



Midpeninsula Regional  
Open Space District

R-18-145  
Meeting 18-42  
December 12, 2018

## AGENDA ITEM 4

### AGENDA ITEM

Award of Contract for Partial Demolition, Repair, and Improvements at 20000 Skyline Boulevard, Redwood City, in the Russian Ridge Open Space Preserve

### GENERAL MANAGER'S RECOMMENDATION(S) *den*

1. Award a contract to Belz Construction Inc., for partial demolition, repair and improvements of three structures at 20000 Skyline Boulevard, Redwood City, in the Russian Ridge Open Space Preserve for a base contract amount of \$226,000.
2. Authorize a 15% contract contingency of \$33,900, to be reserved for unanticipated issues, thus allowing the total contract amount not-to-exceed \$259,900.

### SUMMARY

Midpeninsula Regional Open Space District (District) staff issued a Request for Bids for partial demolition, repairs, and improvements at 20000 Skyline Boulevard, Redwood City, in the Russian Ridge Open Space Preserve on October 3, 2018. Staff opened bids on Wednesday, November 7, 2018. Belz Construction Inc., submitted the only bid. The General Manager recommends awarding the contract to the lowest responsive and responsible bidder, Belz Construction, Inc., for a total not-to-exceed amount of \$259,900. The scope under the recommended contract encompasses Phase II work of a four-phase project to comply with an agreement between the District and San Mateo County to remove unpermitted additions to three structures. The scope also includes restroom improvements and the addition of a kitchen to make one of the structures a self-sufficient residence for rental use. The Fiscal Year (FY) 2018-19 Budget includes sufficient funds for this contract.

### DISCUSSION

#### Background

The District purchased the property located at 20000 Skyline Boulevard (see Exhibit A) in the unincorporated area of San Mateo County on November 29, 2010 (Board Report #10-115), with five (5) occupied residences. In the past few years, tenants have moved out of four of the five residences, with only the old house currently occupied.

When the District applied for a building permit to replace a deck, the San Mateo County (County) Planning Department raised several permitting issues with the buildings. One structure has a permit that was never finalized, three structures have non-permitted additions, and one structure was not permitted at all. The County issued the deck permit on condition that the District would resolve the other permit issues. Staff worked with County Planning to warrant and

finalize permits on four (4) structures (requires removal of unpermitted additions to three structures) and full demolition of one (1) non-permitted structure. The four retained structures are referred to as the main house, old house, guesthouse, and carriage house. The non-permitted structure identified for demolition is the granny house.

This is Phase II of a four-phase project. A separate contractor completed Phase I, site cleanup, in FY2017-18. Phase II includes asbestos abatement; finalizing the permit on the main house; and removing non-permitted additions to the carriage house, guesthouse, and old house. This project also includes remodeling the guesthouse restroom and adding a kitchen to make it a self-sufficient residence for rental use. Phase III will begin later in FY2018-19 under a separate contract and will include a remodel of the main house and old house. The remodels are required for improved habitability. Phase IV will begin FY2019-20 and will include demolition of the granny house as required by the County and removal of defunct ancillary structures (shed and stable/tack room/storage) to clean up the site.

Once Phase II improvements are completed, the guesthouse will be available for rent and the carriage house, with the unpermitted addition removed, will become a common area for laundry and storage. This is the best use for the carriage house because it would require substantial improvements and permitting to be a standalone residential rental. Once Phase III improvements are complete, three rental properties will be available for rent. The estimated annual market rent for the properties is \$54,000.

### **Contractor Selection**

A Request for Bids was posted through BidSync and on the District website on October 2, 2018. An email was sent to contractors, subcontractors, and consultants who had requested to be notified of the Project, as well as to the builders' exchanges through BidSync. Legal notices were posted in the San Mateo County Times and Menlo Park Almanac. Three (3) general contractors attended a mandatory pre-bid meeting and site walk at the Project site on October 17, 2018. Sealed bids were due on November 7, 2018, and one (1) contractor submitted a bid. Belz Construction, Inc., is the lowest responsible and responsive bidder for this project. The bid is very close to the project estimate, differing by only 5%.

**Table 1: Remodel and Rodent Abatement (Base Bid)**

	<b>Bidder</b>	<b>Location</b>	<b>Total Bid</b>	<b>Percent Difference from Project Estimate of \$215,000</b>
1.	<b>Belz Construction</b>	<b>Orangevale</b>	<b>226,000</b>	<b>+5%</b>

### **FISCAL IMPACT**

The FY2018-19 budget includes \$559,325 for the Russian Ridge – Bergman Residences Reconstruction Project 61009. A portion of these funds is allocated for Phase III of this project, which will occur later this fiscal year. There are sufficient funds in the project budget to cover the recommended Phase II actions and expenditures.

	<i>FY2018-19</i>
<i>Bergman Residences Reconstruction (Project #61009)</i>	<i>\$559,775</i>
<i>Spent-to-Date (as of 11/6/2018):</i>	<i>\$14,541</i>
<i>Encumbrances:</i>	<i>\$1,419</i>
<i>Belz Construction, Inc., Contract with Contingency:</i>	<i>\$259,900</i>
<i>Remaining Budget (if approved):</i>	<i>\$283,915</i>

The recommended action is not eligible for Measure AA reimbursement.

## **BOARD COMMITTEE REVIEW**

This item was not previously reviewed by a Board Committee.

## **PUBLIC NOTICE**

Public notice was provided as required by the Brown Act, including adjacent neighbors.

## **CEQA COMPLIANCE**

These improvements and hazardous materials remediation are categorically exempt under section 15301, Existing Facilities, of the California Environmental Quality Act. Section 15301 exempts the repair, maintenance, or minor alteration of existing public or private structures, facilities, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination, including the demolition of individual small structures.

## **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 Phase II of the Project. Final contract signature is subject to meeting all District requirements, such as having all required insurance and bonding in place. Phase II is scheduled to be completed by April 30, 2019.

Attachment

1. Site Map

Responsible Department Head:

Michael Jurich, Acting Land and Facilities Services Manager

Prepared by:

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Contact person:

Jean Chung, Property Management Specialist I

Graphics prepared by:

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### Attachment 1: Site Map - 20000 Skyline Boulevard

-  MROSD Preserves
-  Building
-  Private Property
-  Bergman Property

Midpeninsula Regional  
Open Space District  
(MROSD)  
October 2018



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.