



Midpeninsula Regional
Open Space District

PROCUREMENT AGENDA ITEM

R-26-98
Meeting 26-17
June 24, 2026

AGENDA ITEM 10

AGENDA ITEM

Contract Amendment with Page & Turnbull, Inc., for the Fremont Older House Re-Roofing Project in Fremont Older Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the General Manager to amend a contract with Page & Turnbull, Inc., of San Francisco, California, to provide permitting services and architectural construction administration and support services for the construction of the Fremont Older House Re-Roofing Project in the amount of \$33,300.
2. Authorize an additional contingency amount of \$3,330 to be reserved for unanticipated issues, resulting in a total not-to-exceed contract amount of \$88,630.

DISCUSSION

On May 5, 2025, under the General Manager's authority, the Midpeninsula Regional Open Space District (District) entered into a multi-year agreement with Page & Turnbull, Inc., (Page & Turnbull), in the amount of \$52,000 to provide architectural services for the design and permitting of the Fremont Older House Re-Roofing Project (Project) in Fremont Older Open Space Preserve. The initial agreement with Page & Turnbull included the construction administration phase as an optional future task with pricing to be provided once the Project design was completed and nearing construction. The District awarded the construction contract to SAE Consulting Engineering, Inc., on April 8, 2026, and construction is scheduled to begin in June 2026. With the project scope better defined, Page & Turnbull was able to provide a fee for construction administration services. The proposed contract amendment covers the construction administration scope of work as well as permitting support to comply with the Santa Clara County Landmark Alteration Permit requirements. A small additional contingency amount equaling 10% of the proposed amendment (\$3,330) is also requested to cover unforeseen issues that may arise during reroofing activities (e.g., newly discovered wood rot, other hidden structural concerns).

BUDGET / FISCAL IMPACT

The current fiscal year budget for project 3504: Fremont Older Residence Roof Replacement contains:

- sufficient funds.
- insufficient funds; the next quarterly budget update will include a reallocation of unspent funds from other budgets to cover for this expenditure.
- insufficient funds; approval of this item requires a fiscal year budget augmentation.
- future fiscal year budgets will include additional funds to complete the contracted work.

Measure AA

- No, this contract is not part of a Measure AA project.
- Yes, this contract is part of a Measure AA project.

PROCUREMENT PROCESS AND SELECTION

Page & Turnbull was originally selected through a Request for Qualifications and Proposals (RFQP) process. The RFQP was issued on February 28, 2025, on the District's website and on BidNet. Staff received five (5) proposals by March 21, 2025. Staff reviewed and scored the proposals and determined that Page & Turnbull was the most qualified at a fair and reasonable price. On May 5, 2025, under the General Manager's authority, the District entered into a multi-year agreement with Page & Turnbull.

PRIOR BOARD ACTION SUPPORTING THE PROJECT

April 8, 2026: Award of Contract with SAE Consulting Engineering, Inc., for construction services for the Fremont Older House Re-Roofing Project. ([R-26-44](#), [Meeting Minutes](#))

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

An amendment to a contract is not a project subject to the California Environmental Quality Act.

NEXT STEPS

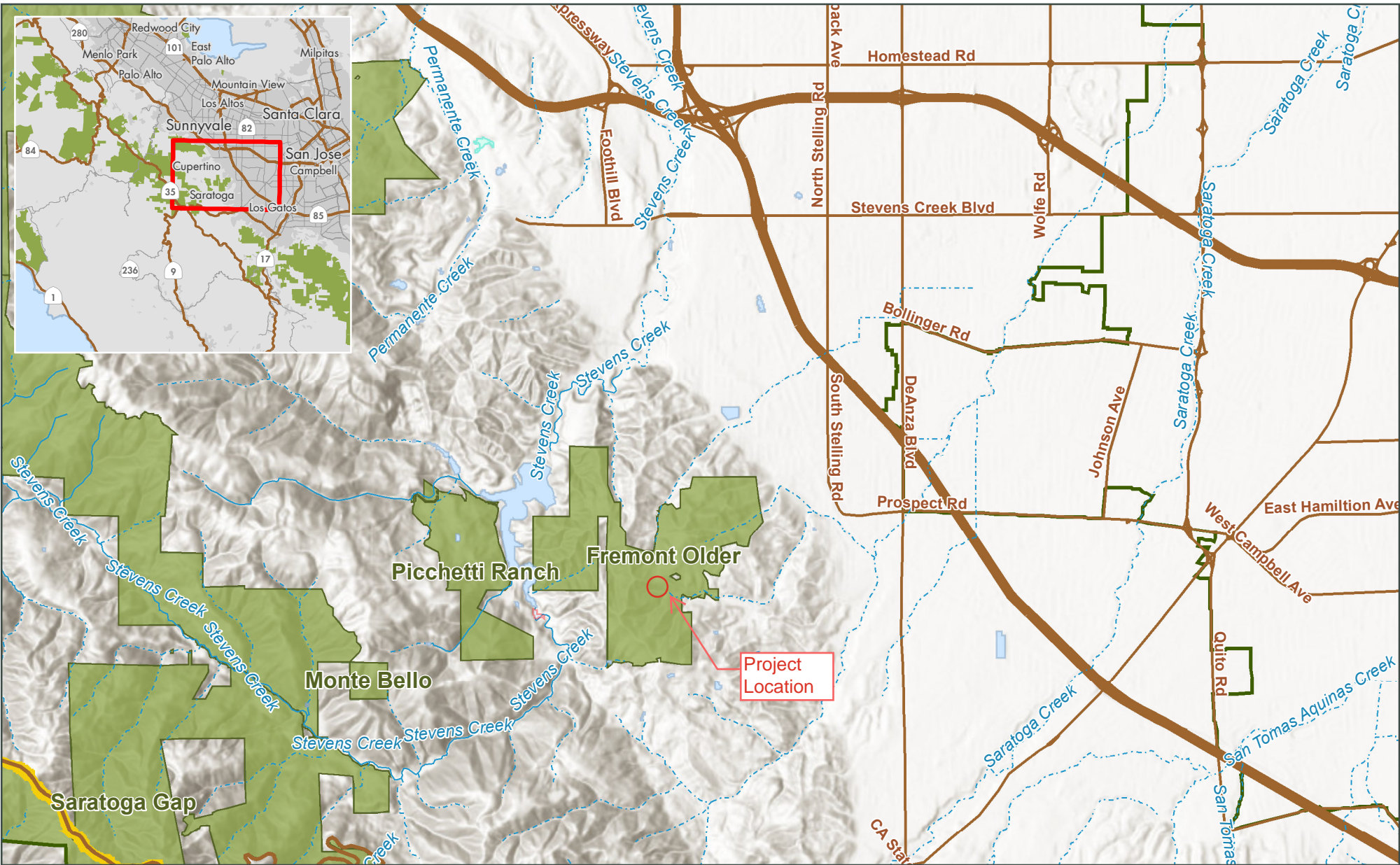
Pending Board approval, the General Manager will amend the Page & Turnbull agreement to provide permitting and architectural construction administration services. Construction is scheduled to begin in June 2026 and be completed in September 2026.

Attachment

1. Attachment 1 - Fremont Older House Area Maps





Responsible Department Head:
Scott Reeves, Engineering and Construction Manager

Prepared by / Contact person:
Leigh Guggemos, Capital Project Manager III, Engineering and Construction Department



Attachment 1 - Area Map

Road Centerline (major)

-  Arterial
-  Freeway
-  Highway
-  Preserve Boundary (fill)

Midpeninsula Regional
Open Space District
(MROSD)

2/19/2026



Data Source(s): Esri, Airbox DS, USGS, NGA, NASA, CIGAR, N. Robinson, NCEAS, NIS, OS, NMA, Geodatasystemen, Rikswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

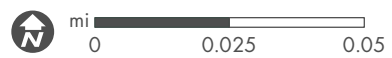
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Attachment 1 - Project Map

- | | | | |
|-------------------------|-----------------|-------------------------|--------------------------|
| Gate | Restroom | Present | Preserve Boundary (fill) |
| Present | Landmark | Trail (classes) | |
| Parking Location | Other Landmark | Paved Road | |
| Lot | Building | Unpaved All-Season Road | |
| | Other/Unknwon | Trail | |

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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.