



Midpeninsula Regional
Open Space District

R-19-115
Meeting 19-22
August 28, 2019

AGENDA ITEM 3

AGENDA ITEM

Award of Contract for Bergman Residences Reconstruction Phase III at Russian Ridge Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the General Manager to enter into a contract with Belz Construction to complete the Bergman Residences Reconstruction Phase III at Russian Ridge Open Space Preserve for a base contract amount of \$238,000.
2. Authorize a 15% contingency of \$35,700, to be reserved for unanticipated issues, thus allowing the total contract amount not-to-exceed \$273,700.

SUMMARY

The Midpeninsula Regional Open Space District (District) rents and maintains several residential structures on the former Bergman property at Russian Ridge Open Space Preserve. The scope of the recommended contract includes repairs and improvements to two residences for improved habitability. The scope encompasses Phase III of a four-phased project. District staff issued a Request for Bids for the Bergman Residences Reconstruction Phase III Project (Project) on June 28, 2019. Staff opened 2 bids on Thursday, July 25, 2019. The General Manager recommends awarding a contract to Belz Construction as the lowest responsive and responsible bidder for a base amount of \$238,000, and authorizing a 15% contingency of \$35,700, for a total not-to-exceed amount of \$273,700. Work is scheduled to begin in September 2019 and conclude in January 2020. Sufficient funds are included in the Fiscal Year (FY) 2019-20 Budget.

DISCUSSION

Background

The District purchased the property located at 20000 Skyline Boulevard (see Exhibit A) in the unincorporated area of San Mateo County on November 29, 2010 (Board Report #10-115) with five (5) occupied residences. Over the past few years, tenants have moved out of four of the five residences; only the Old House is currently occupied.

When the District applied for a building permit to replace a deck, the San Mateo County (County) Planning Department raised several permitting issues with the buildings. One structure had a permit that was never finalized, three structures had non-permitted additions, and one structure was not permitted at all. The County issued the deck permit on condition that the District would resolve the other permit issues. Staff worked with County Planning to warrant and finalize permits on four (4) structures, requiring the removal of unpermitted additions to three (3) structures and full demolition of one (1) non-permitted structure. The District will retain four

structures: Main House, Old House, Guest House, and Carriage House. The non-permitted structure identified for demolition is the Granny House, which will be removed during Phase IV.

Cogstone was hired to perform a historical assessment of all structures at the Bergman compound in January 2019. Six (6) buildings/structures on the property are more than fifty years old and two (2) are less than fifty years old. All structures were evaluated for the California Register of Historical Places and none were identified to be eligible (See Attachment 2).

The recommended contract will complete Phase III of a four-phased project. All four phases of the full project are described below:

- Phase I Site cleanup - completed in FY2017-18
- Phase II Demolition and improvements - completed in FY2018-19.
- Phase III (contract) Improvements to two (2) residences, includes lead and asbestos abatement. Main House: bathroom remodel, new living room windows and doors, new siding on the southwest corner of residence, new kitchen appliances, and new flooring in the bedrooms and kitchen. Old House: window and siding replacement, minor bathroom and kitchen upgrades, and new basement access. Repairs and improvements will improve habitability.
- Phase IV Demolition of the Granny House, Stable and ancillary structures - to begin in FY2020-21

When Phase III improvements are complete, the Main House will be available for rent. The Old House is occupied, and the guest house is currently available for rent (staff is soliciting interest for the guest house at this time). The estimated annual market rent for the Main House is \$35,000, the Guest House is \$12,000, and the Old House is \$17,000. Due to County requirements, the carriage house does not qualify as a residential rental unit. It will be used as storage for the rental units and as a common use laundry facility.

Contractor Selection

A Request for Bids was issued on June 28, 2019 and released on BidSync. A legal notice was posted in the San Mateo County Times and Half Moon Bay Review, and a link to the solicitation was posted on the District website. Two (2) general contractors attended a mandatory pre-bid meeting and site walk at the project site on July 9, 2019. Sealed bids were due on July 25, 2019, and two (2) contractors submitted a bid. Belz Construction is the lowest responsible and responsive bidder for this project. The bid is \$238,000.

Table 1. Bergman Residences Reconstruction Phase III (Base Bid)

	Bidder	Location	Total Bid	Percent Difference from Project Estimate for Construction only of \$251,750
1.	Belz Construction	Orangevale, CA	\$238,000	-5.7%
2.	SAE Consulting	San Jose, CA	\$239,239	-5.2%

A 15% contingency of \$35,700 is recommended for unanticipated repair issues that may be uncovered once the work begins. For example, the work involves replacing several exterior

walls on highly exposed structures that are over 50 years old with minimal prior maintenance, posing a high possibility for dry-rot damage that would need to be addressed if found onsite. The recommended contingency would bring the total not-to-exceed contract amount to \$273,700.

FISCAL IMPACT

The FY2019-20 adopted budget includes \$327,050 for the Russian Ridge – Bergman Residences Reconstruction Phase III project. There are sufficient funds in the adopted FY2019-20 budget to cover the recommended Phase III actions and expenditures.

#61009 - Bergman Residences Reconstruction	Prior Year Actuals	FY2019-20 Adopted	FY2020-21 Projected	TOTAL
61009 Budget:	\$359,290	\$327,050	\$143,750	\$830,090
Spent-to-Date (as of 7/29/19):	(\$359,290)	(\$163)	\$0	(\$359,453)
Encumbrances:	\$0	\$0	\$0	\$0
Belz Construction Contract:	\$0	(\$238,000)	\$0	(\$238,000)
Contract Contingency:	\$0	(\$35,700)	\$0	(\$35,700)
Budget Remaining (Proposed):	\$0	\$53,187	\$143,750	\$196,937

The recommended action is not eligible for Measure AA reimbursement.

BOARD COMMITTEE REVIEW

This item was not previously reviewed by a Board Committee.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act, including adjacent neighbors.

CEQA COMPLIANCE

This item is not a project subject to the California Environmental Quality Act. These improvements and hazardous materials remediation are categorically exempt under section 15301, Existing Facilities, of the California Environmental Quality Act. Section 15301 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 of Directors, the General Manager will enter into a contract with Belz Construction to perform general construction services for Phase III of the Project. Final contract signature is subject to meeting all District requirements, such as having all required insurance and bonding in place. Phase III is scheduled to be completed by January 31, 2020. Improvements to the access road are scheduled for this fiscal year. The final step, Phase IV, to demolish the

granny house, horse stable, and shed and fulfill our agreement with the County is scheduled for FY 2020-21.

Attachment(s)

1. Site Map
2. Cogstone Historical Resource Evaluation excerpt, Building Complex at 20000 Skyline Boulevard, San Mateo County

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Attachment 1: Site Map - 20000 Skyline Boulevard

-  MROSD Preserves
-  Building
-  Private Property
-  Bergman Property

Midpeninsula Regional
Open Space District
(MROSD)
October 2018



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.

20000 Skyline Blvd. Built Environment Evaluation

HISTORIC RESOURCE EVALUATION**OLD HOUSE**

The Old House at 20000 Skyline Blvd. is over 50 years old and an example of a double gabled Craftsman. The key elements of this style as seen on this building are the low pitched gabled roof, stone exterior chimney, grouped windows, and the horizontal wood clapboard.

The Old House at 20000 Skyline Blvd. is not currently on any lists of historic resources such as the National Register of Historic places, California State Historic Landmarks, California Register of Historic Resources, California Historic Resource Inventory, California Points of Interest, or any local historic resource list.

Criterion 1: This building is not associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States and is recommended as not eligible for listing under this criterion.

Criterion 2: This building was constructed at the time when the property was used as the manager's complex for the historic summer home and ranch owned by Mayor of San Francisco, and later Governor of California, James "Sunny Jim" Rolph, Jr. However, there is no evidence that Rolph actually resided on the property, therefore, this distant association is not enough to recommend this building as eligible under this criterion.

Criterion 3: This building does not embody the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values and is therefore not recommended as eligible under this criterion.

Criterion 4: Criterion 4 applies only to archaeological resources. As the building likely predates modern city trash services subsurface historic refuse deposits may be present.

Integrity: The Old House still retains its integrity of location and materials. Past alterations to the house have negatively impacted its integrity of design and workmanship. Some loss of setting is due to development of the Main House to the northwest.

GUEST HOUSE

The Guest House at 20000 Skyline Blvd. is over 50 years old and an example of a double gabled Craftsman. The key elements of this style are the low pitched roof, sleeping porch at the rear of the house, stone exterior chimney, horizontal wood clapboard, grouped windows, and triangular knee braces.

The Old House is not currently on any lists of historic resources such as the National Register of Historic places, California State Historic Landmarks, California Register of Historic Resources, California Historic Resource Inventory, California Points of Interest, or any local historic resource list.

Criterion 1: This building is not associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States and is recommended as not eligible for listing under this criterion.

Criterion 2: This building was constructed at the time when the property was used as the manager's complex for the historic summer home and ranch owned by Mayor of San Francisco, and later Governor of California, James "Sunny Jim" Rolph, Jr. However, there is no evidence that Rolph actually resided on the property, therefore, this distant association is not enough to recommend this building as eligible under this criterion.

Criterion 3: This building does not embody the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values and is therefore not recommended as eligible under this criterion.

Criterion 4: Criterion 4 applies only to archaeological resources. As the building likely predates modern city trash services subsurface historic refuse deposits may be present.

Integrity: The Guest House still retains its integrity of location. Past additions to the building have resulted in designs. The development of the Main House to the west has also negatively impacted the building's integrity of setting.

CARRIAGE HOUSE

The Carriage House at 20000 Skyline Blvd. is over 50 years old and its building is a single gable double door auto garage with craftsman elements as seen in the windows of the south end and the horizontal clapboard of the south and north ends of the building.

During the Sills/Bergman period of ownership, from 1946- the later 1970s the Sills utilized the Carriage House/Apartment as their workshop for their pottery business.

The Carriage House is not currently on any lists of historic resources such as the National Register of Historic places, California State Historic Landmarks, California Register of Historic Resources, California Historic Resource Inventory, California Points of Interest, or any local historic resource list.

Criterion 1: This structure is not associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States and is recommended as not eligible for listing under this criterion.

Criterion 2: This structure was constructed at the time when the property was used as the manager's complex for the historic summer home and ranch owned by Mayor of San Francisco, and later Governor of California, James "Sunny Jim" Rolph, Jr. However, there is no evidence that Rolph actually resided on the property, therefore, this distant association is not enough to recommend this building as eligible under this criterion.

Criterion 3: This structure does not embody the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values and is therefore not recommended as eligible under this criterion.

Criterion 4: Criterion 4 applies only to archaeological resources. As the building likely predates modern city trash services subsurface historic refuse deposits may be present.

Integrity: The Carriage House still retains its integrity of location. Significant alterations and additions to this building have resulted in the loss of design. The construction of the Main House to the south west has negatively impacted the building's setting.

STABLE/TACK ROOM/ STORAGE

The Stable/Tack Room/Storage at 20000 Skyline Blvd. is over 50 years old and is not currently on any lists of historic resources such as the National Register of Historic places, California State Historic Landmarks, California Register of Historic Resources, California Historic Resource Inventory, California Points of Interest, or any local historic resource list.

Criterion 1: This structure is not associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States and is recommended as not eligible for listing under Criterion A/1.

Criterion 2: This structure was constructed at the time when the property was used as the manager's complex for the historic summer home and ranch owned by Mayor of San Francisco, and later Governor of California, James "Sunny Jim" Rolph, Jr. However, there is no evidence that Rolph actually resided on the property, therefore, this distant association is not enough to recommend this building as eligible under Criterion B/2.

Criterion 3: This structure does not embody the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values and is therefore not recommended as eligible under (Criterion 3).

Criterion 4: Criterion 4 applies only to archaeological resources.

Integrity: The Stable/Tack Room/Storage still retains its integrity of location and setting. The building is in a sever state of dilapidation and has resulted in the loss of materials and feeling.

SHED

The Shed at 20000 Skyline Blvd. is likely over 50 years old and is not currently on any lists of historic resources such as the National Register of Historic places, California State Historic Landmarks, California Register of Historic Resources, California Historic Resource Inventory, California Points of Interest, or any local historic resource list.

Criterion 1: This structure is not associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States and is recommended as not eligible for listing under this criterion.

Criterion 2: This structure was constructed at the time when the property was used as the manager's complex for the historic summer home and ranch owned by Mayor of San Francisco, and later Governor of California, James "Sunny Jim" Rolph, Jr. However, there is no evidence that Rolph actually resided on the property, therefore, this distant association is not enough to recommend this building as eligible under this criterion.

Criterion 3: This structure does not embody the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values and is therefore not recommended as eligible under this criterion.

Criterion 4: Criterion 4 applies only to archaeological resources.

Integrity: The Shed still retains its integrity of location. Some alteration, additions to the shed's exterior has resulted in loss of materials; however, it still maintains a general sense of feeling.

GRANNY HOUSE

The Granny House at 20000 Skyline Blvd is over 50 years old and is an example of a modern architectural style known as Contemporary Style. The key elements of this style are the (less

common) butterfly-esque roof, widely overhanging eaves, the exposed roof beams, its use of natural buildings materials (wood and cinderblock), and the integration of indoor space and outdoor views. Contemporary homes, as seen with the Granny House, often incorporated window walls along with Japanese influences seen in wood construction with exposed timbers and a panelized appearance.

The Granny House is not currently on any lists of historic resources such as the National Register of Historic places, California State Historic Landmarks, California Register of Historic Resources, California Historic Resource Inventory, California Points of Interest, or any local historic resource lists.

Criterion 1: This building is not associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States and is recommended as not eligible for listing under this criterion.

Criterion 2: This building is not associated with the lives or persons important to local, California, or national history and therefor is not recommended as eligible for listing under this criterion.

Criterion 3: This building does not embody the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values and is therefore not recommended as eligible under this criterion.

Criterion 4: Criterion 4 applies only to archaeological resources.

Integrity: Granny House still retains its integrity of location and setting. Alterations to the building have resulted in the loss of design and feeling.

MAIN HOUSE

The Main House at 20000 Skyline Blvd. is 41 years old and therefore not considered historic in age. However, it was evaluated under guidance provided by the Office of Historic Preservation (CEQA 2015). It's an example of a modern architectural style known as Contemporary Style. The key elements of this style are the low pitched roof with widely overhanging eaves, the exposed roof beams, windows in the gable ends, its use of natural buildings materials (wood, concrete blocks, and terra cotta roof tiles), and the integration of indoor space and outdoor views. Contemporary homes, as seen with the Main House, could be built on steep hillsides as a display of the integration of the home and the landscape.

The Main House is not currently on any lists of historic resources such as the National Register of Historic places, California State Historic Landmarks, California Register of Historic Resources, California Historic Resource Inventory, California Points of Interest, or any local historic resource lists.

Criterion 1: This building is not associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States and is recommended as not eligible for listing under this criterion.

Criterion 2: This building is not associated with the lives or persons important to local, California, or national history and therefor is not recommended as eligible for listing under this criterion.

Criterion 3: This building does not embody the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values and is therefore not recommended as eligible under this criterion.

Criterion 4: Criterion 4 applies only to archaeological resources.

Integrity: The Main House still retains its integrity of location but alterations have diminished other aspects.

GARAGE/STORAGE

The Garage/Storage at 20000 Skyline Blvd. was constructed in the 1990s and therefore not considered historic in age. However, it was evaluated under guidance provided by the Office of Historic Preservation (CEQA 2015). This structure was used to store hay by then owner, Mrs. Bergman, who raised horses on the property at that time.

Criterion 1: This structure is not associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States and is recommended as not eligible for listing under this criterion.

Criterion 2: This structure is not associated with the lives or persons important to local, California, or national history and therefor is not recommended as eligible for listing under this criterion.

Criterion 3: This structure does not embody the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values and is therefore not recommended as eligible under this criterion.

Criterion 4: Criterion 4 applies only to archaeological resources.

Integrity: The Garage/Storage structure still retains its integrity of location and setting. The majority of the building is covered by ivy thus making it difficult to ascertain its integrity of feeling, design, material or workmanship.

STUDY FINDINGS AND CONCLUSIONS

Six of the buildings/structures on the property are more than fifty years old and two are less than fifty years old. Five were built when the property was part of a large country estate but none were the location of historic events or residence by historically important persons and none represent exceptional craftsmanship. Subsurface archaeological resources might be present as trash pits and privies but no indications were directly observed. Three were built after the property was purchased and utilized as the Sills Residence/Skyline Pottery. All were evaluated for the California Register of Historical Places and none were recommended eligible.

Demolition and renovations of the existing structures do not require any mitigation due to lack of significance. If unanticipated archaeological resources are unearthed during construction, work should be halted in that area until a qualified archaeologist can assess the significance of the find. Work may resume immediately a minimum of 50 feet away from the find. In the unlikely event that human remains are encountered during project development, all work must cease near the find immediately until it is assessed by the County Coroner.

In accordance with California Health and Safety Code Section 7050.5, the County Coroner must be notified if potentially human bone is discovered. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with Public Resources Code Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods. Work may not resume in the vicinity of the find until all requirements of the health and safety code have been met.