



Midpeninsula Regional  
Open Space District

R-17-126  
Meeting 17-29  
November 15, 2017

## AGENDA ITEM 2

### AGENDA ITEM

Award of contract for demolition of an unoccupied structure at 16075 Overlook Drive in El Sereno Open Space Preserve

### GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the General Manager to enter into contract with Cal Excavation and Underground Inc., of Hughson, California for a not-to-exceed base contract amount of \$103,285.
2. Authorize a 15% contract contingency of \$15,493 to be reserved for unanticipated issues, thus allowing the total contract amount not-to-exceed \$118,778.

### SUMMARY

The proposed contract would demolish an existing residential structure that sits fully perched over a steep slope and has been deemed a human occupancy safety risk by a qualified structural engineer after evaluating the condition and structural integrity of the support members and evidence of ground movement. The structure was part of the purchase of the Hayes Property named as an addition to El Sereno Open Space Preserve in 2004. The structure functioned as an employee residence from 2005 to 2015. The Board approved the demolition of the building on June 14, 2017 (R-17-68) after reviewing the conclusions of the structural evaluation.

Staff issued a Request for Bids on September 29, 2017 and received three bid proposals on October 20, 2017. Cal Excavation and Underground Inc., is the lowest responsive and responsible bidder. Therefore, the General Manager recommends awarding the contract to Cal Excavation and Underground Inc., for a base amount of \$103,285, and authorizing a 15% contingency amount of \$15,493. The contingency amount would address concerns for unforeseen additional grading requirements, additional hillside stabilization if required by county building inspections or costs related to weather delays.

### DISCUSSION

On December 15, 2004, the Board of Directors approved the purchase of the Hayes Property as an addition to the El Sereno Open Space Preserve (R-04-132). The property provided an important segment of the Overlook Trail and an opportunity to develop a small permit parking area and trailhead for the preserve. The purchase also included a two-bedroom, two bath, two story, 1,500 square foot house, which provided a good location for an employee residence for after-hours response in the southern region of the District. Another benefit was that the purchase

eliminated conflicts caused by the prior residents and their dogs with District staff, neighbors, and the public.

Engineering firm Mesiti-Miller concluded that under a potential strong seismic, wind or landslide condition, the residence has the potential to suffer significant collapse damage and thus represents a human occupancy safety risk of concern. As a result, the employee resident relocated and the residence has remained unoccupied as of 2015. On June 14, 2017 (R-17-68), the Board approved demolition of the structure. The District has obtained a Santa Clara County Demolition permit to remove the structure and an Environmental Health and Safety permit to remove the septic system.

### Contractor Selection

A Request for Bids was issued on September 29, 2017 and released to six (6) builders' exchanges. Staff posted a legal notice in the San Mateo County Times and the San Jose Mercury News, and an Invitation to Bid on the District website. A pre-bid meeting was held on October 10, 2017 with eight contractors in attendance. Staff received three bids on October 20, 2017:

<b>Bidder</b>	<b>Location</b>	<b>Total Bid</b>	<b>Percent +/- from Engineer's Estimate \$94,300</b>
Cal Excavation and Underground Inc.	Hughson, CA	\$ 103,285	109%
Central Valley Environmental Contracting Group, Inc.	Fresno, CA	\$112,000	119%
DSGI, Inc.	Manteca, CA	\$173,780	184%

### FISCAL IMPACT

The FY2017-18 budget includes \$128,100 for the El Sereno Residence Demolition Project 20070-33. There are sufficient funds in the project budget to cover the recommended action and expenditures.

	<i>FY2017-18</i>
<b><i>El Sereno Residence Demolition [Project # 20070-33]</i></b>	<b><i>\$128,100</i></b>
<i>Spent-to-Date (as of 10/4/17):</i>	<i>\$2220</i>
<i>Encumbrances:</i>	<i>\$0</i>
<i>[Recommended Action – Costs]:</i>	<i>\$115,505</i>
<b><i>Budget Remaining (Proposed):</i></b>	<b><i>\$10,375</i></b>

The recommended action is not eligible for Measure AA reimbursement.

### BOARD COMMITTEE REVIEW

No Committee review has occurred for the above project. The full Board did review the condition of the building and approved the recommendation for demolition on June 14, 2017.

**PUBLIC NOTICE**

Public notice was provided as required by the Brown Act, including the Montgomery Highlands Homeowner Association and adjacent neighbors

**CEQA COMPLIANCE**

The house is under 50 years old and not historically significant under the California Environmental Quality Act (CEQA). This demolition action is categorically exempt under section 15301, Existing Facilities, which exempts the repair, maintenance, or minor alteration of existing public or private structures, facilities, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination, including the demolition of individual small structures.

**NEXT STEPS**

If approved, the General Manager will enter into a contract with Cal Excavation and Underground Inc. Final contract signature is subject to meeting all District requirements. Demolition will begin November 2017 and conclude by the end of December 2017, weather permitting.

Responsible Department Head:

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