



Midpeninsula Regional
Open Space District

PROCUREMENT AGENDA ITEM

R-26-29
Meeting 26-08
March 11, 2026

AGENDA ITEM 3

AGENDA ITEM

Award of Contract for Foothill Field Office Annex Foundation Repair Project at Rancho San Antonio Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the General Manager to enter into a contract with Altor Construction, LLC, for a not-to-exceed base contract amount of \$138,840.
2. Authorize a 10% contingency in the amount of \$13,884 to be reserved for unanticipated issues, bringing the total not-to-exceed contract amount to \$152,724.

DISCUSSION

The Foothill Field Office Annex (Annex) is located at the south end of Mora Road, north of the Midpeninsula Regional Open Space District's (District) Foothills Field Office (Attachment 1). The one-story, mid-20th century California Ranch style structure is a timber-frame building on a concrete foundation with brick cladding at the exposed foundation walls. The District has been unable to use the Annex as a staff office due to foundation deficiencies. The interior flooring around the perimeter of the structure has developed a noticeable slope, indicating potential foundation settlement issues. The District contracted with consultant Wiss, Janney and Elstner Associates, Inc. (WJE) to assess the foundation and develop construction repair documents (R-24-114). The objective of the Foothill Field Office Annex Foundation Repair Project (Project) is to re-level the existing structure and prevent future settlement.

The Project has an estimated construction duration of one month. The scope of work includes:

- Selectively removing brick veneer, stairs and mud slab
- Installing concrete piers and pile connections
- Leveling floor and interior footing
- Removing and reinstalling studs to be plumb
- Replacing brick veneer, stair and landing
- Finish grading to direct water away from structure

BUDGET / FISCAL IMPACT

The current fiscal year budget for project 35037 - Annex Building Repairs contains:

- sufficient funds.

- insufficient funds; the next quarterly budget update will include a reallocation of unspent funds from other budgets to cover this expenditure.

Construction was initially planned for FY27; however, due to expedited permitting, the schedule has advanced to the current fiscal year, necessitating a corresponding budget adjustment. The construction contract can be absorbed by anticipated cost savings from other budgeted line items. There are otherwise sufficient funds to cover the construction costs and deliver the project within the allocated project budget.

- insufficient funds; approval of this item requires a fiscal year budget augmentation.
- future fiscal year budgets will include additional funds to complete the contracted work.

Measure AA

- No, this contract is not part of a Measure AA project.
- Yes, this contract is part of a Measure AA project.

PROCUREMENT PROCESS AND SELECTION

A Request for Bids (RFB) was issued on January 20, 2026, via Bidnet 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. Two mandatory pre-bid site walks were held on January 27, 2026, and January 29, 2026, with eight (8) total contractors in attendance.

The District publicly opened the bids on February 17, 2026 and Altor Construction, LLC., of San Francisco, California, was determined to be the lowest responsible and responsive bidder. Below is a list of all bids received:

Contractor	Location	Total Bid	Percent difference from Cost Estimate of \$125,000
Altor Construction, LLC	San Francisco	\$138,840	+13%
Glynn Construction	Burlingame	\$279,512	+141%

PRIOR BOARD ACTION SUPPORTING THE PROJECT

On September 11, 2024, the Board of Directors awarded Wiss, Janney and Elstner Associates, Inc., for the design, engineering and construction administration services for the Foothill Field Office Annex Project ([R-24-114](#)).

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

Foundation repairs to the Foothill Field Office Annex as described herein are exempt in accordance with State CEQA Guidelines Section 15301 (Existing Facilities).

NEXT STEPS

If approved, the General Manager will execute a contract with Altor Construction, LLC., of San Francisco, CA. Work is scheduled to take place in late Spring of 2026.

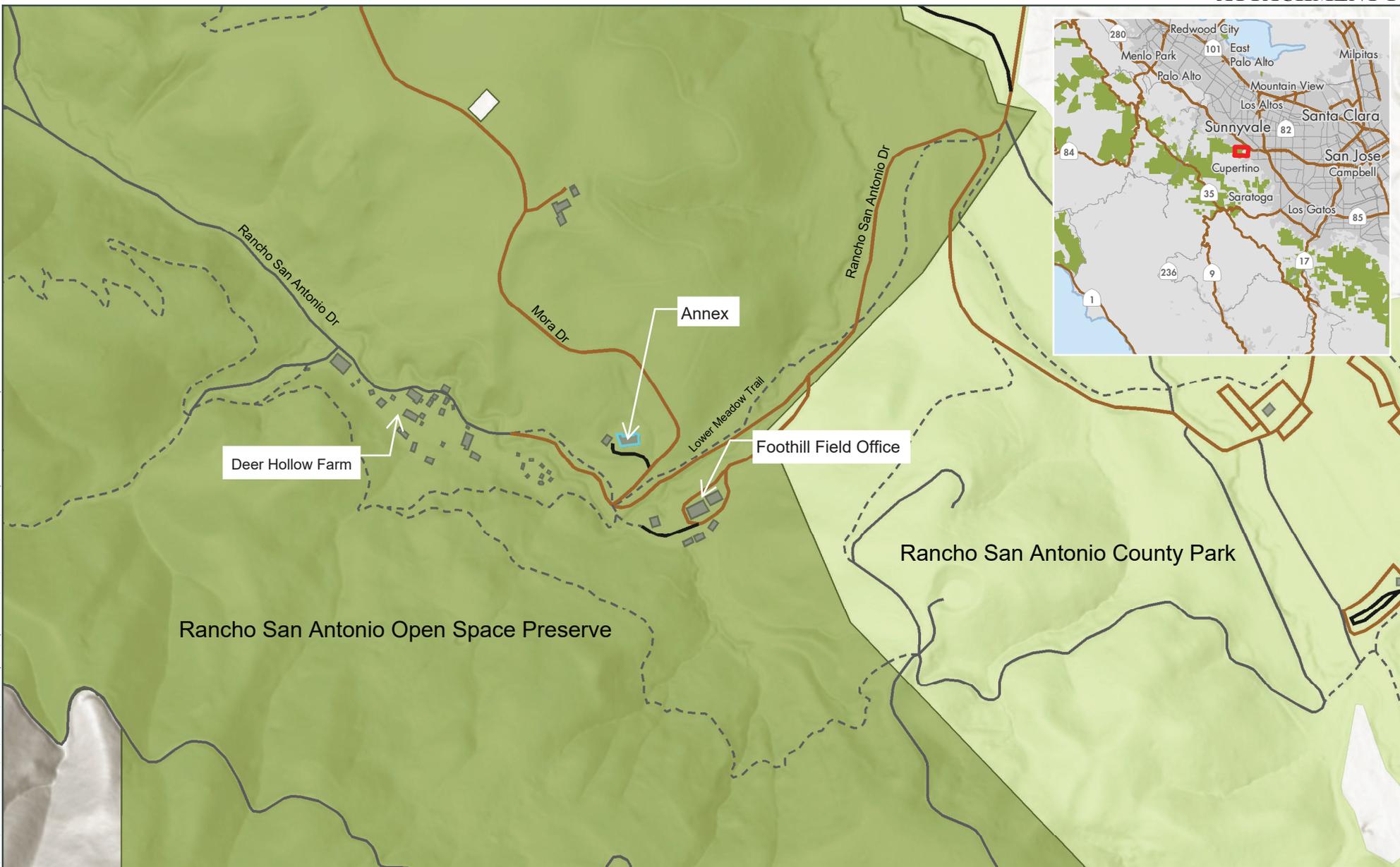
Attachment(s)

1. Project Site
2. Site Photos

Responsible Department Head:
Scott Reeves, Engineering & Construction

Prepared by/contact person:
Ivana Yeung, Capital Project Manager III, Engineering & Construction

Graphics prepared by:
Ivana Yeung, Capital Project Manager III



FFO Annex

Building

■ Present

Trail (classes)

— Paved Road

— Unpaved All-Season Road

— Unpaved Seasonal Road

- - - Trail

Open Space

■ Other Protected Open Space

■ Preserve Boundary (fill)

Midpeninsula Regional
Open Space District
(MROSD)
8/22/2024



Data Source(s): Esri, Airbus DS, USGS, NGA, NASA, CCIAR, N. Robinson, NCEAS, NIS, OS, NMA, Geodatasystemen, Rijswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

Foothill Field Office Annex Site Photos



Figure 1. South Elevation



Figure 2. Primary Entrance



Figure 3. Steel Sash Window



Figure 4. West View



Figure 5. North Facing



Figure 6. Partial View of The Rear North Side