



Midpeninsula Regional
Open Space District

R-21-102
Meeting 21-21
July 28, 2021

AGENDA ITEM 4

AGENDA ITEM

Award of Contract to George Bianchi Construction, Inc., to complete the Alma College Cultural Landscape Rehabilitation Project at Bear Creek Redwoods Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS *den*

1. Authorize the General Manager to enter into a contract with George Bianchi Construction, Inc., of San Jose, California, for a base amount of \$2,258,742 plus a bid alternate amount of \$379,291 for a total of \$2,638,033.
2. Authorize a 15% contingency of \$395,705 to be reserved for unanticipated issues, bringing the total contract to a not-to-exceed amount of \$3,033,738.

SUMMARY

The recommended contract will allow the Midpeninsula Regional Open Space District (District) to complete site and structure stabilization improvements for safe public access to the former Alma College Cultural Landscape site (Alma Site) in Bear Creek Redwoods Open Space Preserve. The District issued a Request for Bids (RFB) on May 26, 2021 and received one bid proposal on June 24, 2021 from George Bianchi Construction, Inc., (Bianchi) who was identified as the lowest responsive and responsible bidder. The General Manager recommends awarding a contract to Bianchi for a base amount of \$2,258,742, plus awarding a bid alternate amount of \$379,291 and authorizing a 15% contingency amount of \$395,705 to cover unanticipated issues that may arise, such as rotted wood, damaged concrete or rebar, poor soil conditions, hazardous materials, biological or cultural constraints, additional safety considerations, and additional masonry work. The adopted Fiscal Year 2021-22 (FY22) budget includes sufficient funds to cover the work. Work is scheduled to begin in August 2021 and be completed in Spring 2022.

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.

District staff secured a Landmark Alteration Permit from Santa Clara County in Winter 2019 to implement the Rehabilitation Plan. Implementation was split into multiple phases to account for the County's demolition and building permit review schedule and to avoid potential impacts to

bats during the maternity season (April 15 through August 31) and hibernation period (November 16 through February 15). Phase I has largely been completed and includes bat exclusions, abatement, material salvaging, and the removal of six dilapidated non-historic structures.

DISCUSSION

The recommended contract for Board consideration under this Agenda Item will implement Phase II: debris removal, stabilizing two historic structures, site grading, pathway/trail construction, and revegetation. This work was originally bid unsuccessfully in January 2021; bids received at that time far exceeded the budget, so all bids were rejected (R-21-19). Staff worked to reduce scope, clarify intent, and value engineer the project to remain within the budget while still meeting project goals and Board expectations.

The recommended contract will provide the improvements necessary to safely open the Alma Site to public access. In summary, the project includes the following tasks:

Base Bid Improvements

- Upper Lake Overflow – construct the outfall overflow structure and connect the overflow system to the existing storm drain pipe system
- 1934 Library – remove graffiti, abate hazardous materials, clean interior, provide structural and architectural rehabilitation, install a new roof, and mothball the structure
- Chapel – remove graffiti, abate hazardous materials, clean interior, provide structural and architectural rehabilitation, install a new roof, and mothball the structure
- Marion Shine – provide structural and architectural rehabilitation
- Site Improvements – rehabilitate existing masonry walkways, and patios; clear vegetation and debris; perform site grading; construct new walk paths and ADA accessible improvements; add drainage infrastructure to existing retaining walls; amend soil and re-seed; install guardrails and site fencing

Bid Alternate Improvements

- St. Joseph's Shrine – remove invasive vegetation, clean and re-point existing masonry, and provide informal public access to view the feature
- Garage – install mesh panels to mothball the structure
- Install interpretative features at the former Roman Plunge area
- Install custom metal guardrails
- Install picnic tables
- Provide doors with hinges and padlocks to the Chapel and 1934 Library
- Expand the structural rehabilitation to include repainting and graffiti coating
- Expand the masonry rehabilitation to include site walls and to utilize salvaged brick

See Attachment 2 for Work Area Map.

In accordance with the District's Construction and Waste Diversion Policy, the project will re-use, recycle or otherwise divert eligible demolition materials from landfills. The project will re-use materials salvaged from the Phase I demolition work, including wood, masonry brick and tile, concrete debris, and topsoil. The contractor shall also prepare and submit a waste-stream diversion plan (WSDP) for the minor amount of demolition work to be completed under this

Phase II project. The WSDP shall describe how all non-hazardous materials will be handled, list all items to be salvaged and where they will be transported to, and list all materials that will be sent to the landfill with an explanation of why they cannot be recycled or salvaged. The WSDP will be reviewed by District staff and Knapp Architects prior to demolition. Knapp Architects are on the consultant design team for the Project, specialize in historic preservation, and prepared the Alma College Conditions Assessment Report for the District in 2010.

Contractor Selection

A Request for Bids (RFB) was issued on May 26, 2021 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 20 local qualified firms about the RFB, including 7 within District boundaries. Two mandatory pre-bid site walks were held on June 10, 2021 and June 17, 2021 with 10 contractors in attendance.

The District publicly opened the bids on June 24, 2021 and announced George Bianchi Construction, Inc., as the apparent low bidder. The detailed breakdown of the (1) bid received is as follows:

| Bidder | Total Base Bid | Total Bid Alternates | Total | Engineer’s Estimate (\$4,000,000) |
|---|----------------|----------------------|----------------|-----------------------------------|
| 1. George Bianchi Construction, Inc. <i>San Jose, Ca</i> | \$2,258,742.20 | \$379,291.00 | \$2,638,033.20 | -34% |

Contingency Amount

The Alma Cultural Landscape is layered in history and complexity. Phase II of the site rehabilitation project will require careful improvements to historic structures, while working around and protecting existing cultural assets and natural species of concern. Bianchi is the lowest responsible and responsive bidder to perform the project. The total bid with bid alternatives is approximately 34% below the engineer’s estimate. For this project, a 15% rather than 10% contingency is recommended given the high level of historic development that has occurred on site, which can uncover numerous unanticipated issues (rotted wood, damaged concrete or rebar, poor soil conditions, hazardous materials) as well as the potential for additional actions to further address resource constraints and site safety needs.

FISCAL IMPACT

The FY22 adopted budget includes \$3,868,766 for the Alma Cultural Landscape Rehabilitation Project MAA21-006. There are sufficient funds in the project budget to cover the recommended action and expenditures. Funding for future years budget will be requested as part of the annual Budget and Action Plan process.

| MAA21-006 Bear Creek Redwoods Alma College Cleanup and Stabilization | Prior Year Actuals | FY22 Adopted | FY23 Projected | FY24 Projected | Estimated Future Years | TOTAL |
|--|--------------------|--------------|----------------|----------------|------------------------|-------------|
| District Funded (Fund 30): | \$1,381,303 | \$2,733,486 | \$910,800 | \$0 | \$0 | \$5,025,589 |

| | | | | | | |
|---|--------------------|--------------------|------------------|------------|------------|----------------------|
| Grant Amount (projected): | \$452,254 | \$1,135,280 | \$0 | \$0 | \$0 | \$1,587,534 |
| Total Budget: | \$1,833,557 | \$3,868,766 | \$910,800 | \$0 | \$0 | \$6,613,123 |
| Spent-to-Date (as of 07/13/2021): | (\$1,833,557) | (\$1,916) | \$0 | \$0 | \$0 | (\$1,835,473) |
| Encumbrances: | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| George Bianchi Construction, Inc. contract and bid alternate: | \$0 | (\$2,638,033) | \$0 | \$0 | \$0 | (\$2,638,033) |
| 15% Contingency: | \$0 | (\$395,705) | \$0 | \$0 | \$0 | (\$395,705) |
| Budget Remaining (Proposed): | \$0 | \$833,112 | \$910,800 | \$0 | \$0 | \$1,743,912 |

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 07/13/2021): | (\$11,175,348) |
| Encumbrances: | \$0 |
| Remaining FY22 Project Budgets: | (\$5,202,319) |
| Future MAA21 project costs (projected through FY25): | (\$7,660,423) |
| Total Portfolio Expenditures: | (\$24,038,090) |
| Portfolio Balance Remaining (Proposed): | \$679,970 |

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.

| | |
|---|---------------------|
| 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 |
| Projected Project Expenditures (life of project): | |
| 21-001 Moody Gulch Fence & Gate Improvements | (\$847) |
| 21-002 Bear Creek Redwoods Preserve Plan | \$14,369 |
| 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 | (\$6,613,123) |
| 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: | (\$24,038,090) |
| Portfolio Balance Remaining (Proposed): | \$679,970 |

**21-003 Bear Creek Redwoods Stables Water System was combined with MAA21-004*

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 a 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](#)). The Board approved a contract amendment with Coastwide Environmental Technologies, Inc. to complete demolition of an additional non-historic structure on June 09, 2021 ([R-21-79](#), [meeting minutes](#)).

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 EIR completed for the Preserve Plan, which was certified by the Board at the January 25, 2017 meeting (R-17-15).

NEXT STEPS

If approved, the General Manager will enter into a contract with Bianchi. Final contract signature is subject to meeting all District requirements, such as having all required insurance and bonding in place. Work is estimated to commence in August, 2021 with completion in Summer, 2022.

Attachment

1. Project Site Map
2. Work Area Map

Responsible Department Head:

Jason Lin, PE, Engineering and Construction Department Manager

Prepared by:

Scott Reeves, Senior Capital Project Manager, Engineering and Construction Department