



Midpeninsula Regional  
Open Space District

R-19-116  
Meeting 19-22  
August 28, 2019

## AGENDA ITEM 6

### AGENDA ITEM

Award of Contract to Humboldt Fence Company for Replacement of Livestock Perimeter Fencing in Toto Ranch, which is a part of Tunitas Creek Open Space Preserve

### GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the General Manager to award a contract to Humboldt Fence Company to construct a replacement livestock perimeter fence for a base contract amount of \$90,824 in support of the conservation grazing program at Toto Ranch.
2. Authorize a 5% contingency of \$4,541 to be expended only if unforeseen site conditions are encountered, such as bank slippage or minor adjustments to fence location, for a total contract not-to-exceed \$95,365.

### SUMMARY

The existing perimeter fence along State Highway 1 on Toto Ranch at Tunitas Creek Open Space Preserve is inadequate to keep livestock from exiting the property and entering the highway. The replacement perimeter fence will be 7,202 linear feet long and keep cattle on the property. A Request for Bids (RFB) was issued on June 28, 2019 resulting in five (5) bid proposals with Humboldt Fence Company as the lowest responsible and responsive bidder. The General Manager recommends awarding a contract to Humboldt Fence Company for a base contract amount of \$90,824 and authorizing a 5% contingency of \$4,541 for a not-to-exceed contract amount of \$95,365. The contract work is scheduled to be complete by the end of the October 2019. Sufficient funds are included in the current Fiscal Year (FY) 2019-20 Budget.

### DISCUSSION

The Toto Ranch grazing unit is located nine miles south of Half Moon Bay and is currently grazed under the Midpeninsula Regional Open Space District's (District) Conservation Grazing Program by Doniga and Erik Markegard of Markegard Family Grass Fed. Access to the ranch is off State Highway 1. The proposed replacement perimeter fence runs parallel to State Highway 1 along the western property boundary. Over time, the slope where the current perimeter fence is located has eroded. In several places, this erosion has left deep gullies where the fence is suspended in mid-air. These gaps may allow cattle to get under the fence. The fence is also in overall poor condition. The grazing tenant has erected temporary fencing until the replacement fence is constructed.

The District is responsible for ensuring that the grazing infrastructure, including perimeter fencing, is in reasonable condition. When the District acquired Toto Ranch, the perimeter

fencing was showing signs of disrepair and it has continued to degrade. Consistent with all District grazing leases, it is the responsibility of the grazing tenant to maintain the fence once it is replaced by the District.

The replacement fence will be set 20 feet off the edge of any erosion gully into stable pastureland. This offset will ensure that the fence remains effective even if the gullies continue to erode over time. The estimated length of the replacement fence is 7,202 linear feet. The fence will be constructed consistent with standard District wildlife-friendly livestock fence specifications of five (5) strands of wire, the top four (4) barbed wire with the bottom wire smooth to allow safe passage by small native wildlife.

### Contractor Selection

A Request for Bids was issued on June 27, 2019 via BidSync and released to five local builders' exchanges. Legal notices were posted in the San Mateo County Times and Half Moon Bay Review, and an Invitation to Bid was posted on the District website. A mandatory bid walk was held July 15, 2019 with nine (9) contractors in attendance.

The detailed breakdown of the five (5) bids received is as follows:

<b>Bidder</b>	<b>Location</b>	<b>Total Bid</b>	<b>Percent Difference from Cost Estimate of \$133,150</b>
Humboldt Fence	Fortana, CA	\$90,824	-31.79%
Conlin Fence	Stockton, CA	\$98,714	-25.86%
Dan Fowler Construction	Prather, CA	\$108,923	-18.20%
Ranch Fence	Mariposa, CA	\$117,949	-11.42%
Hammer Fence	Tracy, CA	\$118,857	-10.73%

### FISCAL IMPACT

The adopted Fiscal Year (FY) 2019-20 budget includes \$174,225 for the Toto Ranch Perimeter Fence Repair. There are sufficient funds in the project budget to cover the recommended action and expenditures.

<b>#61013 - Toto Ranch Perimeter Fence Repair</b>	<b>Prior Year Actuals</b>	<b>FY2019-20 Adopted</b>	<b>Estimated Future Years</b>	<b>TOTAL</b>
<b>61013 Budget:</b>	<b>\$320</b>	<b>\$174,225</b>	<b>\$0</b>	<b>\$174,545</b>
Spent-to-Date (as of 7/29/19):	(\$320)	(\$81)	\$0	<b>(\$401)</b>
Encumbrances:	\$0	\$0	\$0	<b>\$0</b>
Humboldt Fence Contract:	\$0	(\$90,824)	\$0	<b>(\$90,824)</b>
Contract Contingency:	\$0	(\$4,541)	\$0	<b>(\$4,541)</b>
<b>Budget Remaining (Proposed):</b>	<b>\$0</b>	<b>\$78,779</b>	<b>\$0</b>	<b>\$78,779</b>

The recommended action is not eligible for Measure AA reimbursement.

**BOARD COMMITTEE REVIEW**

This item was not previously reviewed by a Board Committee.

**PUBLIC NOTICE**

Public notice was provided as required by the Brown Act, including adjacent neighbors.

**CEQA COMPLIANCE****Project Description**

The project consists of constructing a 7,202 linear foot replacement perimeter fence along the western boundary of Toto Ranch at Tunitas Creek Open Space Preserve. The fencing will provide a cattle tight boundary fence preventing unsafe livestock access to State Highway 1. The fencing will be standard wildlife-friendly livestock fencing comprised of five strands of wire. The top four strands of wire are barbed, and the bottom strand is wildlife-friendly smooth wire.

**CEQA Determination**

The District concludes that this project is categorically exempt from the California Environmental Quality Act (CEQA) Review process under Article 19, Section 15301 as follows: Section 15301 exempts operation, repair, restoration, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The Preliminary Use and Management Plan specifies the property will be operated and maintained in a natural condition and there will be no expansion of use.

**NEXT STEPS**

Pending Board approval, the General Manager will execute a contract with Humboldt Fence Company to complete the perimeter livestock fencing as recommended in this report. Construction is scheduled to be completed by October 31, 2019.

## Attachment:

1. Toto Ranch Location and Project Map

## Responsible Department Head:

Michael Jurich, Land and Facilities Manager

## Prepared by:

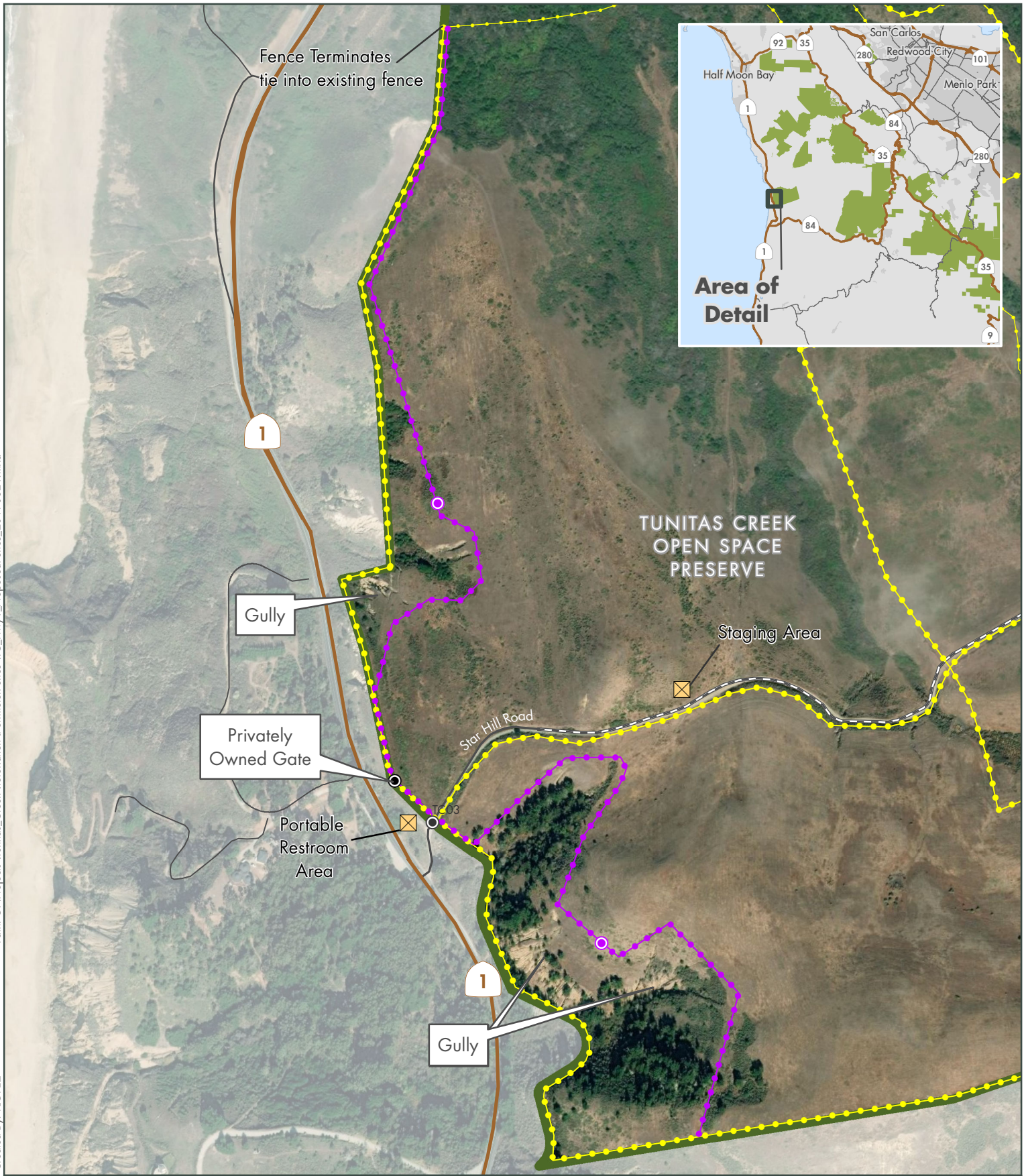
Susan Weidemann, Property Management Specialist II

## Graphics:

Francisco Lopez, GIS Technician

Path: G:\Projects\Tunitas\_Creek\TotoRanch\PerimeterFence\TC\_Hwy1\_ProposedFence\_20190621.mxd

Created By: FLOPEZ



### Highway 1 Perimeter Fence on Toto Ranch

- Preserve Boundary
- Existing Fence/Natural Barrier
- Unpaved All-Seasonal Road
- Proposed Fence
- Existing Gate
- Proposed 14' Gate

Midpeninsula Regional  
Open Space District  
(Midpen)  
8/20/2019



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.