



Midpeninsula Regional
Open Space District

PROCUREMENT AGENDA ITEM

R-25-143
Meeting 25-30
November 12, 2025

AGENDA ITEM 6

AGENDA ITEM

Award of Contract for the Coastside Barn Evaluation Project

GENERAL MANAGER'S RECOMMENDATIONS *se* *den*

1. Authorize the General Manager to enter into a contract with ZFA Structural Engineers to provide Phase 1 Feasibility Study services to evaluate disposition options for four barns and an accessory structure on the coastside for a not-to-exceed base contract amount of \$63,658.
2. Authorize up to \$135,379 for Phase 2 work for additional structural investigations and basis of design development services for selected structures that are deemed feasible for stabilization or rehabilitation for a not-to-exceed contract amount of \$199,037.
3. Authorize a 15% contingency of \$29,856 to cover unforeseen tasks beyond the current scope, for a total contract amount not-to-exceed \$228,893.

DISCUSSION

On April 10, 2024 ([R-24-46](#)), the Board of Directors (Board) directed Midpeninsula Regional Open Space District (District) staff to analyze four standard disposition options (retain in current state; stabilize; rehabilitate; and remove) for the following structures:

	Structure	Preserve Location
1	October Farm Barn and Fruit Stand (2 Structures)	Purisima Creek Redwoods
2	Lobitos Agricultural Barn	Purisima Creek Redwoods
3	Gordon Ridge Barn	Tunitas Creek
4	Sears Ranch Road Open Air Barn	La Honda Creek

Based on information gathered to date, the Lobitos Agricultural Barn and Gordon Ridge Barn are both deemed eligible for the State Register as historic structures. Eligibility for the October Farms Barn is still under review and the Sears Ranch Road Open Air Barn is not eligible for the State Register.

To proceed with the analysis, the General Manager recommends awarding a contract to ZFA Structural Engineers (ZFA) and completing the work in two phases as follows:

Phase 1 – Feasibility Phase

For a not-to-exceed base contract amount of \$63,658, complete the following scope of work for each barn to inform the feasibility of stabilization or rehabilitation:

- Existing documents and records review
- Regulatory requirements review
- Site visits
- Preliminary geotechnical review
- Feasibility evaluation of each of the four disposition options
- Memorandum with findings and preliminary recommendations

Certain structures may have site constraints given the location of the structure and surrounding physical/geological limitations that restrict the ability to obtain permitting clearance to conduct stabilization or rehabilitation repairs without cost-prohibitive conditions such as relocation of the structure. For these structures, cost estimates will be prepared for “retain in current state” and “removal”. The remaining structures would be further analyzed for stabilization and rehabilitation as detailed under Phase 2 below.

Phase 2 – Basis of Design

For a not-to-exceed amount of \$135,379, ZFA would conduct additional structural investigations and basis of design development services for those structures that can reasonably move forward with stabilization or rehabilitation as follows:

- Conceptual seismic assessment
- Geotechnical borings, soils testing, and site report
- Cost estimates
- Basis of Design report describing conceptual recommendations, narrative of preliminary architectural code analysis (a full architectural conditions assessment is excluded), floorplans with PDF markups annotating the conceptual retrofit scope, identification of the applicable permitting agencies and their requirements

All the findings for Phases 1 and 2 would be presented to the Board to inform their selection of a disposition option for each structure at a future meeting in 2026.

BUDGET / FISCAL IMPACT

The fiscal year budget for project *35010: Coastside Barn Evaluation Project* 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

On August 14, 2025, staff issued a Request for Proposals and Qualifications (RFPQ) to perform analyses of the four standard disposition options with cost estimates for the four coastside barns via BidNet. Staff also performed follow-up outreach to qualified firms. Evaluation criteria were determined prior to the release of the RFPQ that included the quality of proposal, implementation approach and expertise. A non-mandatory pre-proposal site tour was held on August 29, 2025 with eight (8) representatives in attendance. The District received five (5) proposals from the following firms by the September 12, 2025 deadline.

Consultant	Location	Proposed Phase I Fee
Biggs Cardosa Associates, Inc.	San Jose, CA	\$178,836
Noll & Tam	Berkeley, CA	\$192,335
Page & Turnbull	San Francisco, CA	\$119,995
Wiss, Janney, Elstner	Emeryville, CA	\$61,018
ZFA Structural Engineers	Redwood City, CA	\$199,037*

*This cost includes initial feasibility study (\$63,658) and technical studies and basis of design development (\$135,379) for all structures.

After a thorough review of all proposals and follow-up conference with the top-ranked firm, ZFA Structural Engineers (ZFA) was deemed as the most qualified firm with the full breadth of expertise and experience required for this project. ZFA has unique relevant experience working on similar structural evaluation and stabilization projects that involve historic agricultural buildings. Their recent relevant District projects include La Honda Creek White Barn Stabilization, La Honda Creek Red Barn Roof Assessment and Replacement, and Hawthorn Historic Complex Structural Assessment. ZFA's experience is strengthened by their subconsultant team, which includes Interactive Resources, a local architectural firm with significant experience in historic preservation. ZFA has demonstrated a clear understanding of the Project goals, the District's standard disposition options, and historic resource considerations. They presented a more comprehensive proposal that covered the various components and actions for each barn. While ZFA's proposed fee is the highest among the proposed firms, it includes all required technical studies to develop the basis of design documents for stabilizing or rehabilitating a structure. These studies were not included in all proposals received. ZFA's approach to preparing a feasibility memorandum for each site before conducting more in-depth technical studies will enable the District to evaluate disposition options earlier in the process, potentially reducing the overall project timeline and costs by eliminating infeasible alternatives sooner.

PRIOR BOARD ACTION SUPPORTING THE PROJECT

April 10, 2024 – Board received presentation from Assistant General Manager Brian Malone and directed staff to evaluate and bring disposition options for the unoccupied barns ([R-24-46, minutes](#)).

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

Award of contract for consulting services is not a project subject to the California Environmental Quality Act. Retention of professional consultants will not result in a direct physical change to the environment [CEQA Guidelines Section 15060(c)(2)] and does not constitute Board approval of any specific physical change to the four barns. CEQA review of potential environmental effects for the various disposition options will be completed at the time the Board considers selection of an option for each structure.

NEXT STEPS

Pending Board approval, the General Manager will execute a contract with ZFA Structural Engineers to commence the scope of work. Upon completion, staff will return to the Board to present the results of the feasibility study and/or basis of design work and request a selection of disposition options for the structures.

Attachment(s)

1. Location Map
2. Site Photographs

Responsible Department Head:

Scott Reeves, Engineering & Construction Department Manager

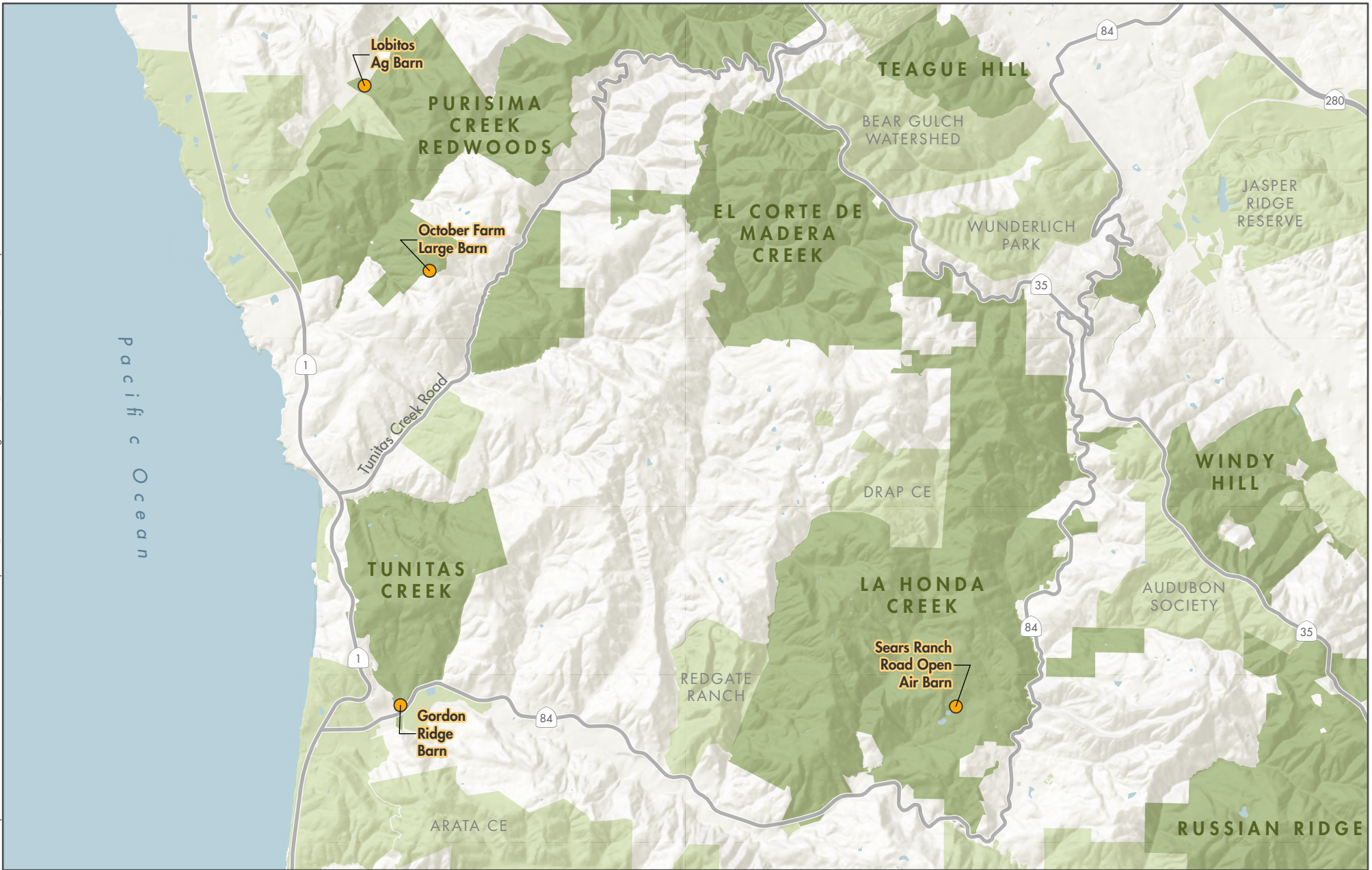
Prepared by:

Ivana Yeung, Capital Project Manager III, Engineering & Construction Department

Contact Person:

Paul Kvam, Senior Capital Project Manager, Engineering & Construction Department

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Created By: acostanza



Structure Evaluation

- Midpen preserves
- Other protected lands
- Private property
- Structure- GM recommends board evaluation

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Open Space District
(Midpen)
7/25/2025

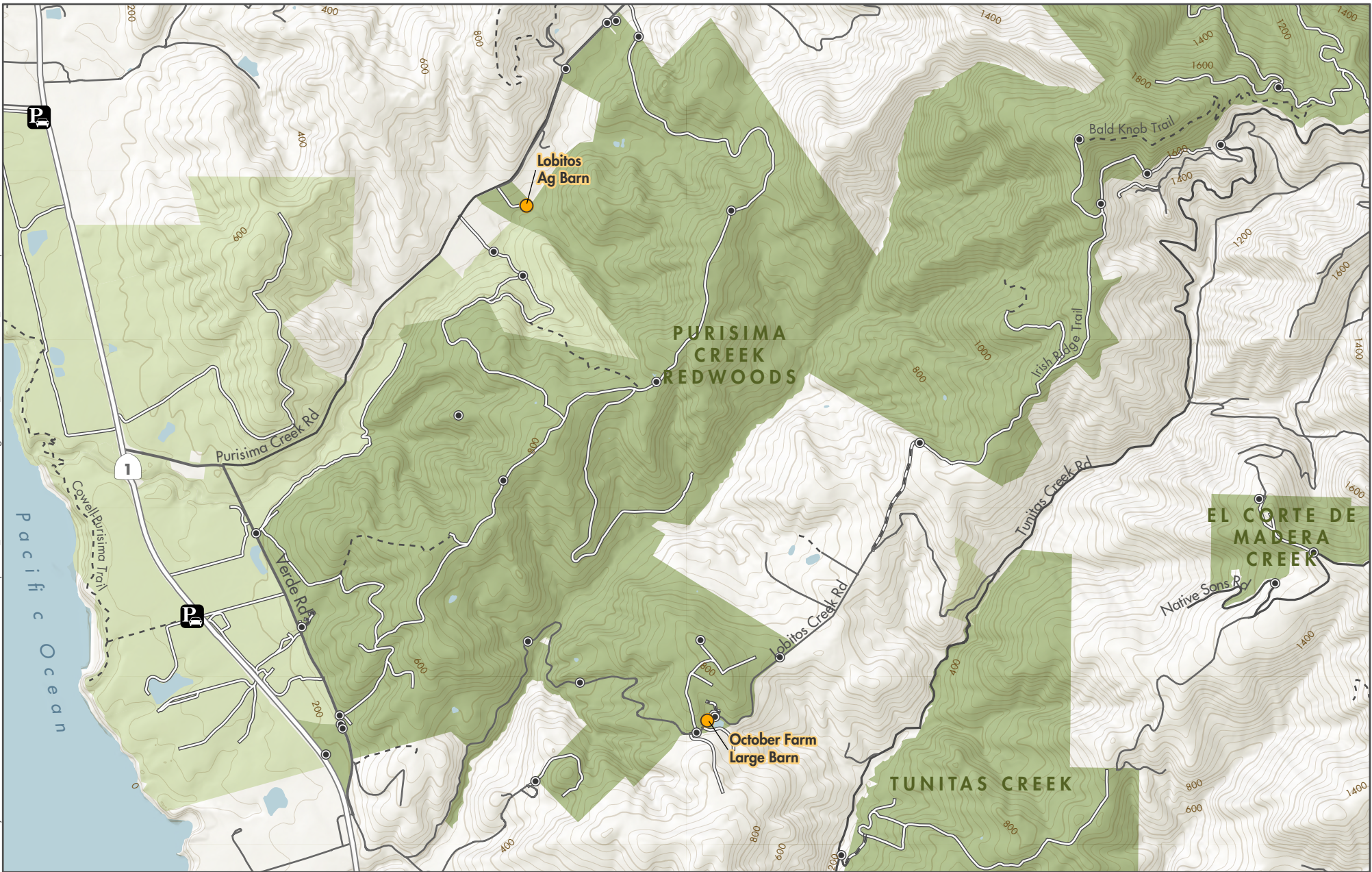


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While the District strives to use the best available digital data, these data do not represent a legal survey and are merely a graphic illustration of geographic features.

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Structure Evaluation

- Midpen preserves
- Other protected lands
- Private property
- Structure- GM recommends board evaluation
- Gate

- Trail
- Paved road
- Unpaved all-season road
- Unpaved seasonal road

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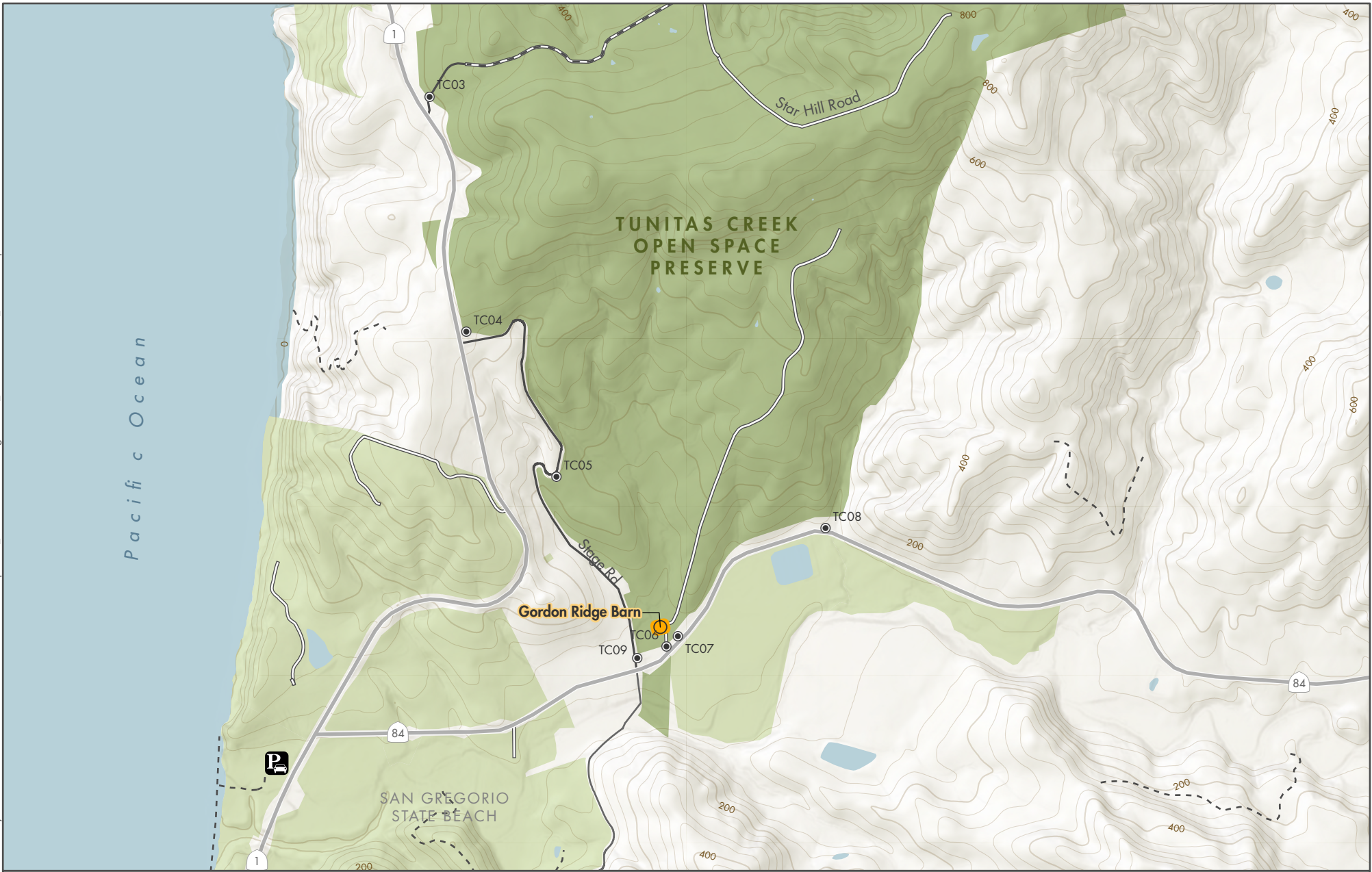


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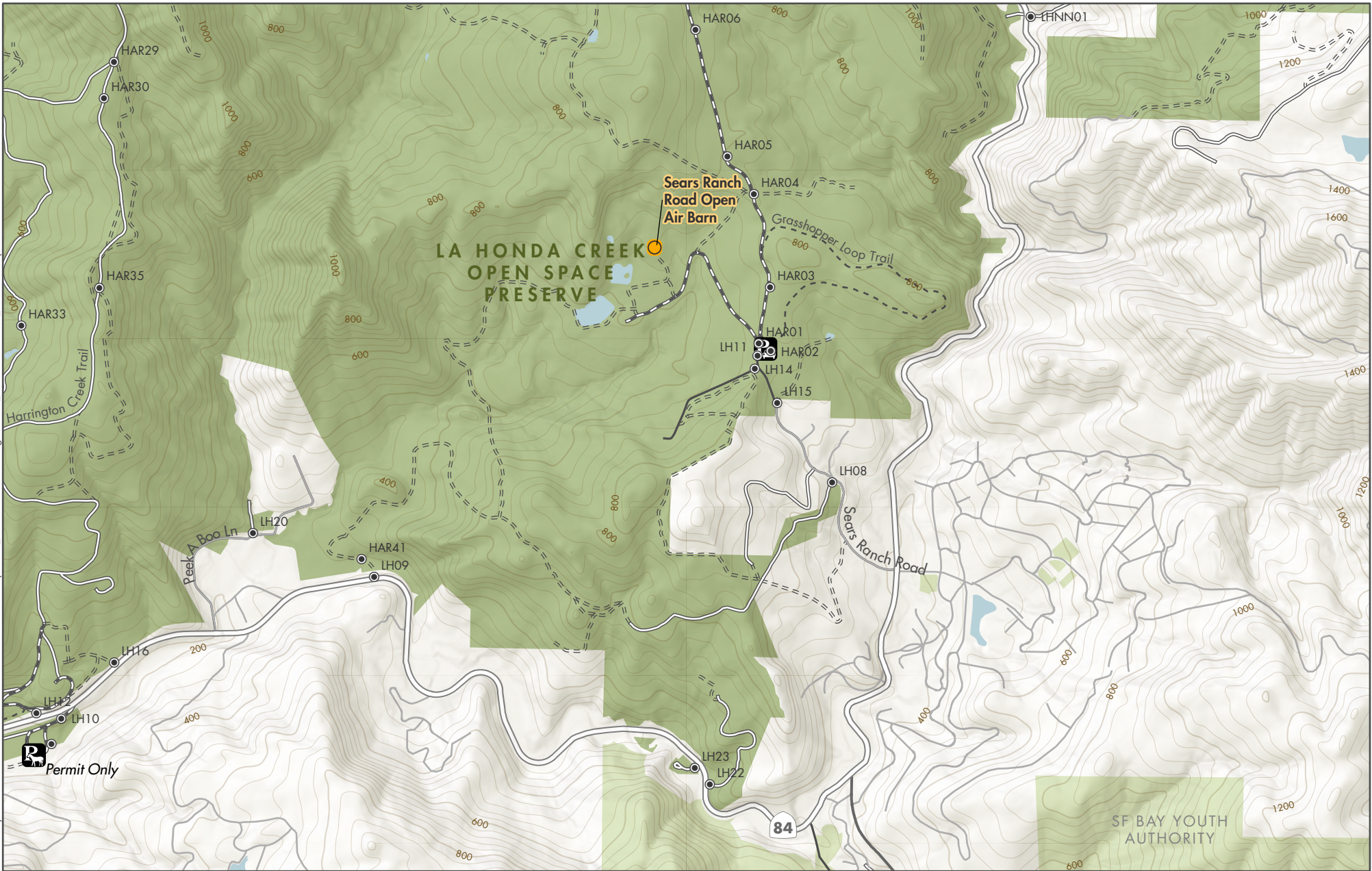


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Structure Evaluation

- | | |
|---|---|
|  Midpen preserves |  Structure- GM recommends board evaluation |
|  Other protected lands |  Gate |
|  Private property | |

-  Trail
-  Abandoned/unmaintained road
-  Paved road
-  Unpaved all-season road
-  Unpaved seasonal road

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7/30/2025



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Attachment 2: Site Photos



October Farm Barn

Attachment 2: Site Photos



October Farm
Fruit Stand

Attachment 2: Site Photos



Lobitos Agricultural
Barn



Attachment 2: Site Photos



Gordon Ridge Barn

Attachment 2: Site Photos



Sears Ranch Road
Open Air Barn