



COUNCIL REPORT

DATE: April 9, 2024
CATEGORY: Consent
DEPT.: Public Works
TITLE: **Miramonte Reservoir Fence Replacement, Project 23-42—Various Actions**

RECOMMENDATION

1. Find that in accordance with California Environmental Quality Act (CEQA) requirements, Miramonte Reservoir Fence Replacement, Project 23-42, is categorically exempt as Class 2, Replacement or Reconstruction of Existing Structures, under CEQA Guidelines Section 15302.
2. Transfer and appropriate \$100,000 from the Water Fund to the Miramonte Reservoir Fence Replacement, Project 23-42. (Five votes required)
3. Approve plans and specifications for Miramonte Reservoir Fence Replacement, Project 23-42, and authorize staff to advertise the project for bids.
4. Authorize the City Manager or designee to award the construction contract to the lowest responsive responsible bidder if the bid is within the project budget of \$870,000.

BACKGROUND

The Miramonte Reservoir site, located at 1130 Miramonte Avenue, was acquired by the City in the 1940s for water storage and has two water reservoirs serving the City of Mountain View. The rectangular site is surrounded by the City of Los Altos, regulated and controlled by the City of Mountain View, with residential properties abutting the site on three sides (see Figure 1). The site is secured with a redwood fence, originally constructed 20 years ago, along the same three sides adjacent to the residential properties (northern, western, and southern boundaries), and has a black powder-coated chain-link fence with an access gate along Miramonte Avenue.

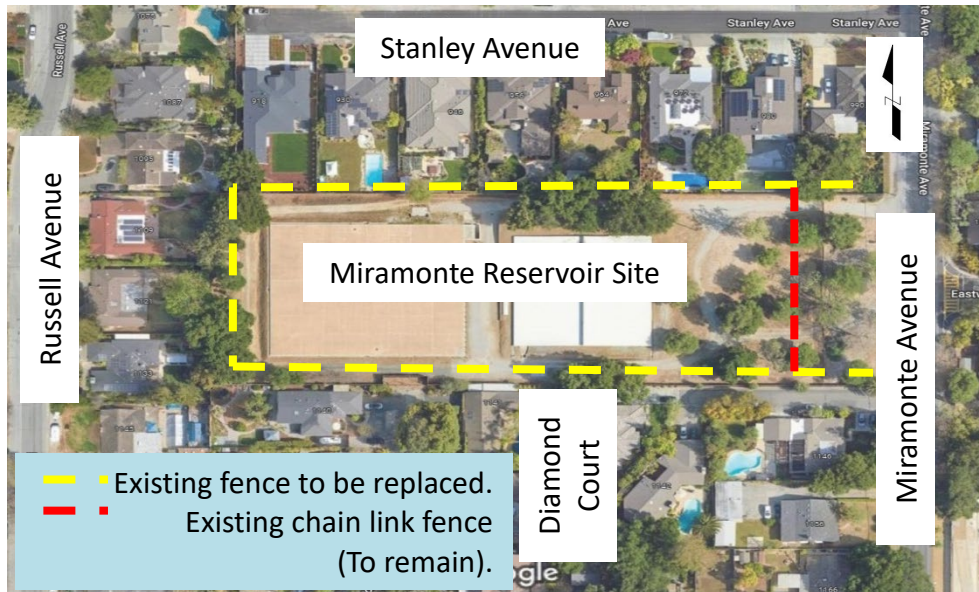


Figure 1: Site Map

Over the years, various storms and wear and tear have damaged the redwood fence, and although some sections have been replaced, these recent replacements are already showing signs of deterioration due to ongoing irrigation overspray by neighboring properties and recent storms. Other fence sections are also failing, and staff has installed supports to maintain stability (see Figure 2). The redwood fence has outlived its useful life and replacement is needed. The existing chain-link fence along Miramonte Avenue is in good condition and will remain in place.



Figure 2: Existing Fence Condition

On April 20, 2023, the City retained Callander Associates Landscape Architecture (Callander) to assist with public outreach and to provide fence design services. The City tasked Callander to identify two options for a new fence that will surpass the durability of the existing redwood fence. The new fence would need to withstand the elements, require less frequent maintenance, and ensure proper site security for the City's needs.

ANALYSIS

Community Meetings and Fence Selection

Two community meetings were held with Los Altos residents surrounding the site. The first meeting took place in person on August 24, 2023, with four households attending. To encourage greater participation, a second virtual session was held on September 25, 2023, where two additional households attended. During both sessions, two fence options were presented that met the City's requirements:

- Option 1: Fence with composite wood panels and composite posts.
- Option 2: Fence with composite wood panels and powder-coated steel posts.

Residents expressed a preference for Option 2 (see Figure 3). This preferred fence design was later shared with the residents via a mailer sent out on October 13, 2023, and staff received no further comments.

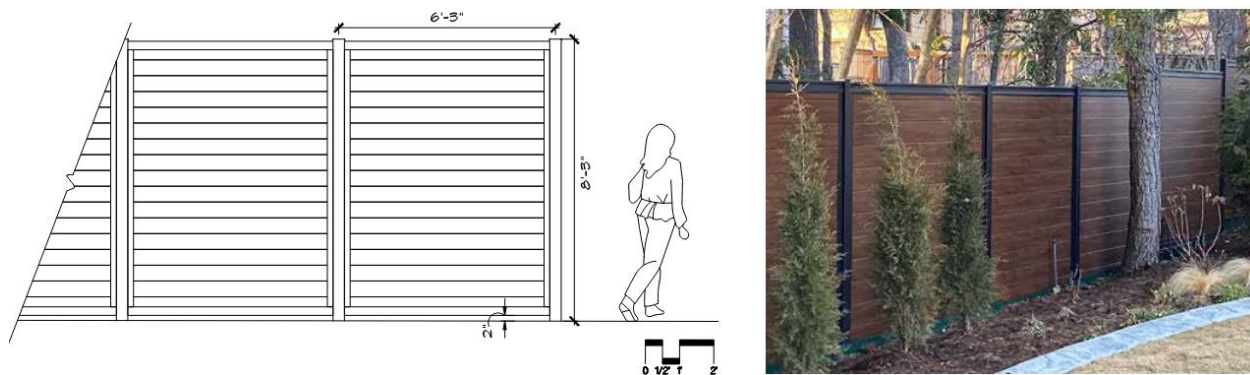


Figure 3: New Perimeter Fence

The preferred fence will be just over 8 feet high and 1,370 feet in perimeter, with concrete foundations and feature posts and rails made of heavy-duty powder-coated steel with composite wood panels in a timber brown finish, providing a natural wood appearance. The fence design and materials will withstand various environmental elements and include robust foundations to keep the fence upright and resist impact of heavy winds. In addition, the new fence materials

will come with a 20-year warranty. While the new fence capital cost is higher as compared to a redwood fence, the cost is offset by the long-term durability and reduced ongoing maintenance needs.

Plans and Specifications

The plans and specifications for Miramonte Reservoir Fence Replacement, Project 23-42, are complete. If Council approves the recommended actions and a responsive responsible bid is received within the project budget, construction is anticipated to begin in summer 2024 and be completed in fall 2024. Public noticing will occur prior to and during construction.

Environmental Clearance

In accordance with the requirements of the California Environmental Quality Act (CEQA), the project has been determined to be categorically exempt as Class 2, Replacement or Reconstruction, pursuant to Article 19, Section 15302(b), as it consists of replacement of an existing structure with a new structure of substantially the same size, purpose, and capacity. Staff recommends that Council make a finding that in accordance with the CEQA requirements, the project is categorically exempt as Class 2, Replacement or Reconstruction, under CEQA Guidelines (Title 14, Division 6, Chapter 3 of the California Code of Regulations) Section 15302(b).

FISCAL IMPACT

Miramonte Reservoir Fence Replacement, Project 23-42, is funded with \$770,000 from the Construction/Conveyance Tax Fund. An increase in appropriation of \$100,000 is being requested to fully fund the project.

The estimated total project cost is as follows:

Construction	\$520,000
Construction Contingency	52,000
Project Management	44,000
Consultant Services	100,000
Construction Inspection and Testing	80,000
Permits, Printing, and Miscellaneous	<u>20,000</u>
Subtotal	\$816,000
City Administration	<u>54,000</u>
Total Estimated Cost	<u>\$870,000</u>
Project Budget	<u>770,000</u>
Project Shortfall	\$100,000

The additional project cost is associated to the higher quality and durability of the fence material and foundations. If the recommended funding adjustment is approved, the total project budget will be increased to \$870,000. Staff recommends transferring and appropriating \$100,000 from the Water Fund to Project 23-42 for a total project budget of \$870,000. There is sufficient balance in the Water Fund to fully fund this project.

CONCLUSION

The redwood fence at the Miramonte Reservoir has outlived its useful life, and replacement is needed. Based on the City's needs and community feedback, a new fence with steel posts and composite wood panels is recommended. The new fence will provide increased durability resulting in reduced future maintenance and replacement needs.

ALTERNATIVES

1. Do not authorize the appropriation and reduce project scope.
2. Do not approve plans and specifications and select an alternate fence design.
3. Provide other direction.

PUBLIC NOTICING

Agenda posting and individual letters were sent to property owners and residents within 750' of the project location.

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