



Midpeninsula Regional
Open Space District

R-22-100
Meeting 22-21
August 24, 2022

AGENDA ITEM 4

AGENDA ITEM

Award of Contract to KM 106 Construction Inc., of San Francisco, California, to complete the Smith Property Demolition at Russian Ridge Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS *den*

1. Authorize the General Manager to enter into a contract with KM 106 Construction Inc., of San Francisco, California for a not-to-exceed base contract amount of \$159,700.
2. Authorize a contingency of 10% in the amount of \$15,970 to be reserved for unanticipated issues, bringing the total not-to-exceed contract amount of \$175,670.

SUMMARY

The Smith Property is an ecological and scenic resource located at Russian Ridge Open Space Preserve offering panoramic views of the Bay Area in all directions, including the Pacific Ocean, San Francisco, Oakland, and the South Bay. The Smith Property Demolition Project (Project) will demolish and remove the dilapidated Smith House and Smith Barn structures and restore the site with native seeds. The Midpeninsula Regional Open Space District (District) issued a Request for Bids (RFB) for the Project on June 16, 2022 and received six bid proposals on July 28, 2022. KM 106 Construction, Inc., (KM 106) of San Francisco, California was identified as the lowest responsive and responsible bidder. The General Manager recommends awarding a contract to KM 106 for a not-to-exceed base contract amount of \$159,700. As this is a site with sensitive habits and special status species, the General Manager also recommends authorizing a 10% contingency amount of \$15,970 to cover unanticipated issues around the site, such as biological constraints, bringing the total not-to-exceed contract amount to \$175,670. The adopted Fiscal Year 2022-23 (FY23) budget includes sufficient funds to cover the work. Demolition is anticipated to begin in October 2022, with an estimated duration of approximately two months.

BACKGROUND

On November 1, 1989, the District approved the purchase of the 48.66-acre former Smith Property as a ridgetop parcel addition to Russian Ridge Open Space Preserve (R-89-155). This property is located at 105 Rapley Ranch Road adjacent to Mount Melville. With the purchase came a five-bedroom house (Smith House) circa 1977 located at the summit and a defunct wooden barn (Smith Barn) located on the northern end of the property. See Attachment 1 for maps. Neither the House nor the Barn qualify as a historical resource for the purposes of CEQA. Both structures are in dilapidated condition.

The Board of Directors (Board) reviewed the structures disposition options on February 23, 2022 and approved the demolition of the Smith House and Barn at a cost of approximately \$250,000 and the associated Comprehensive Use and Management Plan Amendment (R-22-23).

DISCUSSION

Project Description

As approved by the Board, the Project will remove both the Smith House and the Smith Barn. Upon completion of demolition, the site will be revegetated using native seeds. The scope of work includes:

- Site Preparation
- Erosion Control
- Septic System Abatement/Abandonment
- Lead and Asbestos Abatement and Remediation
- House Structure Demolition and Debris Removal
- Barn Structure Demolition and Debris Removal
- Hand Seeding and Spreading of Weed-free Straw

Board Policy 4.08 Construction Waste and Demolition Diversion was included in the project scope documents. The concrete foundation at Smith House and Barn will be demolished and crushed to less than 12-inches and re-used as fill onsite, per the *Waste Diversion Strategies*. Fixtures and wood products that may be suitable for repurposing (such as cabinets and doors) will be salvaged. Non-invasive plant materials from the site will be recycled with other non-hazardous wood products to the greatest extent possible.

Septic system abatement and abandonment must meet the County of San Mateo's Department of Environmental Health guidelines. Lead and asbestos abatement and remediation are addressed in project scope abatement plan, with a District-provided abatement specialist on-site to monitor the abatement work and sign-off on manifests to pre-approved disposal sites.

Contractor Selection

A Request for Bids (RFB) was issued on June 16, 2022 via BidSync and released to three builder's 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 seven local qualified firms about the RFB. Two mandatory pre-bid site walks were held on June 23, 2022 and July 14, 2022 with ten contractors in attendance.

The District publicly opened the bids on July 28, 2022 and announced KM 106 of San Francisco, California, as the apparent low bidder. The detailed breakdown of the bids are as follows:

Bidder	Location	Total Base Bid	Capital Project Manager's Estimate (\$250,000)
1. KM 106 Construction Inc.	San Francisco, CA	\$159,700.00	-36%
2. Unlimited Environmental, Inc.	Long Beach, CA	\$189,500.00	-24%
3. Randazzo Enterprises	Castroville,	\$192,969.00	-23%

	CA		
4. LVI Engineering	Novato, CA	\$210,000.00	-16%
5. Coastwide Environmental Technologies, Inc.	Watsonville, CA	\$245,500.00	-2%
6. Brannon Corporation	Morgan Hill, CA	\$318,000.00	27%

Contingency Amount

The Project site is located within a scrub brush habitat that is suitable for several sensitive species. The site has also been identified by the Natural Resources Department as a suitable den site for rattlesnakes, with known sightings of rattlesnakes at the Barn area. Due to the presence of sensitive biological resources, the General Manager requests a 10% contingency to address potential stand-down time required by biological monitors and other unforeseen conditions.

FISCAL IMPACT

The FY23 adopted budget includes \$516,500 for the Structure Disposition project #35010. There are sufficient funds in the project budget to cover the recommended action and expenditures. To note, the project budget for the Structure Disposition project #35010 is not limited to the disposition of the Smith property, as there are other District evaluated dispositions included in this project budget.

Structure Disposition #35010	Prior Year Actuals	FY23 Adopted	FY24 Projected	FY25 Projected	Estimated Future Years	TOTAL
Total Budget:	\$514	\$516,500	\$524,500	\$524,500	\$0	\$1,566,014
Spent-to-Date (as of 07/27/22):	(\$514)	\$0	\$0	\$0	\$0	(\$514)
Encumbrances:	\$0	\$0	\$0	\$0	\$0	\$0
KM 106 Construction, Inc. Contract:	\$0	(\$159,700)	\$0	\$0	\$0	(\$159,700)
10% Contingency:	\$0	(\$15,970)	\$0	\$0	\$0	(\$15,970)
Budget Remaining (Proposed):	\$0	\$340,830	\$524,500	\$524,500	\$0	\$1,389,830

The recommended action is not funded by Measure AA.

PRIOR BOARD AND COMMITTEE REVIEW

February 23, 2022: The Board approved the demolition of the Smith House and Barn at a cost of approximately \$250,000. (R-22-23, meeting minutes)

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

The proposed Project is consistent with the Initial Study / Mitigated Negative Declaration (IS/MND) for the Open Space Maintenance and Restoration Program (Program) (SCH #2021080129) and in compliance with the California Environmental Quality Act (CEQA).

The residence was constructed in 1977 and does not meet the 50-year age threshold for historic significance. LSA conducted a cultural resources constraints assessment of the barn and concluded that the barn appears to be approximately 30 years old due to its contemporary design and conventional building materials. Based on these facts, neither structure qualifies as a historical resource for the purposes of CEQA.

The District developed the *Open Space Maintenance and Restoration Program* to provide an integrated approach for maintenance and low-impact facility improvements that applies a consistent set of impact avoidance methods and best management practices (BMPs). The Program includes a category of *Restoration and Enhancement* projects to improve or create habitat for plant and animal species and to restore ecosystem function within District Preserves. The Program identifies structural demolitions in sensitive areas as a form of habitat enhancement under the *Restoration and Enhancement* Program category.

The Project site is located within habitat for the federally threatened California red-legged frog. The District has also documented observations of federally endangered San Francisco Garter Snake near the barn. Removal of the structures at 105 Rapley Ranch Road would enhance habitat by eliminating potential wildlife entrapment hazards and restoring a developed area to natural habitat. Other project activities, including seeding the building site with native plants and conducting invasive pest management activities, would also contribute to habitat restoration and enhancement.

The District determines that the demolition of the structures is consistent with the activities and determinations established in the Program IS/MND for the *Open Space Maintenance and Restoration Program* and would not result in new or more severe significant environmental impacts, nor would the Project require additional mitigation measures.

NEXT STEPS

If approved, the General Manager will enter into a contract with KM 106. 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 October 2022 and complete in approximately two months.

Attachments:

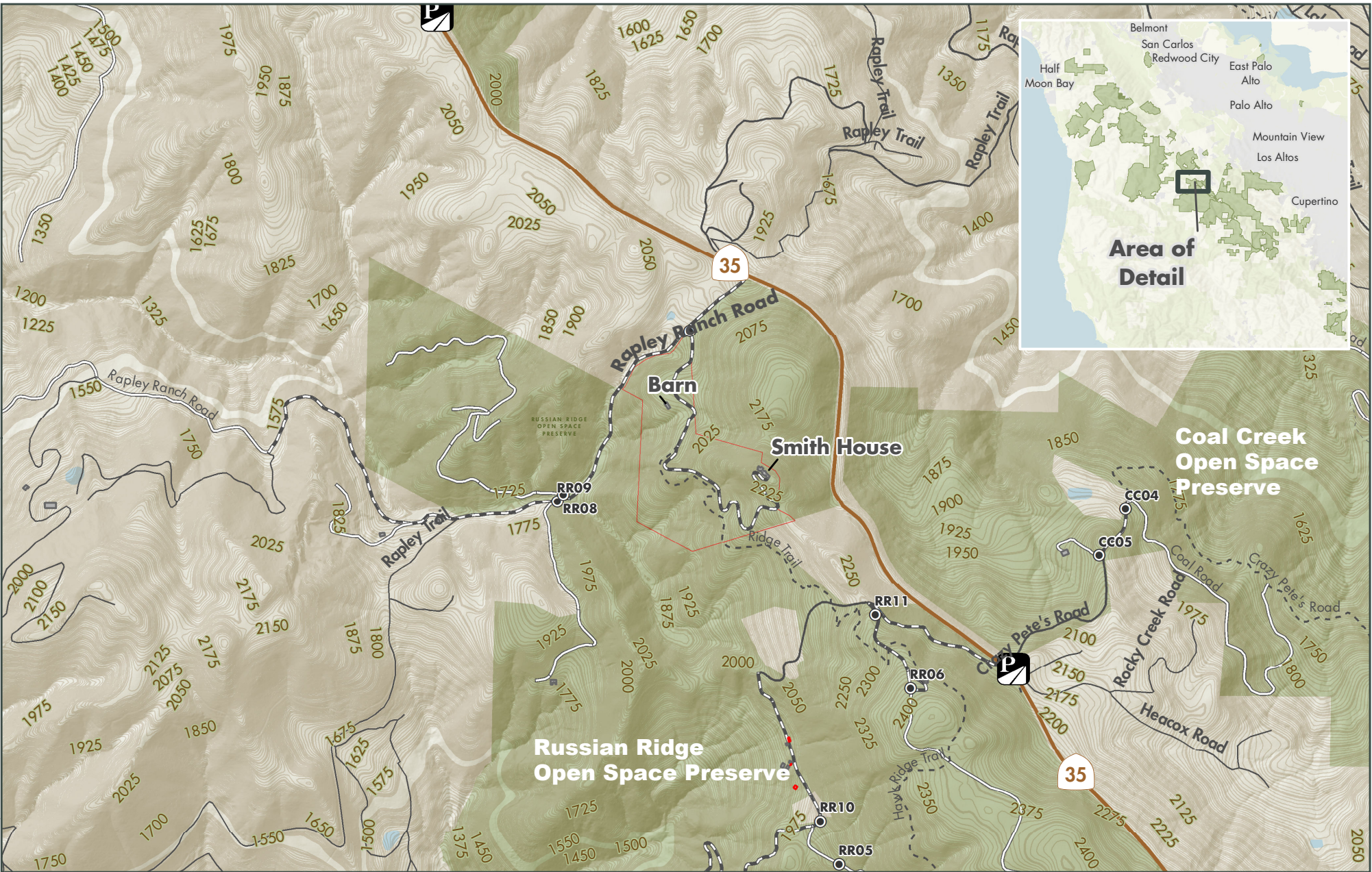
1. Smith Property Project Location Map

Responsible Department Head:

Jason Lin, Engineering and Construction Manager


Prepared by / Contact person / Graphics prepared by:

Ivana Yeung, Capital Projects Manager II, Engineering and Construction



Smith Property Demolition

-  MROSD Preserves
-  Parcel Boundary
-  Private Property
-  Building
-  Unpaved All-Season Road
-  Gate

- Contours**
-  25 ft
 -  5 ft

Midpeninsula Regional
Open Space District
(Midpen)
8/11/2022





Smith Property Structures

Gate	Landmark	Trail (classes)
● Present	▲ Peak	— Unpaved All-Season Road
Stile	Building	- - - Trail
● Present	■ Present	- · - · - Abandoned / Unmaintained Road

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2/15/2022



Data Source(s): Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community