



Midpeninsula Regional
Open Space District

PROCUREMENT AGENDA ITEM

R-25-54
Meeting 25-12
April 23, 2025

AGENDA ITEM 7

AGENDA ITEM

Award of Contract to SFT Construction for Construction Services to Implement the Board of Director's approved Interim Stabilization and Debris Removal Plan for the Hawthorns Historic Complex

GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize an award of contract to SFT Construction Corp, of San Francisco, CA for a not-to-exceed base contract amount of \$189,000.
2. Authorize a contingency of 15% in the amount of \$28,350 to be reserved for unanticipated issues, bringing the total not-to-exceed contract to \$217,350.

DISCUSSION

On July 10, 2024, the Midpeninsula Regional Open Space District (District) Board of Directors (Board) approved an Interim Stabilization and Debris Removal Plan (Plan) for the Hawthorns Historic Complex (Complex) as recommended by the Hawthorns Historic Complex Ad Hoc Committee. The Plan identifies interim stabilization measures and roof replacements for primary structures and the removal and cleanup of secondary accessory structures and debris while the District deliberates on the long-term plan for the Complex. To implement the Plan, District staff issued a Request for Bids on March 11, 2025, and received three (3) bids on April 4, 2025, with SFT Construction Corp identified as the lowest responsive and responsible bidder. Work is scheduled to be completed in Summer 2025. Following completion of this work, a future construction contract will be solicited for roofing replacement at the Complex to complete the full scope of the Plan.

BUDGET / FISCAL IMPACT

The current fiscal year budget contains:

- ☒ sufficient funds.
- ☐ insufficient funds; the next quarterly budget update will include a reallocation of unspent funds from other project 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 March 11, 2025 via BidNet, legal notices were posted in the newspaper, and a link to the solicitation was posted on the District website. Site visits were held on March 19, 2025 and March 26, 2025 with 6 firms in attendance. The District opened the bids on February 5, 2025 and announced SFT Construction Corp., as the apparent low bidder. The General Manager recommends the award of the contract to SFT Construction Corporation, which has been determined to be the lowest responsible and responsive bidder.

The detailed breakdown of bids received is as follows:

Bidder	Location	Total Bid	Precent Difference from Cost Estimate of \$250,000
SFT Construction Corp.	San Francisco, CA	\$189,000.00	-24%
SAE Consulting Engineering	San Jose, CA	\$234,000.00	-6%
George Bianchi Construction	San Jose, CA	\$311,870.70	+25%

PRIOR BOARD ACTION SUPPORTING THE PROJECT

March 23, 2022: Board reviewed and approved the Hawthorns Area vision and goals. ([R-22-45](#), [meeting minutes](#))

September 13, 2023: Board formed the Hawthorns Historic Complex Ad Hoc Committee. ([R-23-103](#), [meeting minutes](#))

April 10, 2024: Ad Hoc Committee reviewed and approved Hawthorns Interim Stabilization and Debris Removal Plan. (R-[24-87](#), [meeting minutes](#))

July 10, 2024: The Board approved the Interim Stabilization and Debris Removal Plan for Hawthorns Historic Complex as recommended by the Hawthorns Historic Complex Ad Hoc Committee. (R-[24-87](#), [meeting minutes](#))

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

The proposed interim stabilization and debris removal within the Historic Complex is exempt in accordance with State CEQA Guidelines Section 15301, Existing Conditions and Section 15331, Historical Resource Restoration/Rehabilitation.

NEXT STEPS

If approved, the General Manager will enter into a contract with SFT Construction Corp. Work is scheduled to take place in Summer of 2025. Following completion of this work, a future construction contract will be solicited for roofing replacement at the Complex to take place in Fall 2025 to complete the scope of the Interim Stabilization and Debris Removal Plan scope.

Attachment(s)

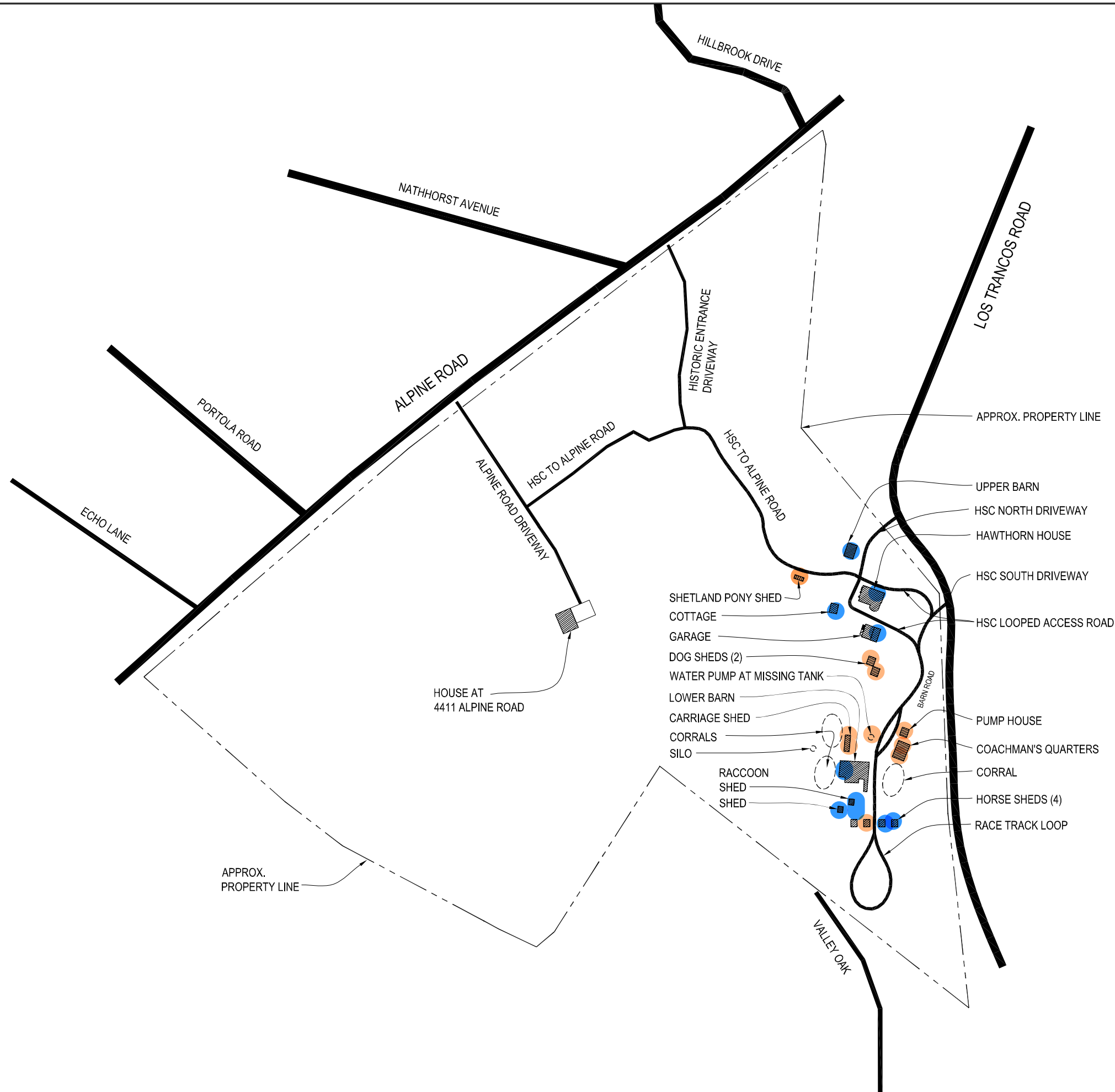
1. Hawthorns Historic Complex Site Map

Responsible Department Head:

Jason Lin, Engineering and Construction Manager

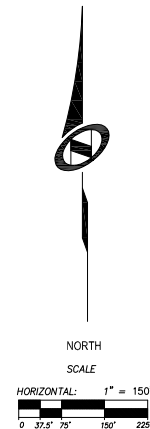
Prepared by / Contact person / Graphics prepared by:

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



HISTORIC STRUCTURE COMPLEX (HSC)
AT 800 LOS TRANCOS ROAD INCLUDES:
HAWTHORN HOUSE, COTTAGE,
GARAGE, LOWER BARN

- PROPOSED DEBRIS REMOVAL
- INTERIM STABILIZATION



This site diagram is for study use only and does not represent the accurate configuration of site features and boundaries.

Any user of these drawings should verify existing conditions and dimensions in field.

ATTACHMENT 1

HAWTHORN HISTORIC STRUCTURES

NV5
BEYOND ENGINEERING

KnappARCHITECTS
RESIDENT PARTICIPATION
www.knapp-architects.com

Sacramento, CA 95833
WWW.NV5.COM

PREPARED BY NV5 & REVISED BY KNAPP ARCHITECTS

DATE SUBMITTED: 10/31/2013

CAUTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

SHEET NUMBER

OF SHEETS

SCALE
VERTICAL: 1" = N/A
HORIZONTAL: 1" = N/A

JOB NUMBER
SJB0373