



Midpeninsula Regional  
Open Space District

R-11-09  
Meeting 11-02  
January 12, 2011

## **AGENDA ITEM 10**

### **AGENDA ITEM**

Award of Contract to IMR Contractor Corp. for the Dyer Garage roof structure replacement Project at La Honda Creek Open Space Preserve and Determination that the Proposed Project is Categorically Exempt from the California Environmental Quality Act

### **GENERAL MANAGER'S RECOMMENDATIONS**

1. Determine that the proposed Project is categorically exempt from the California Environmental Quality Act as set out in this Report.
2. Authorize the General Manager to execute a contract with IMR Contractor Corp. for the bid amount of \$55,000 plus a 20% contingency for a total amount not to exceed \$66,000 for the Dyer Garage Roof Structure Replacement Project at La Honda Creek Open Space Preserve.

### **SUMMARY**

The purpose of this project is to demolish the upper story of the two-story garage and construct a new roof over the remaining single story to provide a secure weather-tight garage for storage of materials and vehicles at La Honda Creek Open Space Preserve. These structural changes will reduce the building's visual impact by lowering it from two stories to one.

### **DISCUSSION**

In 2007, a required emergency removal of asbestos siding and roofing from the Dyer Garage at La Honda Creek Open Space Preserve was completed. With the upper story of the building stripped and exposed to the elements, it has become an eyesore which is easily seen from the surrounding Preserve. Prior to 2007, the garage was used for occasional storage of materials until the asbestos hazard was identified and entry by District staff was prohibited. The restoration of the building is considered a high priority by staff because the lower story garage is solidly constructed and provides a secure location for materials and vehicles at this relatively remote site.

In preparation for the restoration, a competitive consultant selection process was initiated and the architecture firm of John Miller Architects (firm) was chosen to prepare drawings and specifications for the proposed project. An agreement was signed with the firm on July 14, 2010 and they prepared drawings and specifications that have been approved by the San Mateo County Building and Planning Departments. A Request for Bids was released on December 1, 2010, and six contracting firms responded and attended a mandatory pre-bid meeting on site on December 10, 2010. The bid opening was held at the District's Administrative Office on January 4, 2011. The District received four bids ranging from \$ 55,000 to \$ 117,560. The lowest responsible, responsive bidder was IMR Contractor Corp. IMR Contractor Corp. has completed numerous roof replacement projects and the references they provided were complementary about the work they completed.

Bidder	Location	Total Bid	Percent Difference from Cost Estimate of \$47,500
<b>1. IMR Contractor Corp.</b>	<b>Hayward</b>	<b>\$55,000</b>	<b>+15.8%</b>
<b>2. CB Builders</b>	<b>Santa Cruz</b>	<b>\$55,007</b>	<b>+15.8%</b>
<b>3. RC Benson &amp; Sons</b>	<b>Mountain View</b>	<b>\$81,874</b>	<b>+72.4%</b>
<b>4. Pioneer Contractors, Inc.</b>	<b>San Francisco</b>	<b>\$117,560</b>	<b>+147.5%</b>

## **FISCAL IMPACT**

The total project budget for FY2010-11 is \$60,000. This project will span two fiscal years and staff will be requesting an additional \$25,000 as part of the FY2011-12 budget to complete the project. Therefore, sufficient funds exist in the current budget to begin demolition and construction. The proposed action does not result in an unanticipated increase to the FY2010-11 budget.

## **PUBLIC NOTICE**

Notice was provided pursuant to the Brown Act. Additionally, all homeowners within 300 feet of the project and on Allen Road between Bear Gulch Road and Gate LH01 were sent a letter on December 3, 2010 advising them of the project. To date, the District has not received any written or oral comments on the project.

## **CEQA COMPLIANCE**

This project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15301 Existing Facilities as the project consists of partial demolition, repair, and maintenance of an existing structure with no significant change in use.

**NEXT STEPS**

Pending Board approval, a written notice of Award of Contract will be delivered January 13, 2011. Staff will issue a written Notice to Proceed once the contractor has submitted all required documents. A pre-construction meeting will be held on January 28, 2011, after which the contractor will have 48 working days to complete the project.

Attachments:

1. Project Location Map

Prepared by:

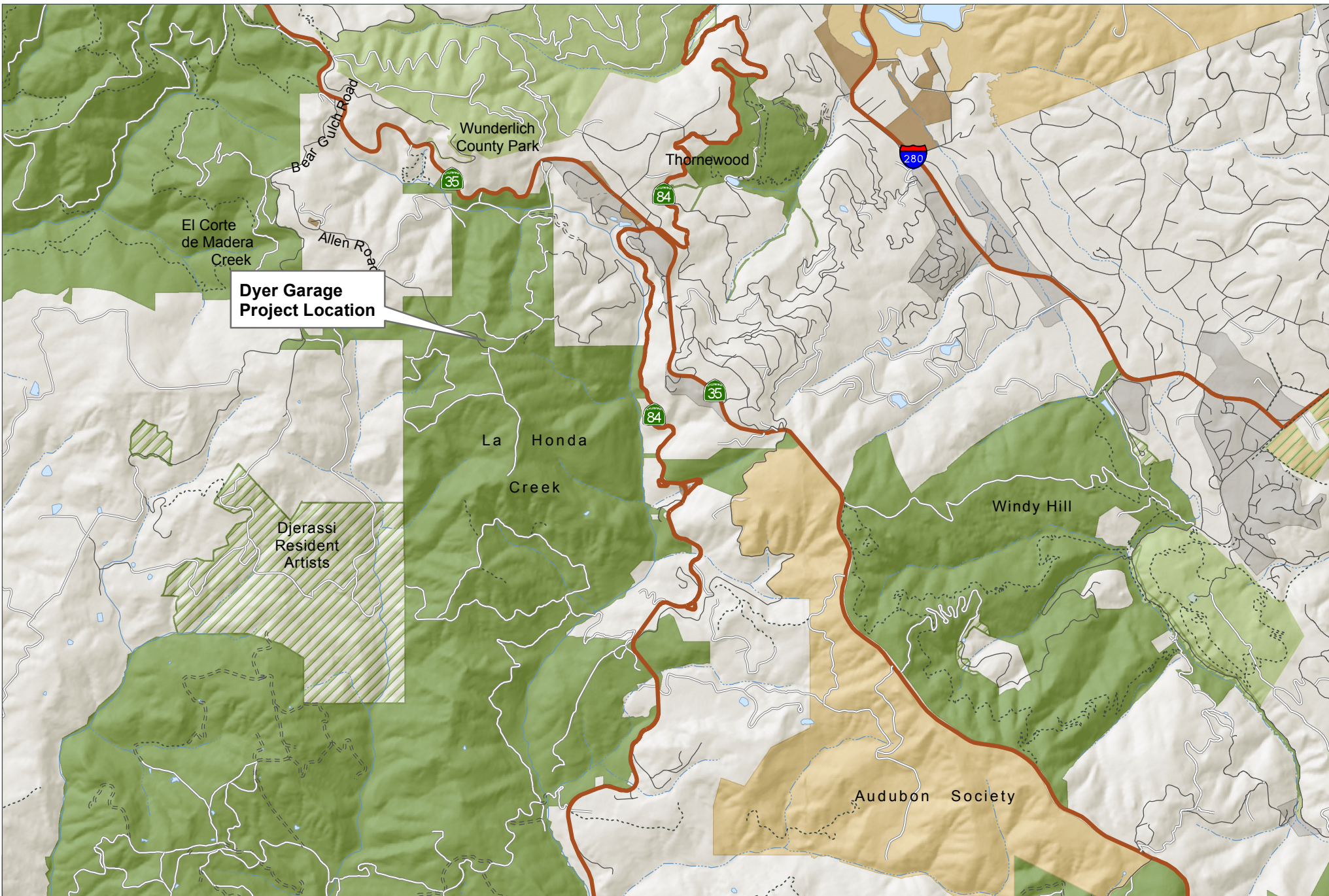
Brian Malone, Skyline Area Superintendent

Contact person:

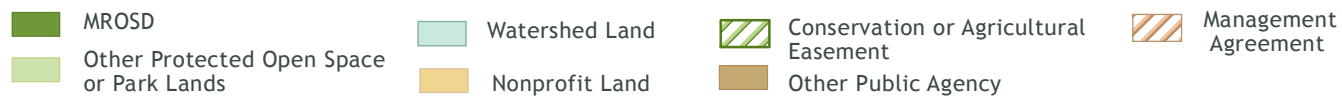
Same as above.

Graphics prepared by:

Erica Simmons, Open Space Planner I



## Attachment 1: Project Location Map, Dyer Garage Roof Structure Replacement



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December 2010



0 0.25 0.5 1 Miles

