preserve. The plan includes recommended

improvements to aquatic habitat by removing non-native predators, increasing open water habitat, and maintaining upland habitat through conservation grazing. The project includes surveys, geotechnical investigations, design and engineering, permitting, creation and adherence to an integrated pest management (IPM) individual work plan, and post-construction site revegetation.

In October 2017, staff released a request for proposals and qualifications for the design portion of this project. District received two proposals that exceeded the anticipated cost of \$50,000 (\$92,610 and \$150,270). Both of firms independently suggested that District adjust its approach and complete the project through a design build project delivery process rather than a design bid build.

Design Build Entity Selection

The District posted the request for qualifications for DBEs on the website and sent out the same information to six firms on April 18, 2018.

One DBE firm submitted a statement of qualifications and was deemed qualified to complete the project. Staff and the qualified DBE attended a pre-proposal tour on May 17, 2018 and a proposal from the DBE was received on June 1, 2018. Staff reviewed and evaluated the proposal and recommends awarding the contract to the DBE consisting of Hanford ARC (contractor) and CBEC Inc. Eco Engineering (engineering/design).

Project Delivery Process (Design-Build)

Following passage of Senate Bill 793 and effective January 1, 2018, the District's enabling legislation (Public Resources Code 5580) and its corresponding revised Board Policy 3.03, *Public Contract Bidding, Vendor and Professional Consultant Selection, and Purchasing Policy*, specify that the Board may award design-build projects pursuant to Public Contract Code sections 22160-22169. The minimum project limitation of one million dollars for design build projects set forth in the Public Contract Code does not apply to District design-build projects. Staff evaluated two project delivery methods: (1) *Design-Build* and (2) *Design-Bid-Build* for this project. Staff has identified the pros and cons for each method and the General Manager recommends the use of Design-Build for this project to reduce the cost of design, attract a more experienced and qualified team of consultants and contractors, and increase efficiencies throughout the project. This project is the District's first design build project. The design phase of the project will take place from July through November. The permitting phase will last from July through May 2019. Construction will occur from August 1 through October 31, 2019 with a possibility of shifting to 2020 if permitting or other unanticipated delays occur.

FISCAL IMPACT

The Fiscal Year (FY) 2017-18 Budget holds \$12,140 of unused funds for MAA09-003 Mindego Pond Improvement. There are sufficient funds in the proposed FY2018-19 project budget of \$355,658 to cover the proposed contract expenses in FY2018-19, which will include surveys, geotechnical investigations, permitting, and design. A remaining \$78,321 will be required to complete the project in FY 2019-20 and FY2020-21. Funds for the project will either be obtained through grant funding or a budget adjustment will be required in future fiscal years.

A 5-year Measure AA Project List was approved by the Board at their October 29, 2014 meeting and includes Portfolio 09, *Russian Ridge: Mindego Pond Improvement* with a total portfolio

allocation of \$5.56M. The Action Plan Project budget for project MAA09-003 will fund this contract, which covers all work associated pond enhancements at the former Mindego Ranch.

MAA09-003	PRIOR YEAR ACTUALS	FY17-18	FY18-19	FY19-20	FY20-21	TOTAL
Russian Ridge Mindego Pond Improvement Budget	\$0	\$12,140	\$355,658	\$10,000	\$10,000	\$387,798
Spent-to-Date (<i>as of 6/12/2018</i>):		\$0				\$0
Encumbrances:						\$0
Award of Contract (including 15% contingency) :			\$112,355	\$353,764		\$466,119
Budget Remaining (Proposed):	\$0	\$12,140	\$243,303	(\$343,764)	\$10,000	(\$78,321)

The following table outlines the Measure AA 09 Portfolio budget, costs-to-date, and the fiscal impact related to the Russian Ridge Mindego Pond Improvement Project.

MAA09 Portfolio: Russian Ridge: Public Recreation, Grazing & Wildlife Protection Allocation	\$5,560,000
Life-to-Date Spent (<i>as of 6/12/2018</i>):	\$71,875
Encumbrances:	\$0
Russian Ridge Mindego Pond Improvement Project (includes 15% contingency) :	\$466,119
Balance Remaining (Proposed):	\$5,022,006

Exploring Grant Opportunities

Staff plans to explore Habitat Conservation Fund grants and will meet with agency representative this summer to evaluate next steps. If successful, a Habitat Conservation Fund grant could provide approximately \$200,000 in funding. Additional grant opportunities will also be pursued where possible.

BOARD COMMITTEE REVIEW

This project implements actions identified in the Russian Ridge Use and Management Plan adopted by the District Board of Directors on January 22, 2014, and Planning and Natural Resources Committee hearings in November 2012.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act. Additional notice was provided to neighbors, Russian Ridge tenants, and other interested parties on June 22, 2018.

CEQA COMPLIANCE

On January 22, 2014, the Board of Directors adopted the Mitigated Negative Declaration and Mitigation Monitoring Program for the amendment to the Russian Ridge Use and Management Plan, which included pond restoration on the site. The scope of work associated with the Project is permitted by District's United States Fish and Wildlife Service 10(a)1(A) Recovery Permit, the Integrated Pest Management Program, and the Routine Maintenance Agreement with California Department of Fish and Wildlife.

NEXT STEPS

If approved for award of contract, the DBE will submit all necessary bonds, insurance certificates, and the final executed contract. The DBE will then begin surveys and investigations associated with the project design. The design phase of the project should continue through November of 2018. Additional permits required for the project, including 404 permits, Regional Water Quality Control Board permits, and San Mateo County permits will be obtained by the DBE on the behalf of the District by May 1, 2019. The construction phase will last from August 1 through October 30, 2019, or 2020 if permitting delays require a schedule adjustment.

Attachments

1. Map of Project Area
2. Map of Upper Springs (shown as Upper Lake)
3. Map of Knuedler Lake

Responsible Department Heads:

Kirk Lenington, Natural Resources

Jason Lin, Engineering and Construction

Prepared by:

Matthew Chaney, Resource Management Specialist I, Natural Resources

Graphics:

Jamie Hawk, GIS Technician, Information Systems and Technologies

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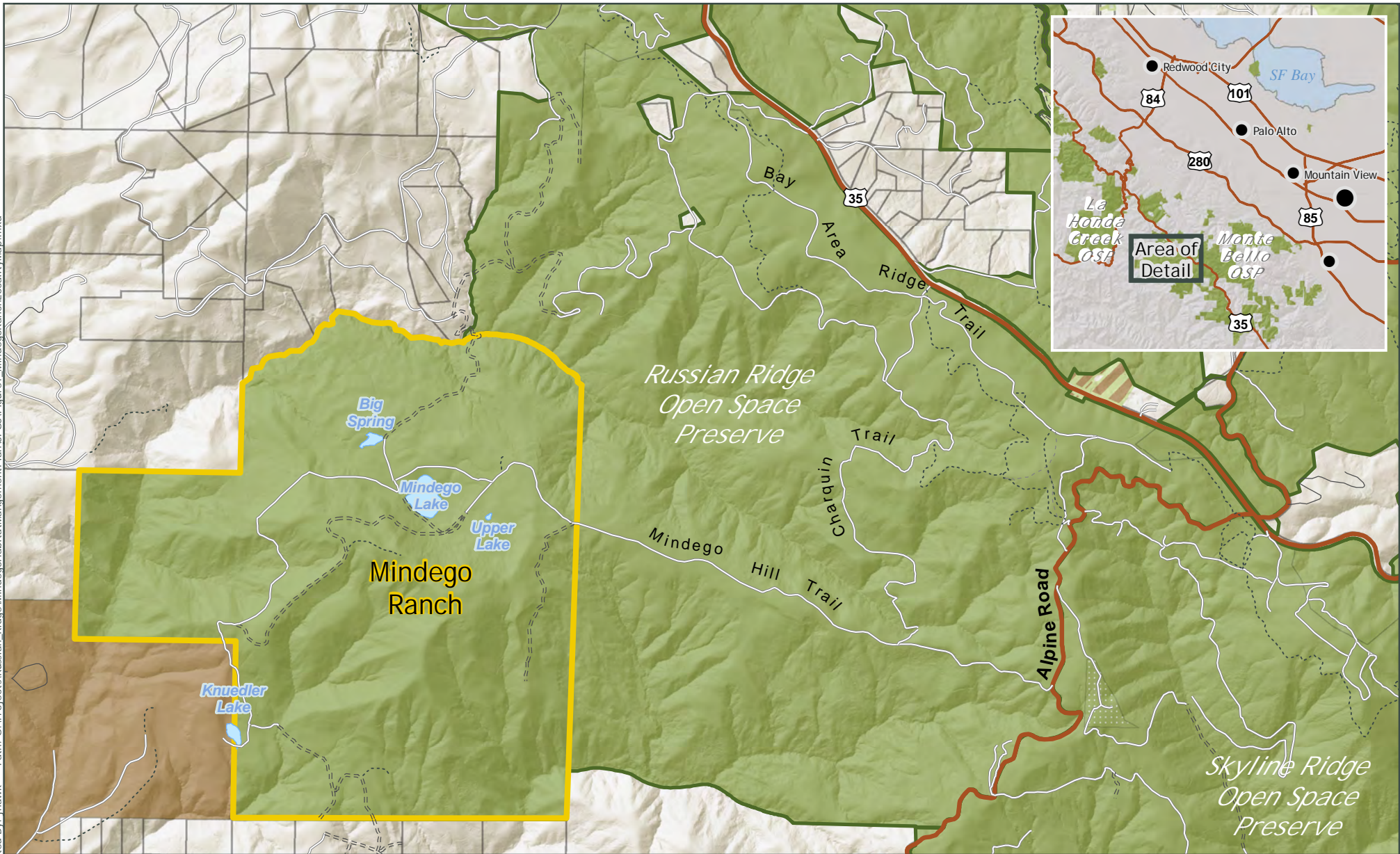


Figure 1: Mindego Ranch Locality Map

- Mindego Ranch Property
- MROSD Preserves
- Other Public Agency
- Private Property

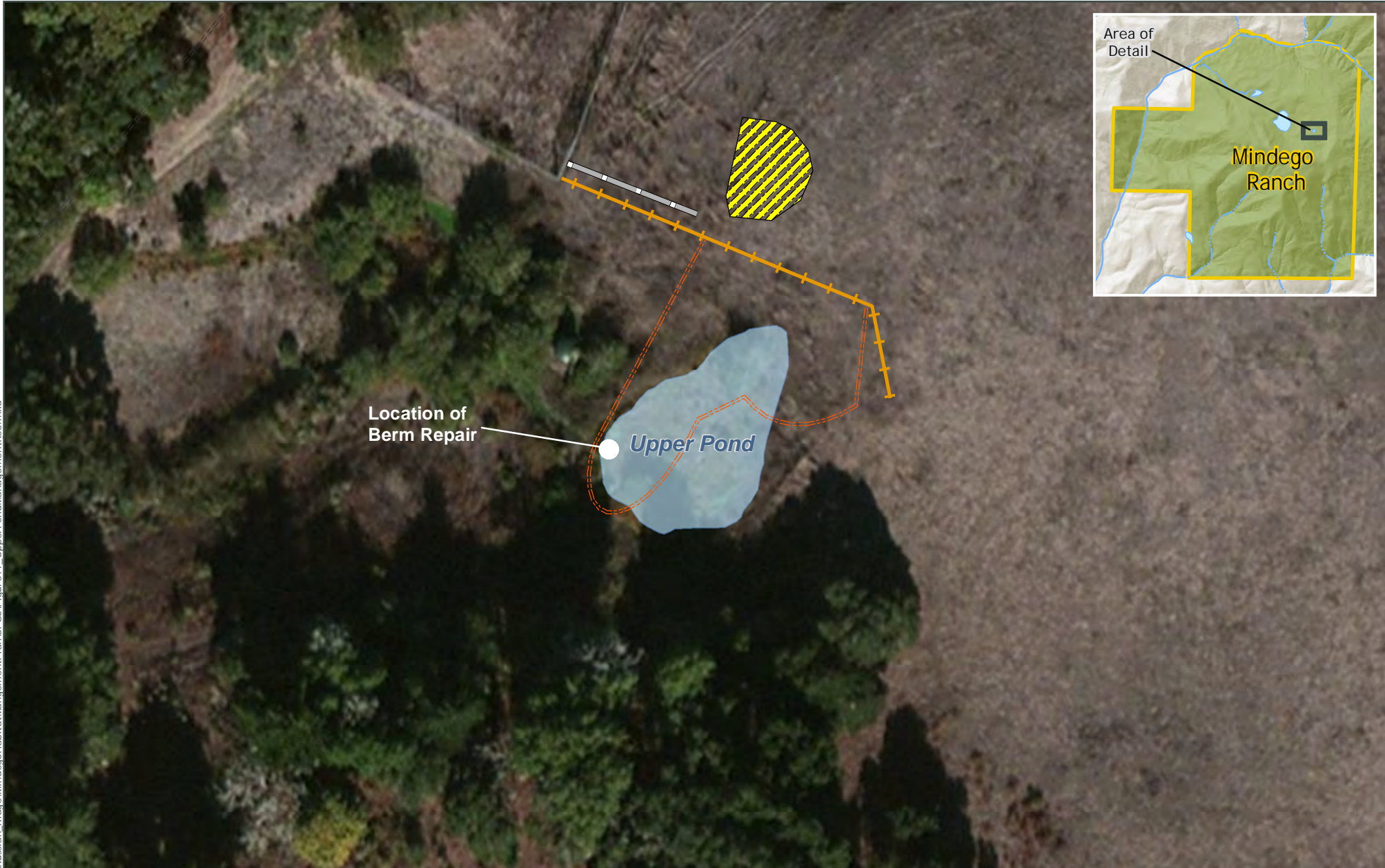
Midpeninsula Regional
Open Space District
(MROSD)



October, 2012



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.



Location of Berm Repair

Upper Pond

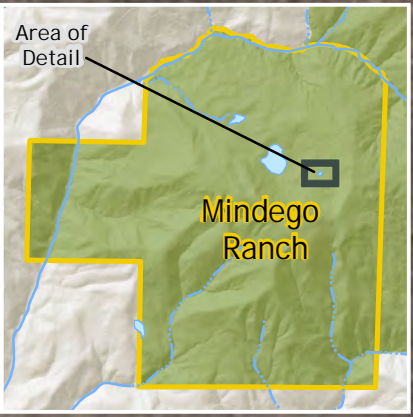







Figure 11: Upper Pond Management Recommendations

-  Existing Fence
-  Proposed Cattle Exclusion Fence
-  Excavator Route
-  Proposed Spoils Area
-  Pond

The shown proposed fencing, excavator route, and spoils area are not final and alternatives should be considered.

Midpeninsula Regional Open Space District (MROSD)



October, 2012








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Figure 13: Knuedler Lake Management Recommendations

-  Mindego Ranch Property
-  MROSD Preserves
-  Existing Fence
-  Proposed Cattle Exclusion Fence
-  Pond
-  Intermittent Stream

Midpeninsula Regional
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