



Midpeninsula Regional
Open Space District

R-22-129
Meeting 22-26
November 9, 2022

AGENDA ITEM 7

AGENDA ITEM

Award of Contract to Ecast Engineering Inc., to install and connect a well pump, storage tank, and waterline from a well site to the residence at the Toto Ranch Property in Tunitas Creek Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS

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 \$94,743.
2. Authorize a 10% contingency of \$9,474 to be reserved for unanticipated issues, bringing the total not-to-exceed contract amount to \$104,217.

SUMMARY

The General Manager recommends awarding a contract to the lowest responsible and responsive bidder, Ecast Engineering Inc., to install and connect a well pump, storage tank, and waterline from a well site to a residence located at Toto Ranch in Tunitas Creek Open Space Preserve. The recommended contract is for a base amount of \$94,743 with a 10% contingency of \$9,474, for a not-to-exceed total amount of \$104,217. The Fiscal Year 2022-23 (FY23) budget does not include sufficient funds to cover the cost of the recommendation, therefore, a budget adjustment will be brought to the board as part of an upcoming Quarterly Budget Review.

BACKGROUND

The Midpeninsula Regional Open Space District (District) purchased the 952-acre Toto Ranch Property in 2013. The residence has traditionally received water supply from a natural spring located southeast of the home. Over the last four years, the water supply has become seasonal and the District has bridged this gap by providing a limited amount of trucked-in water. To address long-term water needs, District staff worked with the San Mateo County planning department on a well development project. Well drilling was completed in Spring of 2022 reaching an adequate water source. This project will connect the successful well to the residence and add a storage tank.

DISCUSSION

Toto Ranch in Tunitas Creek Open Space Preserve is one of the District's conservation grazing units and a site that also supports farmyard production. The agricultural tenant lives on the property at the residence. The San Mateo coastal farmhouse currently obtains its water from a spring box water source. With extended periods of drought, the water source has become unreliable as a year-

round water source. The District has provided water deliveries to this property for part of the year over the last three years as a stop gap measure until a well could be developed.

The District submitted permit applications for the well development and CEQA was initiated in December of 2019. San Mateo County Planning completed the CEQA review and in Spring of 2022. The San Mateo County Planning Commission and Agricultural Commission subsequently approved the development of a domestic well. Drilling was successfully completed in the Summer of 2022. The second phase of work to install a solar pump with a backup generator, storage tank, and waterline to the residence can now proceed.

Contractor Selection

A Request for Bids was issued on August 29, 2022 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 Bid Sync Periscope. A pre-bid meeting was held on September 14, 2022, with four (4) contractors in attendance. Sealed bids were due on September 27, 2022, and one (1) contractor submitted a bid.

Bidder	Location	Total Bid	Percent +/- from Project’s Estimate \$80,000.00
Ecast Engineering, Inc	PO Box 7572 Oakland, CA 94601	\$ 94,743	18%

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, the bid exceeded the District estimate of \$80,000. Ecast Engineering, Inc., submitted a bid of \$94,743. Ecast Engineering has successfully completed numerous prior projects for the District as designed. Therefore, the General Manager recommends awarding the contract to Ecast as the lowest responsible and responsive bidder for this project.

FISCAL IMPACT

While the recommended contract is within the anticipated project budget, the 61010 - Toto Ranch Well Drilling and Construction project experienced unanticipated delays in FY22 due to contractor availability and the project was not fully completed in FY22 as originally planned with a significant amount of budget left unspent. Given the unanticipated delays in FY22, the FY23 adopted Budget did not include sufficient roll-over funding for the Ecast Engineering, Inc., contract. The project will thus require the addition of \$104,217 in FY23 funds. A budget adjustment is expected to be brought to the Board as part of the next Quarterly Budget Review. This project will eliminate water delivery costs that have ranged between \$14,500 to 21,500 annually for the last four years.

61010 - Toto Ranch Well Drilling and Construction	Prior Year Actuals	FY22 Amended	FY23 Adopted	FY24 Projected	FY25 Projected	Estimated Future Years	TOTAL
District Funded (Fund 40):	\$9,365	\$227,425	\$0	\$0	\$0	\$0	\$236,790
Total Budget:	\$9,365	\$227,425	\$0	\$0	\$0	\$0	\$236,790
Spent-to-Date (as of 10/10/22):	(\$9,365)	(\$70,581)	\$0	\$0	\$0	\$0	(\$79,946)

Encumbrances:	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E Cast Engineering Inc. Contract:	\$0	\$0	(\$94,743)	\$0	\$0	\$0	(\$94,743)
E Cast Engineering Inc. Contract Contingency:	\$0	\$0	(\$9,474)	\$0	\$0	\$0	(\$9,474)
Budget Remaining (Proposed):	\$0	\$156,844	(\$104,217)	\$0	\$0	\$0	\$52,627

This recommended action is not funded by Measure AA.

PRIOR BOARD AND COMMITTEE REVIEW

September 2021: The Board awarded a contract to Geocon Consultants, Inc., to drill the residential water well at Toto Ranch in Tunitas Creek Open Space Preserve ([R-21-125](#), [minutes](#)))

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

This item is a project subject to the California Environmental Quality Act. The San Mateo Planning and Building Department determined this project qualifies for a categorical exemption under section 15303, Class 3, construction of new small structures. CEQA documentation and review for this project was completed by San Mateo County Planning Department on March 10, 2021 and approved by the San Mateo County Agricultural Advisory Commission and San Mateo County Planning Commission.

NEXT STEPS

If approved, the General Manager will enter into a contract with Ecast Engineering, Inc. Construction is expected to be completed in Spring 2023.

Responsible Department Head:

Brandon Stewart, Manager Land and Facilities Services Department

Prepared by:

Omar Smith, Senior Property Management Specialist, Land and Facilities Service Department