



Midpeninsula Regional
Open Space District

PROCUREMENT AGENDA ITEM

R-26-128
Meeting 26-20
August 26, 2026

AGENDA ITEM 6

AGENDA ITEM

Contract Amendment for Construction Services for the Foothill Field Office Annex Foundation Repair Project

GENERAL MANAGER'S RECOMMENDATION

Authorize the General Manager to execute a contract amendment with Altor Construction, LLC of San Francisco, California for the Foothill Field Office Annex Foundation Repair Project in the amount of \$45,133, bringing the total contract to a new, not-to-exceed amount of \$197,857.

DISCUSSION

Altor Construction, LLC, is providing construction services for the Foothill Field Office Annex Foundation Repair Project (Project) located in Rancho San Antonio Open Space Preserve. The Project is installing concrete piers and pile connections to strengthen the foundation, leveling the floor and interior footing, reinstalling stud walls to plumb, and perimeter grading to direct water away from the structure. The work plan includes raising the existing footing to install the concrete pier and level the floor. Construction began in June 2026 and is scheduled for completion in October 2026. During field verification, the contractor observed settlement on the southeast side of the Annex that was not documented in the construction contract documents. The contractor also identified previously undocumented cracks in the foundation that could pose risk of structural damage if the planned work to raise the existing footing were to proceed. In response to these unforeseen conditions, Altor Construction proposed an alternative repair method. Under the proposed approach, the Annex would be lifted from its existing frame, rather than its footing, with the building loads re-distributed to the existing foundation piers. This approach would: (1) allow the building to be leveled without raising the cracked portions of the existing footing and (2) eliminate the need to install additional piers on the southeast side.

The original contract includes a contract contingency of \$13,884. Altor's fee proposal for the additional work is \$45,133. The General Manager recommends amending the contract in the amount of \$45,133 to cover the additional work and reserving the contingency fund for other potential unforeseen conditions that may come up during the remaining work through October.

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 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.
- ☐ This Measure AA portfolio contains a funding gap anticipated to be filled through a combination of future portfolio reallocation requests, grants, partnership funding, interest income allocations, value engineering, and Fund 40 General Fund Capital monies.

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 Midpeninsula Regional Open Space District (District) website. Two mandatory pre-bid site walks were held on January 27 and 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

This Project previously came before the full Board of Directors at the following public meetings:

- **September 11, 2024:** Award of Contract to Wiss, Janney and Elstner Associates, Inc., for the design, engineering and construction administration services for Foothill Field Office Annex Foundation Repair Project ([R-24-114](#), [meeting minutes](#))
- **March 11, 2026:** Award of Contract for Foothill Field Office Annex Foundation Repair Project at Rancho San Antonio Open Space Preserve ([R-26-29](#), [meeting minutes](#))

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

Following Board approval, the change order would be executed and the work performed.

Responsible Department Head:
Scott Reeves, Engineering & Construction Department

Prepared by/Contact person:
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