



Midpeninsula Regional
Open Space District

R-22-97
Meeting 22-21
August 24, 2022

AGENDA ITEM 3

AGENDA ITEM

Award of Contract to SAE Consulting Engineering for Roofing Work at the Red Barn in La Honda Creek Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS *den*

1. Authorize the General Manager to enter into a construction repair contract with SAE Consulting Engineering of San Jose, CA for a not-to-exceed base contract amount of \$167,000.
2. Authorize a 10% contingency in the amount of \$16,700 to be reserved for unanticipated issues, bringing the total not-to-exceed contract amount to \$183,700.

SUMMARY

The recommended action will allow the Midpeninsula Regional Open Space District (District) to make repairs and improvements to the Red Barn, located at 150 La Honda Road in La Honda Creek Open Space Preserve. The Red Barn Re-Roofing Project (Project) scope of work includes the removal of existing roofing and plywood and the installation of new plywood and Class A roof assembly over the existing skip sheathing. District staff issued a Request for Bids on June 23, 2022 and received six proposals on July 14, 2022, with SAE Consulting Engineering identified as the lowest responsive and responsible bidder. The General Manager recommends awarding a contract to SAE Consulting Engineering for a base contract amount of \$167,000 and authorizing a 10% contingency in the amount of \$16,700, for a total not-to-exceed contract amount of \$183,700. Work is scheduled to begin in September 2022 and conclude in October 2022. There are sufficient funds in the adopted Fiscal Year 2022-23 (FY23) budget to cover the costs of the recommended action through the end of the fiscal year.

DISCUSSION

The Red Barn, an approximately 6,500 square foot, wood-framed barn, with a central two-story portion flanked by single-story transverse cribs on the east and west-facing façade was constructed circa 1892. Based on a Historic Resource Evaluation prepared for the structure by LSA Associates, (LSA), the Red Barn has been deemed eligible for listing on the National Register of Historic Places and the California Register of Historical Resources.

In 2020, the District contracted with Paine Construction, Inc., to provide siding repair and painting services for the Red Barn. During these repairs, Paine Construction observed buckling of the existing plywood sheathing in several locations on the west face of the structure. Upon

further inspection, it was determined that the current wood shingle roof, installed in 2002, had large sections of warped shingles as well as locations where shingles had been blown away. Paine Construction performed localized repair with the District's authorization. Afterwards, a representative from Andy's Roofing inspected the Red Barn roof with District staff and observed further damage and wear on the roof. Andy's Roofing recommended a roof replacement within the next year.

In July 2021, the District entered into a contract with LSA to provide technical services for project design, permitting and construction of the reroofing project. In January 2022, LSA prepared a Project Impact Analysis and determined that the proposed Roof Repair project is designed to be compliant with the Secretary's Standards for Preservation and would not result in a significant adverse change in the significance of this historical resource and, therefore, would not result in a significant impact on the environment.

Scope of Work

The Project includes both the removal and disposal of the existing 2002 roofing system as well as the installation of the new roofing system, consisting of new plywood sheathing and new roofing system similar to the existing. The Project also allows for partial replacement of the existing skip sheathing, as needed, as well as repair of any discovered deterioration to the rafter or purlins during repair.

Contractor Selection

A Request for Bids was issued on June 23, 2022 via BidSync and released to three builders' exchanges. Legal notices were posted in the San Jose Mercury News, San Mateo County Times, and the Half Moon Bay Review, and a link to the solicitation was posted on the District website. One non-mandatory pre-bid site walk was held on July 6, 2022 with 6 total contractors in attendance.

The District publicly opened the bids on July 14, 2022 and announced SAE Consulting Engineering as the apparent low bidder. The detailed breakdown of the six (6) bids received is as follows.

Bidder	Location	Total Base Bid	Percent +/- from Engineers Estimate (\$150,000)
SAE Consulting	San Jose, CA	\$167,000.00	+11.3%
Allied Construction Services	Livermore, CA	\$192,230.00	+28.2%
ALCAL Roofing	Fremont, CA	\$192,248.00	+28.2%
Andy's Roofing	San Leandro, CA	\$221,725.00	+47.8%
South West	San Bruno, CA	\$266,380.00	+77.6%
Stronger Building	San Leandro, CA	\$289,400.00	+92.9%

All six bids exceeded the Engineer's Estimate of \$150,000. The recent volatility in lumber pricing has made it difficult to precisely estimate the costs of this type of project and staff believes the bids received are in line with the current cost of lumber.

Upon review of the bid proposals and confirmation of the contractors' qualifications, in accordance with state law and current Board purchasing policy, the General Manager recommends awarding the contract to SAE Consulting Engineering as the lowest responsive and responsible bidder. Due to unknown material and framing conditions below the roofing, a 10% contingency is requested to cover potential additional repairs.

FISCAL IMPACT

The FY23 adopted budget includes \$255,000 for the Red Barn Roof Repair project #35009. There are sufficient funds in the project budget to cover the recommended action and expenditures through the end of the fiscal year.

Red Barn Roof Repair #35009	Prior Year Actuals	FY23 Adopted	FY24 Projected	FY25 Projected	Estimated Future Years	TOTAL
Total Budget:	\$20,291	\$255,000	\$73,000	\$0	\$0	\$348,291
Spent-to-Date (as of 07/28/22):	(\$20,291)	\$0	\$0	\$0	\$0	(\$20,291)
Encumbrances:	\$0	\$0	\$0	\$0	\$0	\$0
SAE Consulting Engineering Contract:	\$0	(\$167,000)	\$0	\$0	\$0	(\$167,000)
10% Contingency:	\$0	(\$16,700)	\$0	\$0	\$0	(\$16,700)
Budget Remaining (Proposed):	\$0	\$71,300	\$73,000	\$0	\$0	\$144,300

The recommended action is not funded by Measure AA.

PRIOR BOARD AND COMMITTEE REVIEW

October 24, 2001: The Board authorized soliciting bids for Roof Replacement and Painting of the Red Barn located in La Honda Creek Open Space Preserve ([R-01-119](#), [Meeting Minutes](#))

January 30, 2002: Award of a not to exceed \$53,933 Contract for Roof Replacement of the Red Barn Located in La Honda Creek Open Space Preserve ([R-02-22](#), [Meeting Minutes](#))

PUBLIC NOTICE

Public notice was provided as required by the Brown Act. No additional public notice was performed for this project.

CEQA COMPLIANCE

In accordance with the California Environmental Quality Act (CEQA) Guidelines, the Project is categorically exempt from CEQA under the following section:

Section 15301 Existing Facilities exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond the existing or former uses. Class 1 (d) includes restoration or rehabilitation

of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety.

The scope of work for the Project is removal and in-kind replacement of the roofing system. Siding repairs would be completed based on the Secretary of Interior Standards for the Treatment of Historic Properties such that implementation of these standards would not result in any significant impacts to the historic structure. The Project involves no expansion of use.

NEXT STEPS

If approved, the General Manager will enter into a contract with SAE Consulting Engineering of San Jose, CA. Final contract signature is subject to meeting all District requirements, such as having all required insurance and bonding in place. Work is scheduled to begin in September 2022 and conclude in October 2022.

Attachments:

1. LHC Red Barn Site Map

Responsible Department Head:

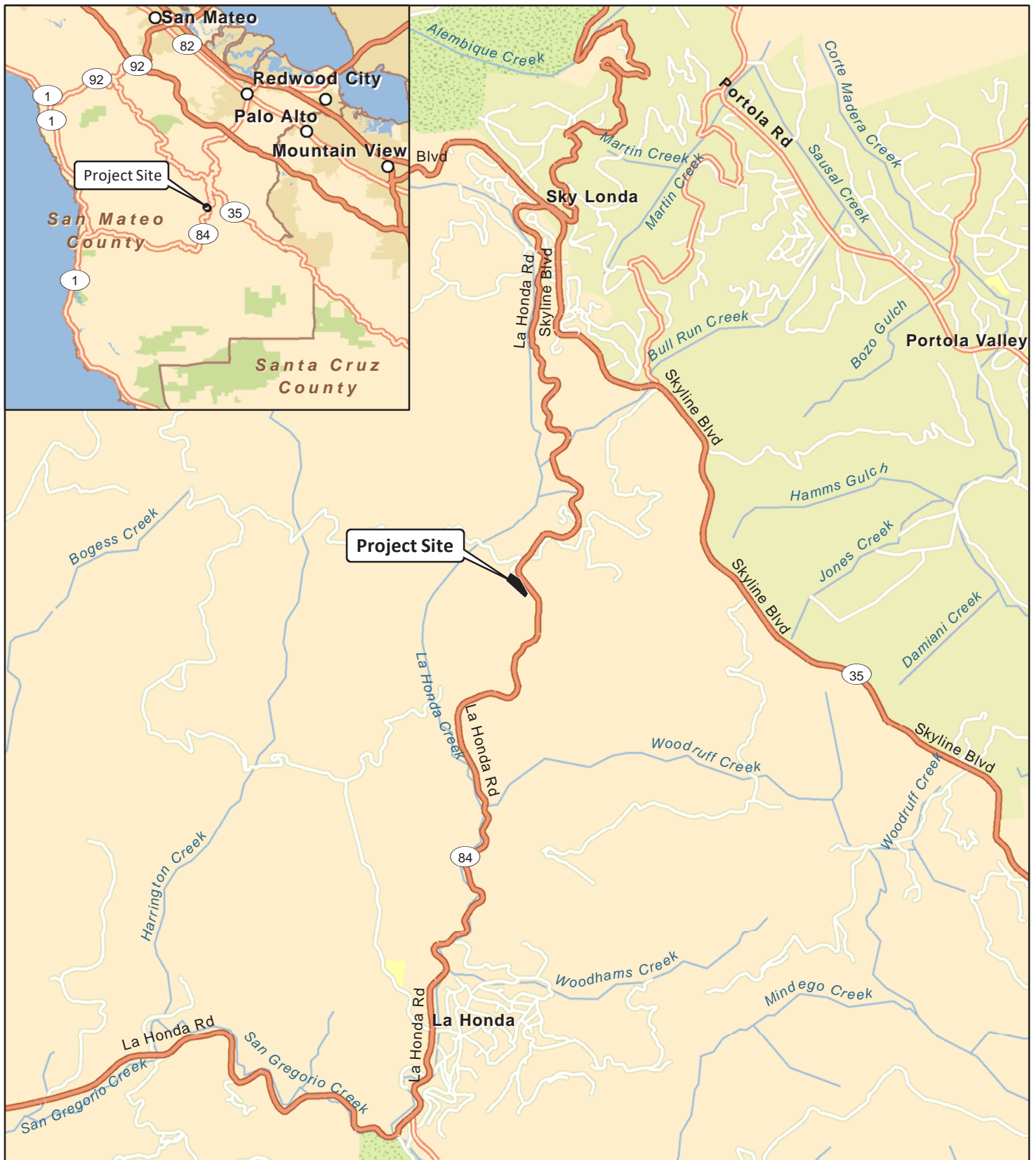
Jason Lin, Engineering and Construction Manager

Prepared by:

Paul Kvam, PE, Senior Capital Project Manager, Engineering and Construction Department

Contact person:

Leigh Guggemos, Capital Project Manager III, Engineering and Construction Department



LSA

FIGURE 1



0 2000 4000
FEET

SOURCE: Esri Streetmap NA (2012).

*Project Impacts Analysis - Red Barn Roof Replacement
La Honda Creek Open Space Preserve, San Mateo County, California*
Regional Location