



Midpeninsula Regional  
Open Space District

R-23-62  
Meeting 23-15  
June 14, 2023

**AGENDA ITEM 4**

**AGENDA ITEM**

Award of Contract to Complete the White Barn Structural Stabilization Project in La Honda Creek Open Space Preserve

**GENERAL MANAGER'S RECOMMENDATIONS** *dear*

1. Authorize an award of contract to SAE Consulting Engineering of San Jose, CA for a not-to-exceed base contract amount of \$341,780.
2. Authorize to award of a Bid Alternate in the amount of \$23,950 for the replacement of the existing metal roofing, bringing the base contract amount to \$365,730.
3. Authorize a contingency of 10% in the amount of \$36,573 to be reserved for unanticipated issues, bringing the total not-to-exceed contract to \$402,303.

**SUMMARY**

The recommended contract will allow the Midpeninsula Regional Open Space District (District) to make structural stabilization improvements to the White Barn located in upper La Honda Creek Open Space Preserve. The structural stabilization project (Project) will install a concrete slab-on-grade floor and concrete foundations, stabilize and repair damaged framing, repair or replace damaged siding, salvage historic building materials on-site, paint the barn exterior, install an interpretive viewing window, and install bat boxes in the structure. District staff issued a Request for Bids on April 19, 2023 and received three (3) bids on June 16, 2023 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 \$341,780. The General Manager also recommends awarding a bid alternate in the amount of \$23,950 for the replacement of the existing metal roofing with new metal roofing in-kind. Additionally, the General Manager recommends a 10% contingency in the amount of \$36,573 for a total not-to-exceed contract amount of \$402,303. The proposed Fiscal Year 2023-24 (FY24) project budget is insufficient to cover the recommended action and expenditures. A budget adjustment during a quarterly review to shift available unspent funds to the project budget is planned. Work is scheduled to begin in September 2023 and conclude in November 2023.

**DISCUSSION**

The White Barn is located on a moderately sloping site off Allen Road in the upper portion of La Honda Creek Open Space Preserve. The area surrounding the barn is bounded by rich vegetation, rolling grassland, and wooded areas. The White Barn is a rectangular wood-framed structure that was part of a working farmstead from the 1860s until 1973. The original

construction date is unknown, but the District estimates that it was constructed before 1860 and was partially rebuilt after 1900. The District purchased this property in 1984. The White Barn is comprised of vertical redwood board siding, redwood framing, a metal roof, wood flooring, and a redwood beam foundation. In 2018, a Historic Resources Evaluation report prepared for the White Barn concluded that the structure was eligible for individual listing in the National Register of Historic Places and the California Register of Historical Resources, and qualifies as a historical resource.

In May 2019, the Board of Directors (Board) approved a contract with ZFA Structural Engineers (ZFA) to provide structural assessment and analysis services for numerous structures, including the White Barn (R-19-63). ZFA's condition assessment concluded that the White Barn is in overall fair to poor condition. The doors are operable, but displaced, heavily weathered, and have rusted hinges. The windows do not have any glazing and the frames are weathered and deteriorated. Some of the exterior wall has missing wood pieces that have created large gaps between the framing. These gaps have prompted the intrusion of animals, insects, water and humidity, warping of the wood, and biological growth. The wood floor sits on a wood beam foundation, which sits on or is buried in the ground. The foundation is in very poor condition. It is spongy and brittle to the touch. Most of the hinges and latches on the structure are rusted but work properly. The roof has some surface corrosion, and areas where light and water are getting through, but it is generally in good condition. The interior floor has significant evidence of termites, insect attacks, and biological growth. Several floorboards are loose, split, and displaced, making walking on the interior unstable. The roof and post and beam framing are in good condition, showing only minor signs of discoloring and humidity. There is no asbestos in the structure, but there is lead based paint.

On April 22, 2020, the Board reviewed the following four design alternatives for the White Barn (R-20-39):

1. Retain structure in current state. Address public safety issues and restrict perimeter access to the structures; structure remains visible from a distance.
2. Stabilize the structure and site access routes for perimeter and exterior viewing by the public. Under this alternative, visitors can walk around the perimeter and view the structure up close.
3. Repair and rehabilitate the structure for reuse. Structure is visible and accessible from the exterior and interior.
4. Remove the structure and restore the underlying natural resource values.

The Board selected an enhanced design alternative #2 to stabilize the structure, upgrade the foundation, and explore wildlife exclusion, interpretive signage, and plexiglass coverings to allow public viewing from the exterior. In addition, the Board directed staff to explore options for exterior coatings, including both white and semi-transparent options (R-20-39).

In October 2020, the Natural Resources Department prepared an FYI Memo to the Board recommending that the District continue to use the White Barn as bat habitat. Wildlife surveys conducted in 2000 by the Central Coast Bat Research Group found the presence 8 species of bats in the immediate area of the White Barn, including Townsend's big-eared bat, pallid bat, and western red bat, which are three California state species of special concern. The White Barn was re-surveyed for bat presence in 2019 by Swaim Biological Consultants. The survey found bat guano inside of the White Barn and identified three individuals of an unknown myotis species

day-roosting in the rafters of the structure. The survey was limited in scope and did not include mist netting to capture and handle bats or acoustic surveys to allow for species identification. However, the survey did verify that the White Barn is still functioning as bat roost habitat.

On September 22, 2021, the Board Authorize the General Manager to execute a contract amendment with ZFA Structural Engineers to provide conceptual design drawings, construction documents, and bidding and construction administration for Phase II of the La Honda Creek White Barn Structural Stabilization Project (R-21-124).

### **Base Contract Scope of Work**

The project includes repairs to damaged siding, stabilization of damaged framing, installation of concrete slab-on-grade and foundations, salvage of historic building materials, installation of an interpretive window, exterior painting, and installation of bat boxes. The salvaged building materials will be stored within the White Barn at the completion of the project for use in future repairs.

### **Bid Alternate Scope of Work**

During the selection of design alternative for the White Barn, replacement of the roof was not originally included due to the structural assessment finding that the roof is in generally good condition, though there is substantial rust on the exterior of many of panels. However, after more careful consideration given the number and size of the gaps in the metal roofing panels that allow for water intrusion into the structure, a new roof is now recommended to prevent future water damage. Filling the gaps with sealant is not proposed given the size of the gaps and adding panels to fill in the gaps would essentially result in a re-roofing project. As a result, award of Bid Alternate #1 is recommended to replace the metal roofing panels with in-kind materials and add a new metal ridge cap. Replacement of the metal roofing panels would also address the ongoing corrosion of the roof. This work would not alter the historic status of the structure as it would replace the roof with in-kind materials.

### **Contractor Selection**

A Request for Bids was issued on April 19, 2023 via Periscope and released to three builders' exchanges. Legal notices were posted in the San Jose Mercury News and San Mateo County Times, and a link to the solicitation was posted on the District website. Two mandatory pre-bid site walks were held on April 26 and May 3, 2023 with three total contractors in attendance.

The District publicly opened the bids on May 16, 2023 and announced SAE Consulting Engineering as the apparent low bidder. The detailed breakdown of bids received is as follows.

<b>Bidder</b>	<b>Location</b>	<b>Total Base Bid</b>	<b>Total Base Bid + Bid Alternate</b>	<b>Percent +/- from Engineers Estimate (\$375,000)</b>
SAE Consulting Engineering	San Jose, CA	\$341,780.00	\$365,730.00	-2.5%
Parkson Construction Co.	San Francisco, CA	\$353,500.00	\$394,056.00	+5.1%
Shellco General Contractor, Inc.	Patterson, CA	\$483,188.74	\$508,036.24	+35.5%

The General Manager recommends awarding the contract to SAE Consulting Engineering as the lowest responsible and responsive bidder.

### FISCAL IMPACT

The proposed FY24 budget includes \$258,543 for the La Honda Creek White Barn Structural Rehabilitation project MAA05-008. The project budget is insufficient to cover the recommended action and expenditures. A budget adjustment during a quarterly review is planned that will shift unspent funds from other projects into this project budget to address the funding gap.

<b>La Honda Creek White Barn Structural Rehabilitation MAA05-008</b>	<b>Prior Year Actuals</b>	<b>FY23 Amended</b>	<b>FY24 Projected</b>	<b>FY25 Projected</b>	<b>Estimated Future Years</b>	<b>TOTAL</b>
<b>Total Budget:</b>	<b>\$244,312</b>	<b>\$54,634</b>	<b>\$258,543</b>	<b>\$0</b>	<b>\$0</b>	<b>\$557,489</b>
Spent-to-Date (as of 05/17/23):	(\$244,312)	(\$1,711)	\$0	\$0	\$0	(\$246,023)
Encumbrances:	\$0	(\$15,000)	\$0	\$0	\$0	(\$15,000)
SAE Consulting Engineering Contract:	\$0	\$0	(\$341,780)	\$0	\$0	(\$341,780)
Bid Alternate:	\$0	\$0	(\$23,950)	\$0	\$0	(\$23,950)
10% Contingency:	\$0	\$0	(\$36,573)	\$0	\$0	(\$36,573)
<b>Budget Remaining (Proposed):</b>	<b>\$0</b>	<b>\$37,923</b>	<b>(\$143,760)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$105,837)</b>

The following table outlines the Measure AA Portfolio 05 La Honda Creek—Upper Area Recreation, Habitat Restoration and Conservation Grazing Project allocation, costs-to-date, projected future 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>
Life-to-Date Spent (as of 05/17/23):	(\$3,256,219)
Encumbrances:	(\$127,356)
Remaining FY23 Project Budgets:	(\$232,010)
Future MAA05 project costs (projected through FY26):	(\$7,535,150)
<b>Total Portfolio Expenditures:</b>	<b>(\$11,150,736)</b>
<b>Portfolio Balance Remaining (Proposed):</b>	<b>\$582,264</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>
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	(\$942,244)
05-008 La Honda Creek White Barn Structural Rehabilitation	(\$557,489)
05-009 La Honda Creek Redwood Cabin Removal and Site Restoration	(\$585,076)
05-010 Restoration Forestry Demonstration Project	(\$1,468,768)

05-011 Lone Madrone Ranch Fence Installation	(\$257,614)
05-012 Paulin Culvert/Bridge Improvements	(\$273,487)
05-013 La Honda Parking and Trailhead Access – Implementation	(\$3,597,875)
05-014 Lone Madrone Corrals	(\$57,000)
05-015 Upper La Honda Creek Land Conservation (Eberhard)	(\$1,030,145)
<b>Total Portfolio Expenditures:</b>	<b>(\$11,150,736)</b>
<b>Portfolio Balance Remaining (Proposed):</b>	<b>\$582,264</b>

## PRIOR BOARD AND COMMITTEE REVIEW

The assessment of the LHC White Barn and exploration of different preservation and stabilization alternatives previously came before the full Board at the following public meetings:

- **April 24, 2019:** Board review of a contract with ZFA for structural assessment and construction documents for the stabilization of three structure. ([R-19-51](#), [meeting minutes](#))
- **May 15, 2019:** Board review and authorization of a contract with ZFA for the assessment of structures and exploration of different preservation and stabilization alternatives. ([R-19-63](#), [meeting minutes](#))
- **April 22, 2020:** Board review of ZFA’s Basis of Design and selection of Design Alternative #2 – Stabilization for the LHC White Barn ([R-20-39](#), [meeting minutes](#))
- **November 4, 2020:** Board review and authorization of a contract with Ascent Environmental to provide environmental consulting services for the White Barn Project ([R-20-127](#), [meeting minutes](#))
- **September 22, 2021:** Board review and authorization of a contract amendment with ZFA to provide Phase II design development and construction administration support ([R-21-124](#), [meeting minutes](#))

## PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

## CEQA COMPLIANCE

The environmental impacts of the proposed structural stabilization improvements to the White Barn located in upper La Honda Creek Open Space Preserve were evaluated in an Addendum to the La Honda Creek Master Plan Initial Study/Mitigated Negative Declaration, approved by Board Resolution on October 13, 2021. The environmental analysis revealed no substantial increase in the severity of previously identified impacts, and no new mitigation measures are required.

## NEXT STEPS

If approved, the General Manager will enter into a contract with SAE Consulting Engineering. 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 2023 and conclude in November 2023.

**Attachment(s)**

1. La Honda Creek White Barn Site Map.

**Responsible Department Head:**

Jason Lin, Engineering and Construction Manager

**Prepared by:**

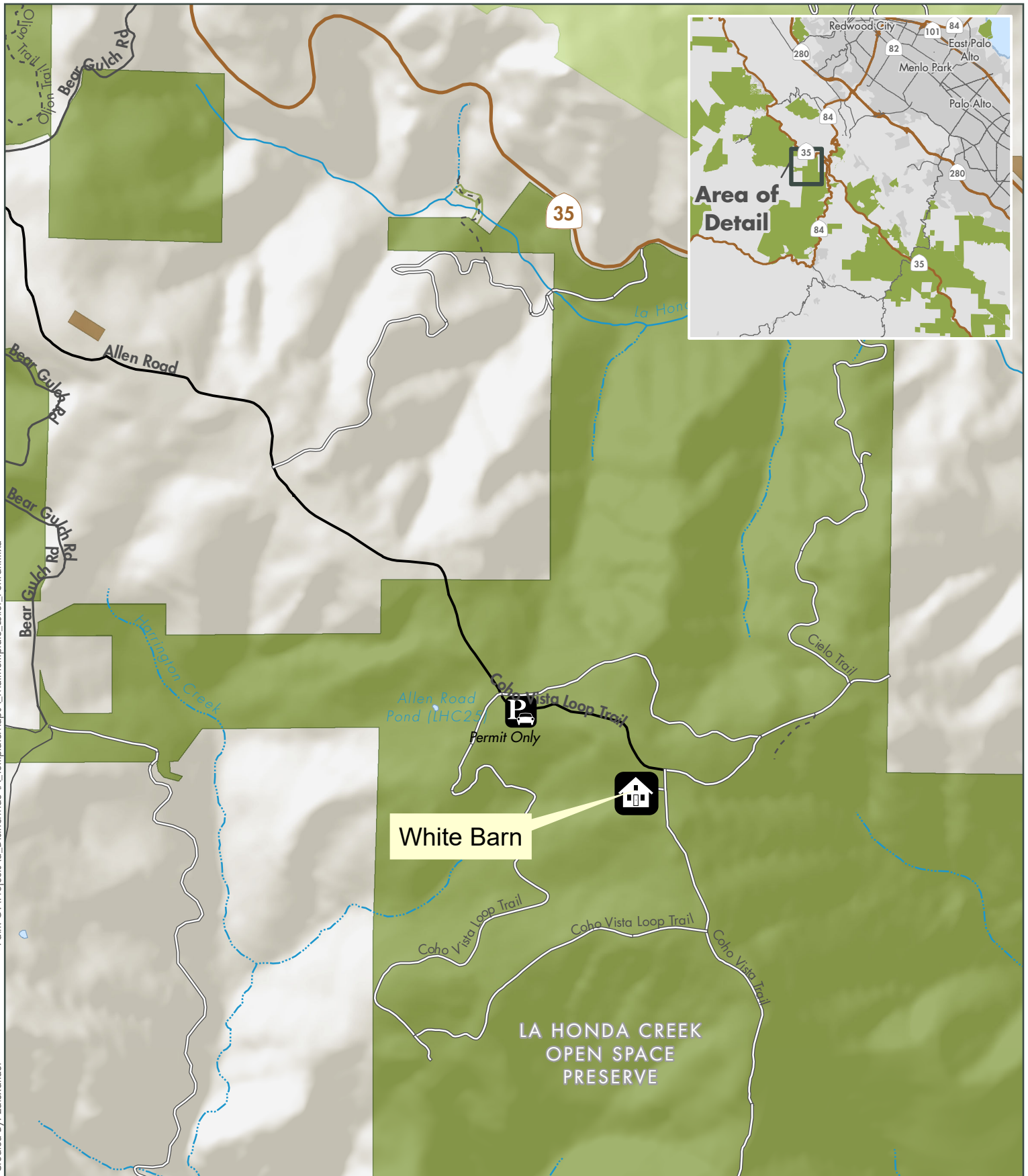
Leigh Guggemos, Capital Project Manager III, Engineering and Construction Department

**Contact person:**







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

**Graphics prepared by:**

Zachary Alexander, Capital Project Manager III, Engineering and Construction Department



## White Barn Project Site

- |   |                       |   |                     |
|---|-----------------------|---|---------------------|
|  | MROSD Preserves       |  | Watershed Land      |
|  | Other Protected Lands |  | Land Trust          |
|  | Private Property      |  | Other Public Agency |



White Barn

Midpeninsula Regional  
Open Space District  
(Midpen)  
6/7/2023



Feet  
0 1,000 2,000







## White Barn Structural Stabilization Site Plan

Midpeninsula Regional  
Open Space District  
(MROSD)  
4/5/2023

