



Midpeninsula Regional
Open Space District

R-23-31
Meeting 23-09
March 22, 2023

AGENDA ITEM 4

AGENDA ITEM

Award of Contract for Construction of the Bear Creek Redwoods Phase II Trails Project

GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize an award of contract to Gordon N. Ball, Inc., of Alamo, California for a not-to-exceed base contract amount of \$1,966,750.
2. Authorize the award of a Bid Alternate in the amount of \$238,000 for the installation of a water supply line to provide reliable water for Bear Creek Stables, bringing the base contract amount to \$2,204,750.
3. Authorize a 15% contingency of the base contract plus bid alternate in the amount of \$330,713 to be reserved for unanticipated issues.
4. Authorize an allowance in the amount of \$115,000 specifically for dewatering activities should these be required, bringing the total not-to-exceed contract amount to \$2,650,463.
5. Allocate \$1,486,000 of the available interest income on Measure AA Bond Proceeds to close the budget funding gap and complete the Phase II Trails to open the northern portion of Bear Creek Redwoods Open Space Preserve.

SUMMARY

The Bear Creek Redwoods Phase II Public Access Project (Project) will complete improvements to open the northern portion of Bear Creek Redwoods Open Space Preserve (Preserve) to public access. The scope of work consists of landslide repairs and stabilization, removal and replacement of a trail culvert, creek channel cleanup and restoration, and the installation of two concrete trail bridges. The Midpeninsula Regional Open Space District (District) issued a Request for Bids (RFB) on January 31, 2023 and received six bid proposals on March 2, 2023. Gordon N. Ball, Inc., (GNB) of Alamo, California, was identified as the lowest responsive and responsible bidder. The General Manager recommends awarding a base contract to GNB for \$1,966,750. The General Manager also recommends awarding a bid alternate in the amount of \$238,000 for the installation of a water supply line from an existing San Jose Water hydrant to Bear Creek Stables to provide a dedicated and reliable metered water supply to the stables. As the construction sites are located within sensitive habitats with challenging access constraints and high risk of erosion, the General Manager also recommends authorizing a 15% contingency in the amount of \$330,713 to cover unanticipated construction issues. Additionally, the General Manager recommends authorizing an allowance in the amount of \$115,000 specifically for dewatering activities that may be required due to the high rain totals experienced this year.

Dewatering will be required at four of the project sites if water is present within the drainage channels when construction commences. As recommended, the grand total contract amount would not exceed \$2,650,463. The project is scheduled to be completed by end of Summer 2023. The adopted Fiscal Year 2022-23 (FY23) budget, including FY24 projections, provides \$1.65M for the implementation and construction of trail improvements, resulting in a roughly \$1.486M funding gap. The General Manager requests Board authorization to allocate \$1.486M of available interest earned from Measure AA bond proceeds to close the known funding gap.

BACKGROUND

In January 2017, the Board of Directors (Board) approved the Bear Creek Redwoods Preserve Plan (Preserve Plan) and certified the Environmental Impact Report. The Preserve Plan identifies a phased implementation of the trail network. The Phase II Trails include the construction of new trail alignments, improvements to existing roads and pathways, and new stream crossings within the northern section of the preserve, located between Bear Creek Road, Highway 17, and Alma College. In May 2019, the District retained Questa Engineering, along with their subconsultants Sequoia Ecological and Basin Research, to design, engineer, and permit the Phase II trail network. Implementation of the Phase II Trails has been divided between the Land & Facilities Special Projects crew and the Engineering and Construction (E&C) Department. The Special Projects crew has completed their portion of the trail improvement work. Through the proposed contract, E&C will address the remaining work: retaining walls, land slide repairs, culvert replacement, stream restoration, and bridge installation.

Note: the Preserve Plan identifies a multi-use trail alignment as part of the Phase II Trail network. The intent of the multi-use trail is to provide a connection from Lexington Basin through the Preserve to the Skyline/Summit area. The planned multi-use trail alignment is currently under investigation. Staff is reaching out to bicycle and equestrian stakeholder groups, as well as the general public in March and April for input on the alignment. This input and the outcomes of site assessments will be presented to the Board in summer 2023 for a decision on the final multi-use trail alignment. Based on Board direction, additional trail work may be needed as part of Phase II Trails to complete the multi-use trail alignment.

DISCUSSION

Base Contract Scope of Work

The Bear Creek Redwoods Phase II Trails Project consists of land slide repairs, the installation of a soldier-pile retaining wall, the replacement of a concrete culvert, creek channel restoration, and the installation of two creek crossings. Completing the Phase II Trails Project will improve drainage capabilities, reduce erosion and sedimentation, improve creek channel health, and allow for public access within the northernmost area of the Preserve.

The slide repair portion of the project consists of stabilizing and improving slope stability at two slide locations. Slide #2 is located along the outer edge of an all-season road below Alma College that threatens patrol and maintenance access. Slide #3 is located between Briggs Creek and Bear Creek Road, making the patrol road impassable. The Slide #2 repairs consist of a new retaining wall supported by cast-in-place drilled soldier pile foundation, providing a long-term repair and stabilization for the all-season road. The Slide #3 repairs consist of subsurface drainage improvements, vegetated bench terraces, and rock riprap along slopes to prevent further

incising of the hillside and erosion. Stabilizing the slope will help preserve an existing ranger patrol and emergency access road.

The culvert replacement portion of the project at Crossing #3 will replace an existing concrete culvert and headwall with a new 60-inch HDPE culvert with two concrete headwalls, rip rap and structural backfill, and two guardrails. Completing the culvert replacement work at Crossing #3 will allow for greater flow rates during storm events, reduce erosion and sedimentation, protect trail access to Bear Creek Stables, and provide for a safe creek crossing. The creek channel restoration portion of the project at Crossing #4 will remove fallen trees, miscellaneous concrete, and an existing metal pipe from the creek channel. The creek channel will be graded and reshaped, and rock installed to create pools, gravel beds, and weirs. The bridge crossings portion of the project will install two concrete vehicular trail bridges, including concrete wing wall abutment footings and rock slope protection. Existing ford crossings will be removed, and the creek channel restored utilizing rock to create a new channel base.

Bid Alternate Scope of Work

Water has historically been served to Bear Creek Stables by a surface water diversion to a spring off Aldercroft Creek. The Aldercroft water supply system is experiencing a number of issues due to the age of the system (includes pipes that are over 80 years old). Installation of a new waterline connected to the San Jose Water system will allow the Stables to have a reliable long-term water supply. The waterline bid alternate consists of a new 4-inch HDPE water supply line between an existing San Jose Water hydrant located adjacent to gate BC01 that extends to Bear Creek Stables. The waterline will be installed within the footprint of a patrol road at a depth of 36 inches below grade and include blow-off valves at low points along the alignment. Authorizing the bid alternate allows the District to capitalize on the efficiencies of having a contractor on site working within vicinity of the stables, providing for a timely installation of the water supply line. Additionally, the proposed water supply line runs through Crossing #3. Installing the water supply line at the same time as Crossing #3 allows for efficient installation and avoids future disturbance of a newly repaired trail crossing.

Contractor Selection

A Request for Bids (RFB) was issued on January 31, 2023 via BidSync and released to five builders' exchanges. Legal notices were posted in the San Jose Mercury News and San Mateo County Times, and a link to the solicitation was posted on the District website. Two mandatory pre-bid site walks were held on February 9 and 15, 2023 with 22 contractors in attendance.

The District publicly opened the following bids on March 2, 2023:

Bidder	Location	Total Base Bid	Engineer's Estimate (\$1,575,000)
1. Bridgeway Civil Constructors	Vacaville, CA	\$1,959,089	+24.4%
2. Gordon N. Ball	Alamo, CA	\$1,966,750	+24.9%
3. D-Line Constructors	Oakland, CA	\$1,974,314	+25.4%
4. Minerva Construction	San Francisco, CA	\$2,381,760	+51.2%
5. Graniterock	San Jose, CA	\$2,386,704	+51.5%
6. Viking Construction	Rancho Cordova, CA	\$2,815,950	+78.8%

Following the bid opening Bridgeway Civil Constructors was announced as the apparent low bidder. However, during the bid package review process, the District discovered several material irregularities, consisting of miscalculations affecting the overall bid price. As a result, the District rejected the bid as nonresponsive, resulting in Gordon N. Ball, Inc., (GNB) as being the lowest responsible and responsive bidder. The General Manager recommends awarding the contract to GNB. A favorable bid price may not be guaranteed if the project were to be re-bid and a re-bid would cause significant delays in commencing the Project. The bid price for material and installation of the pre-stressed concrete bridges and guardrails are more than \$300,000 over the engineers estimate, largely accounting for the difference between the lowest base bid and the engineer's estimate. Based on the six bids received, it appears that the engineer's estimate for this item was too low as compared to market realities. Therefore, the GNB bid is believed to be reasonable and fair.

Proposed Contingency Amount and Allowance

The Project site is located within the riparian habitat of several sensitive species. In addition, the construction site is extremely narrow, constraining access and work zones. These two factors can result in delays (and added costs) 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 erosion and sedimentation throughout the years. Unsuitable subgrade soils are possible and may require additional repairs or stabilization beyond the scope of work. The requested contingency would be used to address these issues, as well as other unforeseen issues that might arise during the course of the Project.

In addition, due to the extraordinary rainfalls experienced in late 2022, early 2023, and ongoing, the presence of water near the subsurface is possible. Should this be identified as part of excavation activities, an allowance in the amount of \$115,000 is requested specifically for dewatering activities. This allowance would also be used if dewatering is necessary.

FISCAL IMPACT

The proposed contracted work is scheduled to begin in FY23 and be completed in FY24 during the fall of this calendar year.

The FY23 adopted budget includes \$1,704,954 for the Bear Creek Stables project (MAA21-004) that can be used to fully fund the Bid Alternate water line connection. Any unused budget from FY23 will be rolled over into FY24 to complete this work.

Bear Creek Stables Project MAA21-004	Prior Year Actuals	FY23 Adopted	FY24 Projected	FY25 Projected	Estimated Future Years	TOTAL
District Funded (Fund 30):	\$834,245	\$1,704,954	\$1,545,263	\$0	\$0	\$4,084,462
Fund 40 Allocation:	\$0	\$0	\$1,250,000	\$0	\$0	\$1,250,000
Interest income:	\$0	\$0	\$1,223,530	\$0	\$0	\$1,223,530
Total Budget:	\$834,245	\$1,704,954	\$4,018,793	\$0	\$0	\$6,557,992
Spent-to-Date (as of 03/8/23):	(\$834,245)	(\$26,874)	\$0	\$0	\$0	(\$861,119)
Encumbrances:	\$0	(\$5,634)	\$0	\$0	\$0	(\$5,634)

Gordon N. Ball Bid Alternate:	\$0	\$0	(\$238,000)	\$0	\$0	(\$238,000)
15% Contingency	\$0	\$	(\$35,700)	\$0	\$0	(\$35,700)
Budget Remaining (Proposed):	\$0	\$1,672,446	\$3,745,093	\$0	\$0	\$5,417,539

The FY23 adopted budget includes \$1,411,507 for the Phase II Trails Project (MAA21-011). There are sufficient funds in the project budget to initiate the recommended action through the end of the fiscal year. However, the overall project budget is insufficient to complete the work in FY24. To address the funding gap, the General Manager recommends allocating \$1,486,000 of available interest earnings to the MAA21-011 project as shown in the table below. If approved, this funding will be included in the proposed FY24 Budget, which the Board will review and adopt in May/June of 2023.

Phase II Trail Improvements, Bear Creek Redwoods OSP MAA21-011	Prior Year Actuals	FY23 Adopted	FY24 Projected	FY25 Projected	Estimated Future Years	TOTAL
District Funded (Fund 30):	\$860,395	\$0	(\$433,348)	\$681,000	\$2,000	\$1,110,047
Allocation of available MAA interest earnings:	\$0	\$0	\$1,486,000	\$0	\$0	\$1,486,000
Grant Amount:	\$0	\$1,411,507	\$1,059,614	\$0	\$0	\$2,471,121
Total Budget:	\$860,395	\$1,411,507	\$2,112,266	\$681,000	\$2,000	\$5,067,168
Proposed Q3 adjustments:	\$0	(\$676,500)	\$676,500	\$0	\$0	\$0
Total projected budget:	\$860,395	\$735,007	\$2,788,766	\$681,000	\$2,000	\$5,067,168
Spent-to-Date (as of 3/8/23):	(\$860,395)	(\$347,207)	\$0	\$0	\$0	(\$1,207,602)
Encumbrances:	\$0	(\$36,144)	\$0	\$0	\$0	(\$36,144)
Gordon N. Ball Contract:	\$0	(\$250,000)	(\$1,716,750)	\$0	\$0	(\$1,966,750)
15% Contingency:	\$0	\$0	(\$295,013)	\$0	\$0	(\$295,013)
Allowance:	\$0	\$0	(\$115,000)	\$0	\$0	(\$115,000)
BKF Contract Amendment*:	\$0	(\$34,000)	\$0	\$0	\$0	(\$34,000)
Budget Remaining (Proposed):	\$0	\$67,656	\$662,003	\$681,000	\$2,000	\$1,412,659

* Minor Contract Amendment for Caltrans Permit Design Services with BKF Engineers, for the Bear Creek Redwoods North-East Trailhead Project at the same 3/22/23 Board meeting.

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 ending balance at the portfolio level. Included in the table below are future costs for the remaining projects that will complete the goals of MAA Portfolio 21: Bear Creek Redwoods: Public Recreation and Interpretive Projects (*Open for hiking, equestrian activities. Provide parking areas, trails; upgrade stables. Restore & protect habitats for various species. Repair roads & trails to reduce sediment. Rehabilitate Alma College site*). The primary remaining projects under this portfolio are underway and include Phase II Trail Improvements, Invasive Weed Treatment and Restoration, and the Bear Creek Stables Repair project.

MAA21 Bear Creek Redwoods — Public Recreation and Interpretive Projects Portfolio Allocation:	\$17,478,000
Grant Income (through FY26):	\$4,952,197
Interest Income Allocation:	\$2,709,530
Fund 40 Allocation:	\$1,250,000
Total Portfolio Allocation:	\$26,389,727
Life-to-Date Spent (as of 3/8/23):	(\$15,621,668)
Encumbrances:	(\$187,118)
Remaining FY23 Project Budgets:	(\$2,945,787)
Future MAA21 project costs (projected through FY26):	(\$7,318,170)
Total Portfolio Expenditures:	(\$26,072,743)
Portfolio Balance Remaining (Proposed):	\$316,984

The following table summarizes the Measure AA Portfolio 21 allocation, estimated total project costs and remaining portfolio balance.

MAA21 Bear Creek Redwoods — Public Recreation and Interpretive Projects Portfolio Allocation:	\$17,478,000
Grant Income (through FY26):	\$4,952,197
Interest Income Allocation:	\$2,709,530
Fund 40 Allocation:	\$1,250,000
Total Portfolio Allocation:	\$26,389,727
Projected Project Expenditures (life of project):	
21-001 Moody Gulch Fence & Gate Improvements	(\$847)
21-004 Bear Creek Stables Project	(\$6,557,991)
21-005 Bear Creek Redwoods Public Access	(\$5,548,003)
21-006 Bear Creek Redwoods - Alma College Cultural Landscape Rehabilitation	(\$5,806,879)
21-007 Bear Creek Redwoods Preserve Plan Invasive Weed Treatment	(\$1,411,153)
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	(\$420,777)
21-011 Phase II Trail Improvements, Bear Creek Redwoods OSP	(\$5,067,168)
21-012 Bear Creek Redwood Tree Restoration	(\$90,915)
Total Portfolio Expenditures:	(\$26,072,743)
Portfolio Balance Remaining (Proposed):	\$316,984

BOARD AND COMMITTEE REVIEW

- **January 25, 2017:** The Board adopted a resolution approving the Bear Creek Redwoods Preserve Plan and certifying the Final Environmental Impact Report. The Preserve Plan identifies the construction of new trails and stream crossings in the eastern zone of the Preserve as a Phase II Key Action. ([R-17-15](#), [Meeting Minutes](#))
- **May 22, 2019:** The Board approved an Award of Contract with Questa Engineering to complete the first phase of work (Assessment, Schematic Design, Technical Studies for Regulatory Permitting, and Biological/Cultural Services) for the Phase II Trail Network at Bear Creek Redwoods Open Space Preserve. ([R-19-14](#), [Meeting Minutes](#))
- **April 6, 2020:** The Board approved a contract amendment with Questa Engineering to complete the second phase of the work (Construction Documents, Permitting, Construction Administration, and As-Builts) for the Phase II Trails at Bear Creek Redwoods Open Space Preserve. ([R-20-19](#), [Meeting Minutes](#))

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

Potential environmental impacts of the Bear Creek Redwoods Phase II Project were analyzed in the Bear Creek Redwoods Preserve Plan and Environmental Impact Report, which was certified by the Board on January 25, 2017 (R-17-15).

NEXT STEPS

If approved, the General Manager will enter into a contract with Gordon N. Ball, Inc. 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 May 2023 and will be completed by November 2023.

Attachment(s)

1. Project Site Map

Responsible Department Head:

Jason Lin, PE, Engineering and Construction Department Manager

Prepared by / Contact person:

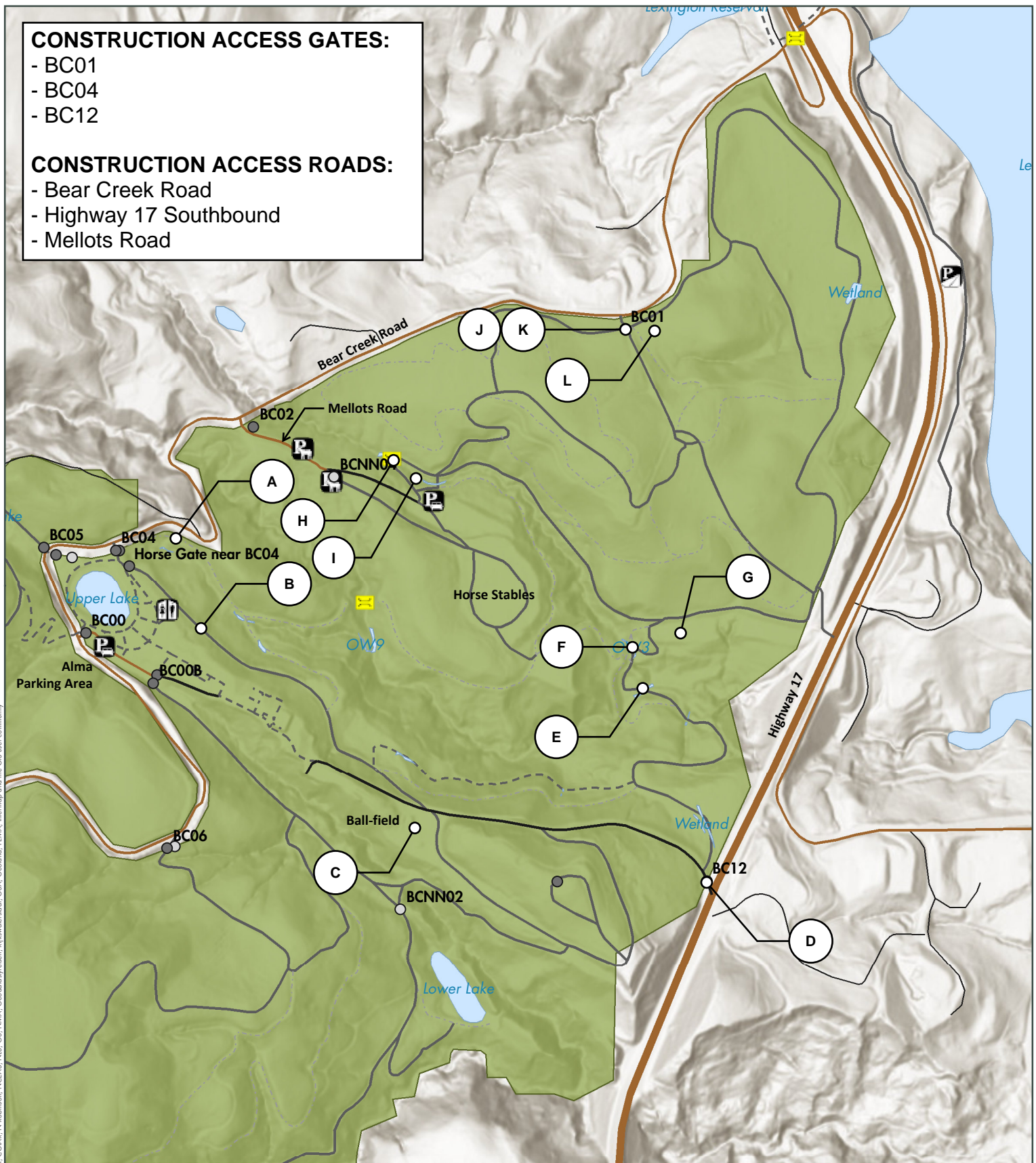
Zachary Alexander, Capital Project Manager III, Engineering and Construction Department

CONSTRUCTION ACCESS GATES:

- BC01
- BC04
- BC12

CONSTRUCTION ACCESS ROADS:

- Bear Creek Road
- Highway 17 Southbound
- Mellots Road



Attachment 1: Site Map

- | | |
|-----------------------------------|---------------------------------|
| A. Slide 3 Repair | G. Bridge Staging Area |
| B. Slide 2 Repair | H. Culvert 3 Replacement |
| C. Ball-field Staging Area | I. Culvert 4 Removal |
| D. Gate BC12 | J. Gate BC01 |
| E. Bridge Crossing 6 | K. Waterline POC |
| F. Bridge Crossing 7 | L. BC01 Staging Area |

Midpeninsula Regional
Open Space District
(MROSD)
2/9/2023



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