



Midpeninsula Regional  
Open Space District

R-22-49  
Meeting 22-12  
April 27, 2022

## AGENDA ITEM 8

### AGENDA ITEM

Award of Contract to Granite Rock Company to complete Alpine Road Regional Trail Improvement Project at Coal Creek Open Space Preserve

### GENERAL MANAGER'S RECOMMENDATIONS *den*

1. Authorize the General Manager to enter into a contract with Granite Rock Company of San Jose, California for a base amount of \$1,586,623.
2. Authorize a 15% contingency in the amount of \$237,993 of to be reserved for unanticipated issues, bringing the total contract to a not-to-exceed amount of \$1,824,616.

### SUMMARY

Alpine Road Trail is an important regional trail connection through Coal Creek Open Space Preserve for cyclists and hikers traveling from Portola Valley to upper Page Mill Road near Skyline Boulevard. The Alpine Road Regional Trail Improvement Project (Project) will correct the degraded roadbed and failing culverts that have led to significant erosion and sedimentation issues and allow for the long-term repurposing of the former road alignment into a multi-use regional trail connection. The District issued a Request for Bids (RFB) for the Project on March 15, 2022 and received four bid proposals on April 15, 2022. Granite Rock Company of San Jose, California, was identified as the lowest responsive and responsible bidder. The General Manager recommends awarding a contract to Granite Rock Company for a not-to-exceed base amount of \$1,586,623. As the site is located within sensitive habitats with extreme access constraints and high risk of erosion, the General Manager also recommends authorizing a 15% contingency amount of \$237,993 to cover unanticipated issues that may arise, such as erosion, unsuitable gradient, and biological constraints, bringing the total not-to-exceed contract amount to \$1,824,616. The projected Fiscal Year 2022-23 (FY23) budget includes sufficient funds to cover the work through the end of the fiscal year. The first construction season is scheduled to begin in June 2022 – October 2022; the second construction – season is scheduled for June 2023 – October 2023. The project is scheduled to be completed in October 2023. Funding for future years budgets will be requested as part of the annual Budget and Action Plan process.

### BACKGROUND

Alpine Road Regional Trail is an existing dirt road that lies between the end of paved Alpine Road in the north and Page Mill Road near Skyline Boulevard in the south. It extends approximately 2.3 miles through Coal Creek Open Space Preserve (Preserve) and serves as an important regional connection for cyclists and hikers traveling from Portola Valley to upper Page Mill Road (Attachment 1). San Mateo County (County) has owned Alpine Road Regional Trail

since 1894 and closed it to public vehicular traffic in 1979. The County owns fee title on a small section of trail, as well as a right-of-way easement through Coal Creek Preserve. The District is a partial underlying fee owner of the trail with easement rights to travel over the County easement. The District used the trail for patrol, maintenance, and emergency access until the mid-1990s when a large landslide obstructed through travel.

The lack of ongoing maintenance further degraded the roadbed and drainage features. Two large failures occurred during winter 2016-2017. Repairing the failures and making surface improvements is imperative to prevent further road degradation and recurrent sliding and erosion that would contribute excess sediment input into Corte Madera Creek. The Board of Directors (Board) approved the Upper Alpine Road Trail Repair Project on March 14, 2018 (R-18-19), and contracted with Waterways Consulting, Inc for project design, permitting, bidding and construction (R-18-124). The Board also authorized the General Manager to enter into a Memorandum of Understanding with the County of San Mateo to repair and negotiate ownership transfer and management of Alpine Road Regional Trail (R-19-19). The District will complete the Project in partnership with the County. The County has granted the District grading exemptions and permit waivers to streamline the project, including issuing a right-of-entry for the District to improve the Trail. The Project is the primary component of *MAA Portfolio #10 - Coal Creek: Reopen Alpine Road for Trail Use*.

## **DISCUSSION**

### **Project Description**

The Project proposes to implement grading, drainage, and erosion control repairs along approximately 7,400 linear feet of the existing Alpine Road Regional Trail alignment at thirteen (13) work sites; construct surface drainage features such as cross-slope regrading, reverse grade dips, and subgrade stabilization at potential hazard areas; and widen trail alignment. At sites involving culvert replacement, headwall and energy dissipator boulders will be constructed to minimize potential erosion and sediment input into Corte Madera Creek.

The project is located in an environmentally sensitive riparian habitat, with permit coverage from the US Army Corps of Engineers (USACE), US Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), and the Regional Water Quality Control Board (RWQCB). Special-status species include San Francisco garter snake, California re-legged frog, nesting birds, rare plants, and other aquatic and riparian species.

### **Contractor Selection**

A Request for Bids (RFB) was issued on March 15, 2022 via BidSync and released to three builders' exchanges. Legal notices were posted in the San Jose Mercury News and the San Mateo County Times, and a link to the solicitation was posted on the District website. Staff also directly contacted 18 local qualified firms about the RFB, including 5 within District boundaries. Three mandatory pre-bid site walks were held on March 22, 2022, March 24, 2022, and March 29, 2022 with 14 contractors in attendance.

The District publicly opened the bids on April 15, 2022 and announced Granite Rock Company of San Jose, California, as the apparent low bidder. The detailed breakdown of the bids received are as follows:

Bidder	Location	Total Base Bid	Engineer's Estimate (\$2,000,000)
1. L.D. Giacomini Enterprises	Ukiah, CA	\$1,647,860.51	-18%
2. GradeTech Inc.	San Ramon, CA	\$2,051,769.00	3%
3. McGuire & Hester	Oakland, CA	\$2,130,708.50	7%
4. Granite Rock Company	San Jose, CA	\$1,586,623.00	-21%

### Contingency Amount

The Project site is located within the riparian habitat of several sensitive species. In addition, the site is extremely narrow which constrains access and work zones. These two factors would compound any cost or time delays if sensitive species are encountered during construction. Furthermore, due to the steep topography, soil type, and amount of water received in this watershed, the project site has been susceptible to extreme erosion and sedimentation throughout the years. Unsuitable subgrade soils and the presence of subsurface water are possible and will require additional repair and dewatering efforts beyond the scope of work. For these reasons, the General Manager requests 15% contingency to address the potential unforeseen conditions which is higher than a typical project.

### FISCAL IMPACT

The FY23 projected budget includes \$2,982,840 for the Alpine Road Regional Trail, Coal Creek project MAA10-001. There are sufficient funds in the project budget to cover the recommended action and expenditures through the end of the fiscal year. Funding for future years budgets will be requested as part of the annual Budget and Action Plan process.

Alpine Road Regional Trail, Coal Creek MAA10-001	Prior Year Actuals	FY22 Adopted	FY23 Projected	FY24 Projected	Estimated Future Years	TOTAL
District Funded (Fund 30):	\$467,648	(\$96,886)	\$2,980,840	\$0	\$0	\$3,351,602
Grant Amount:	\$0	\$272,211	\$0	\$0	\$0	\$272,211
<b>Total Budget:</b>	<b>\$467,648</b>	<b>\$175,325</b>	<b>\$2,980,840</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,623,813</b>
Spent-to-Date (as of 4/12/22):	(\$467,648)	(\$33,199)	\$0	\$0	\$0	(\$500,847)
Encumbrances:	\$0	(\$38,301)	\$0	\$0	\$0	(\$38,301)
Granite Rock Company Contract:	\$0	\$0	(\$1,269,298)	(\$317,325)	\$0	(\$1,586,623)
15% Contingency:	\$0	\$0	(\$190,395)	(\$47,599)	\$0	(\$237,993)
Condor Country Contract and Contingency*:	\$0	\$0	(\$66,863)	(\$16,716)	\$0	(\$83,579)
<b>Budget Remaining (Proposed):</b>	<b>\$0</b>	<b>\$103,825</b>	<b>\$1,454,284</b>	<b>(\$381,639)</b>	<b>\$0</b>	<b>\$1,176,470</b>

\*Condor Country Contract and Contingency (bio monitor) going to the Board for approval at the same 4/27/22 meeting

The following table outlines the Measure AA Portfolio 10 Coal Creek: Reopen Alpine Road for Trail Use allocation, costs-to-date, projected future project expenditures and projected portfolio balance remaining.

<b>MAA10 Coal Creek: Reopen Alpine Road for Trail Use Portfolio Allocation:</b>	<b>\$8,017,000</b>
Grant Income (through FY25):	\$272,211
<b>Total Portfolio Allocation:</b>	<b>\$8,289,211</b>
Life-to-Date Spent (as of 4/12/22):	(\$500,847)
Encumbrances:	(\$38,301)
Remaining FY22 Project Budgets:	(\$103,824)
Future MAA10 project costs (projected through FY25):	(\$2,980,841)
<b>Total Portfolio Expenditures:</b>	<b>(\$3,623,813)</b>
<b>Portfolio Balance Remaining (Proposed):</b>	<b>\$4,665,398</b>

The following table outlines the Measure AA Portfolio 10 allocation, projected life of project expenditures and projected portfolio balance remaining.

<b>MAA10 Coal Creek: Reopen Alpine Road for Trail Use Portfolio Allocation:</b>	<b>\$8,017,000</b>
Grant Income (through FY25):	\$272,211
<b>Total Portfolio Allocation:</b>	<b>\$8,289,211</b>
Projected Project Expenditures (life of project):	
10-001 Alpine Road Regional Trail, Coal Creek	(\$3,623,813)
<b>Total Portfolio Expenditures:</b>	<b>(\$3,623,813)</b>
<b>Portfolio Balance Remaining (Proposed):</b>	<b>\$4,665,398</b>

## BOARD AND COMMITTEE REVIEW

- **October 24, 2018:** The Board approved the Award of Contract with Waterways Consulting, Inc., for design and engineering services, preparation of construction documents, permitting and bidding process support, and construction oversight for the Alpine Road Trail Repair at Coal Creek Open Space Preserve. ([R-18-124](#), [meeting minutes](#))
- **February 13, 2019:** The Board approved the Memorandum of Understanding with the County of San Mateo for the repair and future transfer of ownership and management of the Alpine Road Trail. ([R-19-19](#), [meeting minutes](#))
- **April 6, 2020:** The Board adopted a resolution authorizing the District to apply for Stanford Recreation Mitigation Funding from Santa Clara County and enter into a funding agreement if the application was successful. ([R-20-30](#), [meeting minutes](#))
- **January 13, 2021:** The Board certified the Mitigated Negative Declaration for the Alpine Road Trail Improvements. ([R-21-04](#), [meeting minutes](#)).

## PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

## CEQA COMPLIANCE

Potential environmental impacts of the construction project were analyzed in the Initial Study/Mitigated Negative Declaration, which was certified by the Board on January 13, 2021 (R-21-04).

## NEXT STEPS

If approved, the General Manager will enter into a contract with Granite Rock Company. Final contract signature is subject to meeting all District requirements, such as having all required insurance and bonding in place. Work is estimated to commence in June 2022 over the course of two construction seasons, with the final completion in Fall 2023.

### Attachment

1. Project Site Map

### Responsible Department Head:

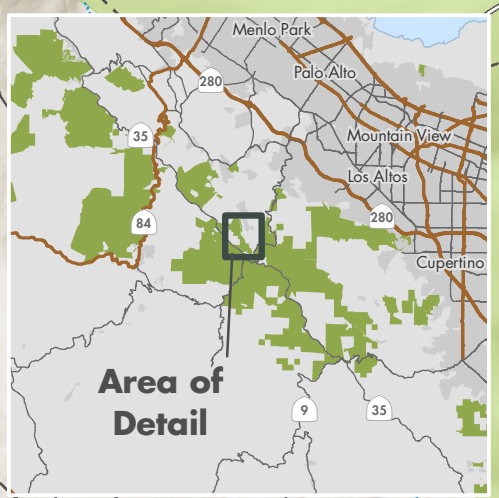
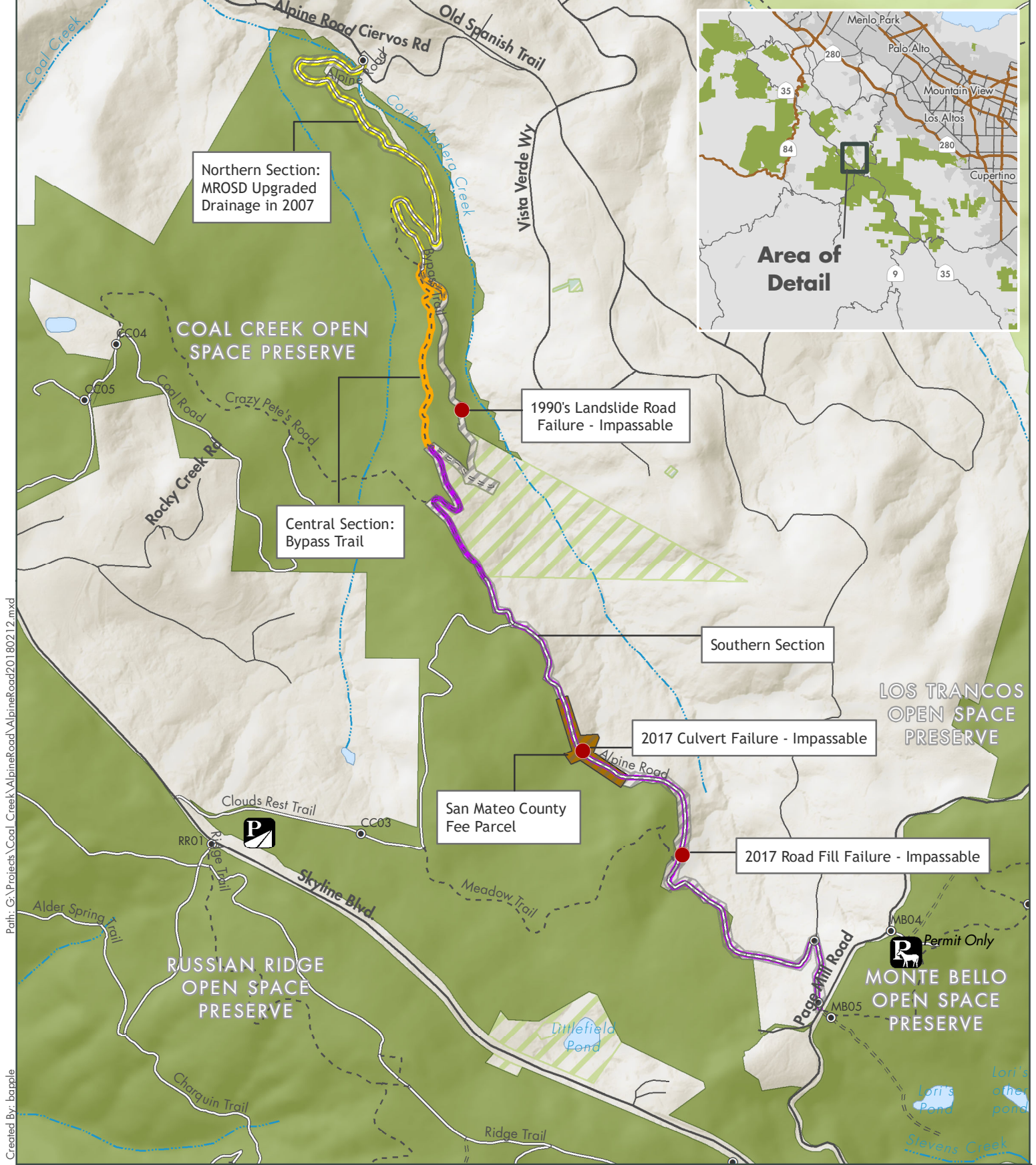
Jason Lin, PE, Engineering and Construction Department Manager

### Prepared by:

Ivana Yeung, Capital Project Manager II, Engineering and Construction Department









### Contact person:





Ivana Yeung, Capital Project Manager II, Engineering and Construction Department





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Created By: barpple

### Attachment 1: Coal Creek - Alpine Road

- |   |   |
|---|---|
|  MROSD Preserves                 |  San Mateo County Fee Parcel |
|  Private Property                |  Northern Section            |
|  Non MROSD Conservation Easement |  Central Section             |
|  San Mateo County Right-of-way   |  Southern Section            |

-  Road Failure - Impassable
-  Minor Unpaved Road
-  Unmaintained Road Width
-  Trail

Midpeninsula Regional  
Open Space District  
(MROSD)  
March 2018

 Miles 



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.