



Midpeninsula Regional
Open Space District

PROCUREMENT AGENDA ITEM

R-26-44
Meeting 26-10
April 8, 2026

AGENDA ITEM 5

AGENDA ITEM

Award of Contract for the Fremont Older House Re-Roofing Project in Fremont Older Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS

1. Award a contract to SAE Consulting Engineering of San Jose, CA for a base amount of \$170,000 plus a bid alternate amount of \$18,000, for a total not-to-exceed contract amount of \$188,000.
2. Authorize a 15% contingency in the amount of \$28,200 to be reserved for unanticipated issues, bringing the total not-to-exceed contract amount to \$216,200.

DISCUSSION

The purpose of the Fremont Older House Re-Roofing Project (Project) is to provide construction services for the repairs and re-roofing of the main low-slope roof of the historic house located within Fremont Older Open Space Preserve. The scope of work includes removing and replacing roofing materials, improving drainage capacity with additional overflow scuppers, installing new flashing and waterproofing materials at the parapets and skylight curbs, repairing damaged sheathing and framing, and repairing the pilasters and elevated beams at the northwest end of the main roof to address lifespan deterioration and restore missing elements. Midpeninsula Regional Open Space District (District) staff issued a Request for Bids (RFB) on February 3, 2026 and received three (3) bids on March 11, 2026, with SAE Consulting Engineering (SAE) identified as the lowest responsive and responsible bidder. Work is scheduled to be completed in Summer 2026.

The Fremont Older House is a known historic resource for the District and is included on the National Register of Historic Places and the Santa Clara County Heritage Resource Inventory. The Project design plans and specifications were prepared by the architecture firm Page & Turnbull of San Francisco, CA, in accordance with the Secretary of Interior Standards for Rehabilitation and the California Historical Building Code. The plans were reviewed by the Santa Clara County Historical Heritage Commission prior to issuing the District a Landmark Alteration Permit. Page & Turnbull has extensive experience working on historic structures, including several historic structures for the District. SAE has been the prime contractor on two previous historic structure projects for the District, the Red Barn Re-Roofing Project and the LHC White Barn Stabilization Project. Page and Turnbull and SAE were a successful team on

the LHC White Barn project. The Fremont Older House Re-Roofing plans and specifications include measures for protection of the historic structure, including salvaging materials for re-use, such as exterior wall shingles, where feasible, protecting materials in place with wood, tarping and other materials, removing and replacing material as needed, and protection of the surrounding landscape. Construction access will take place on the exterior of the structure to protect the interior surfaces. If access or repair work is required on the interior, surfaces will be covered and protected, including historic materials that remain in the house.

BUDGET / FISCAL IMPACT

The current fiscal year budget for project 35041 - Fremont Older Residence Roof Replacement contains:

- sufficient funds.
- insufficient funds; the next quarterly budget update will include a reallocation of unspent funds from other budgets to cover for this expenditure.
- 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 February 3, 2026 via BidNet, legal notices were posted in the newspaper, and a link to the solicitation was posted on the District website. The District opened the bids on March 11, 2026 and announced SAE Consulting Engineering as the apparent low bidder. The General Manager recommends the award of contract to SAE Consulting Engineering as the lowest responsible and responsive bidder. The detailed breakdown of bids received is as follows.

Base Bid Analysis

Bidder	Location	Total Base Bid	% Over/Under Engineer's Estimate (\$200,000)
SAE Consulting Engineering	San Jose, CA	\$170,000	-15%
Absolute General Contractors	Fresno, CA	\$179,000	-10.5%
SFT Construction Corp	San Francisco, CA	\$224,000	+12%

Bid Alternate Analysis

Bidder	Location	Bid Alternatives
SAE Consulting Engineering	San Jose, CA	\$18,000

Absolute General Contractors	Fresno, CA	\$4,350
SFT Construction Corp	San Francisco, CA	\$20,000

PRIOR BOARD ACTION SUPPORTING THE PROJECT

None

PUBLIC NOTICE

Public notice was provided as required by the Brown Act. Additional notice of the Project, schedule, and scope of construction work was provided to the tenant of the Fremont Older House.

CEQA COMPLIANCE

The proposed Project is categorically exempt from the California Environmental Quality Act (CEQA) under Article 19, Sections 15301 (Existing Facilities).

NEXT STEPS

If approved, the General Manager will execute a contract with SAE Consulting Engineering. Work is scheduled to take place in Summer of 2026 and be completed by October, 2026.

Attachment

1. Fremont Older House Area Maps

Responsible Department Head:

Scott Reeves, Engineering and Construction Manager

Prepared by / Contact person:

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

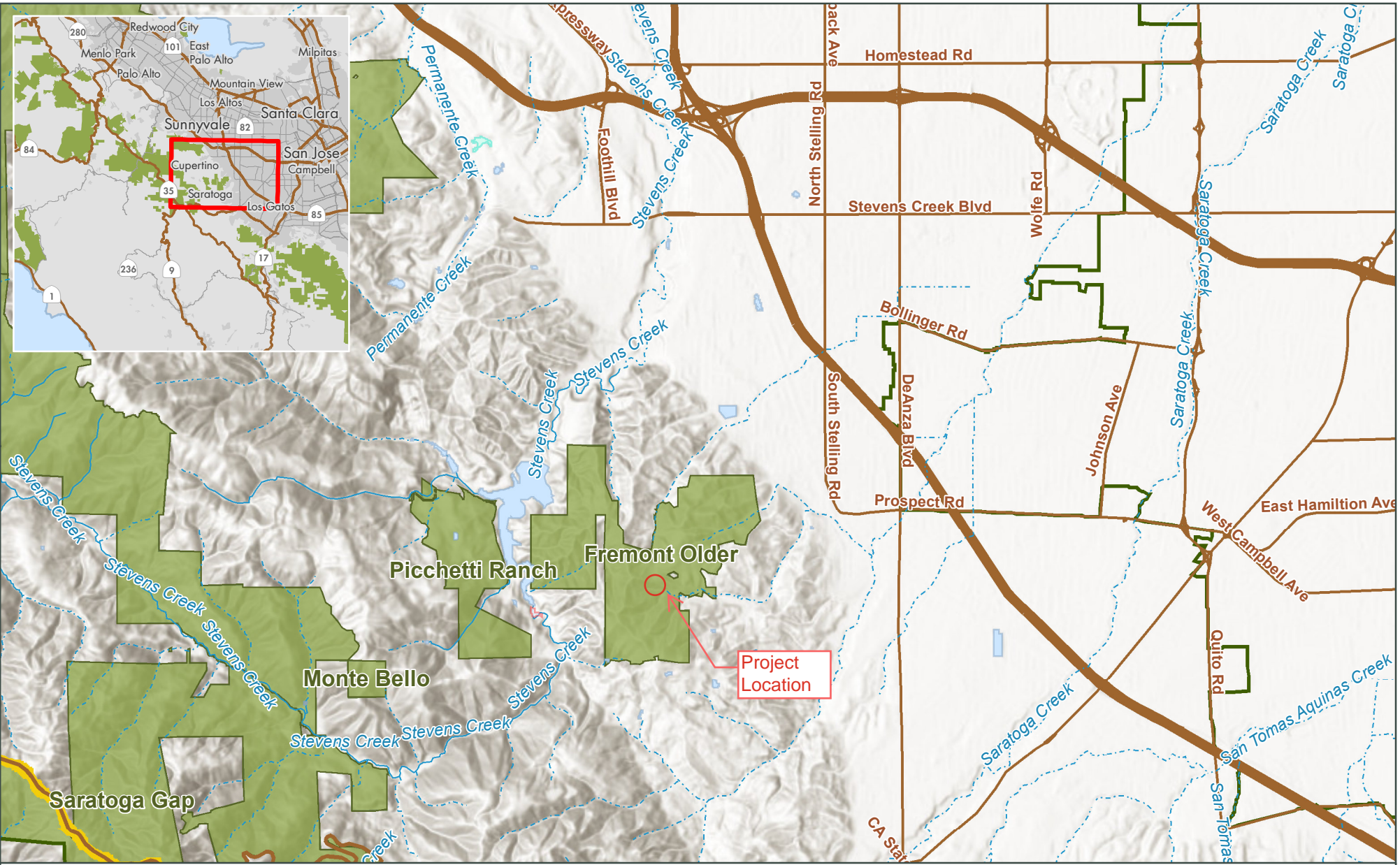






Exhibit 1 - Area Map

Road Centerline (major)

-  Arterial
-  Freeway
-  Highway
-  Preserve Boundary (fill)

Midpeninsula Regional
Open Space District
(MROSD)

2/19/2026



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



Exhibit 1 - Project Map

- | | | | |
|-------------------------|-----------------|-------------------------|--------------------------|
| Gate | Restroom | Present | Preserve Boundary (fill) |
| Present | Landmark | Trail (classes) | |
| Parking Location | Other Landmark | Paved Road | |
| Lot | Building | Unpaved All-Season Road | |
| | Other/Unknwon | Trail | |

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