



Midpeninsula Regional
Open Space District

R-24-25
Meeting 24-05
February 28, 2024

AGENDA ITEM 7

AGENDA ITEM

Contract Amendment for Construction Services with United Builders Corporation of San Jose, California for Installation of a Public-Facing Interpretive Exhibit Wall and Minor In-Wall Utility Relocations at the Administrative Office

GENERAL MANAGER'S RECOMMENDATION

Authorize the General Manager to execute a contract amendment with United Builders Corporation of San Jose, California to provide additional services at the Administrative Office in the amount of \$42,051, bringing the total contract to a not-to-exceed amount of \$347,037.

SUMMARY

The General Manager recommends amending the current contract with United Builders Corporation (UBC), who has been completing the 1st floor office suite reconfiguration work, to include installation of the public-facing Interpretive Exhibit Wall in the atrium. UBC has submitted a reasonable fee proposal for this work at a cost of \$32,783. With the inclusion of a 10% contingency of \$3,278 to cover unanticipated issues that may arise during the installation, the total cost amounts to \$36,061. As part of this proposed contract amendment, an additional \$5,990 is requested to finish covering the costs for the original scope of work to address unanticipated utility relocations within the two newly created office suites. UBC has demonstrated excellent workmanship and high-quality care in conducting safe and undisruptive construction work within an active office environment. If approved, installation would begin in March. A Quarter 3 budget adjustment would follow to reallocate unspent funds from other project budgets to cover this cost.

DISCUSSION

In July 2023, UBC of San Jose, California was selected to complete a minor modification of office space at the Administrative Office (R-23-89). The original base contract of \$277,260 included all construction services required to convert one (1) 7,600 Square Foot Office Space into Two (2) Office Suites (a 5,400 square foot District office space and a 2,200 square foot tenant rental space). The original contract authorization included \$27,726, or 10% of the original contract value as contingency, bringing the total not-to-exceed contract amount to \$304,986. UBC began construction in September 2023 and is currently awaiting final permit signoff ahead of project completion. The contingency funds were used for various unforeseen items and have been fully expended to date. The contingency funds were used primarily to modify HVAC utility lines at the ceiling and for additional networking cables in the large conference room and additional lighting control. During the project, UBC discovered two utility conflicts within the existing walls requiring relocation ahead of installing new permanent fixtures. The existing

contingency funds were not sufficient to cover this additional utility relocation work valued at \$5,990. The proposed contract amendment includes a line item for these additional costs to close out the office space modification work.

Separately in April 2023, Square Signs of Burbank, California was awarded a contract for the Administrative Office Interpretive Exhibit Wall Fabrication (R-23-39). This interpretive exhibit wall is public facing and will be installed in the atrium area adjacent to the Board room. The design of the interpretive exhibit wall was approved by the Board at the August 25, 2021 regular meeting (R-21-111). The scope of work under the Square Signs fabrication contract did not include installation in an effort to attract a broad range of fabricators, including those who may not meet licensing requirements pertaining to installation. Fabrication of the exhibit wall is scheduled to be completed by end of February 2024, with delivery to the Main Administrative Office in early March 2024.

The District approached UBC in October 2023 to request a cost proposal for installation services for the new exhibit wall. The District approached UBC for this installation scope as they are familiar with the building and have demonstrated quality workmanship during the office modification scope. UBC understands the added conditions required when working within the confines of a building's open business hours and security protocols while maintaining the privacy of tenant suites. In addition, UBC is familiar with and has already worked with both the building's fire and electrical systems. Additionally, since the exhibit wall is being installed in the atrium, UBC's proven ability to sensitively work within an operational office setting was very important. After several weeks of discussion and negotiation between the District, Fabricator and UBC, UBC provided a change order proposal of \$32,783 for installation of the new exhibit wall.

Contract Amendment

The General Manager recommends executing a contract amendment with UBC to provide additional services in the amount of \$42,051, bringing the total contract to a not-to-exceed amount of \$347,037. The contract amendment scope of work includes the following:

Utility Relocations (\$5,990.00)

Relocation of two utilities within the existing walls were required ahead of installing new permanent fixtures as part of the office reconfiguration work. The cost is \$5,990. The first required relocation was discovered during installation of a new door connecting the existing green room (closed session room next to the Board room) to the new 1st floor suite. UBC discovered that the existing electrical system utilized the in-wall space as a junction box location for several existing electrical circuits. To install the new doorway, the conduit and wiring needed to be traced, removed and reinstalled higher in the ceiling above the doorway. The second relocation was discovered as UBC installed the new sink in the converted breakroom/workroom. To connect the new drain line to the existing in-wall venting, an electrical outlet and associated conduit needed to be relocated. The exact routing of these drain lines and electrical facilities were not known during the preparation of design documents and the rerouting of these utilities were not foreseen or included in the original project scope.

Interpretive Exhibit Wall (\$36,061)

The Administrative Office Interpretive Exhibit Wall is a 32.5-foot by 9-foot wall exhibit that will be installed in the public atrium area. The fabrication will follow the detailed illustrative design

prepared by InkDwell (Attachment 2 – which is based on the original design concept from EDX) that aligns with the Board-approved scheme of “*Bringing the Preserves to the People*”. The interpretive exhibit will highlight with precise details the iconic landscapes, habitats, plants and animals found in District preserves using natural and reused materials, smooth transitions, and natural colors to draw people into the preserve experience. Fabrication also includes touchable replica objects found in District preserves and other discovery moments to foster connection and curiosity.

Overlaid on the mural will be panels containing text and images that align with the approved themes. Materials and design elements selected for the exhibit wall include:

- Reclaimed redwood
- ApplePly panels
- Hot cast bronze objects
- Painted resin
- Gopher ImageLOC (fused aluminum)
- Translucent acrylic panels
- Direct print on redwood veneer

The installation of the Exhibit wall requires securing metal framework to, and electrical modifications at, the existing atrium wall, hanging prefabricated one-inch thick ApplyPly panels, installing reclaimed redwood cabinetry, and installing interpretive signage and elements. All work must be completed while maintaining access to and around the atrium, stairwell and elevator. The installer will need to delineate and secure working areas, protect the existing furnishings around the building, and ensure the safety of District staff and tenants during installation. A 10% contingency amount of \$3,278 has been included to cover unanticipated issues that may arise during the installation.

FISCAL IMPACT

There is insufficient funding in the current FY24 project budget to cover the cost of the recommendation. If approved, a net-zero transfer will be requested during the Q3 quarterly budget amendment process as this adjustment was identified too late to be included in the Q2 budget adjustment cycle. The funds were originally budgeted in the 31202-11-100000 New Administrative Office Facility project and will be reallocated to 35029 - AO Layout Modifications.

35029 - AO Layout Modifications	Prior Year Actuals	FY24 Budget	FY25 Projected	FY26 Projected	Estimated Future Years	TOTAL
District Funded (Fund 40):	\$0	\$338,000	\$0	\$0	\$0	\$338,000
Grant Amount:	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget:	\$0	\$338,000	\$0	\$0	\$0	\$338,000
Spent-to-Date (as of 02/05/24):	\$0	(\$300,204)	\$0	\$0	\$0	(\$300,204)
Encumbrances:	\$0	(\$11,146)	\$0	\$0	\$0	(\$11,146)
United Builders Corporation Original Contract Remaining:	\$0	(\$32,826)	\$0	\$0	\$0	(\$32,826)
United Builders Corporation Contract Amendment:	\$0	(\$38,773)	\$0	\$0	\$0	(\$38,773)
United Builders Corporation Contract Contingency (10%):	\$0	(\$3,278)	\$0	\$0	\$0	(\$3,278)
Budget Remaining (Proposed):	\$0	(\$48,227)	\$0	\$0	\$0	(\$48,227)

PRIOR BOARD AND COMMITTEE REVIEW

This Project previously came before the full Board of Directors at the following public meetings:

November 18, 2020: The Board awarded a contract to EDX Exhibits to complete phase 1 planning and design of all the public-facing interpretive elements for the new AO. ([R-20-133, meeting minutes](#))

- **August 25, 2021:** The Board reviewed, discussed and approved designs for the final remaining interpretive elements: topographic relief model and interpretive wall exhibit. ([R-21-111, meeting minutes](#))
- **October 13, 2021:** The Board approved a contract amendment with EDX to provide support during fabrication and installation of the remaining interpretive elements. ([R-21-135, Meeting Minutes](#))
- **December 14, 2022:** The Board authorized the General Manager to amend a contract with Noll + Tam Architects to provide lease space design services for the Administrative Office Project ([R-22-143, Meeting Minutes](#)).
- **April 12, 2023:** The Board awarded a contract to Square Signs to complete the Administrative Office Exhibit Wall Fabrication project. ([R-23-39 , Meeting Minutes](#))
- **July 26, 2023:** The Board awarded a contract to United Builders Corporation to Complete a Minor Modification of Office Space at the Main Administrative Office. ([R-23-89 , Meeting Minutes](#))

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

In accordance with the State California Environmental Quality Act (CEQA) Guidelines, the proposed project is categorically exempt from CEQA under Section 15301, Existing Facilities. Section 15301 exempts the operation, repair, maintenance, permitting, or minor alteration of existing public or private structures, facilities, mechanical equipment, involving negligible or no expansion of existing or former use. The proposed project includes installation of an exhibit wall to the District's administrative office and would not result in an expansion of use.

NEXT STEPS

If the Board approves this amendment, the General Manager will execute an amendment to the UBC contract to provide additional construction services at the Main Administrative Office.

Attachments:

1. Excerpt from Interior Element Production Drawings
2. InkDwell Draft Design

Responsible Department Head:

Jason Lin, PE, Engineering and Construction Department Manager

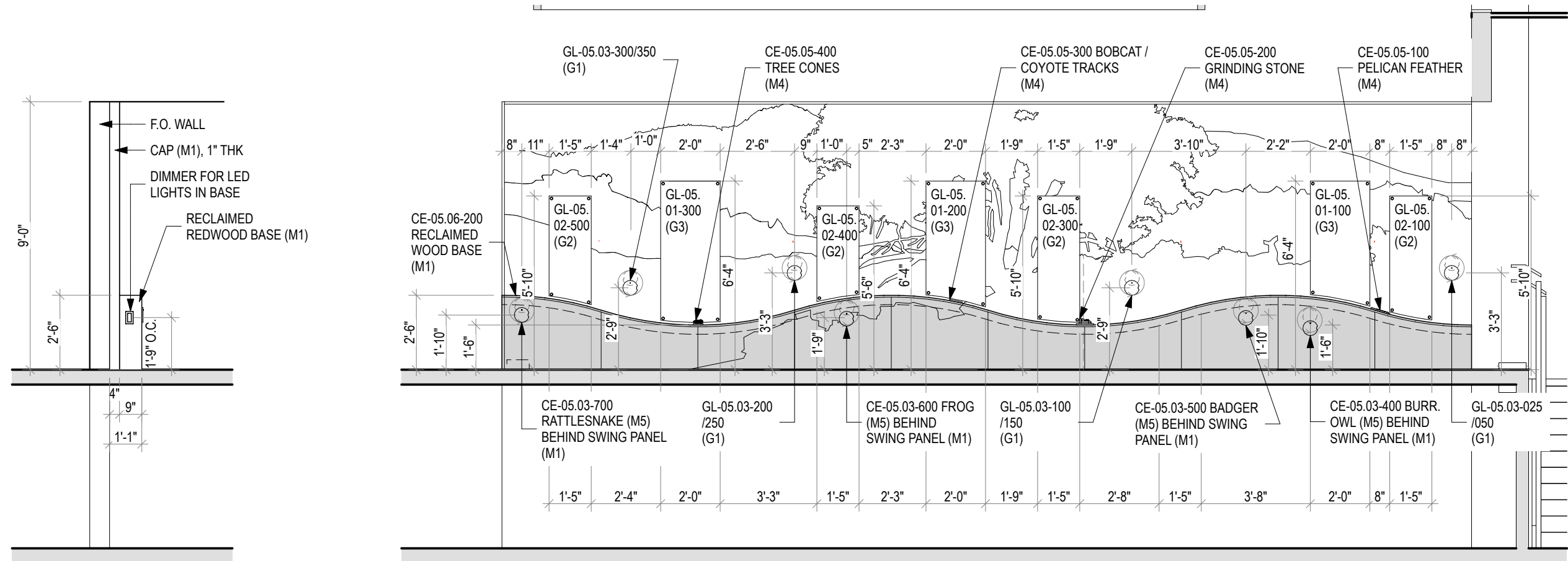
Prepared by:

Paul Kvam P.E, Senior Capital Project Manager, Engineering and Construction Department



1 EXHIBIT WALL 3D VIEW

NOT TO SCALE



2 SIDE OF EXHIBIT WALL - ELEVATION

SCALE: 1/4" = 1'-0"

3 EXHIBIT WALL - ELEVATION

SCALE: 1/4" = 1'-0"

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT
ADMINISTRATIVE OFFICE INTERPRETIVE ELEMENTS PROJECT

These documents have been created to show the designers' intent only. Written dimensions shall take precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office before beginning fabrication. All ideas, designs, and arrangements indicated on these drawings are the property of EDX and are intended for the sole use of the client noted.

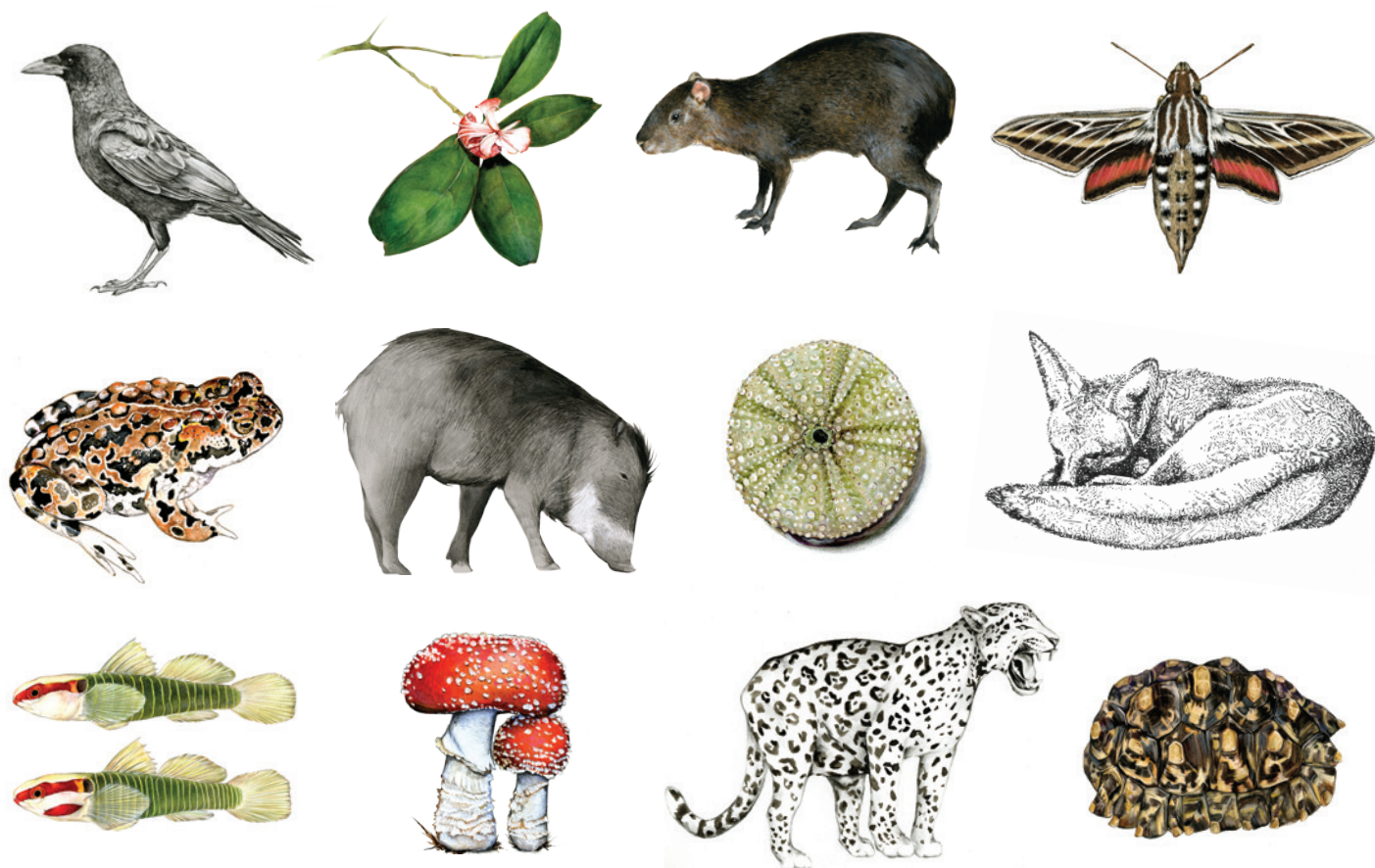
EX09

SHEET 7 OF 27

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INK DWELL

Art, Wonder, and the Natural World





Edits to this round include:

- Forested area expanded to encompass the marbled murrelet porthole
- Pond moved closer to the to garter snake porthole
- Native bunch grass species (purple needlegrass) added in foreground
- Red-shouldered hawk included with more detail on plumage
- Fence lizard: reduced dewlap and coloration, reduced size
- Western gray squirrel and flicker added to oak
- Forested mountain placement and peak adjusted
- Mother and baby quail moved to base of oak, mushroom moved near fallen branch/manzanita
- Leaves on rock made smaller
- Pelicans made smaller, placed over baylands
- Transitional plant community added to baylands

CARING FOR COASTAL GRASSLANDS

Rich in native plants and wildlife, California's coastal grasslands evolved over millennia with herds of grazing wildlife and periodic fires that preserved the habitat's open, productive qualities.

Today, we have few other tools to protect this important habitat from encroaching shrubs and trees. Carefully managed conservation grazing is one way we work to enhance the unique community of grasses and wildflowers, birds, badgers and other grassland-dependent animals benefit.

On the San Mateo County Coast, Midpen's mission includes protecting agricultural land, preserving rural character and encouraging viable agricultural land use.



One View Many Lands

From coastal terraces, across forested ridgelines, down to briny baylands, this mural captures the essence of what Midpen protects for all of us.

Near the Coast, we restore grasslands, forests and watersheds. Wildlife — including rare and endangered species — live here among working ranchlands.

Along the crest of the Santa Cruz Mountains, we protect and care for special habitats, like redwood forests. In the foothills surrounding urban areas, our open spaces provide homes for plants and animals and nearby nature for people to explore and enjoy.

Along the shore of the San Francisco Bay, we preserve salt marsh wetlands. In turn, they protect us by storing carbon and providing natural flood protection.






RESTORING OUR WOODS, WATERSHEDS & FORESTS

Life-rich habitats define our region. Frog-drenched forests with towering redwoods. Tumbling streams with steelhead trout and salamanders. Oak woodlands with California quail, lupine and poppies, and chaparral with fire-adapted manzanita and sticky monkey flower.

Our projects are as varied as the landscape: improving forest health for wildlife and to make our region more resilient to fire and climate change. Restoring ponds and meads for frogs, fish and greater bluebirds. Protecting wetlands corridors to allow wide-ranging wildlife room to roam.



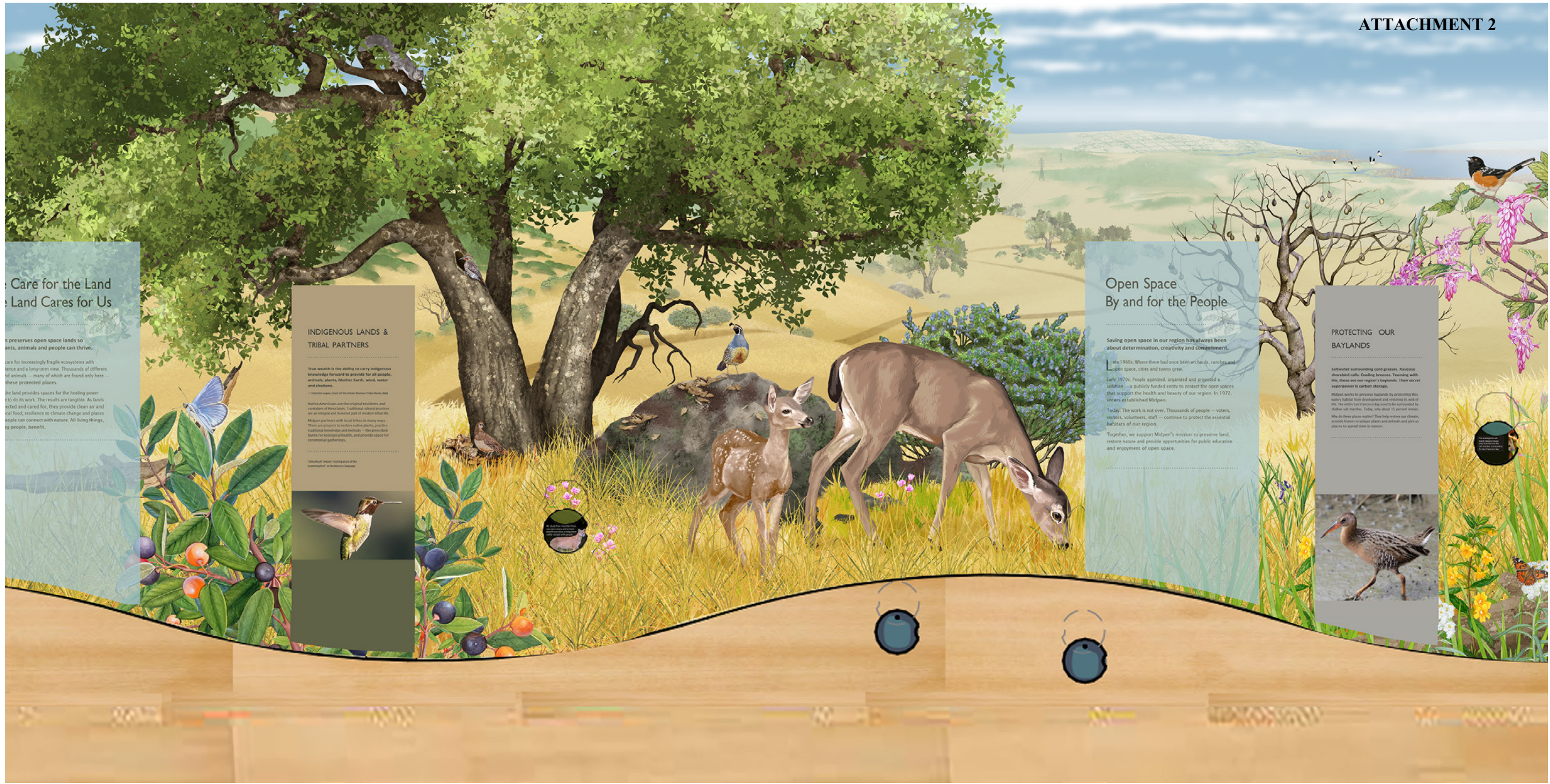
We Care for the Land The Land Cares for Us

Midpen preserves open space lands so that plants, animals and people can thrive.

We care for increasingly fragile ecosystems with science and a long-term view. Thousands of different plants and animals — many of which are found only here — rely on these protected places.

In turn, the land provides spaces for the healing power of nature to do its work. The results are tangible. As lands are protected and cared for, they provide clean air and water, local food, resilience to climate change and places where people can connect with nature. All living things, including people, benefit.





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INDIGENOUS LANDS & TRIBAL PARTNERS

True wealth is the ability to carry Indigenous knowledge forward to provide for all people, animals, plants, Mother Earth, wind, water and children.

Native Americans are the original residents and caretakers of these lands. Traditional cultural practices are an integral and honored part of modern tribal life.

Midpen partners with local tribes in many ways. There are projects to restore native plants, practice traditional knowledge and methods — like prescribed burns for ecological health, and provide space for ceremonial gatherings.

"Youthful" means "holding place of the homeland" in the Mission language.



Open Space By and for the People

Saving open space in our region has always been about determination, creativity and commitment.

By the 1960s, where there had once been orchards, ranches and open space, cities and towns grew.

Early 1970s: People organized, organized and proposed a solution — a publicly funded entity to protect the open spaces that support the health and beauty of our region. In 1972, voters established Midpen.

Today, the work is not over. Thousands of people — voters, visitors, volunteers, staff — continue to protect the essential habitats of our region.

Together, we support Midpen's mission to preserve land, restore nature and provide opportunities for public education and enjoyment of open space.

PROTECTING OUR BAYLANDS

Saltwater surrounding cord grasses, Russian shorebird calls. Coasting breewares. Teeming with life, these are our region's baylands. Their secret superpower is carbon storage.

Midpen works to preserve baylands by protecting this water habitat from development and reducing its web of life. The entire San Francisco Bay used to be surrounded by shallow salt marshes. Today, only about 15 percent remain.

Why do these places matter? They help restore our climate, provide homes for unique plants and animals and give us places to spend time in nature.

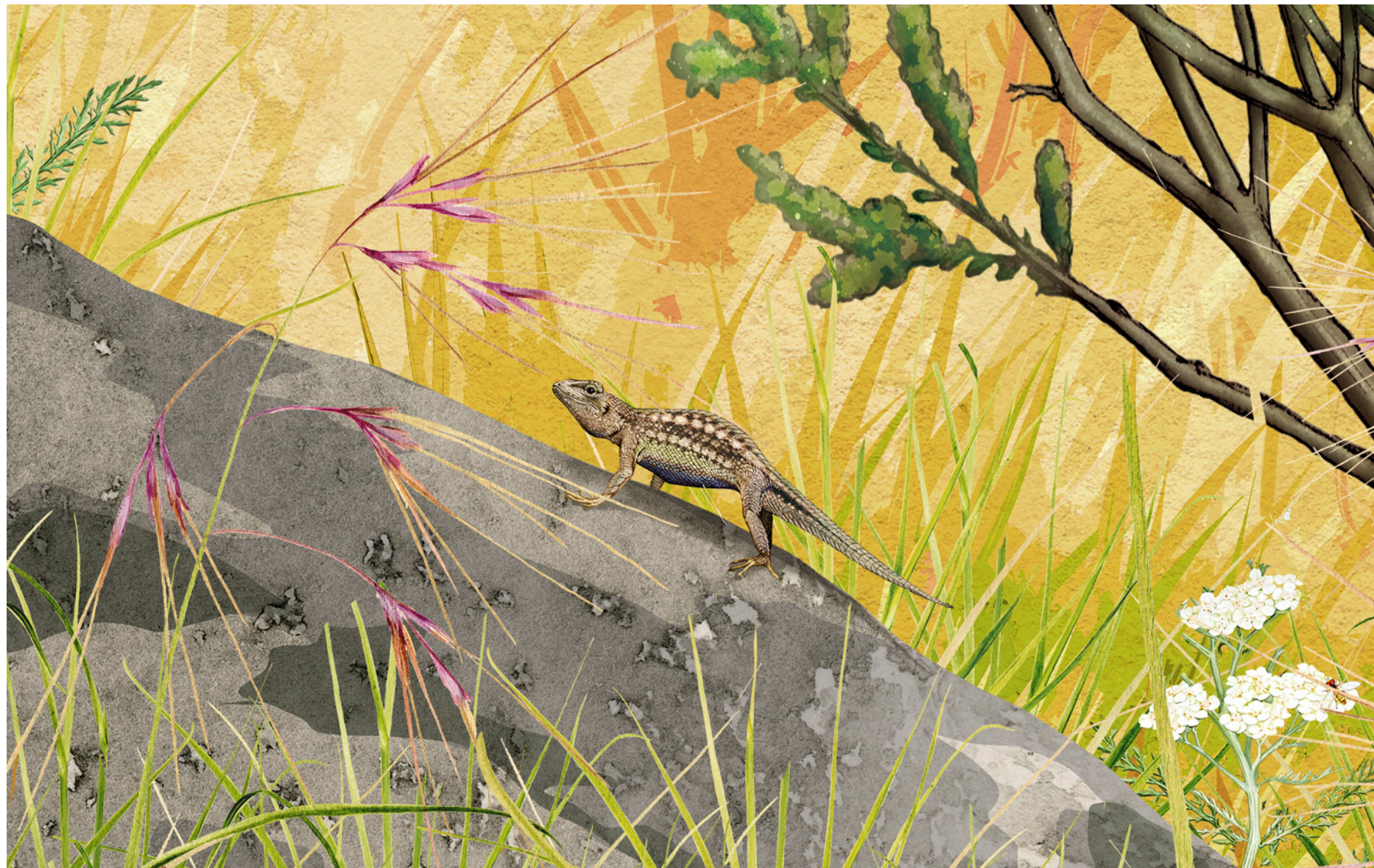












Thank You!

INK  DWELL