



Midpeninsula Regional  
Open Space District

R-15-131  
Meeting 15-23  
September 9, 2015

## AGENDA ITEM 4

### AGENDA ITEM

Award of Bid Contract for the Guadalupe Creek Overlook at Sierra Azul Open Space Preserve

### GENERAL MANAGER'S RECOMMENDATION

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Authorize the General Manager to enter into a contract with Cal West Construction General Building, Inc., for an amount not-to-exceed \$86,595, which includes the base bid amount of \$75,300 plus a 15% contingency of \$11,295, to construct the Guadalupe Creek Overlook at Sierra Azul Open Space Preserve (Preserve).

### SUMMARY

A Request for Bids for construction services to install a safety railing and rustic seating at the Guadalupe Creek Overlook, a spectacular vista point located along the new Mount Umunhum Trail, was issued on June 30, 2015. Two bid proposals were received and opened on Wednesday, August 5, 2015. The General Manager recommends awarding a contract for construction services for the Guadalupe Creek Overlook Project (Project) to Cal West Construction General Building, Inc., for a total amount not-to-exceed \$86,595, which includes the bid amount of \$75,300 plus a 15% contingency amount of \$11,295. Onstruction is anticipated to commence and conclude this fall 2015. The Fiscal Year (FY) 2015-16 budget includes sufficient funds for completion of this work.

### MEASURE AA

The Guadalupe Creek Overlook project is included in the FY2015-16 Action Plan as Measure AA Project #23-5. This project is part of the Mt. Umunhum Public Access and Interpretation Project portfolio and will provide a significant visitor amenity that will enhance the visitor experience along the Mount Umunhum Trail.

### DISCUSSION

The Guadalupe Creek Overlook Project (Project) will provide a vista point that will highlight the views and natural features, as well as provide for appropriate and safe access in a way that allows the public to enjoy this stunning natural resource without degrading it. Located along the newly constructed Mount Umunhum Trail, the Project includes the following elements:

- Fabrication and installation of a weathering steel safety guardrail
- Excavation/coring into rock at railing post locations
- Concrete work for post footings

- Construction of a stone seat-wall

Once constructed, the overlook will provide a safe area for the public to rest and enjoy the beautiful views along the Mount Umunhum Trail. The Mount Umunhum Trail and the overlook are anticipated to be opened to the public in the fall of 2016.

### Consultant Selection

A Request for Bids was issued on June 30, 2015 and sent to 36 contractors and five builders' exchanges. Legal notices were posted in 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.

Mandatory pre-bid meetings were held at the Project site on July 15, 2015, and July 23, 2015, and were attended by four contractors. Sealed bids were due on August 5, 2015, and two bids were received and opened with the results as follows:

	<b>Firm</b>	<b>Location</b>	<b>Proposal Amount</b>	<b>Percent Difference from Engineer's Estimate of \$64,000</b>
1.	Cal West Construction General Building Inc	Gilroy	\$75,300	+ 18%
2.	George Bianchi Construction	San Jose	\$90,672	+ 42%

Upon review of the bid proposals, and confirmation of the contractors' qualifications, the General Manager recommends awarding the contract to Cal West Construction General Building, Inc., as the lowest responsible bidder who submitted a responsive bid.

Both bids exceeded the engineer's estimate of \$64,000. A contingency for the unique site conditions and access constraints was not accounted for in the estimate of \$64,000. Variation in the bid amounts from the engineer's estimate was largely due to these physical complexities. Based on these factors, the 18% difference is considered acceptable.

A 15% contingency amount is requested for this Project given that the Project requires that the footings of the safety guardrail be installed in rock that meets the geotechnical engineer's requirements based on onsite observations and confirmation. Adjustments to the post hole locations may be required if the contractor encounters inferior rock during the coring process. Contingency funds would be used in this case or for other unknown conditions should they arise during coring and construction.

### FISCAL IMPACT

The \$86,595 contract amount is included in the FY2015-16 Budget and is eligible for Measure AA reimbursement.

**BOARD COMMITTEE REVIEW**

A general concept plan and design guidelines for the overlook were reviewed and confirmed by the Planning and Natural Resources Committee on February 24, 2015 (R-15-31).

**PUBLIC NOTICE**

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

**CEQA COMPLIANCE**

Construction of the Mount Umunhum Trail, of which Guadalupe Creek Overlook is a part, was analyzed under the California Environmental Quality Act as part of the Mount Umunhum Environmental Restoration and Public Access Project Environmental Impact Report (EIR) (R-12-104), which the Board certified on October 17, 2012. Mitigation and avoidance measures as identified in the EIR and the Mitigation Monitoring Plan will be incorporated as part of the overlook construction contract. No new or previously unexamined significant effects on the environment will occur as a result of construction of the overlook.

**NEXT STEPS**

Upon approval by the Board of Directors, the General Manager would enter into a contract with Cal West Construction General Building, Inc. to construct the Project. Execution 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 October and be completed by mid-November 2015.

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