



Midpeninsula Regional
Open Space District

R-23-128
Meeting 23-30
October 25, 2023

AGENDA ITEM 11

AGENDA ITEM

Disposition of the Quam House and Accessory Structures

GENERAL MANAGER'S RECOMMENDATIONS *den*

1. Reject all bids received for the Quam Residence Roadway Repair Project.
2. Approve the demolition of the Quam residence and accessory structures and associated site remediation for an estimated cost of \$400,000.

SUMMARY

On February 23, 2022, Midpeninsula Regional Open Space District (District) staff presented two disposition alternatives for the Quam residence (R-22-24) to the Board of Directors (Board). The Quam residence is located in Russian Ridge Open Space Preserve at the end of a 1.75-mile-long driveway off Skyline Boulevard and 1.15 miles further beyond other existing tenant (former Bergman) residences. The two options were to either (1) demolish the residence and accessory structures or (2) improve the lower 1.15 miles of driveway to ensure year-round access to the Quam residence. The Board directed staff to request bids to improve the lower driveway and return to the Board for further discussion if the bids were greater than \$350,000. A Request for Bids (RFB) was issued on July 11, 2023 for the Quam Residence Road Repair project (Project) and only one bid in the amount of \$728,877 from Storesund Construction, Inc., was received by the August 10th bid opening. Because the cost to improve the driveway far exceeds the engineer's estimate, the General Manager recommends that the Board (1) reject all bids and (2) approve the demolition of the Quam residence and accessory structures for an estimated cost of \$400,000. Funding to complete the work would be requested as part of the Annual Budget and Action Plan process and completed at a future fiscal year.

DISCUSSION

At the February 23, 2022 regular meeting (R 22-24), staff presented two dispositions alternatives and costs to the Board for the Quam property. Of the two options presented, the Board directed staff to solicit bids to improve the driveway to allow all-season access and directed staff to return for further discussion if bids were greater than \$350,000. Staff subsequently prepared and released a Request for Bids (RFB) for repairs to the Quam driveway based on designs prepared by Waterways Consulting, Inc.

Contractor Selection

An RFB was issued on July 11, 2023 via Periscope and released to five builders’ exchanges. Legal notices were posted in the San Jose Mercury News and San Mateo County Times, and a link to the solicitation was posted on the District website. Direct email invitations were also sent to ten contractors with business addresses within District boundaries who have completed similar work in the past. Two mandatory pre-bid site walks were held on July 31 and August 4, 2023, with eleven contractors in attendance.

The District publicly opened the following one bid that was received by the deadline of August 10, 2023:

Bidder	Location	Total Project Bid	Engineer’s Estimate (\$350,000)
1. Storesund Construction, Inc.	Kensington, CA	\$728,877	+208%

Staff evaluated the bid and concluded that the bid was generally representative of the current cost to complete this work. In a post-bid interview, the bidder stated that the limited staging areas, confined working spaces, and current cost of materials and labor were all contributing factors to the bid result. This was confirmed by other contractors who had expressed interest in the project but decided not to bid.

Staff evaluated the project for value engineering opportunities to bring the price in range with the budget. The conclusion was that only by removing whole sections of the project would the District achieve the desired budget reduction; and by doing so, the driveway would not function properly, placing the burden back onto the Land & Facilities Department to implement temporary solutions. Since the bid received for the driveway improvements is more than double the threshold set by the Board to return for further deliberation, the General Manger recommends demolishing the structures and maintaining the road with minimal repairs only for seasonal patrol and maintenance access. This level of road use and repairs can be completed internally by the Land & Facilities field crew staff.

Therefore, the General Manager recommends that the Board reject all bids received for the Project and approve the demolition of the Quam residence and accessory structures and perform associated site remediation for an estimated cost of \$400,000. If approved, demolition activities would comply with Board Policy 4.08, *Construction and Demolition Waste Diversion*.

FISCAL IMPACT

The FY24 adopted budget includes \$428,000 for the 61026 - Quam Residence Road Repair project. If the Board approves the demolition of the Quam house and additional structures, the work will likely take place in FY25. The necessary funds would thus be allocated in FY25 as a part of the annual Budget and Action Plan process.

61026 - Quam Residence Disposition	Prior Year Actuals	FY24 Adopted	FY25 Projected	FY26 Projected	Estimated Future Years	TOTAL
District Funded (Fund 40):	\$67,159	\$428,000	\$0	\$0	\$0	\$495,159
Total Budget:	\$67,159	\$428,000	\$0	\$0	\$0	\$495,159
Spent-to-Date (as of 10/03/23):	(\$67,159)	\$0	\$0	\$0	\$0	(\$67,159)

Encumbrances:	\$0	\$0	\$0	\$0	\$0	\$0
Quam Disposition Projection:	\$0	\$0	(\$400,000)	\$0	\$0	(\$400,000)
Budget Remaining (Proposed):	\$0	\$428,000	(\$400,000)	\$0	\$0	\$28,000

The recommended action is not funded by Measure AA.

PRIOR BOARD AND COMMITTEE REVIEW

The Quam Disposition Project was presented to the Board and Public during the following meeting.

- **February 23, 2022:** The Board directed staff to solicit bids for road repairs and, if bids were greater than \$350,000, to return the item for further Board discussion ([R-22-24, meeting minutes](#)).

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

The former Quam single-family home and associated structures were constructed in 1977, and do not qualify as a historical resource for the purposes of CEQA.

Pursuant to Section 15162 the California Environmental Quality Act (CEQA) Guidelines, the District has determined that the proposed Quam residence demolition project is consistent with the Initial Study / Mitigated Negative Declaration (IS/MND) for the *Open Space Maintenance and Restoration Program* (Program) (SCH #2021080129), certified by the Board on September 22, 2021. The Program covers three general categories of activities: (1) routine maintenance activities; (2) small-scale facility improvements; and (3) restoration and enhancement activities. The Program identifies structure demolitions in sensitive areas as a form of habitat enhancement under the *Restoration and Enhancement* category.

The Project site is located within designated critical habitat for the federally threatened California red-legged frog (CRLF) and the District has documented CRLF and federally and state endangered San Francisco Garter Snake within 1 mile of the project location. Removal of the former Quam residence and associated structures would enhance habitat by eliminating potential wildlife entrapment hazards associated with the structures, reducing the potential for special status wildlife species road mortality associated with regular year-round residential vehicle trips on the driveway, and restoring a developed area to natural habitat. Other project activities, including seeding the building footprint with native plants and conducting invasive pest management activities, would also contribute to habitat restoration and enhancement.

The District determines that the demolition of the structures is consistent with the activities and determinations established in the Program IS/MND for the *Open Space Maintenance and Restoration Program* and would not result in new or more severe significant environmental impacts, nor would the Project require additional mitigation measures.

NEXT STEPS

If the Board approves the demolition of the Quam house and accessory structures, Staff will complete the Demolition Permit through the County of San Mateo and prepare to solicit bids to complete the demolition and removal work in FY25.

Attachments

1. Quam Driveway
2. Quam Structures

Responsible Department Head:

Brandon Stewart, Land and Facilities Manager

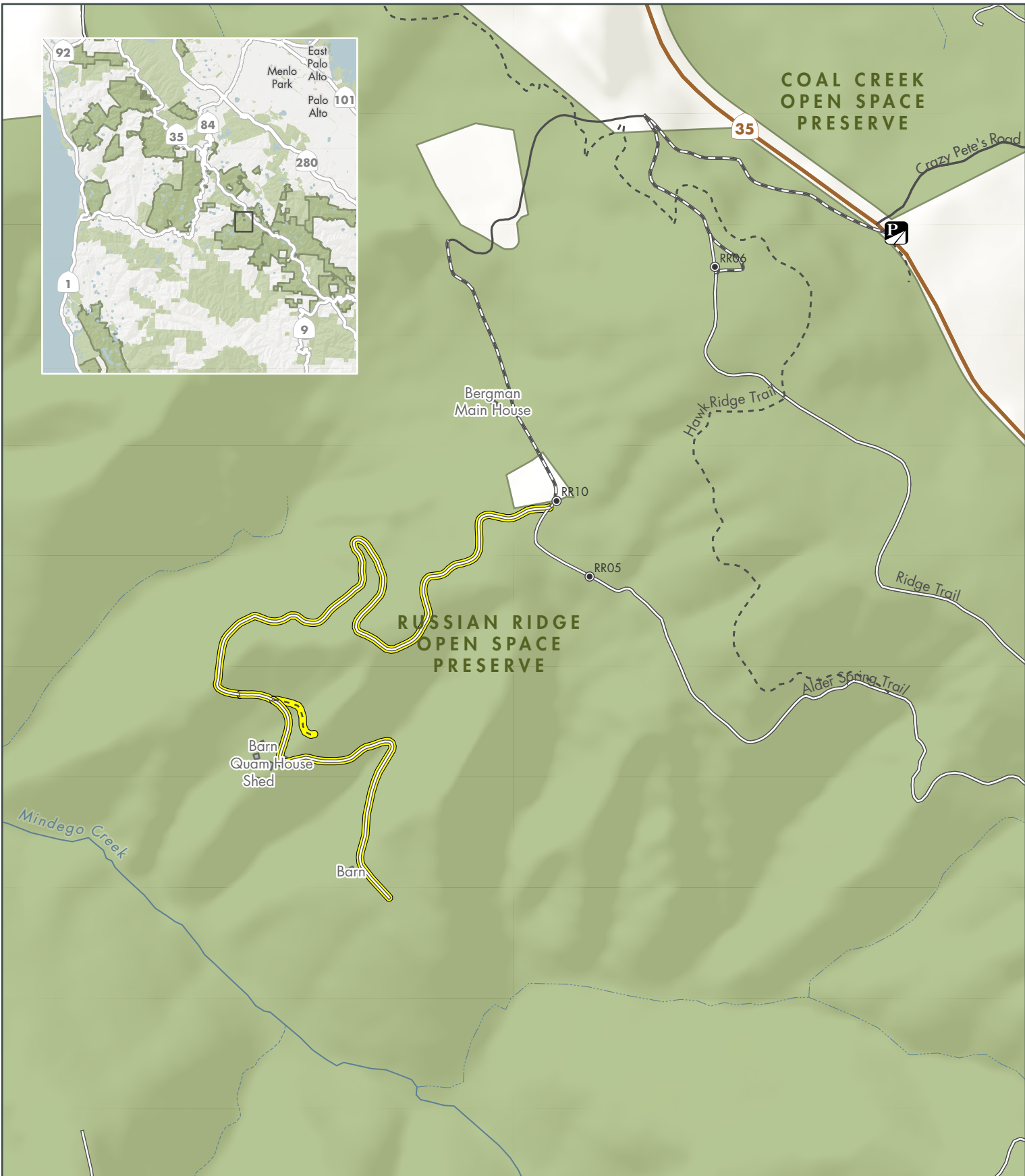
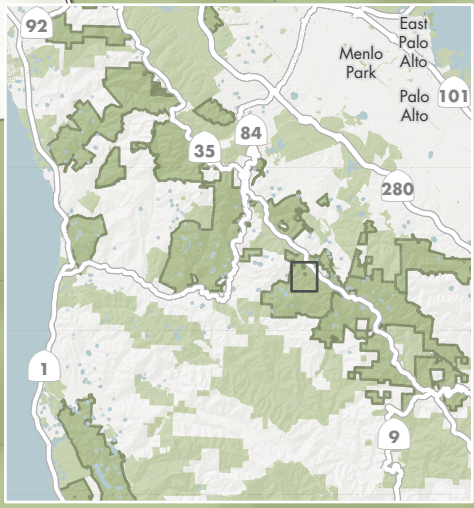
Prepared by and contact person:

Omar Smith III, Senior Property Management Specialist, Land and Facilities

Graphics prepared by:

Coty Sifuentes-Winter, Senior Resource Management Specialist

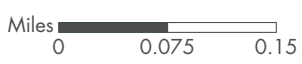
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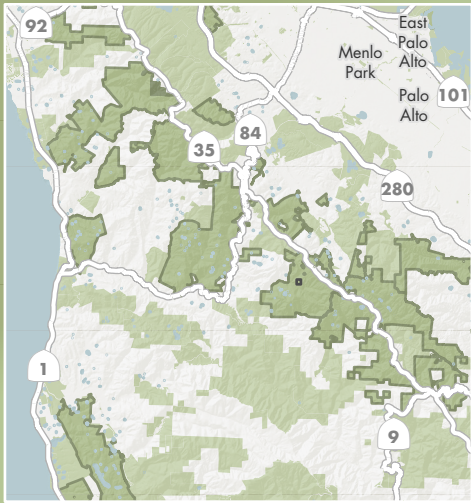
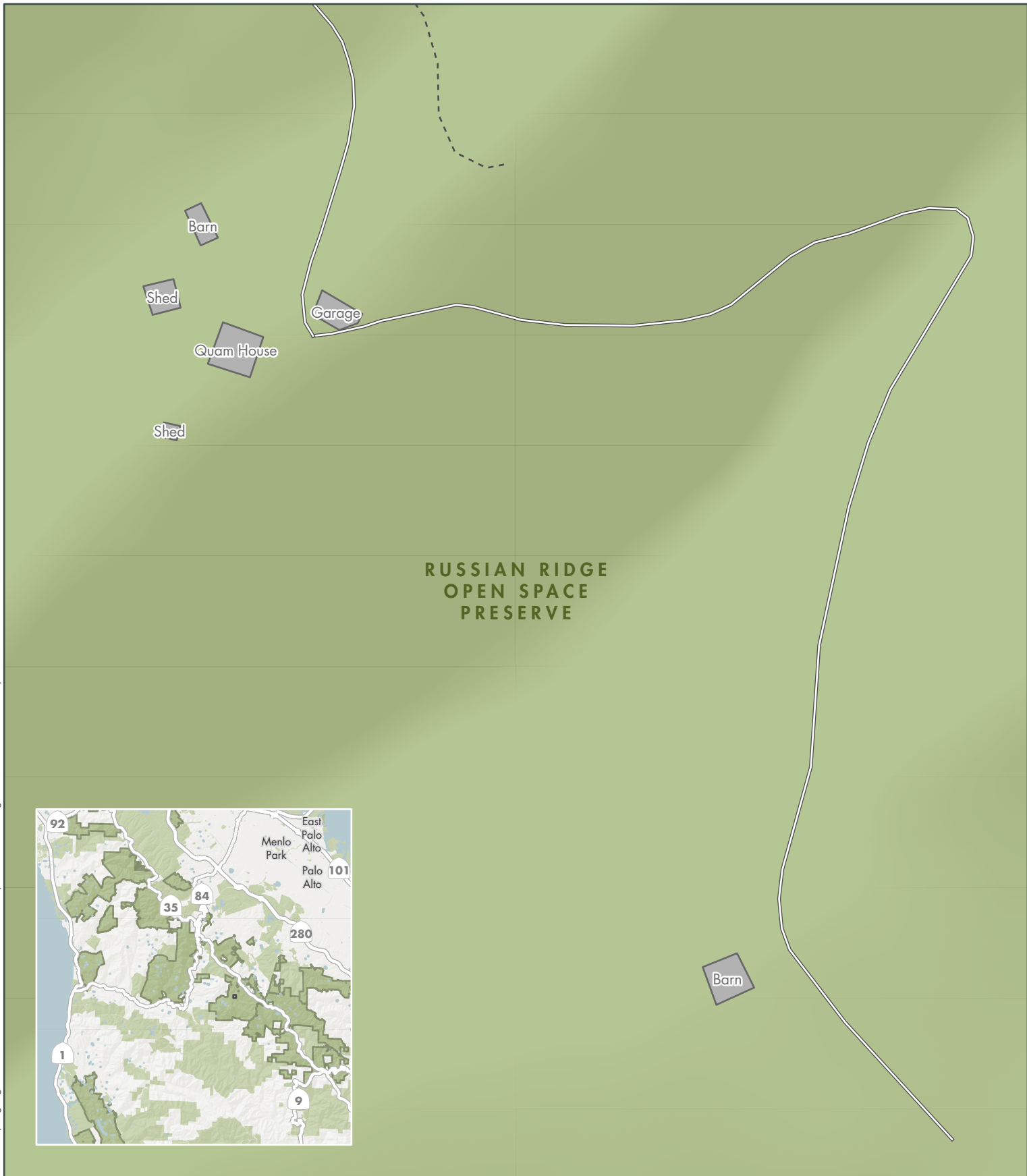
Attachment 1: Quam Driveway

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|-------------------------------------|------------------------|-------------------------|-------|--------------------------------|
| Preserve boundary | Building | Trail | --- | Trail |
| Preserve boundary | Physical Status | Trail Class | - - - | Abandoned / unmaintained trail |
| Quam Driveway (proposed all-season) | Existing | Paved road | - - - | Abandoned / unmaintained road |
| Gate | | Unpaved all-season road | | |
| Gate | | Unpaved seasonal road | | |

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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.



Attachment 2: Quam Structures

Preserve boundary

Preserve boundary

Gate

Gate

Building

Physical Status

Existing

Trail

Trail Class

Paved road

Unpaved all-season road

Unpaved seasonal road

Trail

Abandoned / unmaintained trail

Abandoned / unmaintained road

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