



Midpeninsula Regional
Open Space District

R-15-111
Meeting 15-22
August 26, 2015

AGENDA ITEM 3

AGENDA ITEM

Contract Award for Habitability/Safety Improvements and Rodent Abatement at the Tenant Residence at 5755 Alpine Road, La Honda, in the Russian Ridge Open Space Preserve

GENERAL MANAGER'S RECOMMENDATION

A handwritten signature in black ink, appearing to be "JLD".

Authorize the General Manager to enter into a contract with Belz Construction, Inc., of Orangevale, CA, for a not-to-exceed amount of \$176,000, which includes the base bid amount of \$153,000 and a 15% contingency amount of \$23,000, to complete habitability/safety improvements and rodent abatement at the tenant residence located at 5755 Alpine Road, La Honda, in the Russian Ridge Open Space Preserve.

SUMMARY

A Request for Bids for habitability/safety improvements and rodent abatement at a tenant residence located at 5755 Alpine Road, La Honda, in the Russian Ridge Open Space Preserve was issued on July 17, 2015. One Bid Proposal was received and opened on Tuesday, August 4, 2015. The General Manager recommends awarding the contract to Belz Construction, Inc., for a total not-to-exceed amount of \$176,000. The base bid proposal received of \$153,000 was closely on par with the project cost estimate of \$150,000. The abatement and habitability improvements are necessary to begin renting out the tenant residence. The Fiscal Year 2015-16 Budget includes sufficient funds for this contract work.

DISCUSSION

Background

A property located at 5755 Alpine Road, La Honda (see Exhibit A) was purchased by Midpeninsula Regional Open Space District (District) in 2011 and made as an addition to the Russian Ridge Open Space Preserve. The 3,200 square foot, two bedroom and two bath residence was built in 1976. The house has not been consistently inhabited since 2010. The following habitability improvements are required before the residence can be rented and occupied:

1. Replace flat sections of the roof.
2. Improvements to the Master Bathroom. A sunken bathtub located in the Master Bedroom is a safety hazard and removal will require the bathroom be reconfigured to include a separate shower and bathtub.
3. Demolish the loft in the kitchen, which is currently not to code.
4. Replace the unsafe deck adjacent to the living and dining rooms.

5. Replace the handrails on all decks and stairs for safety reasons.
6. Replace three west facing external doors and repair associated water damage to the wall.
7. Upgrade lighting and electrical systems.
8. Abate rodents and cleanup as needed.

Once these improvements have been completed by the end of 2015, this residence will be available for rent by a tenant.

Contractor Selection

A Request for Bids was issued on July 17, 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 County Times and 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 July 24, 2015 and was attended by three general contractors. Sealed bids were due on August 4, 2015. Only one bid was received, with the results as follows:

Table 1: Remodel and Rodent Abatement (Base Bid)

Bidder		Location	Total Bid	Percent Difference from Project Estimate of \$150,000
1.	Belz Construction Inc.	Orangevale, CA	\$153,000	+2%

Bid Analysis

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

Contingency Amount

A 15% 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, additional electrical repairs, or wall repairs.

FISCAL IMPACT

The FY2015-16 budget includes \$160,000 to fund the Project.

BOARD COMMITTEE REVIEW

This item was not previously reviewed by a Committee. However, the full Board did review and approve the FY2015-16 Action Plan and Budget, which lists this project as Priority 1 for the Real Property Department.

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

The habitability improvements for this residence are 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 Belz Construction, Inc., to perform general 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 the middle of November 2015.

Attachment:

1. Site Map
2. Structure Detail Map

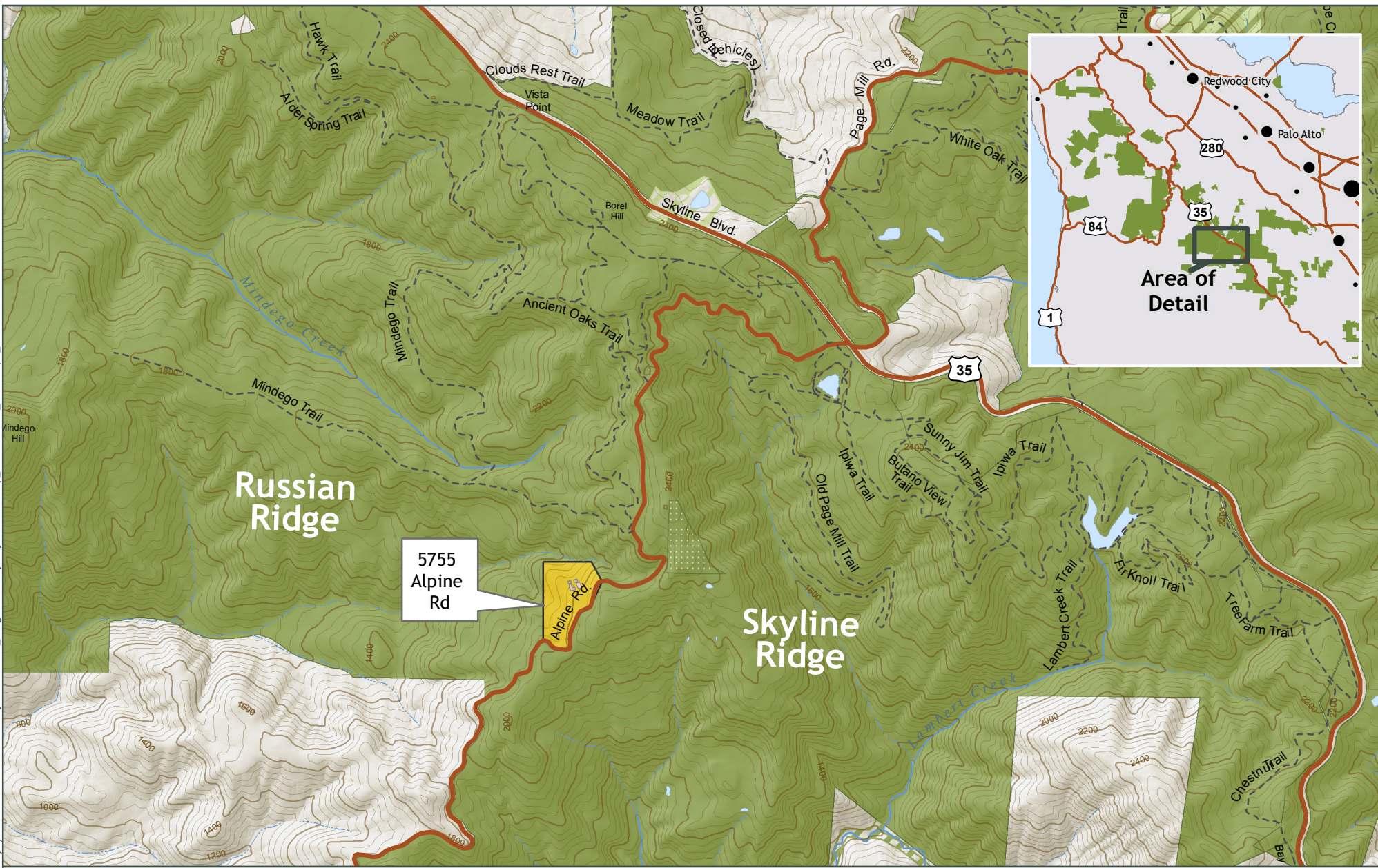
Responsible Department Head:
Michael C. Williams, Real Property Manager

Prepared by:
Jean Chung, Real Property Agent I







Contact person:
Elaina Cuzick, Senior Real Property Agent

Graphics prepared by:
Jessica Missaghian, GIS Intern

Path: G:\Projects\Russian_Ridge\SilvaProperty\SilvaSiteMap_BoardPacket_Landscape_8.5x11.mxd
Created By: jhawk



Attachment 1: 5755 Alpine Road, Silva House Remodel

-  MROSD Preserves
-  Highlighted Property
-  Urban Area
-  Private Property
-  Highway or Major Road
-  Trail

Midpeninsula Regional
Open Space District
(MROSD)



August, 2015

While the District strives to use the best available digital data, this data does not represent a legal survey and is merely a graphic illustration of geographic features.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Attachment 2: 5755 Alpine Road, Structure Detail

 Highlighted Property

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