



Midpeninsula Regional
Open Space District

R-18-113
Meeting 18-35
October 10, 2018

AGENDA ITEM 3

AGENDA ITEM

Award of Contract to Gradetech Inc., to Replace the Purisima Creek Redwoods Vault Toilet

GENERAL MANAGER'S RECOMMENDATIONS *den*

1. Award a contract to Gradetech Inc., of San Ramon, California for a not-to-exceed base contract amount of \$80,000 to replace the single vault toilet restroom with a double vault toilet restroom at lower Purisima Creek Redwoods Open Space Preserve.
2. Authorize a 15% contingency of \$12,000 to be reserved for unanticipated issues, thus allowing the total contract amount not-to-exceed \$92,000.

SUMMARY

The Purisima Creek Redwoods Vault Toilet Replacement Project (Project) will demolish and remove the existing single vault restroom at the Purisima Creek Redwoods lower parking area. The scope of work includes the installation of erosion and sediment control measures; demolition and removal of a single vault restroom structure and foundation; excavation and site grading; installation of a pre-manufactured double vault restroom; and an Americans with Disabilities Act (ADA) accessible path of travel. Midpeninsula Regional Open Space District (District) issued a Request for Bids on August 6, 2018. No bidders attended the mandatory site walk. On August 17, 2018, the District contacted three contractors familiar with District projects and received one bid proposal on August 30, 2018. Gradetech Inc. is the lowest and sole responsive and responsible bidder. Other larger construction projects are likely outcompeting the District's small restroom replacement project, hence the little interest received amongst local contractors. Therefore, the General Manager recommends awarding a contract to the one bidder, Gradetech Inc., for a base amount of \$80,000 and authorizing a 15% contingency, for a total not-to-exceed amount of \$92,000. The Fiscal Year (FY) 2018-19 Budget includes sufficient funds for the recommended action. Work is set to begin October 2018 and finish in November.

DISCUSSION

The FY2018-19 Capital Improvement and Action Plan includes the replacement of a single-vault restroom with a new double-vault restroom at the Higgins Canyon Trailhead in lower Purisima Creek Redwoods Open Space Preserve. Replacing the existing restroom will improve accessibility, visitor experience, maintenance, and increase the number of available stalls for public use. The existing restroom building and vault will be demolished, removed, and disposed of in accordance with San Mateo County Environmental Health requirements. The new restroom building and vaults will have a similar footprint as the existing restroom and will be installed in the same location.

The County of San Mateo reviewed and approved all necessary County permits on July 13, 2018. This project is also permitted under and will comply with the California Department of Fish and Wildlife (CDFW) Section 1600 Lake and Streambed Alteration Agreement via the District's Routine Maintenance Agreement (RMA). The project will require the removal of three red alder trees in proximity to the existing structure. These trees will be mitigated through replanting at a two (2) to one (1) ratio at a RMA approved location. Staff or a qualified consultant will conduct preconstruction surveys for California red-legged frog (CRLF), San Francisco dusky-footed woodrat (SFDW), and Marbled Murrelet (MAMU). If CRLF, SFDW, or MAMU are detected on site during construction, no work shall occur until the animal has left the vicinity. The construction area will be closed to the public and a temporary portable restroom will be placed at the trailhead for Preserve visitors.

Public Notification

Staff has kept nearby residents informed of the project. Upon approval, adjacent landowners will be notified of the demolition and construction schedule.

Contractor Selection

A Request for Bids was issued on August 6, 2018 and released to four builders' exchanges: Peninsula Builders Exchange, Builders Exchange of Santa Clara County, Bay Area Builders Exchange, and The San Francisco Builders Exchange. A legal notice was posted in the San Mateo County Times and the Half Moon Bay Review, and an Invitation to Bid was posted on the District website. A mandatory pre-bid site walk was held on Tuesday, August 14, 2018 with zero (0) contractors attending. On August 17, 2018, District staff solicited three bids from contractors familiar with District projects. On August 30, 2018 one bid was received as listed below:

Bidder	Location	Total Base Bid	Percent +/- from Engineer's Estimate (\$60,000)
Gradetech Inc.	San Ramon, CA	\$80,000	+33%
Randazzo Enterprises, Inc.	Castroville, CA	No Bid Received	-
Granite Rock	Watsonville, CA	No Bid Received	-

Staff recommends awarding the project to the sole responsive and responsible bidder since reissuing the Request for Bids does not guarantee more or lower bids, and may increase the cost given the continually increasing construction market. During this bidding process, many contractors indicated that they did not have the capacity or interest to take on the project, which is likely due to its limited scope, small scale, and remote location.

Given the potential presence of Marbled Murrelet, the construction window is limited to between September 15 and November 1, 2018 to avoid the nesting and breeding season. Work outside this window requires additional permitting from California Fish and Wildlife, which is not guaranteed.

Therefore, the General Manager recommends awarding the contract to Gradetech Inc., as the sole lowest responsible bidder who submitted a responsive bid. Gradetech Inc., has previously completed the Sears Ranch Road Parking Area Project and Sears Ranch Road Phase III Repair Project, and is familiar with District contracts, policies, and permitting requirements.

FISCAL IMPACT

The approved FY2018-19 Budget and Action Plan includes \$120,500 for the Purisima Creek Restroom Replacement Project #35003. There are sufficient funds in the project budget to cover the recommended action and expenditures.

	FY2018-19
Project # 35003 Budget	\$120,500
Spent-to-Date (<i>as of 09/10/2018</i>):	(\$5,699)
Encumbrances:	(\$17,089)
Proposed Contract:	(\$92,000)
Budget Remaining (if approved):	\$5,712

The recommended action is not a Measure AA project, and therefore not eligible for Measure AA funds.

BOARD COMMITTEE REVIEW

There was no prior Committee review for this agenda item.

PUBLIC NOTICE

Public notice of this Agenda Item was provided as required by the Brown Act. Prior to construction, public notification will be mailed to all surrounding preserve neighbors.

CEQA COMPLIANCE

The proposed restroom replacement at Purisima Creek Redwoods is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Sections 15302 and 15304, as follows:

Section 15302 – Replacement or Reconstruction: The proposed project involves the replacement of an existing restroom vault and building. The new double-vault restroom will be located on the same site and have substantially the same capacity as the existing restroom.

Section 15304 – Minor Alterations to Land: The project includes trenching and backfilling to remove the existing vault and to install the new vault. The surface will be restored following disturbance. Three red alder trees will be removed and replaced at a 2:1 ratio as required by the RMA.

A Notice of Exemption was filed with San Mateo County on May 23, 2018 and was posted for a period of 30 days in accordance with CEQA.

NEXT STEPS

If approved, the General Manager will enter into a contract with Gradetech Inc. Final contract signature is subject to meeting all District's requirements, such as having all required insurance

and bonding in place. The contractor would begin construction in October 2018 and complete the work in November 2018.

Attachment

1. Project Site Map

Responsible Department Head:

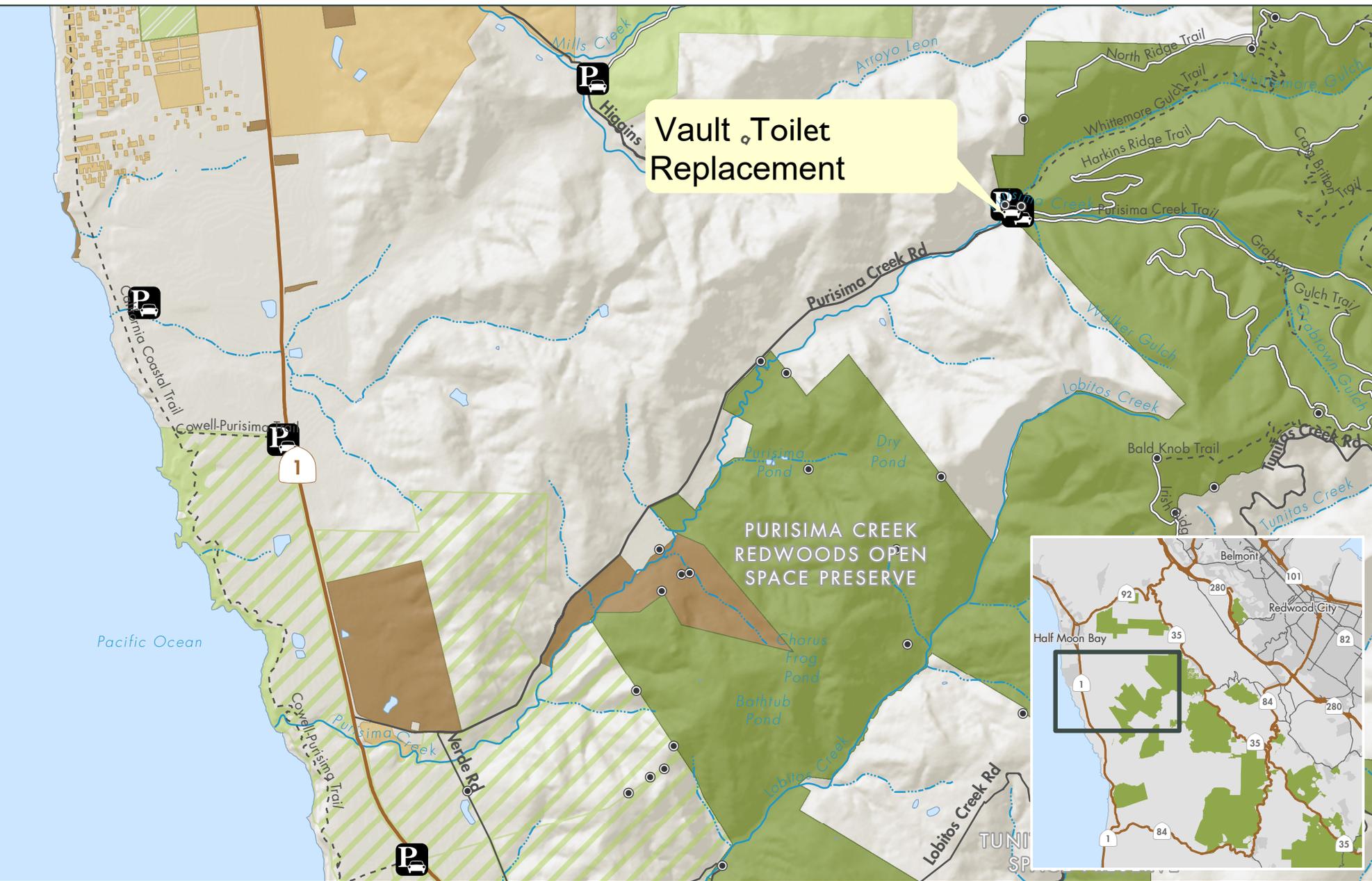
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Vault Toilet Replacement

Attachment 1: Vault Toilet Replacement Project

- MROSD Preserves
- Watershed Land
- Other Protected Lands
- Land Trust
- Private Property
- Other Public Agency

Midpeninsula Regional
Open Space District
(MROSD)
September 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.