



Midpeninsula Regional
Open Space District

R-22-113
Meeting 22-24
October 12, 2022

AGENDA ITEM 5

AGENDA ITEM

Award of Contract to Confluence Restoration, Inc., for Alma Cultural Landscape Plant Installation & Maintenance

GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the General Manager to execute a one-year term contract with Confluence Restoration, Inc., in the amount of \$246,612 for work on the Alma Cultural Landscape Plant Installation & Maintenance Project.
2. Authorize the General Manager to extend the contract for up to four additional one-year terms and amend the scope of work to cover future plant installation and maintenance services, for a not-to-exceed contract amount of \$1,112,503 over the five-year term, based on contractor performance.
3. Authorize a 10% contingency of \$111,250 over the five-year term to address unforeseen issues for achieving plant revegetation metrics, for a not-to exceed total contract amount of \$1,223,753 over the five-year term.

SUMMARY

The recommended contract will allow the Midpeninsula Regional Open Space District (District) to install and maintain approximately 1,100 nursery plants, 11 direct-seeded tree basins, and up to 60,000 groundcover plugs (sedge, grass, and rush species) to revegetate the Alma Cultural Landscape in Bear Creek Redwoods Open Space Preserve (OSP). The planting work supports the Alma Cultural Landscape Rehabilitation Project (Attachment 1). The contract scope includes the installation of nursery plants, groundcover plugs, and direct seeded basins; wood mulch and certified weed-free straw installation; grass and forbs seeding; watering; weeding and invasive species control; installation, maintenance, and removal of tree shelters, browse protection cages and application of browse deterrents; replacement of dead plants; general site maintenance; and associated monitoring and reporting. The proposed contract with Confluence Restoration, Inc., (Confluence Restoration) would complete the first annual installations and maintenance period at a cost of \$246,612. The contract terms also provide the District with the option, based on contractor performance, to annually extend the agreement for up to four additional years to conduct similar work at a not-to-exceed amount of \$1,112,503 for a five-year term. A 10% contingency of \$111,250 is recommended over the five-year term (up to ~\$22,250 per year) in the event add-on tasks are necessary to meet revegetation metrics. The Fiscal Year 2022-23 (FY23) budget includes sufficient funds through the end of June 2023. Funding for future option years would be requested as part of the annual Budget and Action Plan process.

BACKGROUND

On January 25, 2017, the District Board of Directors (Board) approved the Alma Cultural Landscape Rehabilitation Plan (Rehabilitation Plan) as part of the larger Bear Creek Redwoods Preserve Plan ([R-17-15](#)). The purpose of the Rehabilitation Plan is to implement a fiscally sustainable clean-up and rehabilitation that allows the site's cultural significance to be understood and safely enjoyed by the public. Most of the Alma Cultural Landscape Rehabilitation Project (i.e., hazardous materials cleanup, building demolitions, structure repairs and rehabilitation, replacement bat habitat construction, pathways, signage, site amenities, etc.), was completed from 2017 through Summer 2022. If awarded, this contract will move implementation of the project into its final phase to complete plant installation and maintenance.

DISCUSSION

The Rehabilitation Plan for the Alma Cultural Landscape site includes:

- Planting native species to convey the layout of historical plantings.
- Reinstating or rehabilitating historic plantings using native evergreen shrub plantings.
- Planting garden areas with wildflower and grass mixes for improved habitat.
- Providing areas of native evergreen shrub plantings along the south retaining wall.
- Clearing invasive species and establishing ongoing vegetation management.

The revegetation elements, including the nursery plant and groundcover plug installations, of the Rehabilitation Plan are planned to be phased over three years in 2022, 2023, and 2024. The majority of propagules (plant material used to grow new plants, such as seeds, cuttings, etc.) will be collected from within Bear Creek Redwoods OSP and the immediate vicinity. Due to the large amount of groundcover plugs, and difficulties propagating (growing) some native plant species, propagules will be collected, and nursery plants and groundcover plugs will be propagated over several years. As part of a successful revegetation effort, installed plants require three to five years of maintenance (e.g., watering and weeding) before they are established well enough to survive on their own.

The tasks under the first year agreement, with the potential for four, one-year extensions based on contractor performance, include:

- Installation of approximately 1,100 nursery-grown, native perennials, shrubs, and trees
- Installation of 11 direct-seeded tree basins
- Installation of up to 60,000 nursery-grown, native groundcover plugs (sedge, rush, and grass species)
- Installation of wood mulch around nursery plants
- Grass and forbs seeding and certified weed-free straw installation
- Regular watering, weeding, and replacement plant installation
- Invasive species control throughout the 6.91-acre cultural landscape and the 14.8-acres bordering the cultural landscape (Attachment 2)
- Installation, maintenance, and removal of tree shelters, browse protection cages, and application of browse deterrents
- General site maintenance
- Monitoring and reporting

Due to the inherent uncertainties of the revegetation work and plant establishment periods, the contract allows the District to annually assess the work and exercise the option to extend the agreement one year at a time, for a total of five years. This approach will confirm whether the contractor can successfully meet the revegetation goals each year to extend the term of the work and also allow the District to adjust the details of the revegetation work based on how quickly newly planted areas become well established. A 10% contingency would allow for additive alternates utilizing unit pricing, which may be required due to unforeseen conditions (such as severe droughts where additional watering is required).

Contractor Selection

A Request for Bids (RFB) was released on August 11, 2022, via Periscope, and released to five 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. A mandatory pre-bid site walk was held on August 25, 2022, with five contractor firms in attendance. Staff issued two addenda on August 29 and September 1, 2022, clarifying questions on the RFB during the pre-bid site walk. Three bids were received and opened on September 8, 2022, with the results as follows:

Bidder	Location	Total Annual Base Bid	Percent Difference from Annual Cost Estimate of \$257,660
Confluence Restoration, Inc.	Santa Cruz, CA	\$246,612	-4.3%
Ecological Concerns	Santa Cruz, CA	\$274,976	6.7%
Hanford ARC	Petaluma, CA	\$545,370	111.7%

Confluence Restoration, Inc., of Santa Cruz, CA, was determined to be the lowest responsive and responsible bidder. Confluence's bid covers the first year of work at a cost of \$246,612. If the contract is extended for the full five-year period, the total cost would not exceed \$1,112,503. In addition, a 10% contingency of \$111,250 over the five-year term is recommended, for a total not-to-exceed contract amount of \$1,223,753.

FISCAL IMPACT

The FY23 adopted budget includes \$489,083 for the Bear Creek Redwoods – Alma Cultural Landscape Rehabilitation project MAA21-006. There are sufficient funds in the project budget to cover the recommended action and expenditures through the end of the fiscal year. There are sufficient funds in the Natural Resources operating budget included for the maintenance work. Maintenance work is not funded by Measure AA.

Bear Creek Redwoods - Alma College Cultural Landscape Rehabilitation MAA21-006	Prior Year Actuals	FY23 Adopted	FY24 Projected	FY25 Projected	Estimated Future Years	TOTAL
District Funded (Fund 30):	\$4,347,677	(\$353,355)	\$145,000	\$75,000	\$0	\$4,214,322
Grant Amount:	\$750,119	\$842,438	\$0	\$0	\$0	\$1,592,557
Total Budget:	\$5,097,796	\$489,083	\$145,000	\$75,000	\$0	\$5,806,879
Spent-to-Date (as of 09/16/22):	(\$5,097,796)	(\$14,363)	\$0	\$0	\$0	(\$5,112,159)
Encumbrances:	\$0	(\$65,084)	\$0	\$0	\$0	(\$65,084)

Confluence Restoration Contract:	\$0	(\$58,994)	(\$42,038)	(\$35,706)	(\$12,491)	(\$149,229)
10% Contingency:	\$0	(\$5,899)	(\$4,204)	(\$3,571)	(\$1,249)	(\$14,923)
Budget Remaining (Proposed):	\$0	\$344,743	\$98,758	\$35,723	(\$13,740)	\$465,484

*\$1,059,601 will be used in fund 10 general fund operating for maintenance work; \$127,242 of that being in FY23.

The following table outlines the Measure AA Portfolio 21 Bear Creek Redwoods: Public Recreation and Interpretive Projects allocation, costs-to-date, projected future project expenditures and projected portfolio balance remaining.

MAA21 Bear Creek Redwoods: Public Recreation and Interpretive Projects Portfolio Allocation:	\$17,478,000
Grant Income (through FY26):	\$5,694,566
Interest Income Allocation:	\$1,223,530
Fund 40 Allocation:	\$1,450,000
Total Portfolio Allocation:	\$25,846,096
Life-to-Date Spent (as of 09/14/22):	(\$15,067,960)
Encumbrances:	(\$156,766)
Remaining FY23 Project Budgets:	(\$3,529,848)
Future MAA21 project costs (projected through FY26):	(\$6,312,764)
Total Portfolio Expenditures:	(\$25,067,338)
Portfolio Balance Remaining (Proposed):	\$778,758

The following table outlines the Measure AA Portfolio 21 allocation, projected life of project expenditures and projected portfolio balance remaining.

MAA21 Bear Creek Redwoods: Public Recreation and Interpretive Projects Portfolio Allocation:	\$17,478,000
Grant Income (through FY26):	\$5,694,566
Interest Income Allocation:	\$1,223,530
Fund 40 Allocation:	\$1,450,000
Total Portfolio Allocation:	\$25,846,096
Projected Project Expenditures (life of project):	
21-001 Moody Gulch Fence & Gate Improvements	(\$847)
21-004 Bear Creek Stables Project	(\$6,670,482)
21-005 Bear Creek Redwoods Public Access	(\$5,548,003)
21-006 Bear Creek Redwoods - Alma Cultural Landscape Rehabilitation	(\$6,031,687)
21-007 Bear Creek Redwoods Preserve Plan Invasive Weed Treatment	(\$1,452,035)
21-008 Bear Creek Redwoods Ponds Restoration and Water Rights	(\$681,517)
21-009 Bear Creek Redwoods Webb Creek Bridge	(\$487,492)
21-010 Bear Creek Redwoods Landfill Characterization and Remediation	(\$510,811)
21-011 Phase II Trail Improvements, Bear Creek Redwoods OSP	(\$3,593,550)
21-012 Bear Creek Redwood Tree Restoration	(\$90,915)
Total Portfolio Expenditures:	(\$25,067,338)
Portfolio Balance Remaining (Proposed):	\$778,758

BOARD AND COMMITTEE REVIEW

Planning and design for the Alma Cultural Landscape Rehabilitation Project was guided by committee and public input at three meetings held by the Planning and Natural Resources Committee, including a neighborhood meeting held in Los Gatos on April 29, 2015. In addition,

the full Board received a presentation of the Rehabilitation Plan at the June 24, 2015 meeting ([R-15-92, meeting minutes](#)) and reviewed the information on March 23, 2016 ([R-16-33, meeting minutes](#)) and May 11, 2016 ([R-16-50, meeting minutes](#)). The Alma Cultural Landscape Rehabilitation Plan was approved by the Board as part of the larger Bear Creek Redwoods Preserve Plan on January 25, 2017 ([R-17-15, meeting minutes](#)).

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

The Alma Cultural Landscape Rehabilitation Plan was included in the Draft and Final EIR completed for the Preserve Plan, which was certified by the Board at the January 25, 2017 meeting ([R-17-15, meeting minutes](#)).

NEXT STEPS

Upon Board authorization, the General Manager will enter into a contract with Confluence Restoration to complete the plant installation and maintenance work at the Alma Cultural Landscape.

Attachment(s)

1. Project Site Map
2. Work Area Map

Responsible Department Head:

Kirk Lenington, Natural Resources Manager

Prepared by:

Amanda Mills, Resource Management Specialist II

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Created By: jhawk



Att. 1 - Alma Plant Installation & Maintenance Project Site Map

- Existing Paved Road
- - - Existing Unpaved Road
- - - Existing Trail
- ==== Existing Unmaintained Road

● Gate

Midpeninsula Regional
Open Space District
(MROSD)
March 2018

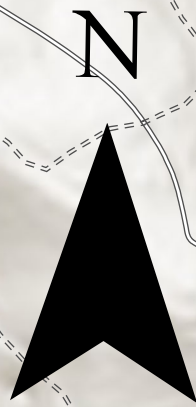


Miles
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While the District strives to use the best available digital data, these data do not represent a legal survey and are merely a graphic illustration of geographic features.

Attachment 2
Alma Cultural Landscape
Work Area Map



ProjectArea

Type

- Cultural Landscape
- Invasive Species Control Area

Building selection

Physical Status

- Present
- Proposed
- Demolished

Other

Trail

Trail Class

- Paved Road
- Unpaved All-Season Road
- Unpaved Seasonal Road
- Trail
- Abandoned / Unmaintained Trail
- Abandoned / Unmaintained Road

