



Midpeninsula Regional  
Open Space District

# Memorandum

DATE: March 25, 2026

MEMO TO: Board of Directors

THROUGH: Ana Ruiz, General Manager *SR*

FROM: Scott Reeves, Engineering & Construction Manager

SUBJECT: Hawthorns Historic Complex Interim Stabilization and Debris Removal Project Update

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This memorandum has been prepared in advance of the planned stabilization and cleanup activities at the Hawthorns Property to complete the Interim Stabilization and Debris Removal Plan Project.

On July 10, 2024, the Board of Directors (Board) approved the Interim Stabilization and Debris Removal Plan (Plan) for the Hawthorns Historic Complex (Historic Complex) as recommended by the Hawthorns Historic Complex Ad Hoc Committee ([R-24-87](#), [meeting minutes](#)). The Plan was prepared based on thorough structural and historic architectural evaluations completed in 2022 and 2024. It proposes to mitigate structural degradation over the next five to ten years for structures that retain historical integrity and contribute to the eligibility of the Historic Complex as an historic district. The plan also identifies the removal and cleanup of debris and secondary accessory structures that have deteriorated to the point where the original form is no longer discernable. The removal and cleanup effort does not impact the integrity of the historic district eligibility, and meets the Board-approved objectives of removing physical hazards to public safety, reducing wildland fire risk, and improving the natural visual and scenic qualities at the site. To implement the Plan, District Staff divided the work into two groups, based on the type of Contractor required.

A construction contract for the first portion of the Interim Stabilization and Debris Removal Plan was awarded to SFT Construction Corporation. ([R-25-54](#), [meeting minutes](#)) The work plan included the following tasks, which were **completed in July 2025**:

Structure	Completed Actions
Mansion	Install interim foundation support
Cottage	Remove front stairs; replace cripple wall frame
Garage	Remove collapsed stairs and collapsed lean-to addition
Upper Barn	Remove collapsed lean-to; add stabilization framing
Raccoon Sheds (2)	Add stabilization framing
Horse Sheds 1, 3, 4	Remove debris; add stabilization framing
Shetland Shed	Remove

Dog Sheds (2)	Remove
Carriage House	Remove
Pump House	Remove
Coachman's Quarters	Remove

The remaining actions (primarily roof replacements) are planned to commence in the Summer 2026 (beginning of FY27), after the rainy season and the end of the bat maternity roost season. The Scope of Work includes the following (see Attachment 1):

Structure	Remaining Actions	Estimate
Mansion	Replace roof Seal windowsills	\$450,000
Cottage	Replace roof Improve gutter and drainage	\$150,000
Garage	Replace roof	\$250,000
Lower Barn	Conduct carpentry repairs and bracing Tree limbing Install mesh windows	\$50,000
<b>Estimated Total Construction Cost</b>		<b>\$900,000</b>
<b>Construction Contingency</b>		<b>\$135,000</b>
<b>TOTAL:</b>		<b>\$1,035,000</b>

The estimated cost of this work includes anticipated structural roof repairs, given the age of the buildings. The full extent of structural repairs, though, will not be known until the existing roofs are removed. Furthermore, the Town of Portola Valley and Woodside Fire District require the use of fire-retardant materials per 2022 CBC Chapter 7a Materials and Construction Methods for Exterior Wildfire Exposure, which further elevate the anticipated construction costs.

### Endowment Fund Status

Given the estimated \$1,035,000 in construction costs, below is an update on the status of the Hawthorns Endowment Fund.

As of Fiscal Year 2024-25 (FY25), approximately \$1.6 million remained of the \$2.0 million Hawthorns Endowment. In FY26, \$967,200 in expenditures were anticipated at time of adoption; however, \$811,959 in construction costs are shifting to FY27 due to changes in project timing for the remaining stabilization tasks. After factoring in this anticipated adjustment and FY27 estimates, the projected ending balance of the Endowment is approximately \$530,000.

Hawthorns: Endowment Fund	Interest Income	Expenditures	Total Cash Balance
Hawthorns Fund Original Endowment			\$2,018,445
Actuals: FY12 through FY25	\$336,497	(\$756,849)	\$1,598,093
FY26 Adopted	\$62,000	(\$967,200)	\$692,893
FY26 Projected Adjustments	\$0	\$811,959	\$1,504,852
FY27 Projected	\$60,000	(\$1,035,000)	\$529,852
<b>Projected Ending Balance</b>			<b>\$529,852</b>

Construction costs for the Hawthorns Stabilization project are budgeted in Fund 20 – Hawthorns, while soft costs are captured in Fund 40 – General Fund Capital. The soft costs include Architectural and Structural Engineering fees, permit fees, bat exclusions / biological monitoring, and bid advertisements. The soft costs are estimated to be \$45,000. In addition, FY27 is anticipated to include approximately \$12,000 in operating costs not reflected in the table above.

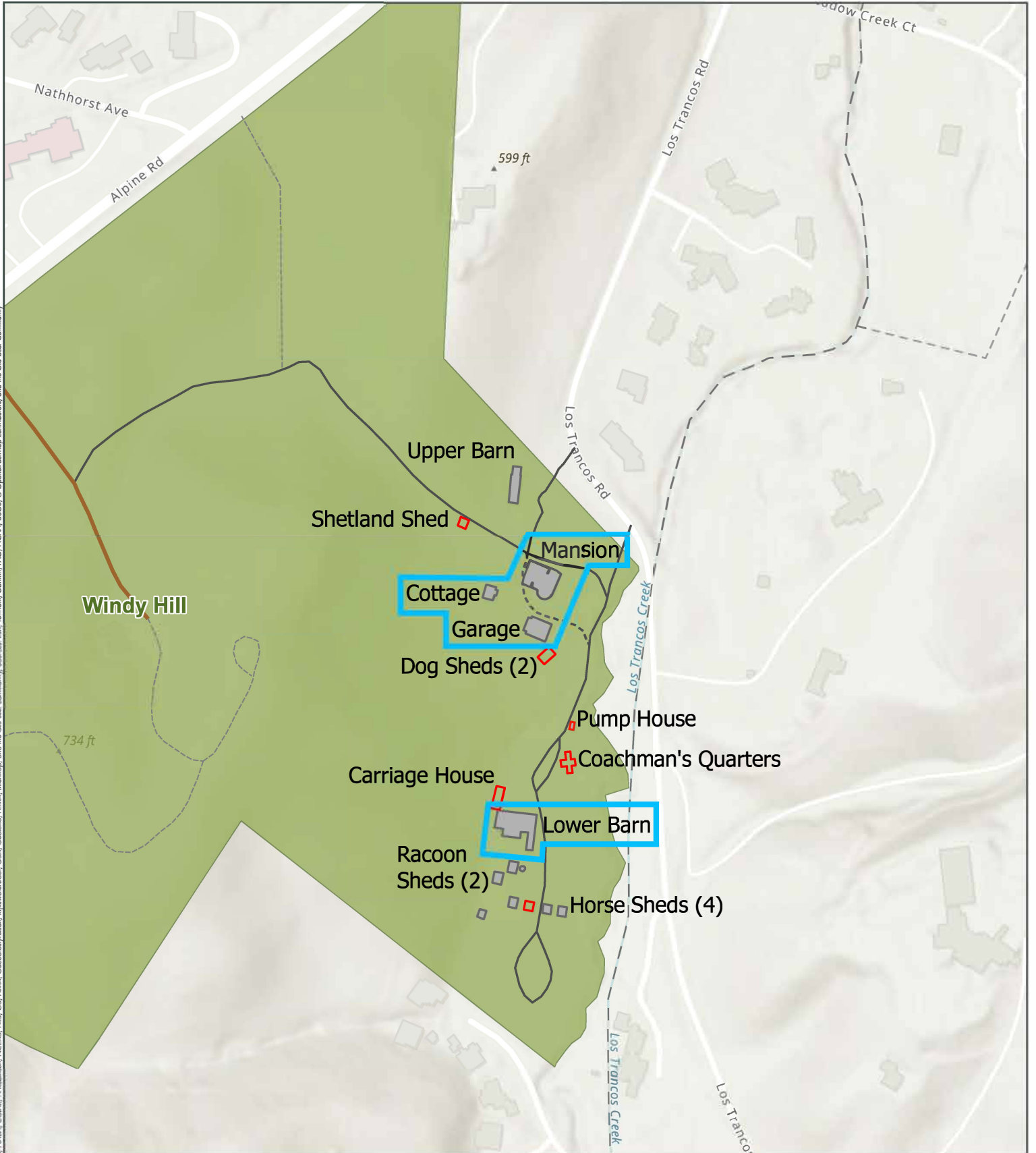
**Next Steps**

Staff plan to release a public Request for Bids (RFB) in May 2026. Upon successful completion of the RFB process, staff anticipate beginning construction in July 2026, with a completion date in late Fall 2026.

**Attachment**

1. Interim Stabilization and Debris Removal Structures Map

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### Hawthorns Historic Complex Interim Stabilization and Debris Removal

**Building**

- Present
- Removed 2025
- Remaining Stabilization Actions to be completed Summer 2026

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Data Sources: Esri, Garmin, GEBCO, IGN, NAVTEQ, NGA, NASA, CNGAR, NRC, NRCAS, NLS, OS, NIMA, Geodetic/Vertical, Raster/Vector, OSA, Geoland, FEMA, Intermap, and the GIS user community. Sources: Esri, TomTom, Garmin, PAC, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community