



Midpeninsula Regional
Open Space District

R-20-92
Meeting 20-19
August 26, 2020

AGENDA ITEM 9

AGENDA ITEM

Award of Contract to Engineering/Remediation Resources Group, Inc., for the Madonna Creek Ranch Cleanup at Miramontes Ridge Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the General Manager to enter into a contract with Engineering/Remediation Resources Group, Inc., of Martinez, CA, for a base contract amount of \$106,626.
2. Authorize a 15% contingency of \$15,994 to be reserved for unanticipated issues related to the base contract, bringing the total contract to a not-to-exceed amount of \$122,620.
3. Authorize an allowance of \$21,325 to be expended only if there are more materials or contaminants found during activities than previously estimated.

SUMMARY

An approximately 0.025 acre (1,000 square foot) old ranch debris site located adjacent to Madonna Creek on the former Madonna Creek Ranch property within Miramontes Ridge Open Space Preserve requires cleanup and remediation. The proposed contract removes all debris, contaminants, and other materials, and installs erosion control on the site. In accordance with state law and current Board purchasing policy, the General Manager recommends awarding the contract to Engineering/Remediation Resources Group, Inc., as the lowest responsive and responsible bidder for a base contract amount of \$106,626, and authorizing a 15% contingency amount of \$15,994, for a total contract amount not-to-exceed \$122,620. In addition, given the uncertainty in the full extent of subsurface materials that need to be removed, the General Manager also recommends awarding an allowance of \$21,325 to address contamination or debris removal that extends beyond the estimated characterization of the site. The Fiscal Year 2020-21 (FY21) contains sufficient funds in the adopted budget to complete the recommendations.

DISCUSSION

On March 11, 2020, the Board of Directors (Board) awarded a contract to Rincon Consultants, Inc., (Rincon) to develop a remediation plan for the former Madonna Creek Ranch Cleanup project (R-20-23). The Madonna Creek Ranch property was acquired in 2012 and superficial debris was observed in a heavily vegetated area along a segment of Madonna Creek. Car parts, household appliances, and other refuse were deposited along the creek between the 1960s and the 1980s prior to purchase of the property by Midpeninsula Regional Open Space District (District). Recent vegetation clearing, subsurface investigations, and hazardous materials testing quantified the extent of the debris site as well as the presence of contaminants, including

lead, heavy metals, and petroleum products. Subsurface testing confirmed the presence of contaminants and some limited hazardous materials that require remediation. The remediation project intends to clean the entire site to protect the environment in this sensitive riparian area. The work includes excavation of the dump materials, segregation into hazardous and non-hazardous debris, off-haul of materials, recycling of metal debris, and testing of soils to confirm the cleanup has been effective. While the debris has been in place for decades, leaving it in place risks erosion of the site and downstream contamination. Following the debris removal, the contractor will install erosion control and spread native seed. A subsequent contractor will install willows to revegetate the area. The surrounding creek is being evaluated separately as an opportunity to remove a barrier to steelhead migration. Removing the debris provides fewer constraints for potential fish passage.

The area of the cleanup is within a leased-out agricultural area. Staff has worked with the agricultural tenant throughout the planning process for this project. The tenant has advised the District of some potential concerns related to dust, compaction of farm soils, slope stabilization, the location of construction staging areas, safe ingress and egress, and maintaining the farm's organic certification. Staff incorporated this input in the cleanup scope of work to address each tenant issue raised, and further coordination will occur prior to and during the remediation. The final stabilization of the cleanup area will depend on the quantities of soil and debris removed in a certain area (field fit) and may affect an adjacent ranch road, but not the farm field. Staff will work with the tenant and contractor once the materials are removed to refine the stabilization so as to minimize any alterations to the ranch road. During onsite project work, crops will not be growing in the field and no farming will be occurring.

CONTRACTOR SELECTION

A Request for Bids was issued on July 30, 2020 via BidSync, released to seven builders' exchanges, and emailed to 22 contractors. Legal notices were posted in the San Jose Mercury News and a link to the solicitation was posted on the District website. An optional pre-bid meeting was held on August 7, 2020 with twelve total contractors in attendance. The District publicly opened the bids on August 18, 2020 and announced Engineering/Remediation Resources Group, Inc., as the apparent low bidder. The detailed breakdown of the five (5) bids received is as follows:

Bidder	Location	Total Base Bid	Percent +/- from District's Estimate (\$150,000)*
1. Engineering/Remediation Resources Group, Inc.	Martinez, CA	\$106,625.65	-29%
2. Irish Excavation	Morgan Hill, CA	\$144,310.00	-4%
3. Pacific States Environmental Contractors, Inc.	Dublin, CA	\$148,432.50	-1%
4. D-Line Constructors, Inc.	Oakland, CA	\$148,500.00	-1%
5. Bowen Engineering	Fresno, CA	\$188,500.00	+26%

** Estimate was prepared by District staff for budgeting purposes. The estimate was informed by data on file from previous projects.*

Upon reviewing the bid proposals, the General Manager recommends awarding the contract to Engineering/Remediation Resources Group, Inc., as the lowest responsive and responsible

bidder. Even after conducting subsurface investigations and testing, the full extent of the dump site will not be fully known until excavation occurs. Therefore, the General Manager recommends a 15% contingency of \$15,994 to be reserved for unanticipated issues and a 20% allowance of \$21,325 to account for the possibility of more or different materials or contaminants than are currently characterized. The allowance helps to account for potential hot spots of debris or contaminants, soils that cannot be reused for post-cleanup stabilization, extra work directed by the San Mateo County, or an expanded level of work to stabilize the excavation during the thirteen day cleanup process. Time is of the essence to clean up the site before rainfall begins and the allowance and contingency provide staff the ability to authorize activities needed to complete the work and stabilize the site before the onset of winter rains.

FISCAL IMPACT

The FY21 adopted budget includes \$261,874 for the Remediation Plan & Ranch Dump Clean Up - Madonna Creek Ranch MAA01-004 project. There are sufficient funds in the project budget to cover the recommended action and expenditures.

Remediation Plan & Ranch Dump Clean Up - Madonna Creek Ranch MAA01-004	Prior Year Actuals	FY21 Adopted	FY22 Projected	FY23 Projected	Estimated Future Years	TOTAL
Total Budget:	\$0	\$261,874	\$10,000	\$4,000	\$10,000	\$285,874
Spent-to-Date (as of 08/05/20):	\$0	\$0	\$0	\$0	\$0	\$0
Encumbrances:	\$0	(\$34,851)	\$0	\$0	\$0	(\$34,851)
Engineering/Remediation Resources Group, Inc. Contract:	\$0	(\$106,626)	\$0	\$0	\$0	(\$106,626)
15% Contingency:	\$0	(\$15,994)	\$0	\$0	\$0	(\$15,994)
Allowance:	\$0	(\$21,325)	\$0	\$0	\$0	\$0
Budget Remaining (Proposed):	\$0	\$83,078	\$10,000	\$4,000	\$10,000	\$128,403

The following table outlines the Measure AA Portfolio 01 Miramontes Ridge: Gateway to the Coast Public Access, Stream Restoration and Agricultural Enhancement allocation, costs-to-date, projected future project expenditures and projected portfolio balance remaining.

MAA01 Miramontes Ridge: Gateway to the Coast Public Access, Stream Restoration and Agricultural Enhancement Portfolio Allocation:	\$27,774,000
Life-to-Date Spent (as of 08/05/20):	\$0
Encumbrances:	(\$34,851)
Remaining FY21 Project Budgets:	(\$83,078)
Future MAA01 project costs (projected through FY23):	(\$167,945)
Total Portfolio Expenditures:	(\$285,874)
Portfolio Balance Remaining (Proposed):	\$27,488,126

The following table outlines the Measure AA Portfolio 01 Miramontes Ridge: Gateway to the Coast Public Access, Stream Restoration and Agricultural Enhancement allocation, projected life of project expenditures and projected portfolio balance remaining.

MAA01 Miramontes Ridge: Gateway to the Coast Public Access, Stream Restoration and Agricultural Enhancement Portfolio Allocation:	\$27,774,000
Projected Project Expenditures (life of project):	
MAA01-003 Zion Property Purchase	\$0
MAA01-004 Remediation Plan Development and Ranch Dump Clean Up - Madonna Creek Ranch	(\$285,874)
Total Portfolio Expenditures:	(\$285,874)
Portfolio Balance Remaining (Proposed):	\$27,488,126

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.

CEQA COMPLIANCE

In accordance with the State California Environmental Quality Act (CEQA) Guidelines, this project is exempt under Section 15330 “Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release or Threat of Release of Hazardous Waste or Hazardous Substances.”

NEXT STEPS

If approved, the General Manager will enter into a contract with Engineering/Remediation Resources Group, Inc. Final contract signature is subject to meeting all District requirements, such as having all required insurance and bonding in place. Construction will begin as soon as practical and aims to be substantially complete (except for erosion control) by October 1, 2020.

Related to public works contracts, this fiscal year, the General Manager and General Counsel will explore ways to improve the contracting process and Board purchasing policy to increase contractor participation and local sourcing.

Attachment

1. Project Site Map

Responsible Department Head:

Kirk Lenington, Natural Resources Department

Prepared by:

Aaron Hébert, Senior Resources Management Specialist

Zach Alexander, Capital Project Manager III

Contact person:

Aaron Hébert, Senior Resources Management Specialist

Madonna Creek Ranch, Half Moon Bay, California
Limited Phase II Environmental Site Assessment



Imagery provided by ESRI and its licensors © 2019.
Base data from Midpeninsula Open Space District, 2019.

Site Map



Figure 2

Rincon Consultants, inc.

Madonna Creek Ranch DumpSite

ATTACHMENT 2: Maps and Photos

Legend

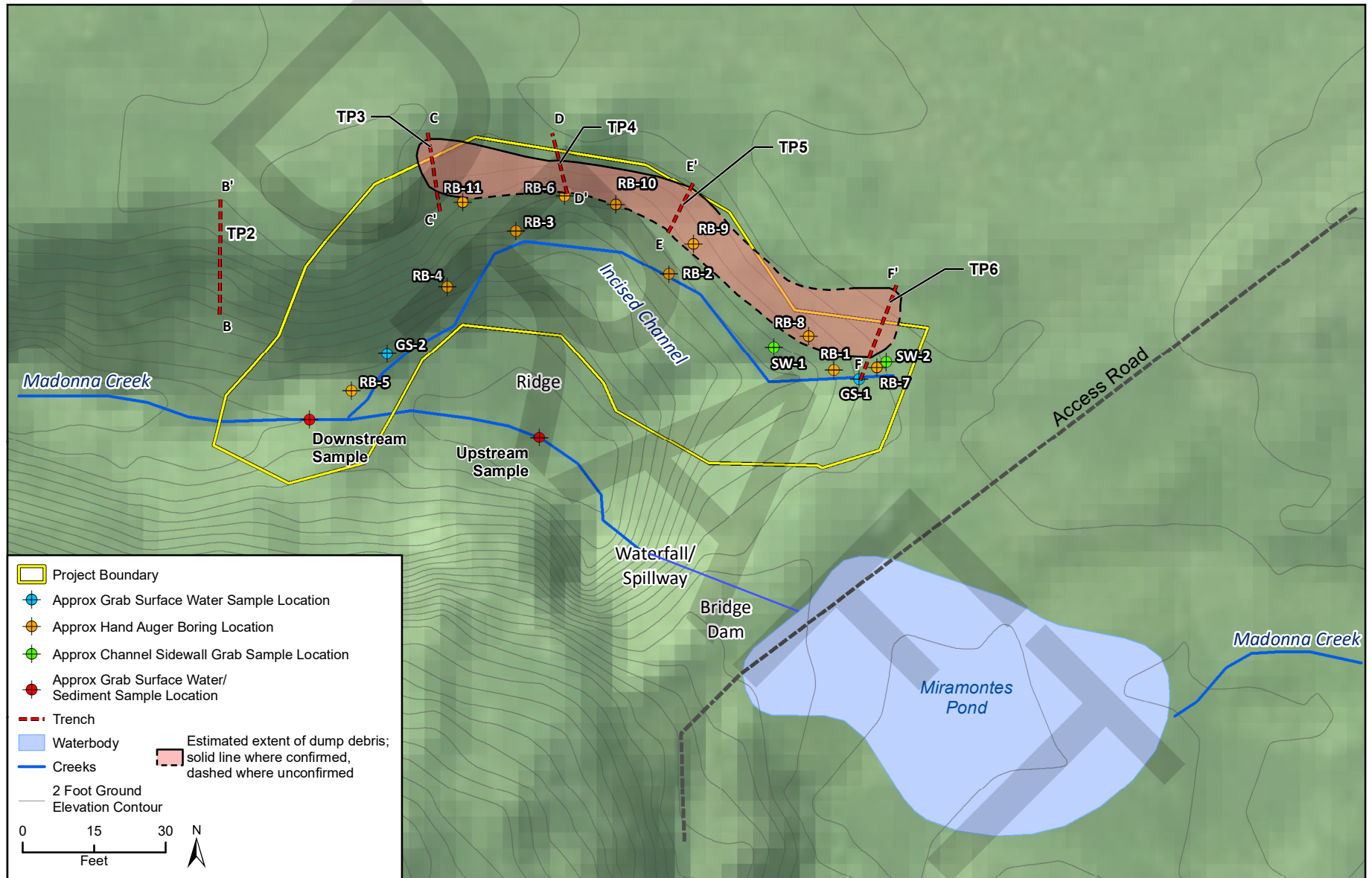
-  Dump
-  Untitled Path



Google Earth

300 ft

Madonna Creek Ranch, Half Moon Bay, California
Phase II Environmental Site Assessment



Base data from Midpeninsula Open Space District, 2019.

Sample Location Map

Figure 3a

