



Midpeninsula Regional  
Open Space District

R-23-12  
Meeting 23-12  
January 25, 2023

## AGENDA ITEM 6

### AGENDA ITEM

Award of Contract to Complete the Redwood Cabin Demolition at La Honda Creek Open Space Preserve

### GENERAL MANAGER'S RECOMMENDATIONS *den*

1. Authorize the General Manager to enter into a contract with Garrison Demolition Engineering of San Ramon, California for a not-to-exceed base contract amount of \$206,000.
2. Authorize a contingency of 10% in the amount of \$20,600 to be reserved for unanticipated issues, bringing the total not-to-exceed contract amount of \$226,600.

### SUMMARY

The Redwood Cabin is located within the upper portion of La Honda Creek Open Space Preserve, approximately one-quarter mile from Skyline Boulevard. The Redwood Cabin Demolition Project (Project) will demolish and remove the Redwood Cabin and associated human-made structures onsite, including the barbeque and fire pits. The Midpeninsula Regional Open Space District (District) issued a Request for Bids (RFB) for the Project on December 14, 2022 and received four (4) bid proposals on January 10, 2023. Garrison Demolition Engineering of San Ramon, California was identified as the lowest responsive and responsible bidder. The General Manager recommends awarding a contract to Garrison Demolition Engineering for a not-to-exceed base contract amount of \$206,000. As this is a site with access constraints and other challenges, the General Manager also recommends authorizing a 10% contingency amount of \$20,600 to cover unanticipated issues, including weather-related constraints, bringing the total not-to-exceed contract amount to \$226,600. The adopted Fiscal Year 2022-23 (FY23) budget does not include sufficient funds to cover the work as the work was originally projected and budgeted to span two fiscal years; a budget adjustment accelerating funds from FY24 would be required to complete the work in FY23. Demolition is anticipated to begin in March 2023, with an estimated duration of one to two months.

### DISCUSSION

After numerous meetings to consider the ongoing deterioration of the Redwood Cabin located at La Honda Creek Open Space Preserve, the challenges of maintaining the structure and the ongoing vandalism and trespassing occurring at the site, public and Board input, and various long-term disposition options for the structure, the Board of Directors (Board) directed the General Manager to evaluate the environmental effects of its potential removal. After meeting all the requirements of the California Environmental Quality Act, the Board certified an Environmental Impact Report (EIR) and approved a Mitigation, Monitoring and Reporting

Program for the Redwood Cabin Demolition Project on November 9, 2022. At this same meeting, the Board approved the removal of the Redwood Cabin and the restoration of the building footprint to return the natural ecological forest values of the site (R-22-130). The Project is designed to meet the following Board-approved objectives:

- Remove physical hazards to ensure public safety;
- Enhance habitat and natural ecological function at the site and immediate surroundings;
- Reduce wildland fire risk by removing a structure with a history of vandalism;
- Improve the natural visual character and scenic open space qualities at the site; and
- Implement a fiscally sustainable project consistent with the District's mission as an open space district.

### **Project Description**

The Project will remove the Redwood Cabin and associated structures. After demolition and removal, the site will be re-contoured and revegetated to address soil stabilization and erosion control within the disturbed portions of the site.

The scope of work includes:

- Access Preparations, including protection of the existing access bridge and minor interior dirt road improvements
- Site Preparation, including Tree Protection and Erosion Control
- Septic System Abatement/Abandonment
- Lead Abatement
- Structure Demolition and Debris Removal
- Hand Seeding and Spreading of Weed-free Straw

*Board Policy 4.08 Construction Waste and Demolition Diversion* is part of the contract documents. The foundation logs of the Redwood Cabin will be removed and distributed as slash on-site, and the concrete foundation piers will be removed and crushed to be buried and re-compacted on-site per the *Waste Diversion Strategies*. Untreated wood logs from the cabin's siding will be distributed onsite as slash. 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 an 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.

As part of the mitigation measures set forth by the EIR, the District is contracting separately with a cultural resources expert to create an interpretive document outlining the Redwood Cabin's historic status and context, including completion of the DPR 523 form issued by the California Department of Parks and Recreation prior to the removal of the Redwood Cabin. These actions are taking place to account for the historic nature of the structure. The Board-certified EIR also includes a Statement of Overriding Considerations given that demolition of the historic structure cannot be fully mitigated.

### Contractor Selection

A Request for Bids (RFB) was issued on December 14, 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 local qualified firms about the RFB. Two mandatory pre-bid site walks were held on December 22, 2022 and January 3, 2023 with eighteen (18) contractors in attendance.

The District publicly opened the bids on January 10, 2023 and announced Garrison Demolition Engineering of San Ramon, 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 (\$200,000)
1. Garrison Demolition Engineering	San Ramon, CA	\$206,000	3%
2. Asbestos Management Group of California, Inc.	Oakland, CA	\$220,500	10%
3. KM 106 Construction, Inc.	San Francisco, CA	\$242,090	21%
4. Penkor Wrecking	San Lorenzo, CA	\$496,000	148%

### Contingency Amount

The Project site is located within a redwood forest habitat with access constraints. Due to these challenges, the General Manager requests a 10% contingency to address potential stand-down time that may be required for inclement weather and/or natural resource protection.

### FISCAL IMPACT

The adopted FY23 budget includes \$79,520 for the La Honda Creek Redwood Cabin Removal and Site Restoration project MAA05-009. There are insufficient funds to cover the work since the work was originally planned to span two fiscal years; a budget adjustment accelerating funds from FY24 would be required to complete the work in FY23. Demolition is anticipated to begin in March 2023, with an estimated duration of approximately one month.

La Honda Creek Redwood Cabin Removal and Site Restoration MAA05-009	Prior Year Actuals	FY23 Adopted	FY24 Projected	FY25 Projected	Estimated Future Years	TOTAL
<b>Total Budget:</b>	<b>\$207,855</b>	<b>\$79,520</b>	<b>\$295,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$582,375</b>
Proposed budget adjustment:	\$0	\$184,000	(\$184,000)	\$0	\$0	<b>\$0</b>
<b>Total Proposed Budget:</b>	\$207,855	\$263,520	\$111,000	\$0	\$0	<b>\$582,375</b>
Spent-to-Date (as of 01/11/23):	(\$207,855)	(\$15,816)	\$0	\$0	\$0	<b>(\$223,671)</b>
Encumbrances:	\$0	(\$20,382)	\$0	\$0	\$0	<b>(\$20,382)</b>
Garrison Demolition Engineering Contract:	\$0	(\$206,000)	\$0	\$0	\$0	<b>(\$206,000)</b>

10% Contingency:	\$0	(\$20,600)	\$0	\$0	\$0	(\$20,600)
<b>Budget Remaining (Proposed):</b>	<b>\$0</b>	<b>\$722</b>	<b>\$111,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$111,722</b>

The following table outlines the Measure AA Portfolio 05 Upper Area Recreation, Habitat Restoration and Conservation Grazing Projects allocation, costs-to-date, projected future project expenditures and projected portfolio balance remaining. There is a \$2.4 million funding gap projected in the portfolio in the foreseeable future. A future reallocation of MAA funds, allocation of interest earnings, or general fund reserves may be needed to close the funding gap.

<b>MAA05 La Honda Creek—Upper Area Recreation, Habitat Restoration and Conservation Grazing Projects Portfolio Allocation:</b>	<b>\$11,733,000</b>
<b>Total Portfolio Allocation:</b>	<b>\$11,733,000</b>
Life-to-Date Spent (as of 01/11/23):	(\$3,024,371)
Encumbrances:	(\$69,949)
Remaining FY23 Project Budgets:	(\$1,064,876)
Future MAA05 project costs (projected through FY26):	(\$9,957,830)
<b>Total Portfolio Expenditures:</b>	<b>(\$14,117,026)</b>
<b>Portfolio Balance Remaining (Proposed):</b>	<b>(\$2,384,026)</b>

The following table outlines the Measure AA Portfolio 05 allocation, projected life of project expenditures and projected portfolio balance remaining.

<b>MAA05 La Honda Creek—Upper Area Recreation, Habitat Restoration and Conservation Grazing Projects Portfolio Allocation:</b>	<b>\$11,733,000</b>
<b>Total Portfolio Allocation:</b>	<b>\$11,733,000</b>
Projected Project Expenditures (life of project):	
05-001 La Honda Creek Land Conservation Opportunities	(\$1,756,093)
05-002 Upper La Honda Creek Grazing Infrastructure	(\$297,432)
05-005 La Honda Creek Red Barn Parking Area and Easy Access Trail	(\$327,513)
05-007 La Honda Creek Phase II Trail Connection	(\$984,578)
05-008 La Honda Creek White Barn Structural Rehabilitation	(\$558,446)
05-009 La Honda Creek Redwood Cabin Removal and Site Restoration	(\$582,375)
05-010 Restoration Forestry Demonstration Project	(\$1,770,795)
05-011 Lone Madrone Ranch Fence Installation	(\$257,614)
05-012 Paulin Culvert/Bridge Improvements	(\$629,000)
05-013 La Honda Parking and Trailhead Access – Implementation	(\$3,556,000)
05-014 Lone Madrone Corrals	(\$57,000)
05-015 Eberhard Land Acquisition	(\$3,340,180)
<b>Total Portfolio Expenditures:</b>	<b>(\$14,117,026)</b>
<b>Portfolio Balance Remaining (Proposed):</b>	<b>(\$2,384,026)</b>

#### PRIOR BOARD AND COMMITTEE REVIEW

- **August 22, 2012:** Board adoption of the La Honda Creek Open Space Preserve Master Plan and associated IS/MND. (R-12-83, [meeting minutes](#))
- **April 8, 2020:** Select a design alternative for the La Honda Creek Redwood Cabin, La Honda Creek White Barn, and Sierra Azul Beatty House. (R-20-35, [meeting minutes](#))

- **May 27, 2020:** Informational Memorandum - April 8 and April 22, 2020, Multiple Structures Stabilization Reports - Clarification on the Fiscal Impact Tables Information ([memo](#), [meeting minutes](#))
- **November 4, 2020:** Board authorization of a contract with Ascent to prepare a Focused EIR for demolition of the Redwood Cabin and habitat enhancements to reflect native ecological conditions ([R-20-127](#), [meeting minutes](#))
- **May 12, 2021:** Informational Memorandum - Redwood Cabin Removal Project, Status and Upcoming CEQA Process ([memo](#), [meeting minutes](#))
- **June 23, 2021:** California Environmental Quality Act (CEQA) Scoping Meeting for the Redwood Cabin Removal Project. The Board provided feedback and received public comment on the scope and content of the EIR to be prepared per CEQA. ([R-21-92](#), [meeting minutes](#))
- **April 27, 2022:** Public Hearing to receive public comments on the Redwood Cabin Removal DEIR ([R-22-55](#), [meeting minutes](#))
- **November 9, 2022:** Certification of a Final Environmental Impact Report for the Redwood Cabin Removal Project and Approval of the Redwood Cabin Removal Project ([R-22-130](#), [meeting minutes](#))

## PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

## CEQA COMPLIANCE

On November 9, 2022, the Board adopted a resolution certifying the Final EIR for the Redwood Cabin Removal Project and approved the Mitigation, Monitoring and Reporting Program (R-22-130). The project and contract documents incorporate the mitigation measures and Best Management Practices from the Mitigation Monitoring and Reporting Plan.

## NEXT STEPS

If approved, the General Manager will enter into a contract with Garrison Demolition Engineering. 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 March 2023 and be completed in approximately two months to stay in compliance with special status species roosting seasons.

Attachments:

1. Redwood Cabin Project Location Map

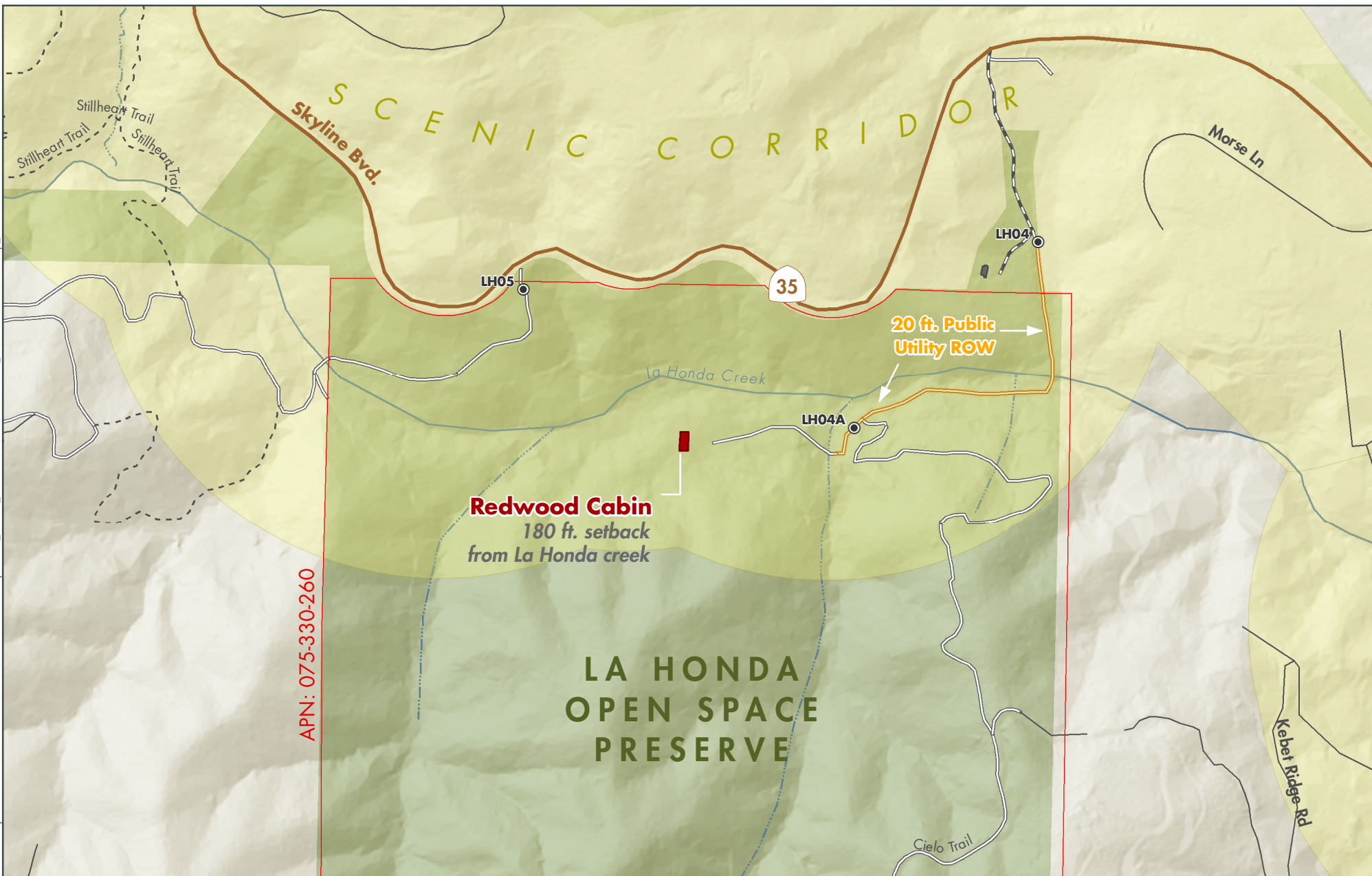
Responsible Department Head:

Jason Lin, Engineering and Construction Manager

Prepared by:

Ivana Yeung, Capital Projects Manager III, Engineering and Construction

Path: G:\Projects\La\_Honda\_Creek\RedwoodCabin\IHC\_RedwoodCabinSiteMap\_20230105.mxd  
Created By: acostanza



### La Honda Creek Redwood Cabin Site Map

- |  |   |   |
|--|---|---|
|  Midpen preserve  |  Gate                      |  Parcel boundary |
|  Private property |  Unpaved all-season road   |  Scenic corridor |
|  Building         |  Unpaved seasonal road     |   |
|  |  20 ft. Public Utility ROW |   |

Midpeninsula Regional  
Open Space District  
(Midpen)  
1/5/2023



While the District strives to use the best available digital data, these data do not represent a legal survey and are merely a graphic illustration of geographic features.