



Midpeninsula Regional
Open Space District

PROCUREMENT AGENDA ITEM

R-26-119
Meeting 26-19
August 12, 2026

AGENDA ITEM 8

AGENDA ITEM

Award of Contract to complete the Interim Stabilization and Re-Roofing Plan for Hawthorns Historic Complex

GENERAL MANAGER'S RECOMMENDATIONS

1. Award a contract to SAE Consulting Engineering of San Jose, California for a not-to-exceed base amount of \$720,000.
2. Authorize a contingency of 20% in the amount of \$144,000 to be reserved for unanticipated structural issues, bringing the total not-to-exceed to \$864,000.

DISCUSSION

On July 10, 2024, the Midpeninsula Regional Open Space District (District) Board of Directors (Board) approved the 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 while the District deliberates on the long-term plan for the Complex. To implement the Plan, District staff divided the work into two groups, based on the type of contractor required. Stabilization and debris removal of the Complex ancillary structures was completed in July 2025, which included partial demolition of collapsed elements and frame stabilization for the Main House, Garage, Cottage, Upper Barn, Raccoon and Horse Sheds. Separately, District staff developed a scope for roof replacement for several key structures consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. As part of the project, a survey of existing conditions and submittals for each phase and selection of materials, methods and equipment will be approved by Knapp Architects, the historic preservation architectural firm who developed the re-roofing plans. The District issued a Request for Bids for the Interim Stabilization and Re-roofing Project on June 18, 2026.

BUDGET / FISCAL IMPACT

The current fiscal year budget for project VP06-004 Hawthorns Structures Stabilization/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.

PROCUREMENT PROCESS AND SELECTION

A Request for Bids (RFB) was issued on June 18, 2026 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 June 25, 2026 and June 30, 2026 with ten (10) firms in attendance. The District opened bids on July 16, 2026 and announced SAE Consulting Engineering (SAE), as the apparent low bidder.

The detailed breakdown of bids received is as follows:

Bidder	Location	Total Bid	Precent Difference from Cost Estimate of \$800,000
SFT Construction Corp	San Francisco	\$913,750.00	+14%
SAE Consulting Engineering	San Jose	\$720,000.00	-10%
Pro-Ex Construction, Inc.	Rancho Cordova	\$1,330,774.46	+66%
Stronger Building Services	San Leandro	\$1,332,352.00	+66%

On July 16, 2026, SFT Construction Corp (SFT) submitted a bid protest, contending that SAE's bid should be rejected as nonresponsive and requesting that the Project be awarded to SFT, the second lowest bidder. The District followed the protest procedures set forth in the Instructions to Bidders. The District's Assistant General Manager (AGM) reviewed the bid protest and determined that the protest failed to identify any errors or omissions in SAE's bid and that it failed to provide any evidence that the bid failed to comply with State law. Instead, the AGM found that SAE's bid was responsive. Therefore, the protest was denied. Based on the bids received and SAE's qualifications, the General Manager recommends awarding the contract to SAE, as the lowest responsive and responsible bidder.

PRIOR BOARD ACTION SUPPORTING THE PROJECT

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

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

April 10, 2024: The Ad Hoc Committee reviewed and approved the Hawthorns Interim Stabilization and Debris Removal Plan. ([Memorandum](#), [meeting minutes](#))

July 10, 2024: The Board approved the Interim Stabilization and Debris Removal Plan for the Hawthorns Historic Complex as recommended by the Hawthorns Historic Complex Ad Hoc Committee. ([R-24-86](#), [meeting minutes](#))

April 23, 2025: The Board approved an Award of Contract for the first portion of the Interim Stabilization and Debris Removal Plan. ([R-25-54](#), [meeting minutes](#))

March 25, 2026: The Board received an FYI memorandum regarding work completed in July 2025 and the remaining items in the Interim Stabilization and Debris Removal Plan yet to be completed (and now the subject of this report and the scope of the recommended contract). ([Memorandum](#), [meeting minutes](#))

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

The proposed re-roofing and interim stabilization 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 execute a contract with SAE Consulting Engineering. Work is scheduled to take place in Fall 2026.

Attachment

1. Location Map

Responsible Department Head:

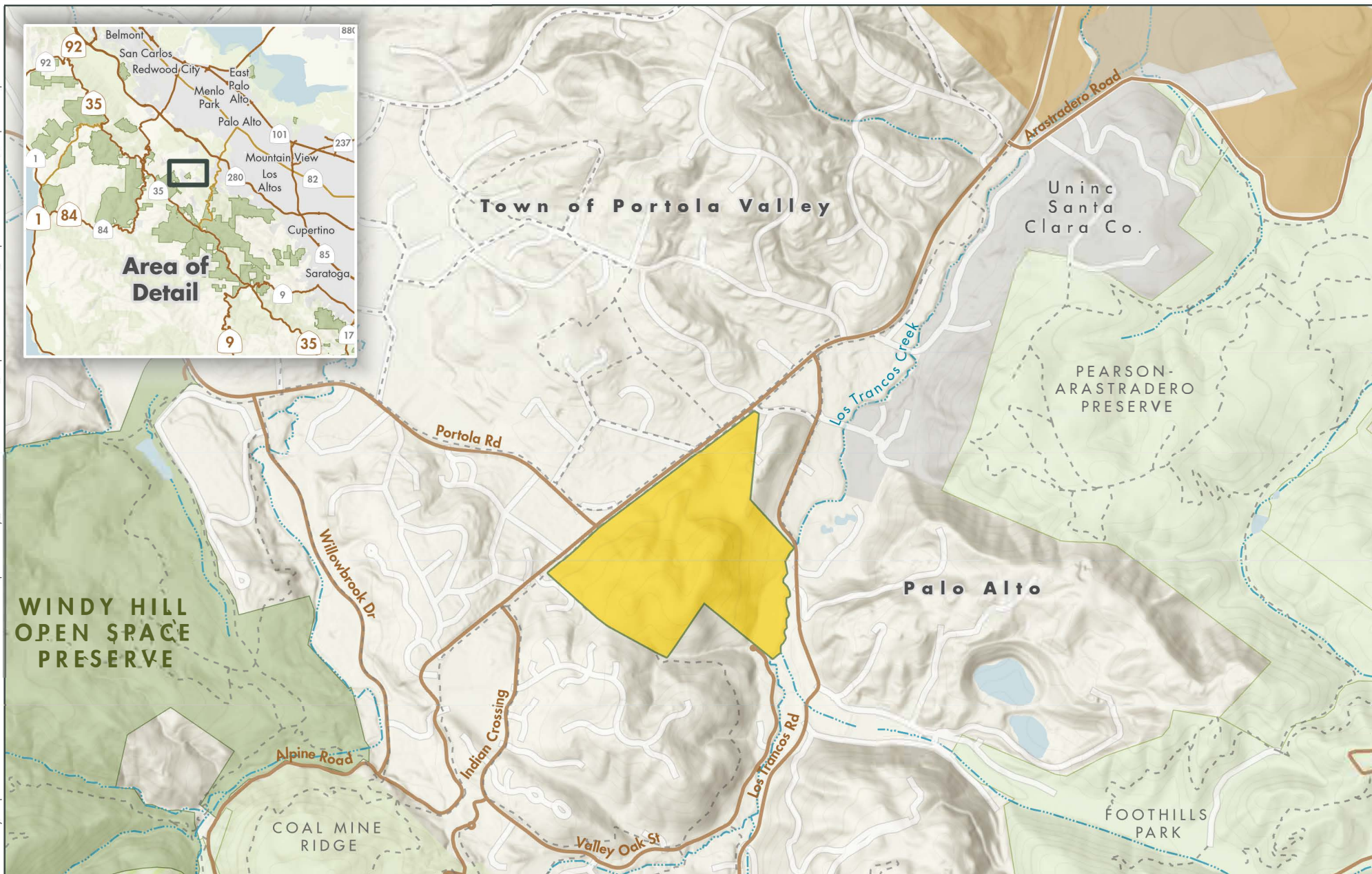
Scott Reeves, Engineering & Construction Department

Prepared by/Contact/Graphics prepared by:

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

Path: G:\Projects\Windy_Hill\Hawthorns_MapSeries\Hawthorns_MapSeries_MapSeries.aprx

Created By: flopez



Hawthorns Area - Local Map

- | | |
|---|---|
| Hawthorns Area | Other Public Agency |
| MROSD Preserves | Private Property |
| Other Protected Lands | Unincorporated Area |

Midpeninsula Regional
Open Space District
(Midpen)
9/9/2022

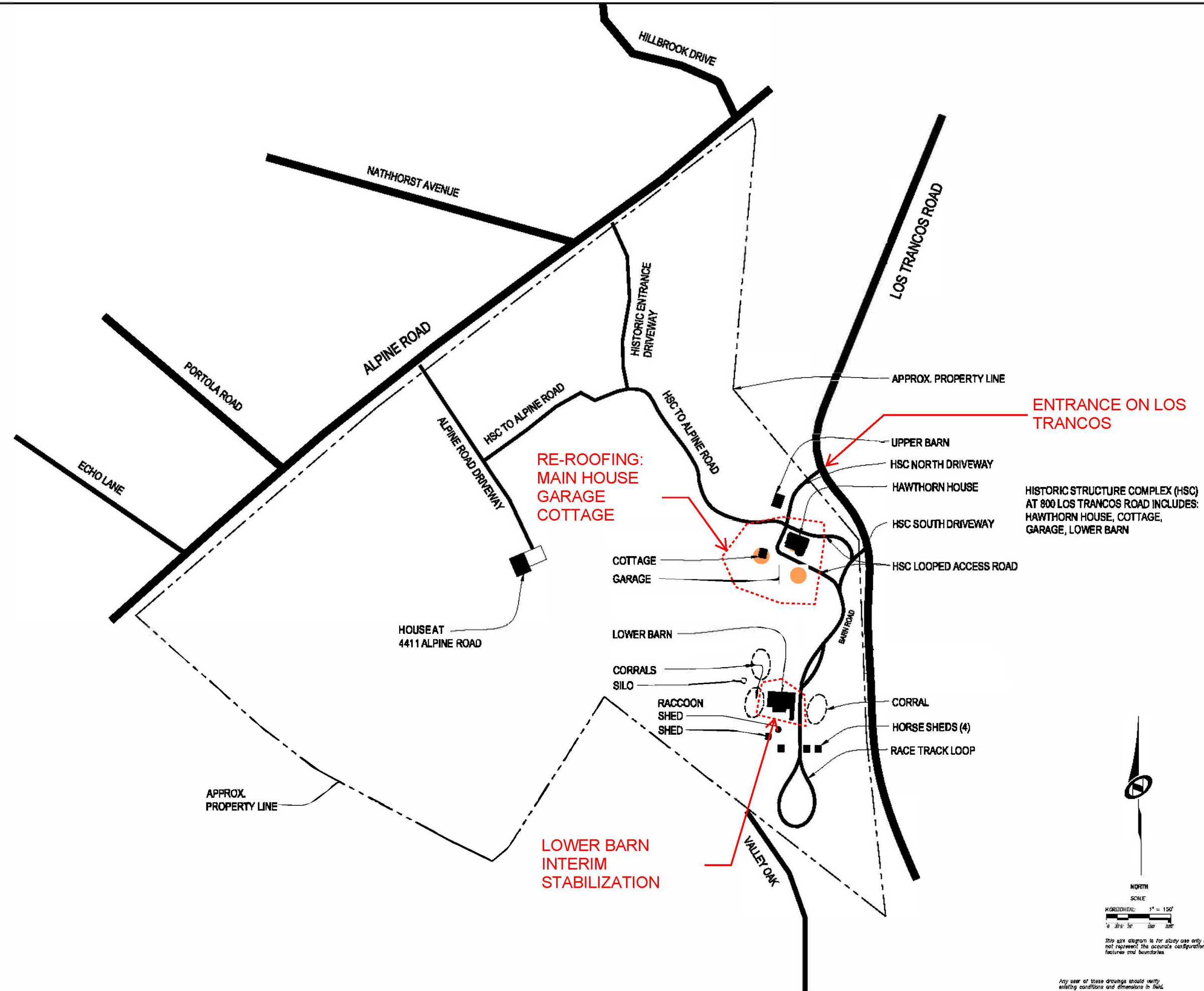


0 0.25 0.5 Miles



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.

DATE: _____ TIME: _____ DRAWING NUMBER: _____
BY: _____ CHECKED BY: _____
PROJECT: _____



HAWTHORN HISTORIC STRUCTURES



SHEET NUMBER	
OF	SHEETS
SCALE	
VERTICAL:	1" = 10'/A
HORIZONTAL:	1" = 10'/A
JOB NUMBER	
SJB0373	

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, unanticipated changes to or use of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.