



Midpeninsula Regional
Open Space District

R-14-119
Meeting 14-25
September 24, 2014

AGENDA ITEM 5

AGENDA ITEM

Agreement to Install Water Infrastructure at the Russian Ridge Open Space Preserve

GENERAL MANAGER'S RECOMMENDATION

Authorize the General Manager to enter into an agreement with TKO General Engineering and Construction Inc. of Woodside, CA, for a total contract amount not to exceed \$101,061, which includes the base bid of \$87,879 and a fifteen percent contingency amount of \$13,182, to install water infrastructure at the Russian Ridge Open Space Preserve.

SUMMARY

The Request for Bids for the Mindego Water Infrastructure Project was originally released on July 14, 2014. The Midpeninsula Regional Open Space District (District) completed the bid process on Friday August 1, 2014 with TKO General Engineering and Construction Inc. of Woodside, CA as the apparent low bidder. The Mindego Hill property, acquired by the District in 2008, was historically grazed by the former landowner. Upon acquisition of the property, the District temporarily discontinued livestock grazing to work on control of invasive plant species and to reduce risks to natural resources as a result of the limited livestock infrastructure. However, the District made a commitment to the San Mateo County Farm Bureau that livestock grazing would commence on the Mindego Hill property prior to the Mindego Hill Trail opening to public access. The property is located within critical habitat for the federally listed California red-legged frog (CRLF) and San Francisco garter snake (SFGS). The presence of both species has been documented in Mindego Lake and Kneudler Lake as well as upland habitats. Installation of the water system will provide drinking water for livestock and wildlife on areas of the property where water is not currently available and will allow the grassland vegetation to be managed through rotational grazing for the benefit of both CRLF and SFGS. The project will include installation of a solar powered water pumping station at a developed spring, two (2) water storage tanks, approximately 11,000 feet of pipe, and six (6) new water troughs.

DISCUSSION

Background

The Mindego Water Infrastructure Project is located in the Mindego Ranch portion of the Russian Ridge Open Space Preserve (Preserve), southeast of the Town of La Honda (See Attachment 1, Project Location). The project objective is to develop a livestock water system that will provide water for livestock and wildlife on portions of the property where water is not currently available. Installation of the water system will allow the District to reintroduce

livestock grazing to the property, utilize the livestock to manage vegetation to enhance habitat for CRLF and SFGS, and allow the grazing operator to rotate cattle between pastures, providing greater capacity to manage natural resources and protect water quality in Mindego Creek, within the San Gregorio Creek Watershed.

The District made a commitment to the San Mateo County Farm Bureau that livestock grazing would commence on the Mindego Hill property prior to the Mindego Hill Trail opening to public access. Furthermore, the District also made commitments to the Cuesta La Honda Guild community to manage the cattle grazing in a manner that protects their water intake located downstream of the Preserve. This commitment requires cattle to be restricted from portions of the property draining to their water intake during the winter months.

The project specifications utilize water from an existing water source (developed spring) to pump water to two (2) 5,000 gallon water storage tanks, Tank-A and Tank-B, which will feed the new water troughs via gravity flow. Approximately 11,000 linear feet of new, buried pipe will be installed to supply the tanks and troughs (Attachment 2, Project Aerial Map). Work will include improvements to the existing spring (if necessary) and design and installation of one (1) solar-powered water delivery system to provide water to the storage tanks, including installation of pipe and associated plumbing components. Storage Tank-A will then distribute water to four (4) concrete livestock watering troughs and Tank-B will distribute water to two (2) concrete livestock watering troughs. Watering troughs will be leveled and partially buried (approximately 1/3 underground and 2/3 above ground level). Trough installation will include all plumbing components, and wildlife escape ramps. Project construction is scheduled for October-November 2014. The water troughs will allow the grazing operator to rotate cattle between pastures on the property to enhance habitat value and protect water quality. The new water troughs will also promote greater livestock distribution so livestock do not rely solely on ponds for water and will ensure that grasslands are grazed more evenly. Partially burying the water troughs in the ground will minimize aesthetic impacts and allow small calves and wildlife to drink.

Contractor Selection

The bid package was sent to four (4) contractors as well as released to five (5) builders' exchanges. A legal notice was also posted in the Half Moon Bay Review and San Jose Mercury News, and an Invitation to Bid was posted on the District website. A pre-bid meeting was held on July 22, 2014. Eight (8) contractors attended the pre-bid tour.

Sealed bids were due on Friday, August 1, 2014, and three (3) bids were received as shown below, with TKO announced as the apparent low bidder:

Bidder		Location	Base Bid	Percent Difference from Base Bid Estimate of \$105,000
1.	TKO General Engineering and Construction Inc.	Woodside, CA	\$87,878.70	83.69%
2.	Freitas Rangeland Improvements	Livermore, CA	\$117,701.00	112.11%
3.	JDB & Sons Construction	San Francisco, CA	\$197,200.00	187.81%

Evaluation of the bids revealed that the apparent low bidder, TKO, presented a complete and responsive bid package. Therefore, it is recommended that the contract for water infrastructure installation be awarded to TKO for a total not-to-exceed amount of \$101,061, which includes a bid amount of \$87,878.70 plus a 15% contingency amount of \$13,182.30. This amount is within the FY2014-15 Natural Resources Department budget of \$150,000 for implementation of this Project. See the anticipated Project budget breakdown in Table 1, below:

Table 1. Mindego Water Infrastructure installation Cost Breakdown:

Base Bid	Labor and Materials: Install solar powered water pumping station, two 5,000 gallon water storage tanks, approximately 11,000 linear feet of pipe, and six 4'x10' concrete water troughs.	\$87,878.70
Contingency (Unanticipated additional costs)	Labor and Materials: Address any unanticipated issues as directed by the project manager (such as: install additional pipe and restoration of access points)	\$13,182.30
TOTAL		\$101,061.00

The 15% contingency is due to this project carrying a risk of encountering unanticipated underground conditions and other unforeseen circumstances that may be encountered during installation of pipe, such as rerouting planned pipe due to rock or other unsuitable soils and topography, and restoration of temporary roads or trails used to access the construction site.

FISCAL IMPACT

Award of contract will result in a not-to-exceed contract amount of \$101,061 being awarded to TKO General Construction and Engineering Inc. for the Project. This amount is within the \$150,000 budgeted in the Natural Resources Department for this project in the FY2014-15 budget and approved by the District's Board of Directors in March of 2014.

BOARD COMMITTEE REVIEW

This project was included in the FY2014-15 Action Plan and Budget, which was reviewed by the Action Plan and Budget Committee and recommended to the full Board in late February, 2014.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act. Additional notification was sent to the Coastal Protection Area mailing list and neighbors and interested parties for the Mindego Property.

CEQA COMPLIANCE

Awarding the bid and issuing a contract for construction of the Mindego Water Infrastructure Project is consistent with the Mitigated Negative Declaration and Mitigation Monitoring Program for the Mindego Ranch Use and Management Plan Amendment, approved by the Board on January 22, 2014 (R-14-21).

NEXT STEPS

If approved by the Board, the General Manager will enter into a contract with TKO to perform construction services for the Mindego Water Infrastructure Project. Final contract signature is subject to meeting all District requirements, such as having all required insurance and bonding in place. The project is scheduled to begin in October and be completed by November 2014. Project construction may be extended due to rain, which would make portions of the construction area inaccessible to the construction equipment. In this event, construction could resume following sufficient dry period of time (typically 1 or 2 weeks), or resume in the spring 2015 in order to meet the timeline for the grazing lease and trail opening in summer of 2015.

Upon completion of necessary livestock infrastructure improvements on the property, including the water system, a corral, and fence improvements, a formal Request for Proposals (RFP) will be issued to select a qualified grazing tenant for the property. Reintroduction of livestock grazing is anticipated to occur in the summer of 2015 with public access anticipated to commence shortly thereafter.

Attachments:

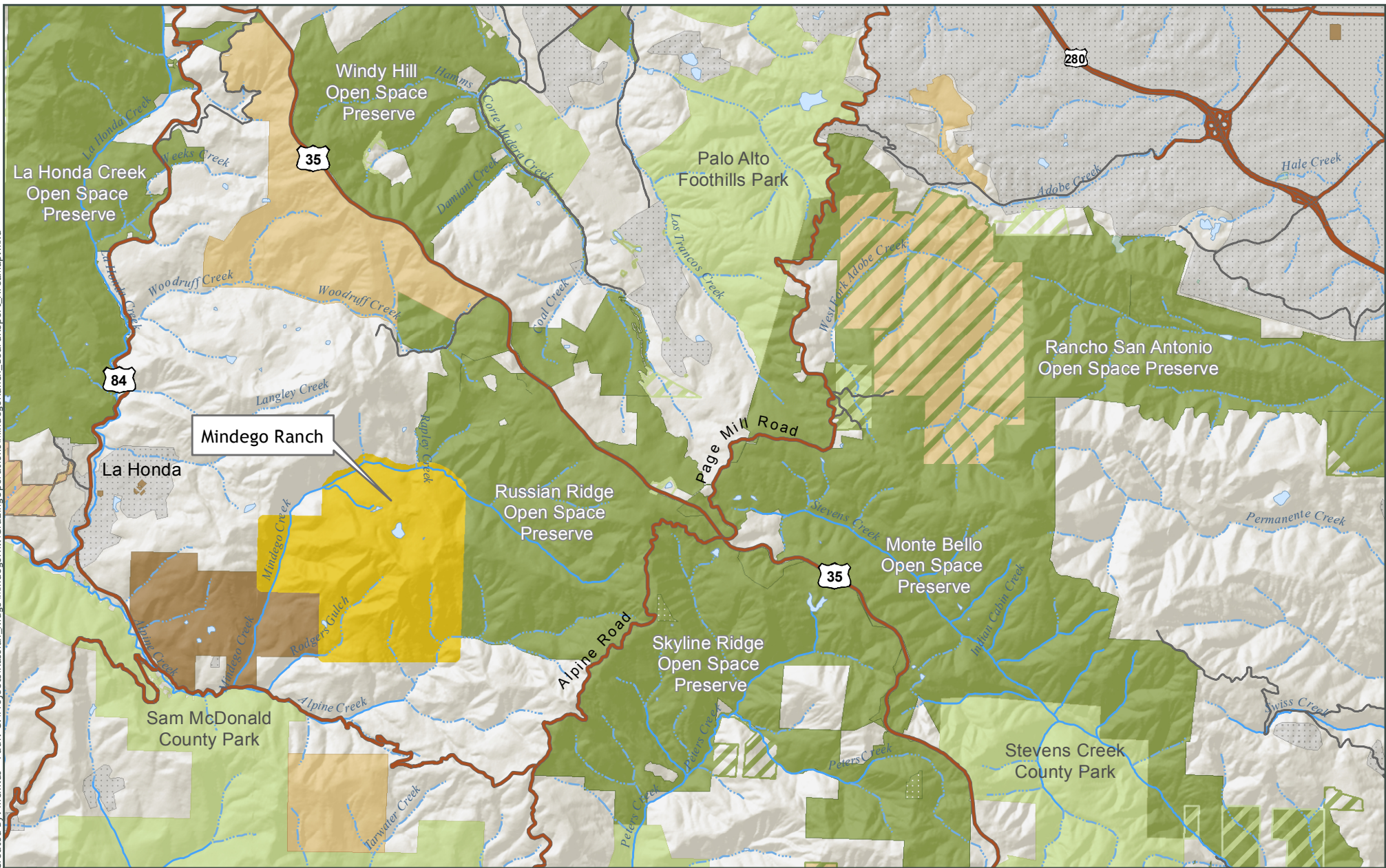
1. Project Location
2. Project Aerial Map

Responsible Department Manager:

Kirk Lenington, Natural Resources Manager

Prepared by:

Clayton Koopmann, Resource Specialist I



Attachment 1: Project Location

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|--|---|---|
|  MROSD Preserves |  Other Public Agency |  Mindogo Ranch |
|  Other Protected Open Space or Park Lands |  Land Trust |  Private Property |
|  Watershed Land |  MROSD Conservation or Agricultural Easement | |

Midpeninsula Regional
Open Space District
(MROSD)

September, 2014














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Proposed Improvements to Mindego Ranch Cattle Water System

-  Spring (Existing)
-  Water Tank (Proposed)
-  Trough (Proposed)
-  Water Tank (Existing)
-  Water Line (Proposed)
-  Perennial Stream
-  Intermittent Stream
-  Proposed Mindego Hill Trail

-  Mindego Ranch Boundary
-  Unpaved Road
-  Existing Trail
-  Unmaintained Road Width

Midpeninsula Regional
Open Space District
(MROSD)
June, 2014

