



Midpeninsula Regional  
Open Space District

R-20-126  
Meeting 20-27  
November 18, 2020

## AGENDA ITEM 9

### AGENDA ITEM

Award of Contract to Evaluate and Prepare Structural and Engineering Repairs Options to Repurpose an Existing Structure as Ranger Housing at Sierra Azul Open Space Preserve

### GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the General Manager to enter into a contract with Wiss, Janney, Elstner Associates, Inc., of Emeryville, California for a base contract amount of \$67,500.
2. Authorize a 10% contingency of \$6,750 to cover unforeseen conditions for a total contract amount not-to-exceed \$74,250.

### SUMMARY

The Midpeninsula Regional Open Space District (District) has a unique opportunity to make repairs to and repurpose an existing structure at Sierra Azul Open Space Preserve into ranger housing for improved onsite presence and vigilance, including emergency after-hour call-outs within the largest preserve at over 18,000 acres. The existing structure, located at 18171 Pheasant Road in Los Gatos, CA will soon be vacant once the South Area Outpost (Outpost) is replaced with a full-service ranger and maintenance facility in Campbell. To repurpose the structure into a residence, architectural, structural and civil engineering assessments are necessary given its condition. Through a competitive selection process, Wiss, Janney, Elstner Associates, Inc., (WJE) was identified as the most qualified firm to perform this work. Contract deliverables consist of structural, safety, and hazardous materials assessments, identification of repair options, and a Basis of Design (BOD) report. The General Manager recommends awarding a contract to WJE for a base amount of \$67,500 and authorizing a 10% contingency of \$6,750. The contingency is requested to address unanticipated and hidden problems such as dry rot issues and water damage. The Fiscal Year 2020-21 (FY21) adopted budget includes sufficient funds for the contract. Following future Board approval of the BOD repairs, staff anticipates pursuing a Design-Build contract to finalize plans and construct the repairs. Funding for future work will be requested as part of the annual Budget and Action Plan process.

### BACKGROUND

The property at 18171 Pheasant Road, which was purchased by the District in October 13, 2010 (R-10-114), includes a structure that can soon be repurposed for ranger housing (a second onsite

structure is used as maintenance housing). This structure has been used by the District as an interim ranger outpost/office and will be vacated by end of December 2020. The structure was built in 1932 with additions added in the 1950s without permits. The structure is approximately 1,983 square feet and contains four rooms, one and a half bathrooms, a kitchen, and a mudroom. There is a 144 square foot unfinished basement that is accessible through an exterior cellar door. The floor is supported on a raised concrete masonry unit foundation. The structure was constructed on a moderately sloping embankment that drops away severely to the north and east; the floors are now uneven. Onsite utilities include a water well and septic system and a dedicated PG&E electric service. There is no gas service.

## **DISCUSSION**

The scope of work under the recommended contract includes an assessment and design alternatives to remodel, repurpose, and rehabilitate the structure for residential use. The assessment will analyze the extent and location of the floor displacement, and fully evaluate the structural foundation. More specifically, the scope of work includes:

- Structural Engineering and Framing Assessment (interior floor, ceiling, roof framing, and foundation);
- Architectural Assessment (roof, walls, windows, doors, and waterproofing);
- Geotechnical Assessment (basement, slope stability);
- Electrical Assessment (existing electrical system);
- Basis of Design (BOD) report that details the results of the assessment and provides recommendations on repairs that adhere to applicable building codes.

The final BOD will include a project description, existing conditions assessment, repair recommendations, and cost estimates. Once the BOD is complete, staff will present the findings to the Board for approval of the repair elements. Staff proposes to pursue a Design-Build project delivery approach to finalize the construction plans and construct the repairs. If there is a lack of interest by qualified Design Build teams, staff would then pursue a traditional Design-Bid-Build project delivery approach to complete the project.

A Historic Resource Evaluation was completed in May 2014 for structures on this property. The findings concluded that the structures, while over 50 years old, are neither associated with a historic person or event nor do they embody any distinctive characteristics of a type or period of construction. The structures exhibit multiple periods of construction and lack structural integrity. The exact initial dates of construction are mostly unknown. As a result, the structures do not meet the level of significance necessary for inclusion on the California Register of Historic Places or any local historic resource inventory and therefore are not a historic resource under CEQA.

## **Consultant Selection**

A Request for Proposals (RFP) was issued on June 8, 2020 through BidSync, and directly emailed to five professional engineering firms. A pre-proposal meeting and site tour was held on June 6, 2020 with four firms attending. Staff received three proposals on June 30, 2020:

<b>Consultant</b>	<b>Location</b>	<b>Proposal Price</b>
Wiss, Janney, Elstner Associates, Inc	Emeryville, CA	\$67,500 *
MME Civil & Structural Engineer	Santa Cruz, CA	\$74,236
ZFA Structural Engineers	San Carlos, CA	\$104,840

\* WJE price reflects negotiated reduced scope and cost.

Based on a thorough evaluation, the District deemed WJE as the most qualified to deliver this Project. WJE's team has a diverse field of knowledge, strong experience with similar structure assessment projects, and a deep knowledge of the project's background. They have clear deliverables and goals and submitted a high-quality proposal to perform the scope of work at a fair and reasonable price. For these reasons, the General Manager recommends entering into an agreement with WJE to complete the Project.

### **FISCAL IMPACT**

The FY21 adopted budget includes \$285,000 for the Sierra Azul Ranger Residence project #35004. There are sufficient funds in the project budget to cover the recommended action and expenditures through the end of the year. Funding for future years budgets will be requested as part of the annual Budget and Action Plan process.

<b>Sierra Azul Ranger Residence 35004</b>	<b>Prior Year Actuals</b>	<b>FY21 Adopted</b>	<b>FY22 Projected</b>	<b>FY23 Projected</b>	<b>TOTAL</b>
<b>Total Budget:</b>	<b>\$49,918</b>	<b>\$285,000</b>	<b>\$290,000</b>	<b>\$0</b>	<b>\$624,918</b>
Spent-to-Date (as of 11/03/2020):	(\$49,918)	\$0	\$0	\$0	(\$49,918)
Encumbrances:	\$0	\$0	\$0	\$0	\$0
Wiss, Janney, Elstner Associates, Inc. Contract:	\$0	(\$53,000)	(\$14,500)	\$0	(\$67,500)
10% Contingency:	\$0	\$0	(\$6,750)	\$0	(\$6,750)
<b>Budget Remaining (Proposed):</b>	<b>\$0</b>	<b>\$232,000</b>	<b>\$268,750</b>	<b>\$0</b>	<b>\$500,750</b>

The recommended action is not funded by Measure AA.

### **BOARD COMMITTEE REVIEW**

This Project has not been reviewed by the Board Committee.

### **PUBLIC NOTICE**

Public notice was provided as required by the Brown Act. No additional notice is required.

### **CEQA COMPLIANCE**

Retention of professional consultants to complete assessments and produce reports and estimates does not constitute a project under the California Environmental Quality Act (CEQA) as it will

not result in a direct physical change in the environment [CEQA Guidelines Section 15060(c)(2)].

**ATTACHMENTS**

1. Sierra Azul Open Space Preserve Site Location Map
2. Structure Photos

**NEXT STEPS**

Following Board approval, the General Manager will execute a contract with WJE. WJE's assessment work will continue through 2021.

Responsible Department Head:

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Prepared by:

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Site Location Map for Sierra Azul Open Space Preserve

## ATTACHMENT 2



Exterior Photos of the Structure



PIPES AT FOUNDATION



DAMAGE ON EXTERIOR



KITCHEN



FACING BATHROOM

## Interior Photos of the Structure



LARGE ROOM



COPY ROOM



SMALL ROOM/OFFICE



OPEN WORKSPACE AREA