



Midpeninsula Regional
Open Space District

PROCUREMENT AGENDA ITEM

R-26-130
Meeting 26-20
August 26, 2026

AGENDA ITEM 8

AGENDA ITEM

Award of Contract for Grazing Water Distribution Infrastructure for the Johnston Ranch Habitat and Agricultural Water Supply Improvements Project at Miramontes Ridge Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS

1. Award a contract to Top Line Engineers Inc., of Hayward, California to develop water infrastructure on the Johnston Ranch Grazing Unit for a not-to-exceed base contract amount of \$158,002.
2. Authorize a 10% contingency in the amount of \$15,800 to be reserved for unanticipated issues, bringing the total not-to-exceed contract amount of \$173,802.

DISCUSSION

In March 2026, the Midpeninsula Regional Open Space District (District) Board of Directors (Board) authorized an amendment to the Partnership Agreement with the San Mateo County Resource Conservation District (RCD) to provide funding for the RCD to implement the Johnston Ranch Habitat and Agricultural Water Supply Improvement Project (Project; [R-26-31, Minutes](#)). The Project, now underway, is expanding the existing stock pond at Johnston Ranch within Miramontes Ridge Open Space Preserve and constructing a new agricultural reservoir to create additional water storage for crop irrigation on the neighboring farmland owned by Peninsula Open Space Trust. Construction is expected to last through October 2026.

Separately and related, the District has the option to contract for a second phase of work during November 2026 to install a solar-powered water distribution system to support conservation grazing on the property, once the reservoir and stock pond are constructed. The recommended award of contract will allow Top Line Engineers to install a solar pump, water tank, four livestock troughs, and nearly 5,000 linear feet of buried pipe that will deliver water from the expanded stock pond to multiple watering locations throughout the grazing area. These components will provide water for cattle away from the stock pond, distributing grazing pressure throughout the grazing unit and balancing the protection of sensitive species that depend on the pond's aquatic habitat with the added beneficial control of suppressing invasive vegetation through grazing.

BUDGET / FISCAL IMPACT

The current fiscal year budget for project MAA01-008 Johnston Ranch Habitat and Agricultural Water Supply contains:

- ☐ sufficient funds.
- ☒ insufficient funds; the next quarterly budget update will include a reallocation of unspent funds from other 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.
- ☐ This Measure AA portfolio contains an unfunded amount anticipated to be supported through a combination of future portfolio reallocation requests, grants, partnership funding, interest income allocations, value engineering and Fund 40 General Fund Capital monies.

The following table outlines the Measure AA Portfolio #1: Miramontes Ridge — Gateway to the Coast Public Access, Stream Restoration and Agriculture Enhancement allocation, costs-to-date, projected life-to-date project expenditures and projected portfolio balance remaining based on the latest expenditure projections.

Measure AA Portfolio #1: Miramontes Ridge — Gateway to the Coast Public Access, Stream Restoration and Agriculture Enhancement	
Portfolio Allocation:	\$27,774,000
Grant Income (through FY29):	\$738,925
Total Portfolio Allocation:	\$28,512,925
01-004 Remediation Plan and Ranch Debris Cleanup, Madonna Creek Ranch	(\$419,791)
01-005 Johnston Ranch Land Acquisition	(\$4,942,101)
01-006 Madonna Creek Habitat Enhancement, Water Supply and Bridge Replacement	(\$828,545)
01-007 Alves Property Open Space Acquisitions	(\$6,745)
01-008 Johnston Ranch Habitat and Agricultural Water Supply Improvements	(\$2,612,502)
01-009 Replace Bridge MRBR1 in Miramontes Ridge Preserve	(\$916,000)
01-010 Johnston Ranch Pond and Cross Fence	(\$340,219)
01-011 Lennie Roberts Trail	(\$409,227)
Total Projected Expenditures (life of project):	(\$10,475,130)
Portfolio Balance Remaining (proposed):	\$18,037,795

PROCUREMENT PROCESS AND SELECTION

A Request for Bids (RFB) was issued on July 2, 2026, via BidNet Direct. Legal notice was posted in the San Mateo County Times, and a link to the solicitation also was posted on the District website. Staff also directly contacted qualified firms about the RFB. One mandatory pre-bid site walk was held on July 16, 2026, with four (4) contractors in attendance. The District received four (4) bids by the bid deadline on July 30, 2026, with Top Line Engineers, Inc., determined to be the lowest responsible and responsive bidder. Since the engineer's estimate was based on a project from 2024, increases in material and labor costs make the current bids reasonable despite appearing elevated against the outdated estimate.

Consultant	Location	Bid Price	Percent Over/Under Engineer's Estimate
Top Line Engineers Inc.	Hayward, CA	\$158,002	+12%
ECAST Engineering Inc.	Oakland, CA	\$158,877	+13%
Hanford ARC	Petaluma, CA	\$168,601	+20%
Diamond D LLC.	Hanford, CA	\$169,825	+21%

PRIOR BOARD ACTION SUPPORTING THE PROJECT

- May 14, 2025, the Board of Directors authorized the General Manager to enter a Partnership Agreement with the San Mateo Resource Conservation District for the design and permitting of the Johnston Ranch Habitat and Agricultural Water Supply Improvement Project ([R-25-66](#), [Minutes](#)).
- March 11, 2026, the Board authorized an amendment to add funds needed to implement the project ([R-26-31](#), [Minutes](#)).

PUBLIC NOTICE

Public notice was provided as required by the Brown Act, and notifications were sent out to the Coastal Area and Miramontes Ridge Preserve Interested Party email lists as well as nearby grazing and agricultural tenants.

CEQA COMPLIANCE

The proposed water development project is consistent with the Initial Study/Mitigated Negative Declaration prepared for the Open Space Maintenance and Restoration Program and is in compliance with the California Environmental Quality Act (State Clearing House Number 2021080129).

NEXT STEPS

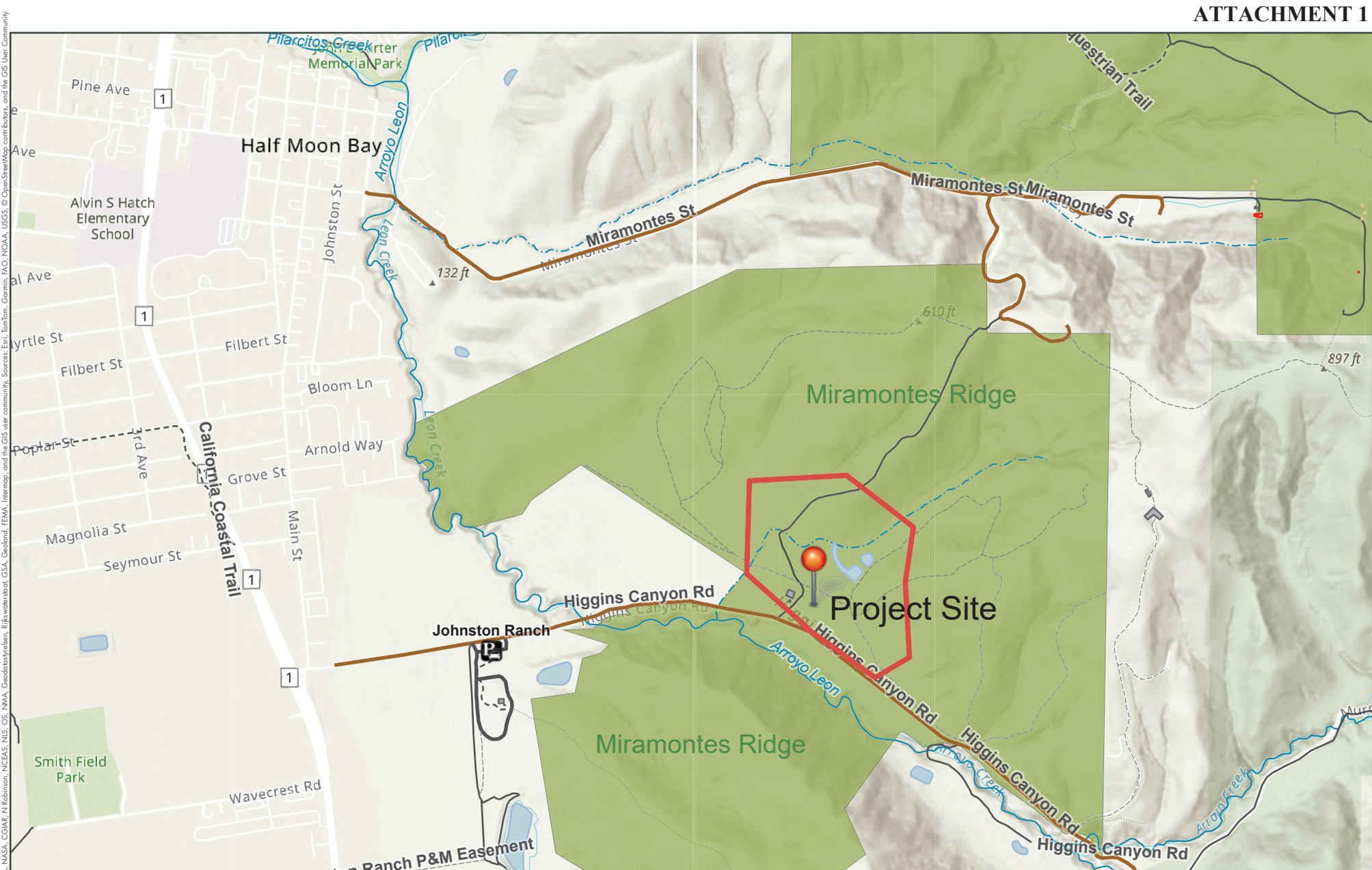
If approved, the General Manager will execute a contract with Top Line Engineers Inc. Work is expected to commence in November 2026 and be completed within two months.

Attachment(s)

1. Project Site Map.

Responsible Department Head:
Kirk Lenington, Natural Resources Department

Prepared by/Contact Person:
Kylie Kammerer, Water Resources Technician II, Natural Resources Department



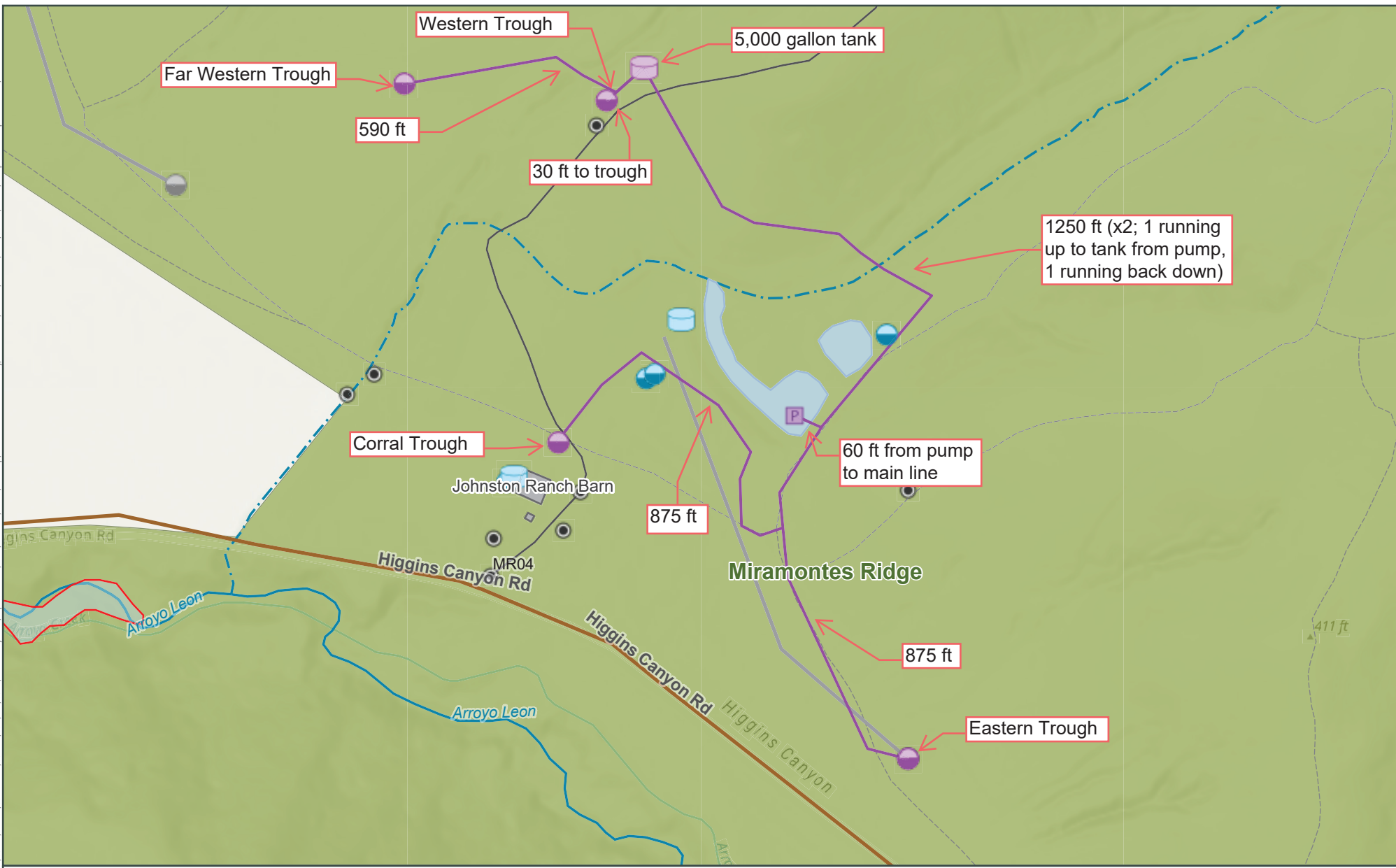
Johnston Ranch Conservation Grazing Water Distribution Project Overview Map

- | | | |
|-------------------------|--------------------------------|--------------------------|
| Stream | Trail | District Boundary |
| Perennial | Paved Road | District Boundary |
| Intermittent | Unpaved All-Season Road | County Boundary |
| Parking Location | Unpaved Seasonal Road | Waterbody |
| Lot | Trail | Active Pond |
| Building | Abandoned / Unmaintained Road | Preserve Boundary |
| Present | Abandoned / Unmaintained Trail | |

Midpeninsula Regional
Open Space District
6/25/2026



Data Source(s): Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatosyellam, Rika, water, GSA, Geoland, FEMA, Intermap, and the GIS user community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Project Map

- | | | | | | | | | | |
|--|---|-------------------------------|-------------------------------|-------------------------------------|---|-------------------------------------|--|--|---|
| Stream
— Perennial
- - Intermittent | Water Tank
Active
Proposed | Water Pump
Proposed | Water Trough
Active | Building
Present
Other | Water Distribution Line
Proposed
Other | Corral
Active
Proposed | Trail
Paved Road
Unpaved Seasonal Road
Abandoned / Unmaintained Road | Coastside Protection Area
District Boundary
County Boundary | Waterbody
Active Pond
Former Pond
Preserve Boundary |
|--|---|-------------------------------|-------------------------------|-------------------------------------|---|-------------------------------------|--|--|---|

Midpeninsula Regional
Open Space District
4/20/2026

