



Midpeninsula Regional
Open Space District

R-21-19
Meeting 21-03
January 27, 2021

AGENDA ITEM 5

AGENDA ITEM

Reject all bids for the Cultural Landscape Rehabilitation Project at Bear Creek Redwoods Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS *dem*

1. Reject all bids received for the Alma Cultural Landscape Rehabilitation Project at Bear Creek Redwood Open Space Preserve.
2. Authorize the General Manager to publicly re-solicit bids.

SUMMARY

The Alma Cultural Landscape Rehabilitation Project (Project) will allow the Midpeninsula Regional Open Space District (District) to complete site and structure stabilization improvements to allow for safe public access to the Alma College Cultural Landscape site (Alma Site) in Bear Creek Redwoods Open Space Preserve. District staff issued a Request for Bids (RFB) on November 9, 2020 and received three (3) bid proposals on January 6, 2021. After a careful review of the bids, the General Manager recommends rejecting all bids and soliciting new bids to complete the Project, pursuant to state law.

BACKGROUND

On January 25, 2017, the Board of Directors (Board) approved the Alma College Cultural Landscape Rehabilitation Plan (Rehabilitation Plan) as part of the larger Bear Creek Redwoods Preserve Plan (R-17-15). The purpose of the Rehabilitation Plan is to implement a fiscally sustainable clean-up and rehabilitation of the Alma Site that allows the site's cultural significance to be understood and safely enjoyed by the public.

The Rehabilitation Plan calls for removal of six dilapidated non-historic structures to facilitate safe public access while retaining, rehabilitating and interpreting select elements of the layered Cultural Landscape at the Alma College site. In order to implement the Rehabilitation Plan, District staff secured a Landmark Alteration Permit from Santa Clara County (County) in Winter 2019 and demolition permits in Fall 2019. The building permits to complete the site improvement and structure stabilization work are currently under review with the County Planning Department and anticipated to be approved in Spring 2021.

On February 26, 2020, the Board awarded a contract to Coastwide Environmental Tech, Inc., for Phase I of the project to remove six dilapidated non-historic structures permitted under the

demolition permits (R-20-21). The work was completed in December 2020. Phase II includes stabilizing two historic structures, site grading, pathway/trail construction, and revegetation.

DISCUSSION

The design of Phase II was recently completed and a Request for Bids (RFB) was issued on November 9, 2020 via BidSync and released to three builders' exchanges. Legal notices were posted in the San Jose Mercury News and the San Mateo County Times, and a link to the solicitation was posted on the District website. Staff also directly contacted 14 local qualified firms, including 7 within District boundaries. Two mandatory pre-bid site walks were held on November 18, 2020 and December 2, 2020 with 13 contractors in attendance. Due to bidder interest exceeding group size limitations set forth by Santa Clara County COVID-19 protocols, staff held a third pre-bid walk on December 4, 2020 with 5 contractors in attendance.

The District publicly opened the bids on January 6, 2021. The detailed breakdown of the (3) bids received is as follows:

Bidder	Location	Total Base Bid	Percent +/- from Engineer's Estimate (\$4,000,000)
1. Agbayani Construction Corporation	Daly City, CA	\$5,500,000	138%
2. Yerba Buena Engineering & Construction, Inc.	San Francisco, CA	\$5,750,850	144%
3. Schembri Construction Co. Inc.	Livermore, CA	\$7,442,210	186%

These bids were well above the engineer's estimate for the project and the District budget. The General Manager therefore recommends rejecting all bids and re-soliciting bids for a revised project as described below. Public Resources Code section 5594 provides that the Board may reject all bids and re-advertise.

Proposed Re-Bid

Staff is working on a series of scope reductions, drawing clarifications, and value engineering revisions in order to obtain bids that meet the District's budget. Additionally, due to the complex nature of the project, staff will allow Bidders to spend more time investigating existing conditions during the pre-bid site tours. Staff intends to release the revised bid package by end of February 2021 with the goal of beginning construction in May 2021 and completing construction by January 2022.

FISCAL IMPACT

Rejection of bids has no fiscal impact to the District's budget.

BOARD COMMITTEE REVIEW

Rehabilitation of the Alma site was guided by committee and public input at three meetings of the Planning and Natural Resources Committee, including one neighborhood meeting held in Los Gatos on April 29, 2015. In addition, the full Board received a presentation of the Rehabilitation Plan at the June 24, 2015 meeting (R-15-92) and reviewed the information on March 23, 2016 (R-16-33) and May 11, 2016 (R-16-50). The Alma College Cultural Landscape Rehabilitation Plan was approved by the Board as part of the larger Bear Creek Redwoods Preserve Plan on January 25, 2017 (R-17-15). The Board approved Phase I: Abatement and Removal of Select Dilapidated Non-Historic Structures, on February 26, 2020 (R-20-21).

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

The Alma College Cultural Landscape Rehabilitation Plan was included in the Draft and Final Environmental Impact Report completed for the Preserve Plan, which was certified by the Board at the January 25, 2017 meeting (R-17-15).

NEXT STEPS

Upon approval by the Board of Directors, the General Manager will reject all bids and re-bid the Project. The Board will consider award of contract at a meeting in Spring 2021.

Responsible Department Head:

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