



Midpeninsula Regional
Open Space District

R-12-72
Meeting 12-27
July 25, 2012

AGENDA ITEM 8

AGENDA ITEM

Authorization to Amend a Contract with Hathaway Dinwiddie Construction Company, in the Amount of \$9,700, to complete additional structure sealing at the Hawthorns Historic Complex at the Hawthorns Area at Windy Hill Open Space Preserve

GENERAL MANAGER'S RECOMMENDATION

Just for SEA

Amend a contract with Hathaway Dinwiddie Construction Company for an additional \$9,700, which includes a contingency of \$1,271, for a total contract amount not-to-exceed \$34,052, to provide additional structure sealing at the Hawthorn Historic Complex at Windy Hill Open Space Preserve.

SUMMARY

Additional structure sealing is needed at the Hawthorns Historic Complex at Windy Hill Open Space Preserve to prevent vandalism damage of the Homestead House and Barn. To date, only the Mansion and Carriage House have been sealed. A contract amendment with Hathaway Dinwiddie Construction Company for an additional contract amount of \$9,700, for a total not-to-exceed amount of \$34,052, is recommended to complete the additional historic structures sealing work.

DISCUSSION

On November 10, 2011, the Hawthorns property was transferred to the District with an approximately \$2 million gift to be used towards its stewardship. As delineated in the Board FYI dated March 12, 2012, shortly after the property was transferred to the District, staff immediately began to address vandalism issues and proceeded with hiring a contractor with experience in sealing historic structures to deter further vandalism damage of the Mansion and Carriage House.

On January 11, 2012, a Request for Qualifications and Proposals (RFQP) was issued for the historic structures sealing work. Three companies with experience in completing similar work on historic structures were contacted to determine their interest in receiving the RFQP. Two firms responded and submitted proposals. The proposals were evaluated for relevant previous experience, availability to complete the work immediately, and cost. Hathaway Dinwiddie proposed the lowest cost, and was able to begin work immediately.

Firm	Cost for Mansion & Carriage House (<i>completed</i>)	Cost for Homestead & Barn (<i>new, additional work</i>)
Hathaway Dinwiddie	\$24,352	\$8,429
Coulter Construction	\$78,812	\$52,521
Gonsalves & Stronck	Did not respond	Did not respond

Since the cost for original work for the Mansion and Carriage House was under \$25,000, the District entered into a contract for sealing these structures under the General Manager's authority. Hathaway Dinwiddie's methods protected wood trim and other potentially historic features, consistent with historic preservation standards. This approach has successfully stemmed the vandalism that had been occurring on site. With the proven success of this approach, staff proposes to extend this same protection to the Homestead House and the Barn. Based on the proposals received for the additional sealing work, and the known quality of work completed to date, staff recommends amending the contract with Hathaway Dinwiddie Construction Company for an additional amount of \$9,700, which includes a contingency amount of \$1,271 and a base fee of \$8,429.

BOARD COMMITTEE REVIEW

Committee review of this agenda item is not needed.

FISCAL IMPACT

The scope of work for additional structure sealing was included in the Interim Capital Improvement Plan presented to the Board on May 23, 2012 (see R-12-46), and the cost will be covered by the Hawthorns Fund. District staff cost associated with managing this work will also be covered by the Hawthorns Fund, as directed by the Board.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act. No additional notice is required.

CEQA COMPLIANCE

The work proposed is included within and consistent with the Preliminary Use and Management Plan Amendment and the Interim Capital Improvement Plan approved by the Board on May 23, 2012 (R-12-46), which was determined to be categorically exempt under the California Environmental Quality Act. No further CEQA compliance is needed.

NEXT STEPS

If approved by the Board, staff will amend the original contract with Hathaway Dinwiddie Construction Company for an additional \$9,700 to complete the sealing of the Homestead House and Barn.

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Same as Above