



Midpeninsula Regional
Open Space District

R-18-108
Meeting 18-34
September 26, 2018

AGENDA ITEM 4

AGENDA ITEM

Award of Contract to D-Line Constructors, Inc., for Improvements to the Monte Bello Driveway at Monte Bello Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the General Manager to enter into contract with D-Line Constructors, Inc., for a not-to-exceed base contract amount of \$145,063.
2. Authorize a 15% contingency of \$21,759 to be reserved for unanticipated issues, thus allowing the total contract amount not-to-exceed \$166,822.

SUMMARY

The Monte Bello Site Driveway provides essential access to communication tenants at the Black Mountain Communications site and is part of the road and trail network that is open to public access and used by field staff for patrol and maintenance. The proposed scope of work addresses road repair and maintenance needs, including restoration of drainage ditches, new erosion control measures, reshaping of the driveway, and the installation of approximately 3,000 feet of aggregate base. The total length of the driveway project is 6,250 linear feet.

A request for bids resulted in the receipt of two bids with D-Line Constructors Inc., as the lowest responsive and responsible bidder. The General Manager recommends awarding the contract to D-Line Constructors Inc., for a base contract amount of \$145,063, and authorizing a 15% contingency of \$21,759. Sufficient funds for the project are included in the Fiscal Year 2018-19 Budget. The District is requesting reimbursement of 45% of the cost (\$65,280) from the communication tenants. Work is scheduled to begin in October.

DISCUSSION

The Monte Bello Driveway from gate MB09 to the Black Mountain Communications Site at Monte Bello Open Space Preserve serves as the access driveway for communication tenants to access five communication tower sites (See Attachment 1). The communication tenants at Black Mountain are C&C Equipment Company, Inc. (C&C), Federal Aviation Administration (FAA), Crown Castle MU LLC (Crown), and Communication and Control Inc. (Com Control). The Midpeninsula Regional Open Space District's (District) radio system receivers are located on a tower in the C&C lease area. One lease site remains vacant.

Monte Bello Road (also referred to in this report as driveway) provides the only access for the District's communication tenants and provides vehicle access for District staff and emergency

responders. The District maintains Monte Bello Road as a fuel break and is an important access route for fire engines that connects the paved portion of Monte Bello Road with Page Mill Road. The driveway is also part of the public road and trail network in the preserve, providing visitor access to some of the most scenic vistas in the preserve.

The last time that the District performed a major repair on the driveway was approximately 20 years ago in 1999 (R-99-09). Since that time, the road has not been regraded or rocked other than for minor repairs and routine maintenance. To keep the driveway in good working condition, the proposed project scope of work includes the following:

- 1) Restoration of drainage ditches
- 2) New erosion control measures
- 3) Gully repairs
- 4) Installation of 2,835 feet of 2-inch aggregate base
- 5) Installation of 162 feet of 4-inch aggregate base
- 6) Reshaping of the driveway

The total driveway length for the repairs is 6,250 linear feet.

Communication tenants use the driveway regularly to service their communication facilities at Black Mountain and contribute to the daily wear and tear. While the lease does not require tenants to make a specific contribution, they are responsible for repairing damage caused by their use. The District has requested that the communication tenants contribute 45% to the cost of this project, or \$16,320 per tenant, which the District would divide into two payments due on January 1, 2019 and June 1, 2019. This repair and resurfacing should provide a solid surface for access over the next 5-10 years or more.

Contractor Selection

A Request for Bids was issued on August 10, 2018 and released to five builders' exchanges. Legal notices were posted in the Los Altos Town Crier and the Palo Alto Weekly. An Invitation to Bid was posted on the District website. Staff contacted twenty-one contractors to notify them of this project. Staff held two pre-bid meetings on August 13 and 29 with two contractors in attendance. Two bids were received on September 7, 2018 as listed below:

Bidder	Location	Total Bid	Percent +/- from Estimated Cost (\$205,372)
D-Line Constructors Inc.	Oakland, CA	\$145,063	-29%
GradeTech Inc.	San Ramon, CA	\$205,670	0.2%

Upon review of the Bid Proposals and confirmation of the contractors' qualifications, the General Manager recommends awarding the contract to D-Line Constructors Inc., as the lowest responsible bidder who submitted a responsive bid.

FISCAL IMPACT

The Fiscal Year (FY) 2018-19 budget includes \$186,500 for the Monte Bello Site Driveway Improvements. There are sufficient funds in the project budget to cover the recommended

contract and expenditures. The District has requested that communication tenants reimburse 45% of the cost totaling \$65,280.

61003 – Monte Bello Site Driveway Improvements	FY2018-19
Monte Bello Site Driveway Improvements Budget	\$186,500
Spent-to-Date as of 9/13/2018	\$0
Encumbrances:	\$0
Award of Contract (including 15% contingency):	\$166,822
Budget Remaining (Proposed):	\$19,678

BOARD COMMITTEE REVIEW

This item was not previously reviewed by a Board Committee.

PUBLIC NOTICE

Public notice of this Agenda Item provided as required by the Brown Act.

CEQA COMPLIANCE

Awarding the bid and issuing a contract agreement to repair and reshape the Monte Bello Site Driveway Improvements project is categorically exempt from CEQA under Article 19, Sections 15301(l) and 15304 of the CEQA Guidelines as follows:

Section 15301 Existing Facilities exempts operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Section 15304 Minor Alterations to Land exempts minor grading for erosion control.

NEXT STEPS

If approved, the General Manager will enter into a contract with D-Line Constructors Inc. Final contract signature is subject to meeting all District requirements, such as having all required insurance and bonding in place. Construction will begin October 2018.

Attachment

1. Monte Bello Site Driveway Improvements Map

Responsible Department Head:

Michael Jurich, Acting Land and Facilities Services Manager

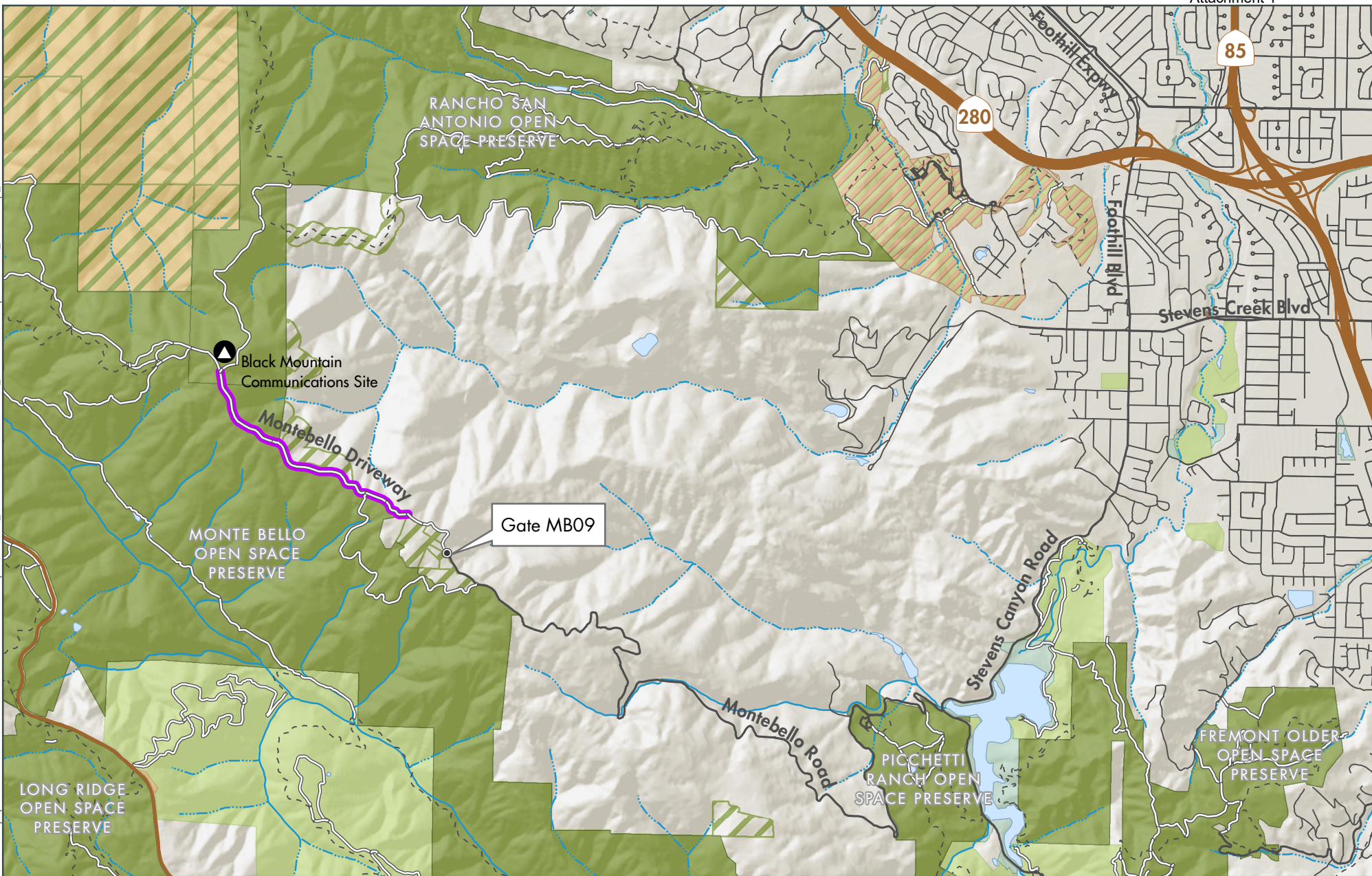
Prepared by:

Elaina Cuzick, Senior Property Management Specialist, Land and Facilities Services Department








Graphics prepared by:

Jamie Hawk, Data Analyst I

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Created By: hawk



Monte Bello Site Driveway Improvements

-  MROSD Preserves
-  Other Protected Lands
-  Private Property
-  Paved Road
-  Unpaved Road
-  Road Improvements
-  Trail

Midpeninsula Regional
Open Space District
(MROSD)
August 2018



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.