



Midpeninsula Regional  
Open Space District

R-14-82  
Meeting 14-15  
June 11, 2014

## AGENDA ITEM 8

### AGENDA ITEM

Construction Contract for the Bald Mountain Parking Area at Sierra Azul Open Space Preserve

### GENERAL MANAGER'S RECOMMENDATION

A handwritten signature in black ink, appearing to be "S. G. G.", is written over the end of the "GENERAL MANAGER'S RECOMMENDATION" header.

Authorize the General Manager to enter into a contract with TKO General Engineering and Construction Inc., (TKO), of Woodside, CA, for an amount not-to-exceed \$360,000, which includes the bid amount of \$313,128 plus a 15% contingency of \$46,872, to construct the Bald Mountain Parking Area at Sierra Azul Open Space Preserve (Preserve).

### SUMMARY

A Request for Bids for construction services for the Bald Mountain Parking Area was issued on April 21, 2014. Four bid proposals were received and opened on Thursday May 15, 2014. Evaluation of the bids revealed that the low bidder, TKO, presented a complete and responsive bid package. Therefore, the General Manager recommends awarding a contract for construction services for the Bald Mountain Parking Area Project (Project) to TKO for a total amount not-to-exceed \$360,000, which includes the bid amount of \$313,128 plus a 15% contingency amount of \$46,872. The FY2014-15 Budget includes sufficient funds for this Project. Construction costs are anticipated to be entirely reimbursed by the State Coastal Conservancy as part of the Mount Umunhum Project Grant (R-13-45).

### DISCUSSION

#### Background

The Bald Mountain Parking Area Project is a key component to extending public access into the Mount Umunhum region of Sierra Azul Open Space Preserve. Located 1.7 miles southwest of Hicks Road along Mt. Umunhum Road, the Project includes the following elements:

- Grading and compaction, including substantial excavation and slope re-building
- Relocation of an underground telephone line
- Construction of a grade beam and dry-stack stone retaining/seating wall
- Construction of a 24-space paved parking lot (including one ADA space) plus 4 paved roadside spaces
- Construction of a pervious concrete driveway
- Installation of stormwater drainage to manage flows from large storm events, plus other erosion control
- Installation of fences, gates, and signs

Once constructed, the parking area will provide access to the future Mount Umunhum Trail and the existing Bald Mountain Trail. The Mount Umunhum Trail is anticipated to be opened to the public in 2017, linking the new parking area to the summit.

### Contractor Selection

The Request for Bids was issued on April 17, 2014 and sent to eighteen contractors and five builders' exchanges. Legal notices were posted in the Half Moon Bay Review, the San Jose Mercury News and the San Francisco Chronicle. The Invitation to Bid was also posted on the Midpeninsula Regional Open Space District (District) website.

A mandatory pre-bid meeting was held at the Project site on May 1, 2014, and was attended by seven contractors. Sealed bids were due on May 15, 2014, and four bids were received and opened with the results as follows:

	Bidder	Location	Total Bid	Percent Difference from Engineer's Estimate of \$319,386
1.	Galeb Paving	Saratoga	\$452,876.25	+42%
2.	VEM General Engineering	Hayward	\$411,677.70	+29%
3.	GradeTech General Engineering Contractor	San Ramon	\$346,550.40	+9%
4.	TKO General Engineering and Construction	Woodside	\$313,128.70	-2%

The Public Contract Code and Public Resources Code section 5542 provide that public construction contracts are awarded to the lowest responsive and responsible bidder. A "responsible bidder" is defined as "a bidder who has demonstrated the attributes of trustworthiness, as well as quality, fitness, capacity and experience to satisfactorily perform the Contract" (Pub. Contr. Code § 1103) and a "responsive" bid is one that, on its face, conforms to the material terms of the bid package.

Upon review of the Bid Proposals, and confirmation of the contractors' qualifications, the General Manager recommends awarding the contract to TKO as the lowest responsible bidder who submitted a responsive bid.

### FISCAL IMPACT

In light of the District's recent experience at the El Corte de Madera Staging Area, careful consideration, as well as third party review, was incorporated in the stormwater treatment design process for the Project. Nevertheless, a 15% contingency amount is requested for this Project. Because site topography limits the size of stormwater drainage basins, soils within the basins must drain rapidly. Additional excavation and/or drainage structures (such as drain rock or perforated pipe) may be required if basin testing indicates slower infiltration rates than expected. Contingency funds would be used in this case or for other unknown conditions should they arise during excavation and construction.

The \$360,000 contract amount is included in the FY2014-15 Project Budget and will be entirely reimbursed as part of a \$1M State Coastal Conservancy Grant awarded to the Mount Umunhum Project.

**BOARD COMMITTEE REVIEW**

This item was subject to full Board review and received Board approval as part of the larger Mount Umunhum Environmental Restoration and Public Access Project (Report R-12-91).

**PUBLIC NOTICE**

Public notice of this Agenda Item was provided per the Brown Act. No additional notice is required.

**CEQA COMPLIANCE**

Construction of the Bald Mountain Parking Area project was fully analyzed under the California Environmental Quality Act as part of the Mount Umunhum Environmental Restoration and Public Access Project (Report R-12-104), which was certified on October 17, 2012. No significant effects on the environment will occur as a result of the project.

**NEXT STEPS**

Upon approval by the Board of Directors, the General Manager would enter into a contract with TKO to perform construction services for the Project. Activation of the contract is subject to the contractor meeting all District requirements, including required insurance and bonding. Once paperwork and contract signatures are in place, the Project is scheduled to begin in July and be completed in October 2014.

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