



Midpeninsula Regional
Open Space District

R-15-27
Meeting 15-05
February 25, 2015

AGENDA ITEM 3

AGENDA ITEM

Contract Award for a Deck Safety Replacement of a Tenant Residence at 20000 Skyline Boulevard Located at Russian Ridge Open Space Preserve

GENERAL MANAGER'S RECOMMENDATION

Authorize the General Manager to enter into a contract with TKO Construction of Woodside, CA, for a not-to-exceed amount of \$30,458, which includes the base bid amount of \$27,689 and a 10% contingency amount of \$2,769, to complete a Deck Safety Replacement Project at Russian Ridge Open Space Preserve.

SUMMARY

A Request for Bids for Deck Safety Replacement was issued on January 23, 2015. Three (3) Bid Proposals were received and opened on Tuesday, February 10, 2015. Staff recommends awarding the contract to the lowest responsive bidder, TKO Construction (TKO), for a total not-to-exceed amount of \$30,458. The Fiscal Year 2014-15 Budget includes sufficient funds for this contract work.

DISCUSSION

Background

A District rental property, located at 20000 Skyline Boulevard (main house) in the Town of Woodside, has a deck that is in need of replacement to ensure the safety of those using it. The deck is extremely weathered and there is considerable dry rot in the decking and beams. Given the height of this deck and the fact that it extends over a steep hillside, the proposed deck replacement will address both structural and related safety issues. To reduce the replacement cost, the total square footage of the deck will be reduced from 660 square feet, by 210 square feet, to 450 square feet.

Contractor Selection

A Request for Bids was issued on January 23, 2015 and sent to contractors, subcontractors, and consultants who had requested to be notified of the Project, as well as to five builders' exchanges. Legal notices were posted in the San Mateo Times and the Half Moon Bay Review. An Invitation to Bid was also posted on the District website.

A mandatory pre-bid meeting and site walk was held at the Project site on January 30, 2015 and was attended by nine (9) general contractors. Sealed bids were due on February 10, 2015, and three (3) bids were received and opened with the results as follows:

Table 1: Deck Replacement (Base Bid)

	Bidder	Location	Total Bid	Percent Difference from Project Estimate of \$32,000
1.	TKO Construction	Woodside, CA	\$27,689.00	-13%
2.	Southwest Construction	San Bruno, CA	\$54,300.00	+70%
3.	B-Bros Construction	San Leandro, CA	\$67,400.00	+111%

Bid Analysis

Upon review of the bid proposals and the contractors' relevant experience and qualifications, staff recommends awarding the contract to TKO Construction, which is the lowest responsible and responsive bidder.

Contingency Amount

A 10% contingency amount is requested for this Project due to the potential for unforeseen conditions that could be encountered during execution of the work such as dry rot repairs.

FISCAL IMPACT

The District's FY2014-15 Real Property Capital Budget includes \$40,000 for the deck replacement, of which includes funds that will pay for this contract work.

BOARD COMMITTEE REVIEW

This item was not reviewed by a Committee.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act. Also, adjoining property owners have been mailed a copy of the agenda for this public meeting. No additional notice is required.

CEQA COMPLIANCE

Replacement of the deck is categorically exempt under Section 15301 (Minor alterations to existing structures) of the California Environmental Quality Act.

NEXT STEPS

If approved by the Board of Directors, the General Manager will enter into a contract with TKO Construction to perform construction services for the Project. Activation of the contract is subject to the contractor meeting all District requirements, including required insurance and bonding. The Project is scheduled to be completed by March 31, 2015.

Attachment:

1. Site Map

Responsible Department Head:
Michael Williams, Real Property Manager

Prepared by:
Jean Chung, Real Property Agent I

Contact person:
Elaina Cuzick, Senior Real Property Agent

Graphics prepared by:
Michelle Childs, GIS Technician

RUSSIAN RIDGE OPEN SPACE PRESERVE



LOWER PASTURE

GARAGE/ STORAGE

STABLE/ TACK ROOM/ STORAGE

MAIN HOUSE

CARRIAGE HOUSE/
APARTMENT

GUEST HOUSE

OLD HOUSE

GARDENS

GRANNY'S
HOUSE

14.28 ACRES

PRIVATE
PARCEL

(RR10)

Alder Spring Trail

(RR05)

Site Map -- 20000 Skyline Boulevard

- MROSD Preserves
- Main House
- MROSD Gate
- Structure

Midpeninsula Regional
Open Space District
(MROSD)
February, 2015



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Created By: mchilids