



Midpeninsula Regional  
Open Space District

R-24-38  
Meeting 24-08  
March 27, 2024

## AGENDA ITEM 6

### AGENDA ITEM

Award of Contract to Complete Repairs to a Ranger Residence in Sierra Azul Open Space Preserve

### GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize an award of contract to SAE Consulting Engineering of San Jose, CA for a not-to-exceed base contract amount of \$575,000.
2. Authorize a contingency of 15% in the amount of \$86,250 to be reserved for unanticipated issues, bringing the total not-to-exceed contract to \$661,250.

### SUMMARY

The Sierra Azul Ranger Housing Project (Project) will complete repairs to a ranger residential structure located at 18171 Pheasant Road in Sierra Azul Open Space Preserve (Preserve) and make other site improvements to bring the structure up to the current Santa Clara County (County) building code. The Project will demolish two existing unpermitted additions, reconfigure the interior of the 2-bedroom, 1-bathroom dwelling, make repairs to the foundation, electrical, plumbing and heating systems, siding, and roof, and improve fire suppression for the site.

Midpeninsula Regional Open Space District (District) staff issued a Request for Bids on February 6, 2024 and received five (5) bids on March 6, 2024 with SAE Consulting Engineering identified as the lowest responsive and responsible bidder. The General Manager recommends awarding a contract to SAE Consulting Engineering for a base contract amount of \$575,000 with a 15% contingency in the amount of \$86,250 for a total not-to-exceed contract amount of \$661,250. The Fiscal Year 2023-24 (FY24) budget includes sufficient funds to cover the recommended action and expenditures through the end of the fiscal year. Funding in FY25 to complete the work will be requested as part of the annual Budget and Action Plan process. Work is scheduled to begin in May 2024 and conclude in August 2024.

### DISCUSSION

The property at 18171 Pheasant Road, which was purchased by the District in 2010 (R-10-114), includes two residential structures. One structure is currently used as maintenance employee housing and the other structure was temporarily repurposed and used as the South Area Outpost. In 2021, the District completed the South Area Office in Campbell, CA, and field operations were moved from 18171 Pheasant Road to the new Campbell location. Since the move, the

District has been preparing to return the former site of the South Area Office to be reused for ranger housing and reestablish off-hours ranger presence for the Preserve.

In November 2020 (R-20-126), the District selected Wiss, Janney, Elstner Associates, Inc., (WJE) to complete a structural and architectural assessment for the residential building, and a report detailing repair recommendations for residential reuse. WJE completed the draft assessment and recommendations in April 2021. Between April 2021 and November 2022, the District and WJE consulted early with County Planning and Building Departments to understand the repairs necessary to address code requirements for reoccupation. Based on these discussions, the County determined the need to demolish unpermitted additions to the building, which will allow the structure to be officially permitted as an accessory dwelling unit (ADU) to the other preexisting residence. The mechanical, electrical, and plumbing systems also need to be brought up to current building code. WJE finalized their report by including the County's direction in January of 2023.

In April of 2023, the District selected Hawk Design & Consulting to provide design and permitting support services after soliciting proposals from qualified consultants. The design and construction documents were completed in August 2023 and submitted to the County for a building permit in September 2023. Although the building permit is still under review, the District anticipates receiving the building permit in time to start construction in May 2024. The anticipated conditions of approval for the permit include installation of a wharf hydrant and dedicated water storage for fire suppression.

### Scope of Work

The project includes the demolition of two previously unpermitted additions; foundation repairs; re-roofing; relocation of interior walls; new ceiling; new electrical, plumbing, and HVAC; new siding and exterior paint; new doors and windows; new exterior stairs; framing repairs; and the installation of a new water tank and dwarf hydrant for fire protection.

### Contractor Selection

A Request for Bids was issued on February 6, 2024 via Periscope and released to three builders' exchanges. Legal notices were posted in the San Jose Mercury News, and a link to the solicitation was posted on the District website. Two mandatory pre-bid site walks were held on February 16 and February 22, 2024 with ten total contractors in attendance.

The District publicly opened the bids on March 6, 2024 and announced SAE Consulting Engineering as the apparent low bidder. The detailed breakdown of bids received is as follows.

<b>Bidder</b>	<b>Location</b>	<b>Total Bid</b>	<b>Percent +/- from Engineers Estimate (\$560,000)</b>
SAE Consulting Engineering	San Jose, CA	\$575,000	+1.02%
One Day Installation & Repairs	San Juan Bautista, CA	\$581,150	+1.04%
Flashback Electric & Construction	Morgan Hill, CA	\$599,120	+1.07%
Integra Construction Services	Pleasanton, CA	\$620,000	+1.11%
Shellco General Contractors, Inc.	Patterson, CA	\$683,498	+1.22%

The General Manager recommends awarding the contract to SAE Consulting Engineering as the lowest responsible and responsive bidder.

### FISCAL IMPACT

The FY24 adopted budget includes \$589,000 for the 35004 - Sierra Azul Ranger Residence project. There are sufficient funds in the project budget to cover the recommended action and expenditures. Funds for future year costs will be recommended in future fiscal year budgets as a part of the annual Budget and Action Plan process.

35004 - Sierra Azul Ranger Residence	Prior Year Actuals	FY24 Adopted	FY25 Projected	FY26 Projected	Estimated Future Years	TOTAL
District Funded (Fund 40):	\$127,612	\$589,000	\$278,000	\$0	\$0	\$994,612
Grant Amount:	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Budget:</b>	<b>\$127,612</b>	<b>\$589,000</b>	<b>\$278,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$994,612</b>
Spent-to-Date (as of 03/07/24):	(\$127,612)	(\$41,838)	\$0	\$0	\$0	(\$169,450)
Encumbrances:	\$0	(\$6,770)	\$0	\$0	\$0	(\$6,770)
SAE Consulting Engineering Contract:	\$0	(\$350,000)	(\$225,000)	\$0	\$0	(\$575,000)
15% Contingency:	\$0	(\$52,500)	(\$33,750)	\$0	\$0	(\$86,250)
<b>Budget Remaining (Proposed):</b>	<b>\$0</b>	<b>\$137,892</b>	<b>\$19,250</b>	<b>\$0</b>	<b>\$0</b>	<b>\$157,142</b>

This recommended action is not funded by Measure AA.

### PRIOR BOARD AND COMMITTEE REVIEW

The assessment of the structure at 18171 Pheasant Road came before the Board at the following public meeting:

- November 18, 2020:** Board review of a contract with Wiss, Janney, Elstner Associates, Inc. (WJE) to complete a structural and architectural assessment and repair recommendations for the former South Area Outpost structure located at 18171 Pheasant Road for residential use. ([R-20-126](#), [meeting minutes](#))

### PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

### CEQA COMPLIANCE

Repairs and renovations to the existing single-family home located at 18171 Pheasant Road in Sierra Azul Open Space Preserve is exempt in accordance with State CEQA Guidelines section 15301 (Existing Facilities) and section 15302 (Replacement or Reconstruction).

### NEXT STEPS

If approved, the General Manager will enter into a contract with SAE Consulting Engineering. Final contract signature is subject to meeting all District requirements, such as having all

required insurance and bonding in place. Work is scheduled to begin in May 2024 and conclude in August 2024.

Attachment(s)

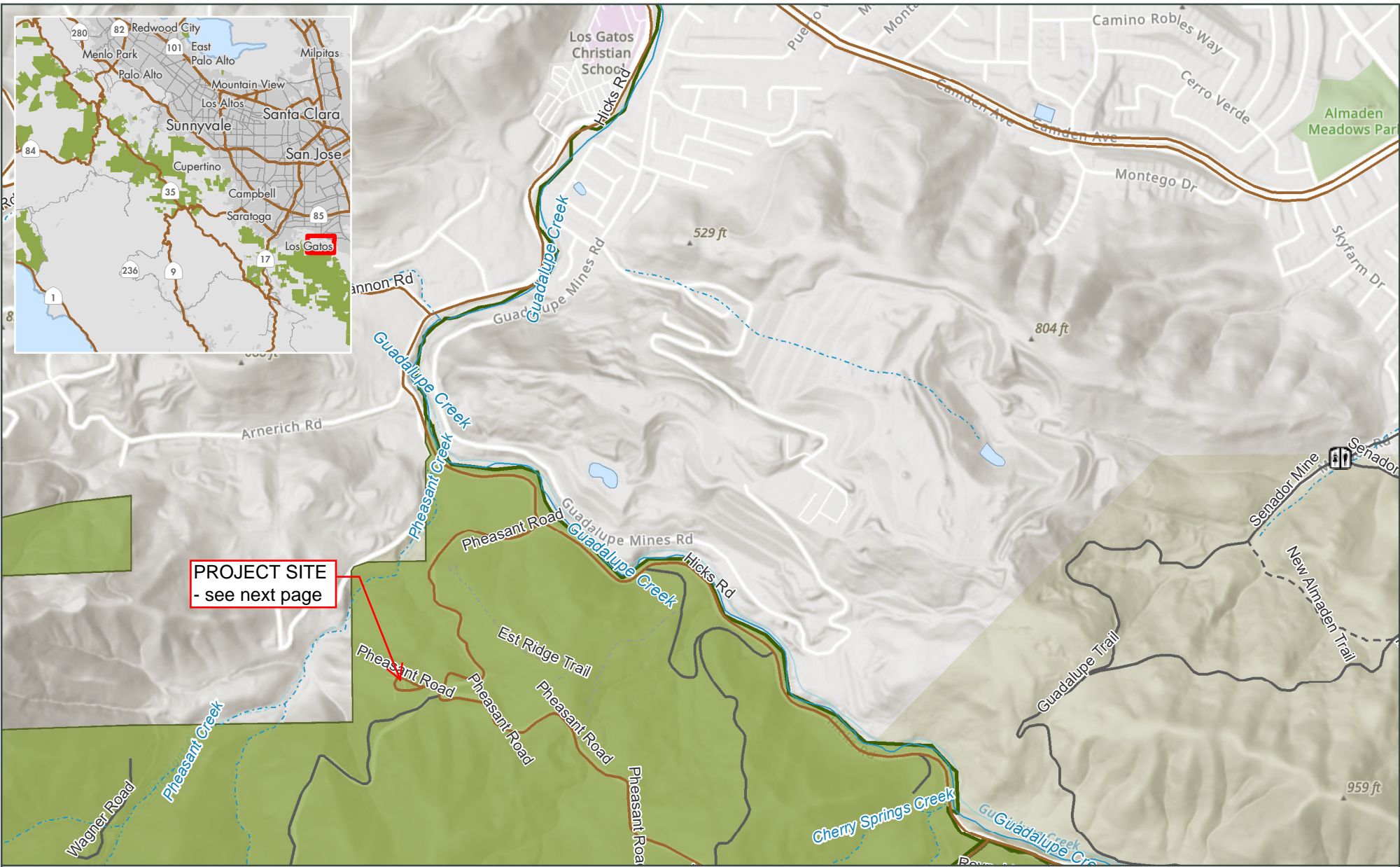
1. 18171 Pheasant Road Area Map
2. 18171 Pheasant Road Site Map

Responsible Department Head:

Jason Lin, Engineering and Construction Manager

Prepared by / Contact person:

Leigh Guggemos, Capital Project Manager III, Engineering and Construction Department



# 1 - SA Ranger Housing Area Map

- Paved Road
- Unpaved Seasonal Road
- Trail
- Arterial
- Preserve Boundary

Midpeninsula Regional  
Open Space District  
(MROSD)  
11/21/2023



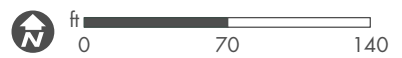
Data Source(s): Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N. Robinson, NCEAS, NLS, OS, NMA, Geodatasystemen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

Data Source(s): Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N. Robinson, NCEAS, NLS, OS, NMA, Geodatasystemen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community



## 2 - SA Ranger Housing Project Map

Midpeninsula Regional  
Open Space District  
(MROSD)  
11/21/2023



While the District strives to use the best available digital data, these data do not represent a legal survey and are merely a graphic illustration of geographic features.