



Midpeninsula Regional  
Open Space District

R-18-20  
Meeting 18-10  
March 14, 2018

### AGENDA ITEM 3

#### AGENDA ITEM

Award of Contract for Tenant Improvements at 5755 Alpine Road, La Honda, in the Russian Ridge Open Space Preserve

#### ACTING GENERAL MANAGER'S RECOMMENDATIONS *luc*

1. Award a contract to Belz Construction, Inc., of Orangevale, CA, for residence improvements at 5755 Alpine Road, La Honda, in the Russian Ridge Open Space Preserve for a base contract amount of \$73,000.
2. Authorize a 15% contract contingency of \$11,000, to be reserved for unanticipated issues, thus allowing the total contract amount not-to-exceed \$84,000.

#### SUMMARY

District staff issued a Request for Bids for tenant improvements at 5755 Alpine Road, La Honda, in the Russian Ridge Open space Preserve on December 28, 2017. One (1) bid proposal was received and opened on Thursday, February 1, 2018. The Acting General Manager recommends awarding the contract to this lowest responsive and responsible bidder, Belz Construction, Inc., for a total not-to-exceed amount of \$84,000. The improvements are necessary to replace an aging deck for safety, repair water intrusion and dry rot in the master bedroom windows, and address other minor maintenance needs. The budget contains sufficient funds for this work.

#### DISCUSSION

A District rental property located at 5755 Alpine Road, La Honda, in the Russian Ridge Open Space Preserve, has a deck and windows in need of replacement to ensure resident safety and keep the house watertight. Given the height of this deck, the proposed deck replacement will address structural and safety issues. To reduce the replacement cost, the total square footage of the deck will be reduced from 209 square feet to 115 square feet, and an escape ladder will replace the stairs. The remodel will also replace existing west-facing master bedroom windows near the deck, address dry-rot issues during construction, repair a leaking valve in the laundry area, investigate the laundry area floor for any repairs needed, and paint new materials to match existing finishes.

#### Contractor Selection

A Request for Bids was issued on December 28, 2017 and sent to contractors, subcontractors, and consultants who had requested to be notified of the Project, as well as to five builders' exchanges. Legal notices were posted in the San Mateo County Times and Half Moon Bay Review. An Invitation to Bid was also posted on the District website. A mandatory pre-bid

meeting and site walk was held at the Project site on January 10, 2018 and was attended by four (4) general contractors. Sealed bids were due on February 1, 2018, and one (1) bid was received and opened. Belz Construction is the lowest responsible and responsive bidder for this project.

**Table 1: Remodel and Rodent Abatement (Base Bid)**

Bidder	Location	Total Bid	Percent Difference from Project Estimate of \$115,000
1. Belz Construction, Inc.	Orangevale, CA	\$73,000.00	-37%

### FISCAL IMPACT

The FY2017-18 budget includes \$139,200 for the 5755 Alpine Master Bedroom Windows Replacement and Deck Safety Project 20086-44. There are sufficient funds in the project budget to cover the recommended action and expenditures.

	FY2017-18
5755 Alpine MB Window Replacement and Deck Safety (Project #20086-44)	\$139,200.00
Spent-to-Date (as of 2/12/18):	\$8,740.64
Encumbrances:	\$1,562.50
Belz Construction Contract with Contingency:	\$84,000.00
Remaining Budget (if approved):	\$44,896.86

The recommended action is not eligible for Measure AA reimbursement.

### BOARD COMMITTEE REVIEW

There was no prior Committee review for this agenda item.

### PUBLIC NOTICE

Public notice provided as required by the Brown Act, including adjoining property owners.

### CEQA COMPLIANCE

The house is under 50 years old and not historically significant under the California Environmental Quality Act (CEQA). These improvements are 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 by the Board, the Acting General Manager would enter into a contract with Belz Construction, Inc., to perform general construction services for the Project. Activation of the

contract is subject to the contractor meeting all District requirements, including required insurance and bonding. The Project is scheduled to be completed by June 2018.

Attachments:

1. Site Map
2. Structure Detail Map

Responsible Department Head:

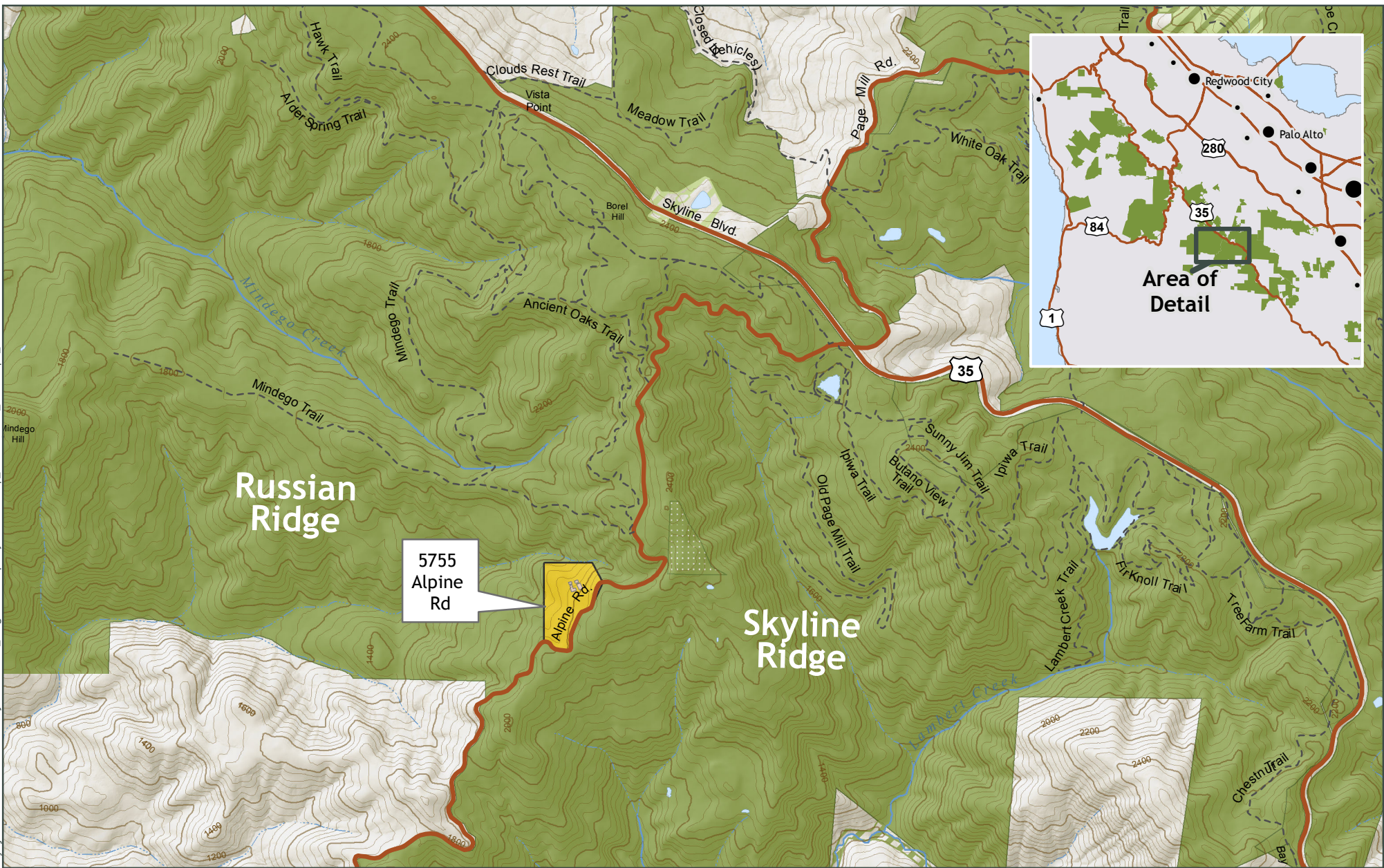
Elaina Cuzick, Acting Manager Land and Facilities Services

Prepared by:

Jean Chung, Property Management Specialist I, Land and Facilities Services

Graphics prepared by:

Jamie Hawk, GIS Data Analyst



### Attachment 1: 5755 Alpine Road, Site Map

- MROSD Preserves
- Urban Area
- Highway or Major Road
- Highlighted Property
- Private Property
- Trail

Midpeninsula Regional  
Open Space District  
(MROSD)



Miles 
0
0.25
0.5

August, 2015



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

### Attachment 2: 5755 Alpine Road, Structure Detail

 Highlighted Property

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Miles 