



Midpeninsula Regional
Open Space District

PROCUREMENT AGENDA ITEM

R-25-93
Meeting 25-19
July 9, 2025

AGENDA ITEM 8

AGENDA ITEM

Award of Contract for Lone Madrone Corrals Project at the La Honda Creek Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS

1. Award a contract to SFT Construction Corp of San Francisco, California to construct a livestock corral and associated fencing at the Lone Madrone Grazing Unit for a not-to-exceed base contract amount of \$295,000.
2. Authorize a 10% contingency in the amount of \$29,500 to be reserved for unanticipated issues, bringing the total not-to-exceed contract amount to \$324,500.

DISCUSSION

Midpeninsula Regional Open Space District (District) purchased the property where the Red Barn is located (formerly MacDonald Ranch or "Rocking Martini Ranch") as an addition to La Honda Creek Open Space Preserve in 2006. The area surrounding the Red Barn itself has historically been used for cattle processing intermittently for decades, both prior to District ownership and since 2014 when grazing was re-introduced on the property (Lone Madrone Grazing Unit). The white corral that can be seen from Highway 84 had been used in the past for a variety of agricultural uses. However, for more than a decade, this corral has been non-functional as the wood materials have outlived their lifespan.

When grazing was re-introduced in 2014, District staff worked with the new grazing tenants to set up temporary cattle processing facilities to serve the immediate needs of the operation as an alternative for the non-functional white corral. Those temporary facilities have been in place for approximately eleven years and are no longer sufficient for the ongoing operation of the grazing lease. The Lone Madrone Corral Replacement Project aims to rehabilitate the site by replacing and right-sizing the existing corral to serve the needs of the grazing operation into the future while at the same time maintaining the scenic quality of the existing white fencing. This project does not include the white wooden fencing fronting Highway 84, which will require a highway encroachment permit. A future project to replace that portion of fencing would use similar materials as proposed below to match the existing aesthetic.

In 2016, District staff hired a qualified historic consultant, LSA, to conduct a Historic Resource Evaluation for the Red Barn and corral. LSA determined that the Red Barn dating to circa 1892 is likely eligible for listing in national and state historic registries. However, the corral dating to the 1950s, is not historically significant. Nevertheless, many in the community and motorists

who travel along Highway 84 appreciate the white wooden fence and white corral that lend to the aesthetic picturesque, ranch appeal of the site, and it is the District's intention to maintain that aesthetic value while improving upon the durability and functionality of the corral and interior fencing infrastructure. Replacing the corral like-for-like in wood, however, is not cost-effective, would create a District asset that had a marginal lifespan, and present ongoing high maintenance demands. Instead, two alternative products that mimic the visual appearance of the existing white corrals and interior fencing will be used.

The new livestock corral is designed to be welded metal pipe painted white. Pipe corrals are considered cattle industry standard for their sturdiness, effectiveness, and longevity. While they are typically left un-finished, painting them white will match the current aesthetic of the site. In addition, the fencing that runs along interior driveways, which are also visible from Highway 84, will be replaced with a "wood-fence-like" product made of HDPE (high density polyethylene) that match the post and four-board ranch-style appearance of the existing white wood fence and have much greater strength and longevity. Interior wood fencing that sections off the current corral will be removed to provide a larger holding pen for cattle while the new corral will be smaller to meet the grazing operator's needs.

District staff have taken a careful and sensitive approach in designing the Lone Madrone Corral Replacement Project to balance form and function. Ultimately, the replacement infrastructure will significantly improve the utility of the infrastructure for the grazing operation, while also maintaining the beloved and iconic ranch aesthetic along the Highway 84 corridor.

This work is anticipated to begin in July 2025, with an estimated construction duration of two to three months.

BUDGET / FISCAL IMPACT

The current fiscal year budget contains:

- ☒ sufficient funds.
- ☐ insufficient funds; the next quarterly budget update will include a reallocation of unspent funds from other project budgets to cover for this expenditure.
- ☐ insufficient funds; approval of this item requires a fiscal year budget augmentation.
- ☐ future fiscal year budgets will include additional funds to complete the contracted work.

Measure AA

- ☐ No, this contract is not part of a Measure AA project.
- ☒ Yes, this contract is part of a Measure AA project.

The following table outlines the Measure AA Portfolio # **05 La Honda Creek – Upper Area Recreation, Habitat Restoration and Conservation Grazing Projects Portfolio** allocation, costs-to-date, projected life-to-date project expenditures and projected portfolio balance remaining.

Measure AA Portfolio # 05 La Honda Creek – Upper Area Recreation, Habitat Restoration and Conservation Grazing Projects Portfolio	
Portfolio Allocation:	\$11,733,000
Grant Income (through FY28):	\$1,000,000
Total Portfolio Allocation:	\$12,733,000
05-001 La Honda Creek Land Conservation Opportunities	(\$1,756,093)
05-002 Upper La Honda Creek Grazing Infrastructure	(\$297,432)
05-005 La Honda Creek Red Barn Parking Area and Easy Access Trail	(\$327,513)
05-007 La Honda Creek Phase 2 Trail Connection	(\$1,373,180)
05-008 La Honda Creek White Barn Structural Rehabilitation	(\$705,117)
05-009 La Honda Creek Redwood Cabin Removal and Site Restoration	(\$488,846)
05-010 Restoration Forestry Demonstration Project	(\$963,856)
05-011 Lone Madrone Ranch Fence Installation	(\$287,349)
05-012 Paulin Culvert/Bridge Improvements	(\$752,513)
05-013 La Honda Parking and Trailhead Access – Implementation	(\$3,612,356)
05-014 Lone Madrone Corrals	(\$100,000)
05-015 Upper La Honda Creek Land Conservation (Eberhard)	(\$1,026,358)
Total Projected Expenditures (life of project):	(\$11,690,613)
Portfolio Balance Remaining (proposed):	\$1,042,387

PROCUREMENT PROCESS AND SELECTION

A Request for Bids (RFB) was issued on April 29, 2025 via BidNet Direct. Legal notices were posted in the San Mateo County Times and a link to the solicitation was posted on the District website. Staff also directly contacted qualified firms about the RFB. Two mandatory pre-bid site walks were held on May 13 and May 19, 2025 with ten (10) contractors in attendance.

The District publicly opened bids on June 4, 2025 and SFT Construction Corp, of San Francisco, California, was determined to be the lowest responsible and responsive bidder. Below is a list of all bids received:

Bidder	Location	Total Base Bid	% Difference from Cost Estimate of \$377,000*
Hammer Fence & Construction Inc.	Tracy, CA	\$418,962.00	11%
SFT Construction Corp	San Francisco, CA	\$295,000.00	-22%
TCB Industrial Contractor	Modesto, CA	\$445,192.00	18%

*The original engineer's estimate of \$377,000 included work that will not be awarded in this contract.

PRIOR BOARD ACTION SUPPORTING THE PROJECT

- **January 12, 2006:** The Board approved the proposed purchase from POST of the Driscoll Ranch Property and adoption of a Resource Management Plan and Preliminary Use & Management Plan ([R-06-07](#), [meeting minutes](#))
- **August 22, 2012:** The Board approved a resource grazing plan for the former McDonald Ranch property (now “Lone Madrone”) as part of the La Honda Creek Open Space Preserve Master Plan ([R-12-83](#), [meeting minutes](#)).

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

The proposed project to replace the existing coral and associated fencing as described herein is exempt in accordance with CEQA Guidelines section 15302 (Replacement or Reconstruction) and section 15304 (New Minor Alterations to Land).

NEXT STEPS

If approved, the General Manager will enter a contract with SFT Construction Corp. 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 late July/August 2025 and be completed in approximately two to three months.

Responsible Department Head:
Brandon Stewart, Facilities & Fleet Manager

Prepared by/Contact person:
Matthew Shapero, Conservation Grazing Program Manager, Facilities & Fleet