



Midpeninsula Regional  
Open Space District

R-11-97  
Meeting 11-26  
September 28, 2011

## **AGENDA ITEM 6**

### **AGENDA ITEM**

Authorization to Reject All Bids Received September 14, 2011 for Remodel of the Folger Ranch House located at La Honda Creek Open Space Preserve

### **GENERAL MANAGER'S RECOMMENDATIONS**

1. Authorize the General Manager to reject all bids received to complete the Folger Ranch House Remodel Project at La Honda Creek Open Space Preserve.
2. Authorize staff to re-evaluate the Project scope and solicit new bids to complete the Folger Ranch House Remodel Project at La Honda Creek Open Space Preserve.

### **SUMMARY**

The purpose of the Folger Ranch House Remodel and Water System Improvements Project (Project) is to establish the District's first coastside employee residence and provide an ongoing and after-hours presence for the former Driscoll Ranch area of La Honda Creek Open Space Preserve. The Project consists of code-required corrections, and basic habitability upgrades, including the development of a potable water system. The Project is divided into two phases. Phase I consists of the development of a potable water system (underway). The contract for Phase I was awarded on August 24, 2011 (see Report R-11-80); Phase II, the subject of this Board Report, is the ranch house remodel. After completing the Request for Bids process for Phase II, staff recommends rejecting all bids and soliciting new bids to complete the project. Staff requests the opportunity to explore potential Project cost reductions by re-evaluating the Project scope.

### **DISCUSSION**

#### **Background**

The Folger Ranch House is located in the former Driscoll Ranch area of La Honda Creek Open Space Preserve (Preserve), approximately four miles west of the Town of La Honda, on an unpaved ranch road north of La Honda Road (refer to Attachments 1 and 2). The purpose of the Project is to establish a District coastside employee residence and provide an after-hours presence at the former Driscoll Ranch area of the Preserve. In order to meet the October 15, 2011 grading deadline set by San Mateo County, the Project has been split into two phases. Phase I, which requires grading work, consists of water system improvements to provide potable water to the residence. The contract for Phase I was awarded August 24, 2011, and construction

is currently underway. Phase II, which does not require grading, consists of the Folger Ranch House remodel. The house remodel include basic habitability improvements, including: replacement of the existing roof; interior and exterior repainting; replacement or refurbishing of existing flooring; structural improvements; stabilization of an existing chimney and fireplace; installation of a heating system; plumbing and electrical system upgrades; code-related corrections; purchase and installation of appliances, fixtures, and cabinetry; and replacement of doors and windows, as necessary. Additionally, the contract will require 50% of waste material to be diverted from the land fill.

### **Project History**

Prior to purchasing the former Driscoll Ranch property, the Real Property Committee met on November 16, 2005, to tour the structures and surrounding lands. As part of this tour, the possibility of designating a structure as a ranger residence was discussed. This possibility was later memorialized in the draft La Honda Master Plan, which calls out the Folger Ranch residence as future employee housing given its strategic location. Subsequently, the Folger Ranch House Improvements Project was included as a key project during the FY2008-09 Action Plan. During this time, staff prepared a cost analysis to compare the cost of remodeling the existing residence versus demolishing the residence and installing a manufactured home. Remodeling the residence was deemed as the less expensive option, setting the course for the remodel project.

On March 24, 2010, the District awarded a contract to Page & Turnbull, Inc. for \$82,500 for architectural and engineering services. On August 24, 2011, the District awarded a contract to Pacific Underground Services for \$43,020 to construct the water system improvements. Staff anticipates the total cost of the project to be approximately \$363,000. The District spent approximately \$55,000 during FY2010-11 on design and engineering services (provided by an architect, mechanical engineer, structural engineer, electrical engineer, civil engineer, geotechnical engineer, and a surveyor). The remaining \$308,000 will be spent during FY2011-12 on permitting, design and engineering services, construction of the water system and house remodel, and construction oversight.

### **Bidding Process**

The bidding process for Phase II commenced on August 12, 2011. Bid packages were sent to three (3) contractors and five (5) local builders' exchanges. A legal notice was posted in the Half Moon Bay Review and San Mateo County Times and an Invitation to Bid was posted on the District website. A mandatory pre-bid meeting was held on August 25, 2011, and was attended by eight (8) contractors. Sealed bids were due on September 14, 2011, and five (5) bids were received as shown below:

<i>Bidder</i>	<i>Location</i>	<i>Base Bid</i>	<i>Percent Difference from Cost Estimate of \$142,000</i>
Bayview Painting	Burlingame	\$133,500	- 6%
P & A Construction	San Francisco	\$145,500	+ 2%
MK Construction	Millbrae	\$179,700	+ 26%

Gonsalves & Stronck	San Carlos	\$198,600	+ 40%
P.C.R.B.	Concord	\$213,700	+ 50%

Staff would like the opportunity to explore further Project cost reductions by re-evaluating the Project scope. Therefore, staff recommends rejecting all bids, re-evaluating the Project scope and soliciting new bids for Phase II of the Project.

### **FISCAL IMPACT**

Rejection of bids results in no fiscal impact to the District's capital budget.

### **PUBLIC NOTICE**

All legal notice requirements of the California Environmental Quality Act (CEQA) have been met, in addition to public noticing requirements of the Brown Act.

### **CEQA COMPLIANCE**

The District adopted the Mitigated Negative Declaration and Mitigation Monitoring Program for Phase I and Phase II of the Project on August 24, 2011 (see Report 11-80 and Resolution 11-29), which determined that the Project would have no significant or cumulative effects because of implementation and adherence to mitigation measures that will prevent substantial impacts to environmental resources. It was also determined that implementation of the Project would not result in direct and indirect substantial adverse impacts or significant risk to human beings.

### **NEXT STEPS**

Upon Board authorization to reject all bids and following staff's re-evaluation of the Project scope, staff will solicit new bids to perform construction services for the Phase II Folger Ranch House Remodel Project and return for the Board for approval.

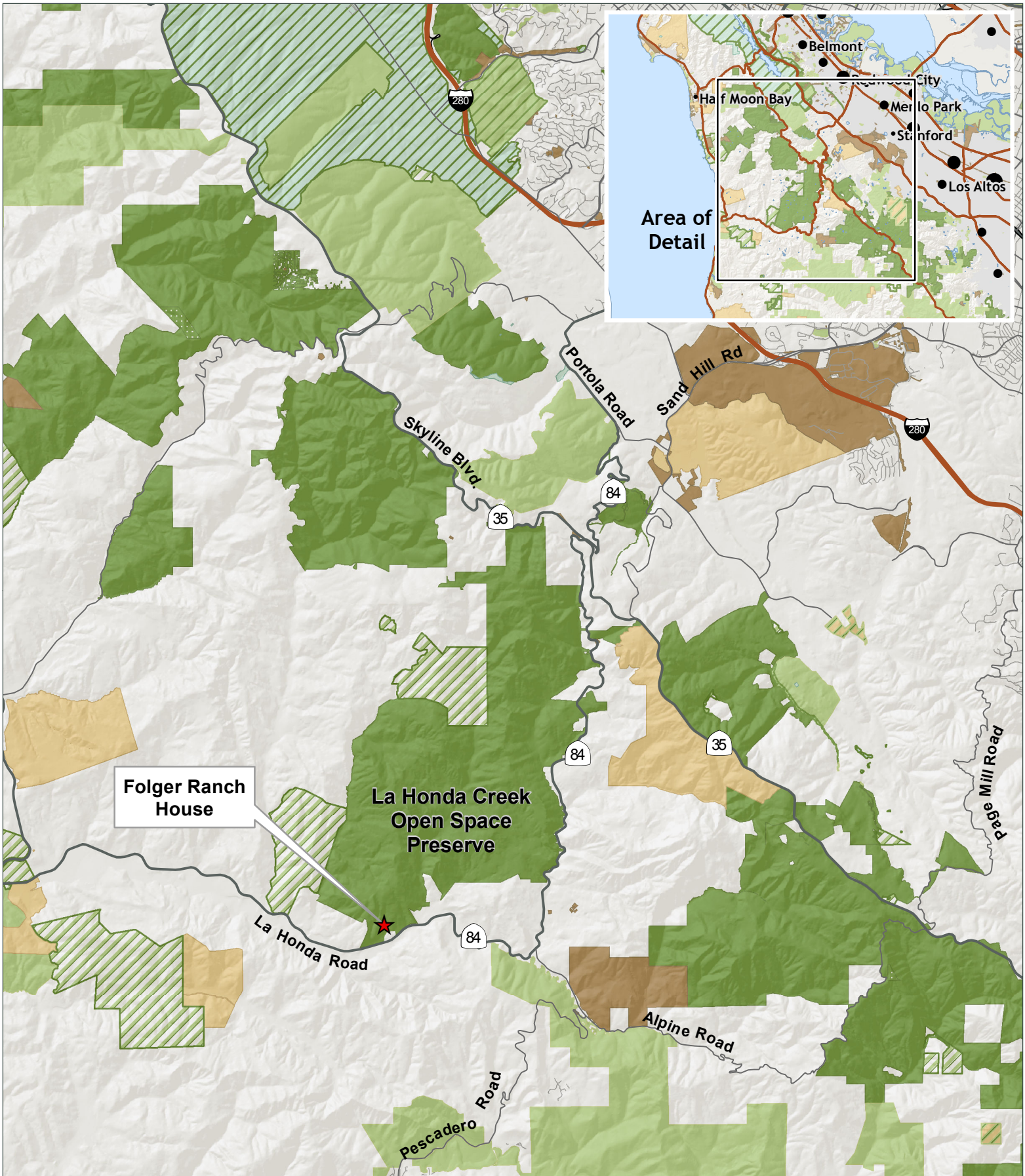
#### Attachments

1. Vicinity Map, Folger Ranch House
2. Site Map, Folger Ranch House

Prepared by:  
Galli Basson, Planning Technician

Contact person:  
Same as above

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### Attachment 1: Vicinity Map, Folger Ranch House

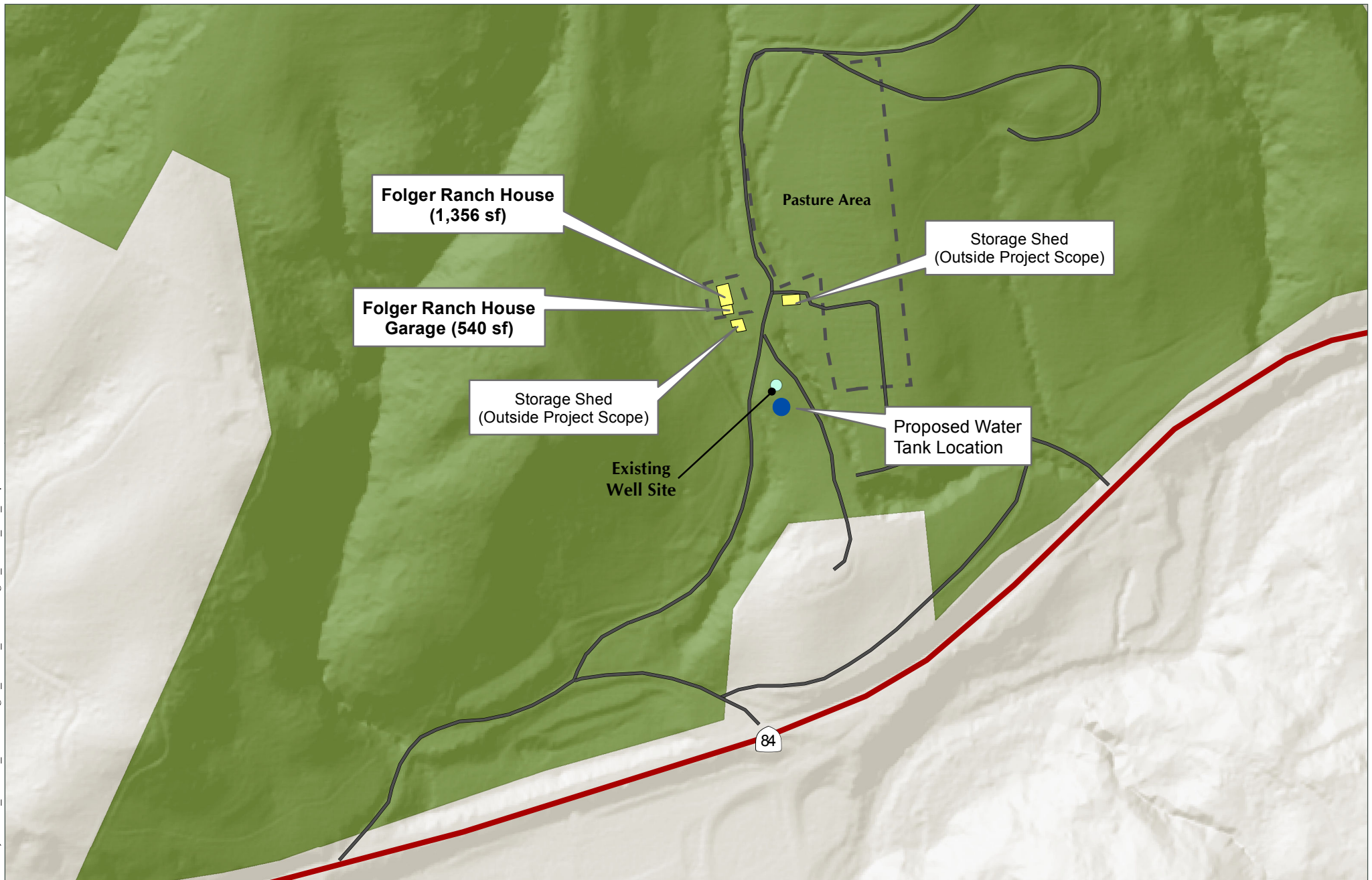
- |   |   |
|---|---|
|  MROSD                                    |  Watershed Land                        |
|  Other Protected Open Space or Park Lands |  Conservation or Agricultural Easement |
|  Nonprofit Land                           |  Other Public Agency                   |

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June 2011



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### Attachment 2: Site Map

- MROSD
- Watershed Land
- Other Protected Open Space or Park Lands
- Conservation or Agricultural Easement
- Nonprofit Land
- Other Public Agency
- Structure
- Fence
- Unpaved Ranch Road

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August 2011

