



Midpeninsula Regional
Open Space District

R-21-134
Meeting 21-29
October 13, 2021

AGENDA ITEM 6

AGENDA ITEM

Award of Contract to Old La Honda General Engineering to Complete Improvements for the Bergman Driveway Project at Russian Ridge Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS *den*

1. Authorize the General Manager to enter into a contract with Old La Honda General Engineering for a not-to-exceed base contract amount of \$78,679.
2. Authorize an allowance of \$4,000 to stop/start and extend the project over the rainy season, dependent on weather.
3. Authorize a 10% contingency of \$7,868, to be reserved for unanticipated issues, thus allowing the total contract amount not to exceed \$90,547.

SUMMARY

The General Manager recommends awarding a contract to the lowest responsible and responsive bidder, Old La Honda General Engineering (contractor), for a base contract amount of \$78,679, with an allowance of \$4,000, and a 10% contingency amount of \$7,868, for a total not-to-exceed amount of \$90,547 to repair and resurface the damaged driveway leading from Skyline Boulevard to Gate RR10. The scope under the recommended contract uses San Mateo County road specifications to repair potholes, address grading issues, install additional base rock, and install chip seal along 2,100 linear feet of driveway. Midpeninsula Regional Open Space District (District) staff issued a Request for Bids (RFB) on August 5, 2021. On August 30, 2021, four contractors attended mandatory on-site bid walk, of which three contractors provided bid proposals on September 16, 2021. The Fiscal Year 2021-22 (FY22) budget includes sufficient funds for the recommended action.

BACKGROUND

In 2017, the District completed the Bergman Site Cleanup (Phase I) work. In 2018, the District demolished unpermitted structures (Phase II) at the Bergman site. In 2019-20, the District repaired two houses (Phase III) for continued tenancy. In September 2021, the District began the demolition of defunct accessory structures (Phase IV). Throughout the multiple phases of work, contractor vehicles and equipment have increased wear tear to the driveway, which was already previously in need of maintenance work.

The driveway from Skyline Boulevard to Gate RR10 serves as the access driveway for four District-owned residences (three occupied units at Bergman and one vacant unit at Quam of

which status is pending a long-term disposition decision by the Board). The driveway also serves three privately owned residences. Of the three private residences, one will not be affected or benefit by the proposed driveway improvements, as their driveway is located outside of the repair work. The repairs proposed under the recommended contract would terminate at the Bergman site. No repairs are included for the segment of driveway located between Bergman and Quam. The Board of Directors will consider options for the long-term disposition of the Quam residence on October 27, 2021, weighing the costs and benefits associated with maintaining the residence (including the cost of additional driveway repairs). A final decision on this structure will inform whether repairs will also need to be made for the final stretch of driveway. These additional repairs would require separate plans, permits, Request for Bids, and contract given the higher level of repair and infrastructure work needed to improve the last mile of driveway.

DISCUSSION

The chip-sealed portion of the driveway leading to the Bergman site was fully repaired in 2008, prior to the District's purchase of the property. Since then, the two private owners at 20100 and 20200 Skyline Boulevard have provided one time funding for maintenance of the driveway, at an estimated amount of \$7,000 each (\$14,000 total). The District has not invested in any driveway improvements or contributed to road maintenance since the property was acquired in 2010. Driveway repairs have been needed but deferred for the last several years waiting for completion of the Bergman property improvements. The condition of the driveway has declined in the last three years to such a degree that Amerigas (propane supplier) and Kunz Valley Trash LLC (garbage collector) have notified the District they will not provide services during inclement weather until road improvements have been completed. The majority of the recent chip seal driveway damage is a direct result of District improvement activities at the Bergman property during the past three years.

Scope Of Work

The project is planned to be completed in two phases. The first phase of the project to be completed this fall includes:

1. Pulverize 1,000 linear feet of existing chip seal driveway.
2. Fill all potholes along 650 linear feet of driveway with hot asphalt.
3. Install class 2 aggregate base rock on 2,100 linear feet of driveway.
4. Grade 2,100 linear feet of driveway.
5. Compact 2,100 linear feet of driveway.

The second phase of the project will prepare the surface for chip seal and include:

1. Scrape and compact 2,100 linear feet of driveway.
2. Install chip seal on 2,100 linear feet of driveway.

Private Landowner Participation

The two private owners at 20100 and 20200 Skyline Boulevard have regularly contributed funding towards road maintenance in the past when it was warranted. Due to past contributions and future use of the driveway, both landowners have agreed to provide an additional \$10,000 per household towards this road improvement project.

Contractor Selection

A Request for Bids was issued on August 5, 2021 and released to the builders' exchanges. District staff posted an Invitation to Bid on the District website as well as Periscope/BidSync. A pre-bid meeting was held on August 30, 2021 with four contractors in attendance. Sealed bids were due on September 16, 2021. Three contractors submitted a bid and Old La Honda General Engineering company was selected as the lowest responsible and responsive bidder with a base bid of \$78,679.00.

Contractor	Base Bid	Add/Alt	Total
Old La Honda General Engineering	\$ 61,163.00	\$ 17,516.00	\$ 78,679.00
Guerra Construction Group	\$ 67,420.00	\$ 17,460.00	\$ 84,880.00
Galeb Paving Inc	\$ 100,410.00	\$ 27,539.00	\$ 127,949.00

FISCAL IMPACT

The FY22 adopted budget includes \$207,000 for the 61026 - Quam Residence Road Repair project. There are sufficient funds in the project budget to cover the recommended action and expenditures.

61026 - Quam Residence Road Repair	Prior Year Actuals	FY22 Adopted	FY23 Projected	FY24 Projected	Estimated Future Years	TOTAL
District Funded (Fund 40):	\$0	\$207,000	\$0	\$0	\$0	\$207,000
Total Budget:	\$0	\$207,000	\$0	\$0	\$0	\$207,000
Spent-to-Date (as of 09/21/2021):	\$0	\$0	\$0	\$0	\$0	\$0
Encumbrances:	\$0	\$0	\$0	\$0	\$0	\$0
Old La Honda General Engineering Contract:	\$0	(\$78,679)	\$0	\$0	\$0	(\$78,679)
Allowance:	\$0	(\$4,000)	\$0	\$0	\$0	(\$4,000)
Contract Contingency:	\$0	(\$7,868)	\$0	\$0	\$0	(\$7,868)
Budget Remaining (Proposed):	\$0	\$116,453	\$0	\$0	\$0	\$116,453

The recommended action is not funded by Measure AA.

BOARD AND COMMITTEE REVIEW

- **January 2010:** The Board approved the original purchase of the Bergman property. (R-10-115)
- **December 2018:** The Board approved the Partial Demolition, Repair, and Improvements Project. ([R-18-145, meeting minutes](#))
- **August 2019:** The Board approved the Bergman Residences Reconstruction Phase III Project. ([R-19-115, meeting minutes](#))
- **August 2021:** The Board approved the Bergman Demo Phase IV Project. ([R-21-105, meeting minutes](#))

PUBLIC NOTICE

Public notice was provided as required by the Brown Act. In addition, effected neighbors on the driveway have been notified.

CEQA COMPLIANCE

This project is categorically exempt from CEQA under Article 19, Sections 15301 and 15304 of the CEQA Guidelines as follows:

Section 15301: *Existing Facilities* exempts operation, repair, maintenance, permitting, 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. The project will repair the existing driveway and will not expand the use of the site.

Section 15304: *Minor Alterations to Land* exempts minor grading, trenching, and backfilling to restore the project site surface. The project involves minor grading and filling of potholes to repair the driveway.

NEXT STEPS

If approved, the General Manager will enter into a contract with Old La Honda General Engineering. Construction will begin November 2021.

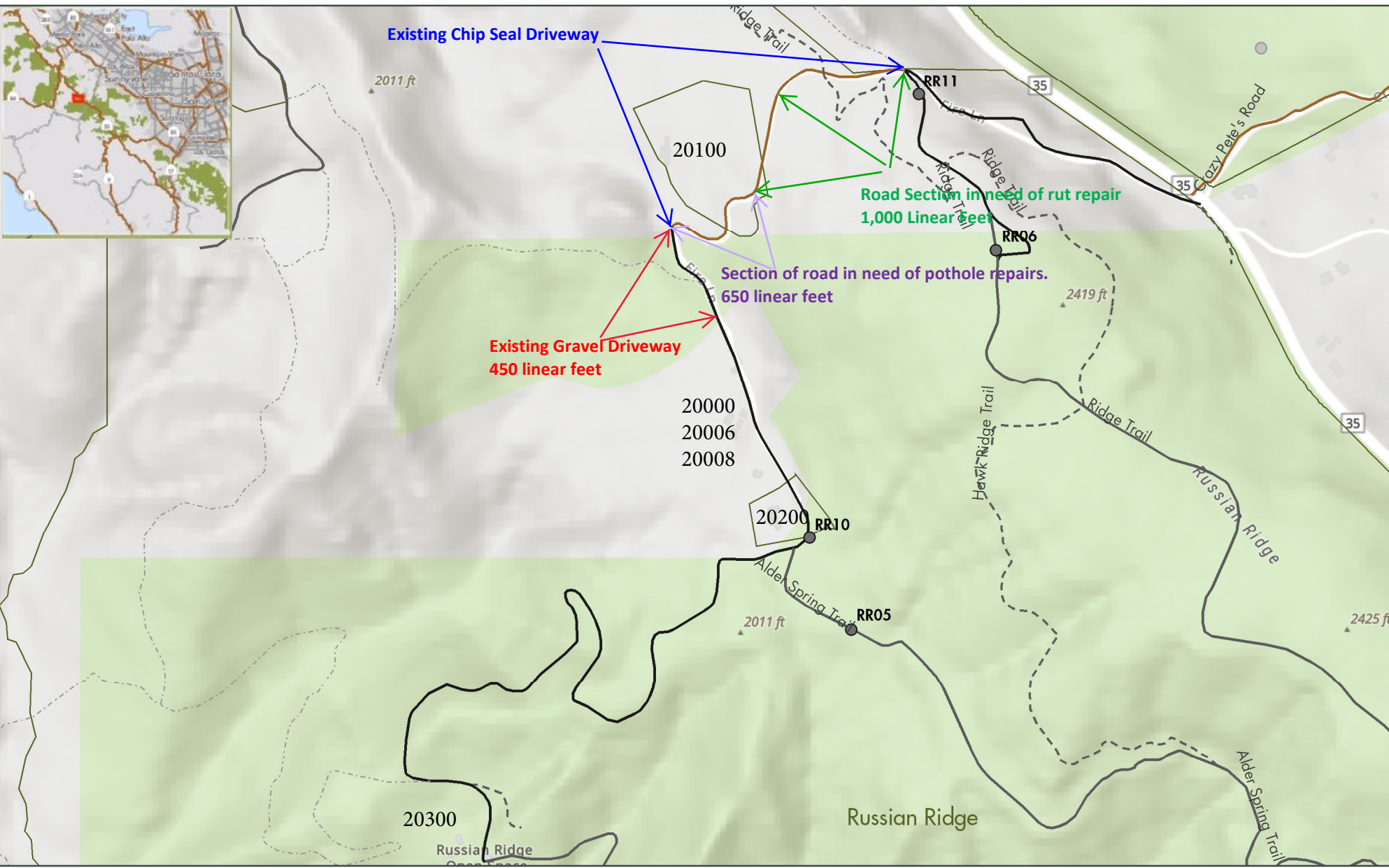
Attachment:

1. Bergman-Quam Driveway Location Map

Responsible Department Head:
Brandon Stewart, Land and Facilities Services

Prepared by and Contact person:
Jean Chung, Property Management Specialist II

Data Source(s): Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasystemen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community



Attachment 1: Bergman - Quam Driveway Location Map

- Trail (classes)**
- Paved Road
 - Unpaved All-Season Road
 - Unpaved Seasonal Road
 - - - Trail

- - - Abandoned / Unmaintained Road

Bergman Residences - 20000, 20006, 20008
 Neighbor Residences - 20100 and 20200
 Quam Residence - 20300
 Address Numbers on Skyline Boulevard

Midpeninsula Regional
 Open Space District
 (MROSD)
 9/28/2021



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.