



Midpeninsula Regional
Open Space District

R-20-137
Meeting 20-27
November 18, 2020

AGENDA ITEM 8

AGENDA ITEM

Award of Contract to TKO General Engineering & Construction for Demolition of Two Unoccupied, Fire Damaged Accessory Structures and Repair of a Retaining Wall at 895 La Honda Road, Woodside, CA 94026 in Thornewood Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS *dem*

1. Approve the demolition of two fire damaged accessory structures and the replacement of a retaining wall that sustained extensive fire damage at Thornewood Open Space Preserve and determine that these actions are categorically exempt under CEQA.
2. Authorize the General Manager to enter into a contract with TKO General Engineering & Construction, of Woodside, California to complete the structures demolition and retaining wall repair for a base amount of \$49,680.
3. Authorize a 15% contingency of \$7,452 to be reserved for unanticipated issues, for a total not-to-exceed contract amount of \$57,132.

SUMMARY

Two unoccupied accessory structures (a guest cottage and small studio) at a residential site within Thornewood Open Space Preserve suffered extensive fire damage on May 5, 2020 (Attachment 2), rendering them a significant safety concern. The damage is so severe that repairs are not viable. A nearby retaining wall was also damaged and needs replacement. The primary residence known as the Thornewood House was fortunately minimally affected by the fire. The General Manager recommends demolishing the two accessory structures and replacing the retaining wall as soon as practicable. The General Manager recommends awarding a contract to TKO General Engineering & Construction (TKO) for a base amount of \$49,680 and authorizing a 15% contingency of \$7,452, for a total contract amount of \$57,132 to complete this work. The FY21 budget includes sufficient funds for the recommended action.

DISCUSSION

The Thornewood site was developed by San Franciscan Julian Thorne who bought the Woodside property in 1908. In the 1920s, architect Gardner Dailey designed and built the main Thornewood house as the summer home of Julian and his wife Edna. The adjacent 1,300 square foot guest cottage and a second 300 square foot small studio were both destroyed by a fire on May 5, 2020. Since the donation of the property to the District in 1978, the two accessory structures had not been maintained and remained uninhabitable. The District had a caretaker

agreement with the prior tenants who maintained the main Thornewood House, but not the accessory structures. The caretakers vacated the house in July. Given the extent of fire damage, the structures are unsafe to enter and are not salvageable. A four-foot-high wooden retaining wall along the back section of the two structures also burned and needs to be replaced as part of the site cleanup, per the recommendation of a geotechnical consultant. Demolition permits to remove these precarious structures have been obtained from the Town of Woodside.

Typically, staff would bring options for structures to the Board prior to bringing an award of contract to conduct the work. In this case, the guest cottage burned to the ground (with only burnt framing remaining) and the studio has only two unstable walls left in place. The burned remains need to be removed before the main house is ready for occupancy. Therefore, the General Manager is bringing the approval of the demolition and the demolition contract to the Board at the same time.

Salvageable Materials

If any unburned materials are viable for salvage, they will be stored on-site for use in future projects per the Board-approved Waste Diversion Policy.

Bids Received

A Bid Package was published on October 1, 2020. The package was published on the District’s website and on the electronic BidSync program. Bids were due on November 4, 2020. A mandatory pre-bid meeting was held on October 22 at the project location. Five potential bidders attended the meeting. Two bids were received as summarized in the following table:

Contractor	Bid Amount
TKO General Engineering & Construction	\$49,680
Demolition Services & Grading Inc.	\$74,391

The General Manager recommends awarding the contract to TKO as the lowest responsive and responsible bidder.

FISCAL IMPACT

There are sufficient funds in the FY21 Operating Budget to cover the cost of the recommendation. Shortly after the fire in Spring 2020, staff worked with the District’s property insurance adjuster to develop a preliminary estimate of \$41,391 for removal of the burned structures. The District’s property damage deductible is \$10,000, so the District received the difference (\$31,391) which will be used to offset the costs associated with the demolition. The insurance payment for the fire was based on demolition costs rather than the value of the buildings because they had remained unoccupied for so long and were in a dilapidated state, rendering them of little value.

The recommended action is not funded by Measure AA.

BOARD COMMITTEE REVIEW

No Committee review has occurred for the above project.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

The District concludes the demolition and removal of the two extensively damaged accessory structures is categorically exempt from the California Environmental Quality Act (CEQA) under Article 19, Sections 15301, 15302, and 15304 of CEQA Guidelines. Section 15301(l)(4) exempts demolition and removal of small residential and accessory structures. Section 15302 exempts the replacement of the existing structures, and is applicable here because the retaining wall replacement will be located on the same site as the structure being replaced and will have substantially the same purpose. The landform restoration and minor trenching work following demolition activities are categorically exempt under Section 15304(a) and (f), which exempts minor grading, trenching, and backfilling where the surface is restored.

NEXT STEPS

If approved, demolition work will begin in December and is estimated to take two weeks to complete, assuming good weather.

Related to the main Thornewood house, staff will evaluate necessary short-term repairs to prepare the main house for occupancy this winter. Staff will also begin working on addressing longer term maintenance needs and site improvements. For this work, staff will complete a historic and structural evaluation of house and evaluate the need for major structural repairs, electrical system replacement, plumbing and drain system replacement, driveway repairs, and replacement of the current spring fed water system with a municipal water supply. Once these evaluations are completed, options and costs will be presented to the Board for direction on next steps.

Attachments:

1. Site Map
2. Site Photographs

Responsible Department Head:

Brandon Stewart, Land and Facilities Services Department

Prepared by:

Omar Smith, Senior Property Management Specialist, Land and Facilities Services Department
Gordon Baillie, Interim Management Analyst, Land and Facilities Department

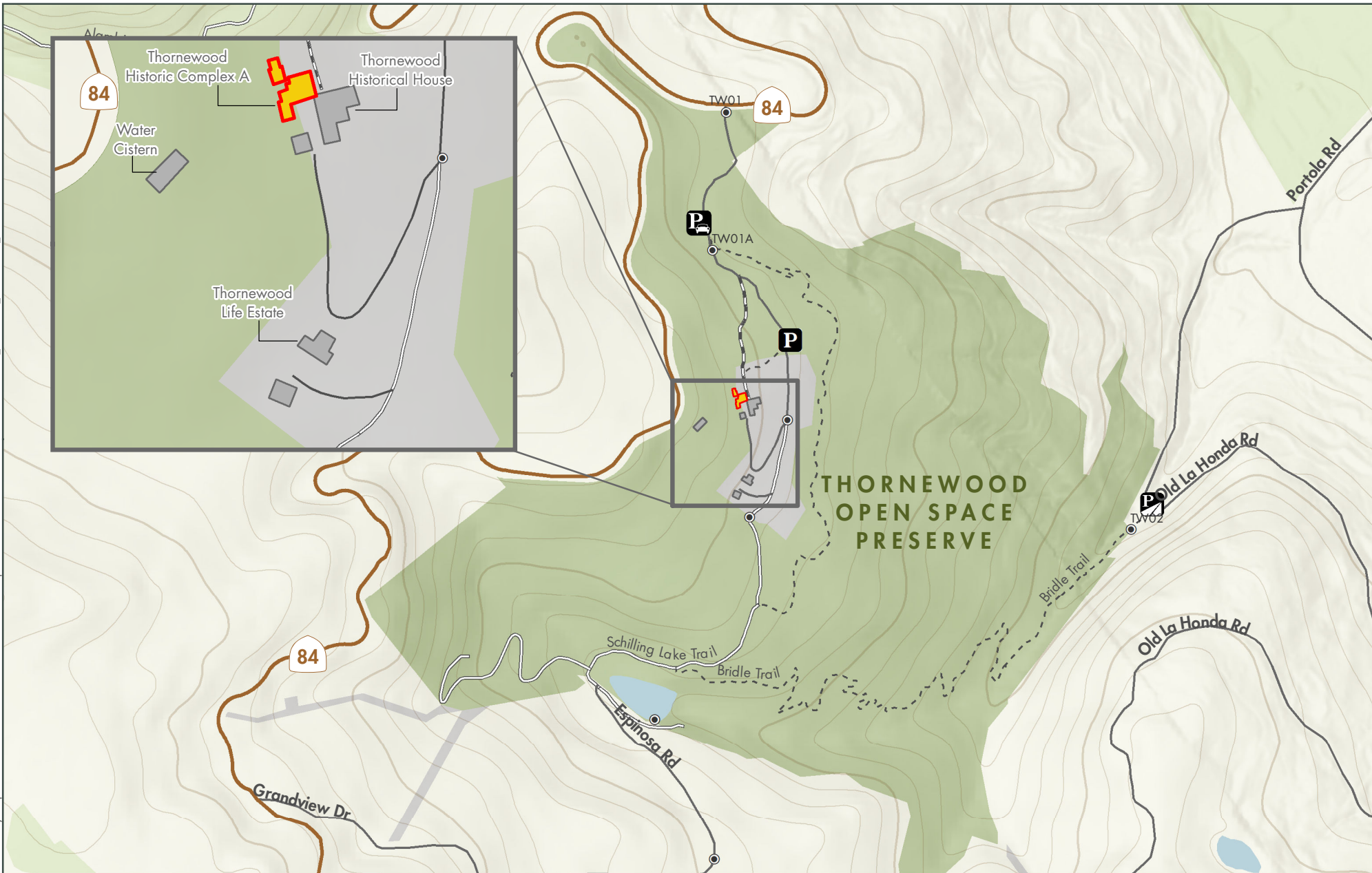
Staff contact:

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Path: G:\Projects\Thornwood\Structures\TW - Structures_Demolished_20201029.mxd
Created By: flopez



Thornwood Fire Demolition

-  MROSD Preserves
-  Other Protected Lands
-  Private Property
-  Building to be demolished

Midpeninsula Regional
Open Space District
(Midpen)
11/6/2020



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



Damage to Studio Thornewood Open Space Preserve



Damage to Guest House Thornewood Open Space Preserve