



Midpeninsula Regional
Open Space District

R-21-79
Meeting 21-18
June 9, 2021

AGENDA ITEM 3

AGENDA ITEM

Contract Amendment with Coastwide Environmental Technologies, Inc., for the Demolition of Non-Historic Ruins at Bear Creek Redwoods Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS *den*

Authorize the General Manger to execute a contract amendment with Coastwide Environmental Technologies, Inc., in the amount of \$110,000 to include the demolition and removal of non-historic ruins at the Alma College site in Bear Creek Redwoods Open Space Preserve; the amendment would bring the contract to a total not-to-exceed amount of \$572,300.

SUMMARY

The Midpeninsula Regional Open Space District (District) awarded a contract to Coastwide Environmental Technologies, Inc., (Coastwide) on February 26, 2020 in the amount of \$402,000 with a 15% contingency of \$60,300, for a total not-to-exceed amount of \$462,300 to complete the Alma Demolition and Abatement Project (Project). The Project scope of work included the abatement and removal of select dilapidated, non-historic structures at the Alma site within Bear Creek Redwoods Open Space Preserve. Due to permitting constraints, demolition of the ruins of a former residence were not included in the prior contract. The required permit for the removal of the ruins is now approved and demolition for these structural remnants can proceed. The proposed amendment totals \$110,000, bringing the total not-to-exceed contract amount to \$572,300. The proposed Fiscal Year 2021-22 (FY22) project budget includes sufficient funds to cover the work. Work is scheduled to begin in Summer 2021 and be completed in Fall 2021.

DISCUSSION

On January 25, 2017, the Board of Directors (Board) approved the Alma College Cultural Landscape Rehabilitation Plan (Cultural Landscape Plan) as part of the larger Bear Creek Redwoods Preserve Plan ([R-17-15](#), [meeting minutes](#)). The purpose of the Cultural Landscape 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 Cultural Landscape Plan calls for removal of seven dilapidated, non-historic structures to facilitate safe public access while retaining, rehabilitating and interpreting select elements of the layered Cultural Landscape. To implement the Cultural Landscape 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, structure

stabilization, and demolition of the remaining non-historic ruins of a former residence were finalized with the County Planning Department in Spring 2021.

On February 26, 2020, the Board awarded a contract to Coastwide Environmental Tech, Inc., to remove six of the non-historic structures ([R-20-21](#), [meeting minutes](#)). The seventh non-historic structure to be removed, the residence ruins, had not received permit approval from Santa Clara County and was not included in the base contract for Coastwide. The base contract work was substantially complete in December 2020.

In January 2021, staff publicly bid the remaining work of the Cultural Landscape Plan, including demolition of the remaining non-historic ruins, architectural rehabilitation of three historic structures, site debris removal, site grading, pathway/trail construction, retaining walls, masonry rehabilitation, and revegetation. Bids received were well above the engineer's estimate and District budget. The Board directed staff to reject all bids, find scope and value engineering reductions, and phase the implementation of the remaining improvements to fit costs closer to the budget ([R-21-19](#), [meeting minutes](#)). After bids were rejected in January 2021, staff worked to reduce the project scope down to core features without jeopardizing the significance of the cultural landscape or removing any Board approved items. Through this process, staff and the design consultant also looked for opportunities to phase the work. One such opportunity is to separately contract for the removal of the ruins.

The District has an opportunity to complete the remaining demolition work with Coastwide as an amendment to the Alma Demolition and Abatement Project, which was substantially complete in December 2020. Adding this scope of work to the existing contract with Coastwide provides an opportunity to efficiently utilize a contractor that is familiar with the site for a price that is consistent with the engineer's estimate, and considerably lower to prior bids received for this work (i.e., less than half). The scope of work for the ruin removal includes demolition of the lower portion of the ruins, which is in a state of extreme disrepair, including a failing roof and supporting beams. The concrete and brick debris will be separated from the reinforcing steel and remain in place as fill to be capped with native soil collected from elsewhere on site, while the reinforcing steel will be recycled. Excess concrete and brick debris will be relocated elsewhere on the Alma site where additional fill is required. Masonry pieces that remain in good condition will be separated and stockpiled as salvaged material that can be reused for onsite repair work or other purposes.

District staff will rebid the remaining outstanding work in the Alma Cultural Landscape Rehabilitation Project in June 2021 and return to the Board for award of contract in the summer.

FISCAL IMPACT

The proposed FY22 budget includes \$3,868,766 for the Alma Cultural Landscape Rehabilitation Project MAA21-006. There are sufficient funds in the projected project budget to cover the recommended action and expenditures.

MAA21-006 Bear Creek Redwoods Alma College Cleanup and Stabilization	Prior Year Actuals	FY21 Amended	FY22 Proposed	FY23 Projected	Estimated Future Years	TOTAL
District Funded	\$1,188,052	\$196,016	\$2,733,486	\$910,800	\$0	\$5,028,354

(Fund 30):						
Grant Amount:	\$0	\$452,254	\$1,135,280	\$0	\$0	\$1,587,534
Total Budget:	\$1,188,052	\$648,270	\$3,868,766	\$910,800	\$0	\$6,615,888
Spent-to-Date (as of 05/18/2021):	(\$1,188,052)	(\$612,817)	\$0	\$0	\$0	(\$1,800,869)
Encumbrances:	\$0	(\$32,199)	\$0	\$0	\$0	(\$32,199)
Coastwide Environmental Technologies, Inc., Contract Amendment:	\$0	\$0	(\$110,000)	\$0	\$0	(\$110,000)
Budget Remaining (Proposed):	\$0	\$3,254	\$3,758,766	\$910,800	\$0	\$4,672,820

The following table outlines the Measure AA Portfolio 21 Bear Creek Redwoods: Public Recreation and Interpretive Projects allocation, costs-to-date, projected future project expenditures and projected portfolio balance remaining.

MAA21 Bear Creek Redwoods: Public Recreation and Interpretive Projects Portfolio Allocation:	\$17,478,000
Grant Income (through FY25):	\$5,316,530
Committed General Fund Capital (Fund 40) funds:	\$700,000
Allocation of available MAA interest earnings:	\$1,223,530
Total Portfolio Allocation:	\$24,718,060
Life-to-Date Spent (as of 05/18/2021):	(\$11,054,160)
Encumbrances:	(\$105,067)
Remaining FY21 Project Budgets:	(\$117,131)
Future MAA21 project costs (projected through FY25):	(\$12,764,497)
Total Portfolio Expenditures:	(\$24,040,855)
Portfolio Balance Remaining (Proposed):	\$677,205

The following table outlines the Measure AA Portfolio 21 Bear Creek Redwoods: Public Recreation and Interpretive Projects allocation, projected life of project expenditures and projected portfolio balance remaining.

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Total Portfolio Allocation:	\$24,718,060
Projected Project Expenditures (life of project):	
21-001 Moody Gulch Fence & Gate Improvements *	(\$847)
21-002 Bear Creek Redwoods Preserve Plan *	\$14,369
21-003 Bear Creek Redwoods Stables Water System	\$0
21-004 Bear Creek Stables Project	(\$5,754,865)
21-005 Bear Creek Redwoods Public Access	(\$5,542,970)
21-006 Bear Creek Redwoods Alma College Cleanup and Stabilization	(\$6,615,888)
21-007 Bear Creek Redwoods Preserve Plan Invasive Weed Treatment	(\$1,443,693)
21-008 Bear Creek Redwoods Ponds Restoration and Water Rights	(\$681,560)
21-009 Bear Creek Redwoods Webb Creek Bridge	(\$487,492)
21-010 Bear Creek Redwoods Landfill Characterization and Remediation	(\$476,034)
21-011 Phase II Trail Improvements, Bear Creek Redwoods OSP	(\$2,960,960)

21-012 Bear Creek Redwood Tree Restoration	(\$90,915)
Total Portfolio Expenditures:	(\$24,040,855)
Portfolio Balance Remaining (Proposed):	\$677,205

* The balances for Projects 21-001 and 21-002 will be cleared out as part of the year-end close process as neither project is considered an eligible MAA capital project.

BOARD AND 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, meeting minutes](#)) and May 11, 2016 ([R-16-50, meeting minutes](#)). 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, meeting minutes](#)). The Board approved Phase I: Abatement and Removal of Select Dilapidated Non-Historic Structures, on February 26, 2020 ([R-20-21, meeting minutes](#)). The Board rejected all bids for Phase II improvements on January 27, 2021 ([R-21-19, meeting minutes](#)).

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

The Alma Architectural Rehabilitation work 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, meeting minutes](#)).

NEXT STEPS

If approved, the General Manager will authorize the contract amendment. Demolition and removal of the Alma Mansion Ruins will be completed by August 2021.

Responsible Department Head:

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Prepared by:

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