



Midpeninsula Regional
Open Space District

R-11-112
Meeting 11-33
December 14, 2011

AGENDA ITEM 10

AGENDA ITEM

Award of Contract for Remodel of the Folger Ranch House located at La Honda Creek Open Space Preserve

GENERAL MANAGER'S RECOMMENDATION

Authorize the General Manager to execute a contract with Southwest Construction for a bid amount of \$157,244, with an 10% contingency of \$15,756, for a total amount not to exceed \$173,000, 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 Midpeninsula Regional Open Space District's (District) first Coastal Annexation Area 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 has been divided into two phases; with Phase I recently completed to establish a potable water system (see Report R-11-80). Phase II, which is the subject of this report, consists of basic habitability upgrades and code-required corrections of the ranch house. Staff recommends awarding the Phase II contract to Southwest Construction for a total amount not to exceed \$173,000.

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 was split into two phases. Phase I required grading work and consisted of water system improvements to provide potable water to the residence. The contract for Phase I was awarded August 24, 2011, and construction is complete. Phase II, which is the subject of this report, does not require grading and consists of the Folger Ranch House remodel. The house remodel includes the following basic habitability improvements: roof replacement; interior and exterior repainting; floor replacement and refurbishment; structural improvements; chimney and fireplace stabilization; new heating

system; plumbing and electrical system upgrades; code-related corrections; and replacement of appliances, fixtures, cabinetry, doors, and windows, as necessary. The contract requires 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 property 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 shown to be the least expensive option, setting the course for the remodel project.

Contractor Selection

An initial Request for Bids for Phase II commenced on August 12, 2011, and sealed bids were opened on September 14, 2011. At the regular meeting of September 28, 2011, the Board approved the General Manager's recommendations to: (1) reject all bids received for Phase II; and (2) authorize staff to re-evaluate the Project scope and solicit new bids to complete Phase II. Following staff's reevaluation of the Project scope, the second bidding process for Phase II commenced on October 25, 2011. Staff issued a revised Request for Bids that specified the lowest responsive, responsible bidder would be based on the lowest total of the bid price in the base bid plus four additive alternate items. Bid packages were sent to sixteen (16) contractors and five (5) local builders' exchanges. A legal notice was posted in the San Jose Mercury News and San Mateo County Times and an Invitation to Bid was posted on the District website. A mandatory pre-bid meeting was held on November 4, 2011, and was attended by eight (8) contractors (contractors that attended the first bid tour were not required to attend this tour to bid on the project). Sealed bids were due on November 18, 2011, and seven (7) 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>
Southwest Construction	San Bruno	\$157,244	+ 10%
Bayview Construction	Burlingame	\$161,600	+ 14%
P & A Construction	San Francisco	\$173,600	+ 22%
PCRB Inc.	Concord	\$187,700	+ 32%
Rodan Builders	Burlingame	\$252,740	+ 78%
Designed Building Systems	Dublin	\$255,711	+ 80%
Southland Construction	Pleasanton	\$276,446	+ 95%

Staff has thoroughly examined the bid proposals submitted, reviewed prior work experience, and checked references to verify that the selected contractor is a responsible, qualified bidder with

the skills, licenses, and experience necessary to complete the proposed Project. Staff recommends awarding the contract to Southwest Construction, which is the lowest responsible and responsive bidder.

FISCAL IMPACT

The FY2011-12 budget includes \$311,000 to fund the Project. The Phase II contract for improvements to the Ranch House is for a base fee of \$157,244, plus a 10% contingency of \$15,756, for a total amount not to exceed \$ 173,000. Staff expects Phase II to be completed during the first quarter of FY2012-13 and will request a small budget next fiscal year to complete the Project.

This Project first began in earnest in 2010 and is estimated to cost a grand total of \$363,000 over the course of the Project.

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 a 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), and 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. The District 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, the General Manager will enter into a contract with Southwest Construction to perform construction services for the Phase II Folger Ranch House Remodel Project, which is scheduled to be completed by the summer of 2012.

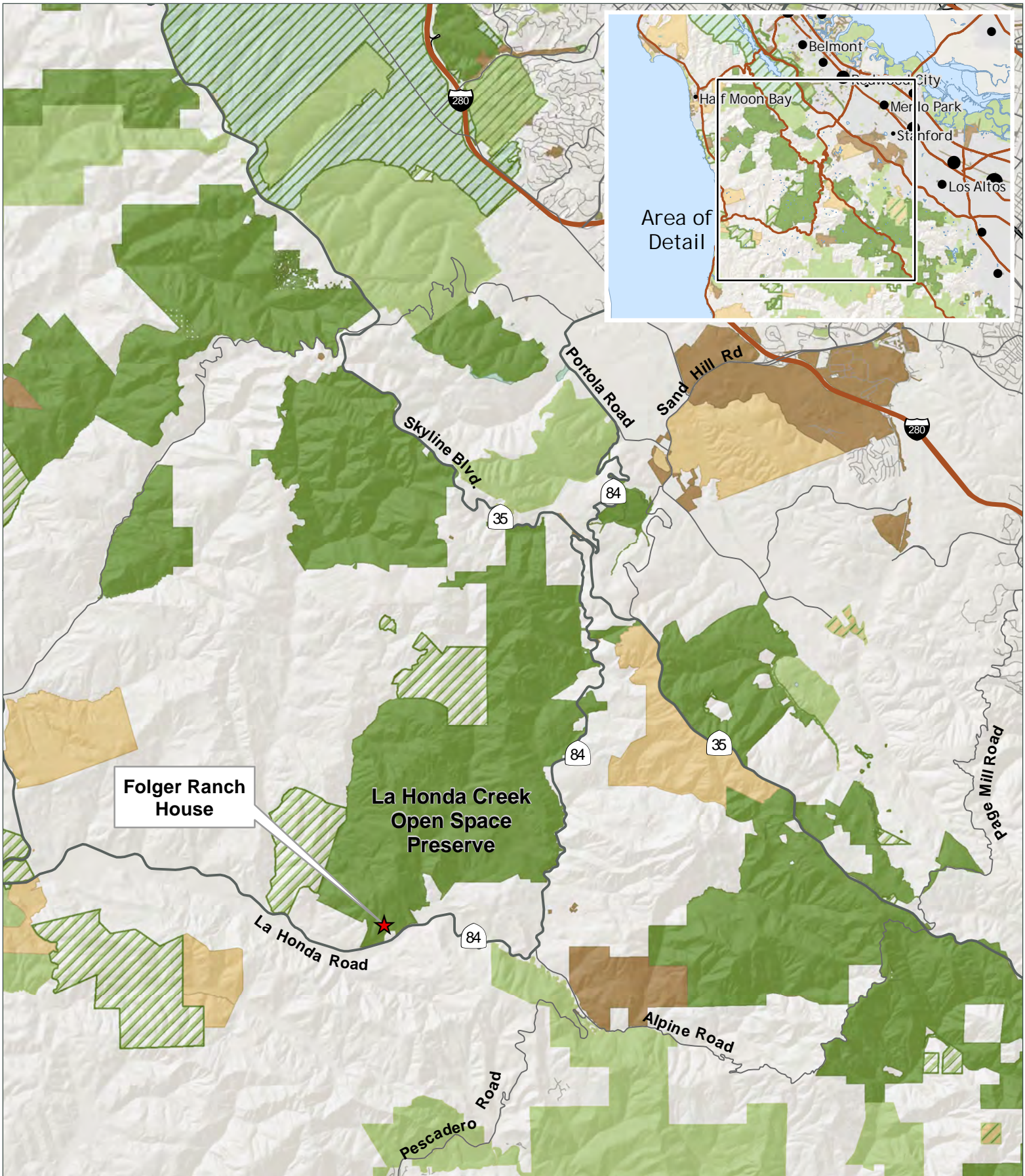
Attachments

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







Prepared by:
Galli Basson, Planning Technician

Contact person:
Matt Baldzikowski, Resource Planner II

G:\Projects\La_Honda_Creek\Folger_Ranch_House\Folger_house_vicinity.mxd



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 |

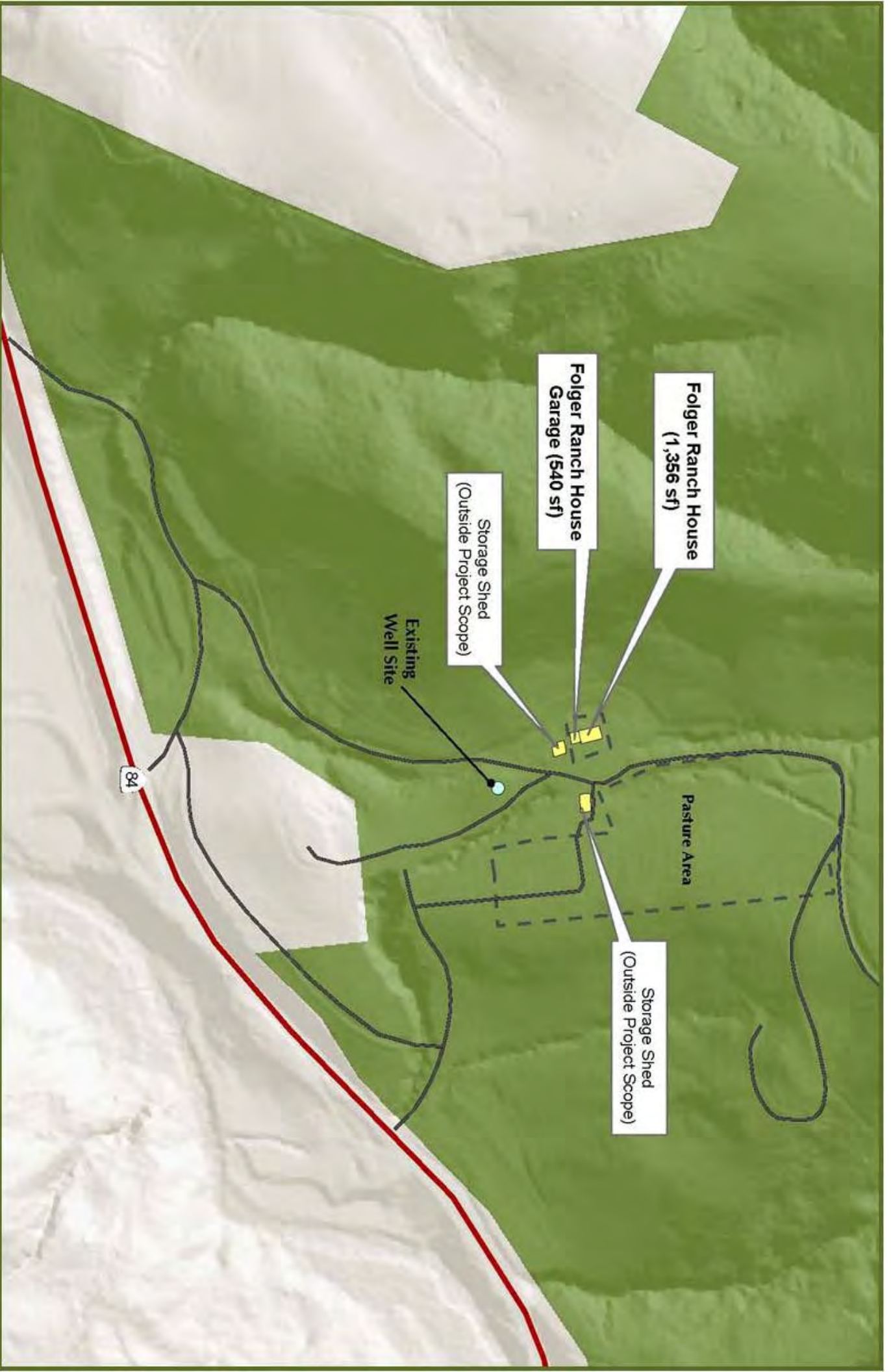
Midpeninsula Regional
Open Space District

June 2011



1:100,000





Folger Ranch House
(1,356 sf)

Folger Ranch House
Garage (540 sf)

Storage Shed
(Outside Project Scope)

Existing
Well Site

Storage Shed
(Outside Project Scope)

Pasture Area

84