



PROCUREMENT AGENDA ITEM

R-26-158
Meeting 26-26
October 28, 2026

AGENDA ITEM 3

AGENDA ITEM

Rejection of All Bids for the Title 24 Residential Window Replacement Project

GENERAL MANAGER'S RECOMMENDATIONS

1. Reject all bids received for the Title 24 Residential Window Replacement Improvement Project.
2. Authorize the General Manager to re-solicit bids.

DISCUSSION

This Title 24 Residential Window Replacement Project (Project) will replace aging windows and doors at nine (9) Midpeninsula Regional Open Space District (District) owned residences to improve energy efficiency, weather protection and overall structural performance while preserving each building's original character. Last year, staff evaluated all District residential properties in need of window replacement and developed a multiyear work plan to complete these upgrades on a recurring annual cycle. This year's work plan includes the replacement of eighty-three (83) windows at nine properties:

Residential Property	Open Space Preserve
Gordon Ridge House	Tunitas Creek Open Space Preserve
Mora A	Rancho San Antonio Open Space Preserve
Mora B	Rancho San Antonio Open Space Preserve
Folger House	La Honda Open Space
Verde House	Purisima Creek Redwoods Open Space Preserve
Upper Purisima Northridge	Purisima Creek Redwoods Open Space Preserve
Bergman Main House	Russian Ridge Open Space Preserve
Bergman Guest House	Russian Ridge Open Space Preserve
Incerpi Residence	Skyline Ridge Open Space Preserve

Past Board of Directors (Board) direction has supported ongoing maintenance and energy-efficiency improvements across District properties. This work brings the properties into compliance with Title 24, the State's energy-efficiency standards. Although these standards are technically not legally required for existing structures, the upgrades will support the District's greenhouse gas reduction goals. In addition, the improvements provide long-term benefits,

including reduced energy use, lower operating costs, and improved building durability, helping ensure these residences remain functional and resilient for years to come.

The District issued a Request for Bids (RFB) on September 2, 2026. Two timely sealed bids were opened and read aloud. Following the bid opening, an additional bid was identified that had inadvertently not been included in the initial bid opening. Given the circumstances and in the interest of maintaining transparency throughout the public bid process, the General Manager recommends that all bids be rejected and the project re-solicited at a future date.

BUDGET / FISCAL IMPACT

The current fiscal year budget for project 61057 – Title 24 Residential Improvements:

- ☒ 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 September 2, 2026 via BidNet Direct and released to the builder's exchange. A legal notice was posted in the San Mateo County Times and a link to the solicitation was posted on the District website. One mandatory pre-bid walk was required, and two bid walks were held, the first on September 9, 2026, and a second on September 15, 2026. A total of five (5) contactors attended the two bid walks.

A public bid opening was held on September 29, 2026, at 11:00am for the above project. Two sealed bids were opened, read aloud, and the apparent low bidder announced. District staff explained that bid documents would be verified and references checked over the next few days. After concluding the public bid opening, the District discovered a third sealed bid that was received on time, but due to an administrative error, was not included in the bid opening. Therefore, the General Manager recommends that the Board reject all bids and direct staff to resolicit the project at a future date.

Below is a list of all bids received:

Contractor	Location	Bid Amount	Percent +/- from Estimate (\$272,000)
August-Jaye, Inc.	Sebastopol, CA	\$292,266	+7.45%
Pascon	Saratoga, CA	\$252,900	-7.02%
Discount Door and Window*	San Diego, CA*	\$175,000*	-35.66%*

*Not included in the bid opening

PRIOR BOARD ACTION

None

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

The proposed Project is categorically exempt from the California Environmental Quality Act (CEQA) under Article 19, Sections 15301 (Existing Facilities).

NEXT STEPS

Upon approval by the Board of Directors, the General Manager would reject all bids, staff would re-solicit bids at a future date.

Attachment

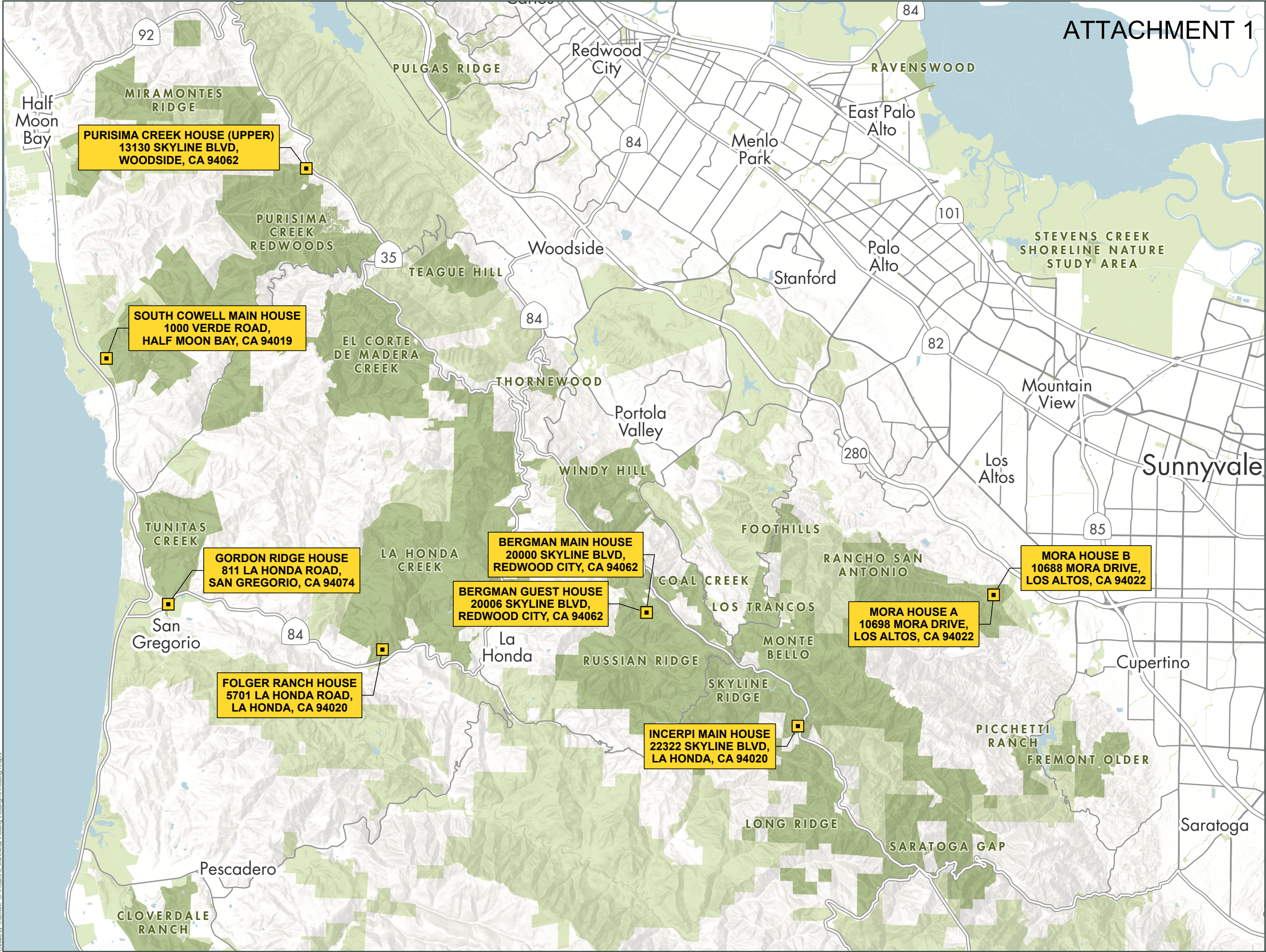
1. Location Site Map

Responsible Department Head:

Brandon Stewart, Department Manager, Facilities and Fleet

Prepared by/contact person:

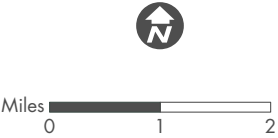
Eduardo Gonzalez, Management Analyst II, Facilities and Fleet



ATTACHMENT 1

Title 24 Window Replacement

-  Property for Title 24 Window Replacement
-  Midpen preserve
-  Other protected land



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.