



Midpeninsula Regional
Open Space District

R-21-161
Meeting 21-33
December 8, 2021

AGENDA ITEM 5

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Award of Contract to Ecast Engineering Inc., for the reconstruction of a spring box and waterline at the Stevens Canyon Ranch Property in Saratoga Gap Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS *den*

1. Authorize the General Manager to enter into a contract with Ecast Engineering Inc., to complete water infrastructure work for a base contract amount of \$119,046.
2. Authorize a 10% contingency of \$11,905 to be reserved for unanticipated issues, bringing the total not-to-exceed contract amount to \$130,951.

SUMMARY

The General Manager recommends awarding a contract to the lowest responsible and responsive bidder Ecast Engineering Inc., to reconstruct a spring box and waterline that serves a Midpeninsula Regional Open Space District (District) owned rental residence at Stevens Canyon Ranch in Saratoga Gap Open Space Preserve and a neighboring private property. The recommended contract is for a base amount of \$119,046; a 10% contingency of \$11,905 is also recommended, for a not-to-exceed total amount of \$130,951. An increase of \$31,000 to the Fiscal Year 2021-22 (FY22) project budget is required to complete the project. If approved, a corresponding budget adjustment would come before the Board of Directors (Board) as part of Quarter 2 budget review at the February 9, 2022 Board meeting, prior to commencing the onsite work (which is scheduled to proceed April 15, 2022).

BACKGROUND

The District purchased the 238-acre Stevens Canyon Ranch Property in 2006 (R-06-147). In February of 2017, a large landslide destroyed the existing spring box and a majority of the spring-fed waterlines serving the District and a neighboring residence. The residence at Stevens Canyon Ranch has been utilizing a backup water supply while the District determined whether reconstruction of the spring box and waterlines was feasible and prudent. The District has recently completed the design for a new wildlife friendly spring box and accompanying waterlines.

DISCUSSION

Reconstruction of the waterline under the terms of a new agreement with the neighboring property owner enables the District to replace an outdated 1928 agreement regarding the use of water from the spring with a more modern arrangement. Upon completing construction, the neighbor will share

the costs to maintain and repair the system with the District. Construction of the waterline is scheduled to proceed April 15, 2022 in accordance with California Department of Fish and Wildlife regulations.

Contractor Selection

A Request for Bids was issued on September 23, 2021 and released to six (6) builders' exchanges. District staff posted a legal notice in the San Mateo County Times and the San Jose Mercury News, and an Invitation to Bid on the District website as well as BidSync. A pre-bid meeting was held on October 7, 2021 with four (4) contractors in attendance. Sealed bids were due on November 2, 2021 and three (3) contractors submitted a bid.

Bidder	Location	Total Bid	Percent +/- from Engineer's Estimate \$100,000.00
Ecast Engineering, Inc	PO Box 7572 Oakland, CA 94601	\$ 119,046	19%
TKO General Engineering and Construction, Inc.	12750 La Honda Road Woodside, CA 94062	\$156,435	56.4%
Golden Bay Construction, Inc.	3826 Depot Road Hayward, CA 94545	\$239,219	139.2%

Due to the complexity of the project, contractor perceptions about difficult access, conditions at the project site and given an increase in materials costs since the time the original project cost estimate was prepared, bids exceeded the District estimate of \$100,000. Ecast Engineering Inc., submitted a bid of \$119,046 and is the lowest responsible and responsive bidder for this project.

FISCAL IMPACT

The FY22 adopted budget includes \$21,250 for the 61016 - Burkhart Spring Construction project. As a result of final negotiations with the adjacent property owner, the project scope increased, and a corresponding budget adjustment was approved by the Board as a part of the Quarter 1 Budget Amendments (R-21-151). The FY22 amended budget includes \$100,000 for the 61016 - Burkhart Spring Construction project. The FY22 amended budget does not include sufficient funding for the Ecast Engineering Inc., contract. To complete the project, a budget increase of \$31,000 is required. If the recommended contract is approved, the budget increase would be reflected as part of the Quarter 2 budget adjustments that will come before the Board on February 9, 2022.

61016 - Burkhart Spring Construction	Prior Year Actuals	FY22 Projected	FY23 Projected	FY24 Projected	Estimated Future Years	TOTAL
Adopted Budget (Fund 10):	\$0	\$21,250	\$0	\$0	\$0	\$21,250
11/10/2021 Budget Amendments (Fund 10 & 40):	\$0	\$78,750	\$0	\$0	\$0	\$78,750
Projected 2/9/2022 Budget Amendment (Fund 40):	\$0	\$31,000	\$0	\$0	\$0	\$31,000
Total Projected Amended Budget (Fund 40):	\$0	\$131,000	\$0	\$0	\$0	\$131,000
Spent-to-Date (as of 11/03/2021):	\$0	\$0	\$0	\$0	\$0	\$0
Encumbrances:	\$0	\$0	\$0	\$0	\$0	\$0
Ecast Engineering Inc. Contract:	\$0	(\$119,046)	\$0	\$0	\$0	(\$119,046)

Ecast Engineering Inc. Contract Contingency:	\$0	(\$11,905)	\$0	\$0	\$0	(\$11,905)
Budget Remaining (Proposed):	\$0	\$49	\$0	\$0	\$0	\$49

The recommended action is not funded by Measure AA.

BOARD AND COMMITTEE REVIEW

The Saratoga Gap Spring Box and Waterline Development and Construction Project was adopted as part of the current FY22 budget, with a budget adjustment made in as a part of the Quarter 1 Budget Amendments ([R-21-151](#)).

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

The District concludes the reconstruction of the spring box and replacement of water lines is categorically exempt from the California Environmental Quality Act (CEQA) under Article 19, Sections 15301, 15302, and 15304 of the CEQA Guidelines as outlined below:

Section 15301 exempts the repair, maintenance, or minor alteration to existing structures or facilities that involve negligible or no expansion of use. The project includes repair of existing water infrastructure to reconstruct a spring box and replace waterlines that connect to existing residences.

Section 15302 exempts the replacement or reconstruction of existing structures, facilities, and utilities where the new utilities will be located on the same site and will have substantially the same purposed and capacity of the utilities being replaced. The spring box and waterlines being reconstructed will be placed in the same location and continue to serve the same group of existing residences as the original spring box.

Section 15304 exempts minor alterations to the condition of land, water, and/or vegetation. The project includes minor landform restoration and trenching to replace the waterlines.

NEXT STEPS

If approved, the General Manager will enter into a contract with Ecast Engineering Inc. Construction is expected to be completed in Spring 2022.

Responsible Department Head:

Brandon Stewart, Manager Land and Facilities Services Department

Prepared by:

Josiah Mackessy, Facilities Maintenance Supervisor, Land and Facilities Service Department