



Midpeninsula Regional
Open Space District

PROCUREMENT AGENDA ITEM

R-26-95
Meeting 26-17
June 24, 2026

AGENDA ITEM 7

AGENDA ITEM

Rejection of All Bids for the Title 24 Residential Window Replacement Improvement Project

GENERAL MANAGER'S RECOMMENDATIONS.

1. Reject all bids received for the Title 24 Residential Window Replacement Improvement Project.
2. Authorize the General Manager to re-solicit bids.

DISCUSSION

This project will replace aging windows and doors at four (4) Midpeninsula Regional Open Space District (District) owned residences to improve energy efficiency, weather protection and overall structural performance while preserving each building's original character. Earlier this year, staff evaluated all District residential properties in need of window replacement and developed a multiyear work plan to complete these upgrades on a recurring annual cycle. This year's work plan includes the replacement of fifty-seven (57) windows at four properties: Gordon Ridge House at Tunitas Creek Open Space Preserve, Mora A & B (Duplex) at Rancho San Antonio Open Space Preserve, Folger House at La Honda Open Space Preserve and Verde House at Purisima Creek Redwoods Open Space Preserve.

Past Board of Directors (Board) direction has supported ongoing maintenance and energy-efficiency improvements across District properties. This work also brings the properties into compliance with Title 24, the State's energy-efficiency standards, which although not legally required for existing structures, the upgrades support the District's greenhouse gas reduction goals. In addition, the improvements provide long term benefits, including reduced energy use, lower operating costs, and improved building durability, helping ensure these residences remain functional and resilient for years to come.

The District issued a Request for Bids (RFB) on May 1, 2026 and received three (3) bids on May 26, 2026. As discussed in more detail below, all bids came in significantly higher than the Project Manager's estimate. Given the high bid amounts, the General Manager recommends rejecting all bids, re-evaluating the project scope and timeline, and re-soliciting bids at a future date.

BUDGET / FISCAL IMPACT

The current fiscal year budget for project 61057 – Title 24 Residential Improvements:

- 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 May 1, 2026 via BidNet Direct and released to the builder’s exchange. A legal notice was posted in the San Mateo County Times and San Jose Mercury News, and a link to the solicitation was posted on the District website. One mandatory pre-bid walk was held on May 12, 2026, with three (3) contactors in attendance.

A public bid opening was held on May 27th, 2026, at 12:00pm for the above project. Bids were received from 3 contractors. After reviewing the bids, District staff determined that Wave Construction’s bid was nonresponsive for failure to execute the bid proposal and noncollusion affidavit. Therefore, All Star Development Group Inc., was determined to be the apparent low bidder.

Below is a list of all bids received:

Contractor	Location	Bid Amount	Percent +/- from Project Manager’s Estimate (\$140,000)
All Star Development Group Inc.	Grass Valley, CA	\$314,000	+224.3%
Wave Construction Inc.	Citrus Heights, CA	\$289,500	+206.8%
Pro-Ex Construction Inc.	Rancho Cordova, CA	\$329,750	+235.5%

Given the high bid amounts in comparison the Project Manager’s estimate, who also compared the per window replacement cost to other recent window replacement costs, the General Manager recommends rejecting all bids, re-evaluating the project scope and timeline, and re-soliciting bids at a future date.

PRIOR BOARD ACTION

None

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

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

NEXT STEPS

Upon approval by the Board of Directors, the General Manager would reject all bids, staff would re-evaluate the scope and schedule for the project and re-solicit bids at a future date.

Attachment

1. Location Site Map

Responsible Department Head:

Brandon Stewart, Department Manager, Facilities and Fleet

Prepared by/contact person:

Eduardo Gonzalez, Management Analyst II, Facilities and Fleet

Midpeninsula Regional Open Space District Title 24 - Residential Window Replacement Improvements Site Locations

Midpeninsula Regional Open Space Window Replacement locations:

1. 1000 Verde Rd. Half Moon Bay CA
2. 811 La Honda Rd. San Gregorio CA
3. 5701 La Honda Rd. La Honda CA
4. 10688 Mora Dr. Los Altos CA

