



Midpeninsula Regional
Open Space District

R-20-96
Meeting 20-19
August 26, 2020

AGENDA ITEM 6

AGENDA ITEM

Award of Contract to Shellco General Contractor, Inc., for the Deer Hollow Farm White Barn Structural Stabilization Project at Rancho San Antonio Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS *dlm*

1. Authorize the General Manager to enter into a contract with Shellco General Contractor, Inc., of Patterson, California, for a base contract amount of \$235,551.
2. Authorize a 15% contingency of \$35,333 to be reserved for unanticipated issues, bringing the total contract to a not-to-exceed amount of \$270,884.

SUMMARY

The recommended contract will allow the Midpeninsula Regional Open Space District (District) to make structural stabilization improvements to the Deer Hollow Farm White Barn (White Barn) located in Rancho San Antonio Open Space Preserve. The structural stabilization project (Project) will install seismic braces and shear walls, strengthen the foundations, replace the roofing, stabilize damaged framing, replace existing stairs, install concrete slabs on grade, repair damaged siding, paint the exterior, and replace the existing water fountain. District staff issued a Request for Bids on June 30, 2020 and received three bid proposals on July 23, 2020, with Shellco General Contractor, Inc., identified as the lowest responsive and responsible bidder. In accordance with state law and current Board purchasing policy, the General Manager recommends awarding a contract to Shellco General Contractor, Inc., for a base contract amount of \$235,551 and authorizing a 15% contingency amount of \$35,333, for a total not-to-exceed amount of \$270,884. The Fiscal Year 2020-21 (FY21) project budget includes sufficient funds for this contract. Work is scheduled to begin in September 2020 and be completed in December 2020.

BACKGROUND

Deer Hollow Farm is jointly operated by the District and City of Mountain View with funding support from the Friends of Deer Hollow Farm (FODHF) and County of Santa Clara. In 2016, the District and FODHF each accepted a \$165,000 donation (\$330,000 total) from the George Tindall Estate to fund projects that benefit Deer Hollow Farm. The District, City of Mountain View, and Deer Hollow Farm (DHF) staff collectively determined that the White Barn stabilization was the best use of the donated funds. In March 2020, the Board approved the structural stabilization measures for the White Barn as recommended in the Basis of Design report prepared by WJE (R-20-27).

DISCUSSION

After Board approval of the Basis of Design recommendations, WJE completed design development and the Project construction documents in June 2020. The construction documents were prepared in accordance with the California Existing Building Code and the Secretary of the Interior's Standards for the treatment of historic properties to maintain the character-defining features of the building. A building permit application was submitted to Santa Clara County and is currently under permit review.

In summary, the Project includes the following scope of work:

Roof

- Remove and replace all sheet metal roof panels to match existing panels.
- Remove and replace damaged skip sheathing.
- Stabilize damaged framing members.
- Remove and replace existing gutters and downspouts.
- Install wood blocking, knee braces, and metal brackets improve structural stability.

Exterior Wall

- Remove and replace damaged exterior sheathing to match existing.
- Install diagonal wood braces and shear walls for seismic stability.
- Remove loose and peeling lead-based paint and re-paint all exterior surfaces.

Attic Framing

- Stabilize damaged wood framing members and columns.
- Install plywood on top of existing wood planking over the attic floor and install wood blocking.
- Remove and replace stairs with a wooden pull-down attic ladder.

Ground Floor and Foundation

- Install new concrete footings at column locations below seismic bracing and shear walls.
- Improve attachments of columns to existing brick pier foundations.
- Install new concrete floor slab in main center section of the White Barn.
- Install concrete foundations below east section flooring and columns.

Accessibility Improvements

- Install concrete approach and landings at north and south entrances.
- Remove and Replace drinking fountain at southeast corner of White Barn.

Contractor Selection

A Request for Bids was issued on June 30, 2020 via BidSync and released to three builders' exchanges. Legal notices were posted in the San Jose Mercury News and the Santa Cruz Sentinel, and a link to the solicitation was posted on the District website. Mandatory pre-bid site walks were held on July 8, 2020 and July 10, 2020 with 9 total contractors in attendance.

The District publicly opened the bids on July 23, 2020 and announced Shellco General Contractor, Inc., as the apparent low bidder. The detailed breakdown of the three (3) bids received is as follows:

Bidder	Location	Total Base Bid	Percent +/- from Engineer's Estimate (\$225,000) *
Southwest Construction	San Bruno, CA	\$268,219	+19%
IBS USA, Inc.	San Francisco, CA	\$238,040	+5.8%
Shellco General Contractor, Inc.	Patterson, CA	\$235,551	+4.7%

Upon review of the bid proposals and confirmation of the contractors' qualifications, in accordance with state law and current Board purchasing policy, the General Manager recommends awarding the contract to Shellco General Contractor, Inc., as the lowest responsive and responsible bidder. Due to unknown material conditions and subsurface characteristics at the proposed foundation locations, a 15% contingency is requested to cover potential additional repairs.

FISCAL IMPACT

The FY21 adopted budget includes \$359,750 for the Rancho San Antonio - Deer Hollow Farm - White Barn Rehabilitation MAA11-002 project. There are sufficient funds in the project budget to cover the recommended action and expenditures.

Funding for the project includes \$330,000 in donations and outside contributions. The George Tindall Estate has contributed \$330,000, of which \$165,000 is from the Friends of Deer Hollow Farm. The City of Mountain View will contribute \$35,000 in FY21.

Based on donations and outside contributions, the construction phase of the project will be fully funded by outside sources.

Rancho San Antonio - Deer Hollow Farm - White Barn Rehabilitation MAA11-002	Prior Year Actuals	FY21 Adopted	FY22 Projected	Estimated Future Years	TOTAL
District Funded (Fund 30):	\$164,600	\$29,750	\$0	\$0	\$194,350
Received Grant Amount:	\$0	\$330,000	\$0	\$0	\$330,000
Total Budget:	\$164,600	\$359,750	\$0	\$0	\$524,350
Spent-to-Date (as of 07/31/20):	(\$164,600)	(\$2,736)	\$0	\$0	(\$167,336)
Encumbrances:	\$0	\$0	\$0	\$0	\$0
Shellco General Contractor Inc. Award of Contract:	\$0	(\$235,551)	\$0	\$0	(\$235,551)
15% Contingency:	\$0	(\$35,333)	\$0	\$0	(\$35,333)
Budget Remaining (Proposed):	\$0	\$86,130	\$0	\$0	\$86,130

The following table outlines the Measure AA portfolio #11 Rancho San Antonio: Interpretive Improvements, Refurbishing, and Transit Solutions, allocation, costs-to-date, projected expenditures and projected portfolio balance remaining.

MAA11 Rancho San Antonio*: Interpretive Improvements, Refurbishing, and Transit Solutions - Portfolio Allocation:	\$10,811,000
Received Grant Income (through FY23):	\$330,000
Total Portfolio Allocation:	\$11,141,000
Life-to-Date Spent (as of 07/31/20):	(\$168,063)
Encumbrances:	\$0
Remaining FY21 Project Budgets:	(\$86,130)
Future MAA11 project costs (projected through FY23):	(\$270,885)
Total Portfolio Expenditures:	(\$525,078)
Portfolio Balance Remaining (Proposed):	\$10,615,922

The following table outlines the Measure AA Portfolio #11 Rancho San Antonio: Interpretive Improvements, Refurbishing, and Transit Solutions, projected life of project expenditures and projected portfolio balance remaining.

MAA11 Rancho San Antonio*: Interpretive Improvements, Refurbishing, and Transit Solutions - Portfolio Allocation:	\$10,811,000
Received Grant Income (through FY23):	\$330,000
Total Portfolio Allocation:	\$11,141,000
Projected Project Expenditures (life of project):	
MAA11-001 New Trails to Connect Quarry Trail to Black Mountain Trail	(\$728)
MAA11-002 Rancho San Antonio, Deer Hollow Farm: White Barn Rehabilitation	(\$524,350)
Total Portfolio Expenditures:	(\$525,078)
Portfolio Balance Remaining (Proposed):	\$10,615,922

*Please note that the Rancho San Antonio (RSA) Multimodal Access Study is budgeted in General Fund Capital (project number Vision Plan – VP11-001) and not in this Measure AA portfolio until specific implementation/construction actions are budgeted. Feasibility studies such as the multimodal study are not bond reimbursable until specific implementation/construction moves forward.

BOARD COMMITTEE REVIEW

The draft funding agreements were reviewed and confirmed by the Legislative, Finance, and Public Affairs (LFPAC) Committee on March 27, 2018 (R-18-31). The Board approved the funding agreements on August 22, 2018 (R-18-95).

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

In accordance with the State CEQA Guidelines, the Project is categorically exempt from CEQA under the following sections:

Section 15301 (d). Existing Facilities: Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alternation of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no

expansion of existing or former use. Class 1 includes restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety. The scope of the Project includes replacing the roof, replacing damaged siding, stabilizing damaged framing, replacing existing stairs, installing shear walls and seismic braces, improving existing foundations, installing concrete slabs on grade, replacing an existing water fountain, and painting the exterior walls.

Section 15303 (d). Existing Facilities: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures, and the conversion of existing structures from one use to another where only minor modifications are made in the exterior of the structure. Class 3 includes water main, sewage, electrical, gas, and other utility extension. As part of the Project, a drain line will be installed from the new water fountain and connect to the existing drain from the barn milk room to the existing drainage system located south of the barn.

Section 15304. Minor Alterations to Land: Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation, which do not involve removal of healthy, mature, scenic trees. Class 4 includes minor trenching and backfilling where the surface is restored. All scope for the project occurs within previously disturbed areas. Subsurface work will require excavating to a depth of approximately 2 feet for the installation of foundations and the drain line, however the grades and surface area will be restored upon completion of the installation.

NEXT STEPS

If approved, the General Manager will enter into a contract with Shellco General Contractor, Inc. Final contract signature is subject to meeting all District requirements, such as having all required insurance and bonding in place. Work is scheduled to begin in September 2020 and be completed in December 2020.

This fiscal year, the General Manager and General Counsel will explore ways to improve the contracting process and Board purchasing policy to increase contractor participation and local sourcing.

Responsible Department Head:

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