



Midpeninsula Regional
Open Space District

R-19-49
Meeting 19-11
April 24, 2019

AGENDA ITEM 3

AGENDA ITEM

Award of an Engineering Contract for the Deer Hollow Farm White Barn Structural Stabilization Project at Rancho San Antonio Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS *deur*

1. Authorize the General Manager to enter into contract with Wiss, Janney, Elstner Associates, Inc., of Emeryville, California for \$149,000.
2. Authorize a 15% contingency of \$22,350 to be expended only if necessary to cover unforeseen conditions, for a total contract amount not-to-exceed \$171,350.

SUMMARY

The Midpeninsula Regional Open Space District (District) requires a qualified consulting team to provide engineering design services for the Deer Hollow Farm White Barn Structural Stabilization Project (Project) at Rancho San Antonio Open Space Preserve. A Request for Proposals (RFP) was issued on January 25, 2019. The General Manager recommends awarding a contract to Wiss, Janney, Elstner Associates, Inc., (WJE) for a total amount not-to-exceed \$171,350, which includes a 15% contingency in the amount of \$22,350. This project is receiving \$330,000 in outside donations and contributions. Any remaining costs are eligible for Measure AA funding. The Fiscal Year (FY) 2018-19 budget includes sufficient funds to cover costs through the end of this fiscal year. The proposed FY2019-20 Action Plan and Budget will include additional funds to complete design, engineering and construction work. Phase I will include a site assessment, basis of design development, preparation of construction documents, and permitting assistance. Phase II consists of construction administration and bidding support services. Both Phase I and Phase II are included in this contract.

DISCUSSION

The District began evaluating the potential scope for the Project upon the donation of approximately \$330,000 by the George Tindall Estate to the District and the Friends of Deer Hollow Farm (FODHF) in 2016. The donation was specified to fund the most critical improvements at Deer Hollow Farm. The District, the City of Mountain View, and Deer Hollow Farm staff collectively determined that the stabilization of the White Barn was the highest priority. The Project was included in the FY2017-18 Action Plan, with an initial scope of assessing the structure's historical significance and stabilization needs. In collaboration with the City of Mountain View and FODHF, staff contracted Page & Turnbull to conduct the assessment and prepare a Historic Structure Report.

The White Barn, located prominently near the center of the Deer Hollow Farm homestead, is currently used to process milk, house goats, and for storage. Constructed sometime prior to 1948, the barn is a wood frame building about 30 feet wide by 58 feet long; it is 25 feet tall at its highest point. The roof is clad with corrugated metal panels. The barn has a concrete slab foundation in the northwest corner and is otherwise supported by low brick piers. In the northwest corner there is a milk room and a goat pen. The center section is dedicated to hay storage, with a hay loft in the gable above (accessed by a steep wood staircase). In the southeast extension, horse stalls are currently used for storage. Public access is permitted into the milk room when staff are present, but the majority of the barn is closed to the public. No change in use is proposed as part of this Project.

Historic Significance

The White Barn and Deer Hollow Farm are not currently listed on federal, state, or local historic registers. However, the Historic Structures Report concluded that the White Barn is historically significant: it is eligible for listing in the California Register of Historic Resources under Criterion 1 (Events), Criterion 2 (Persons), and Criterion 3 (Architecture); and it retains integrity of location, setting, design, materials, workmanship, and feeling. As such, repairs to the barn should be designed to minimize impacts on features of the barn that define its historic character.

Conditions Assessment

Overall, the White Barn is in fair, serviceable condition owing to regular use and maintenance. However, the preliminary structural analysis indicates inadequate capacity of the roof structural supports, siding, and foundation connections to brace the roof and walls during seismic and high wind events. In addition, the existing brick foundation piers do not have adequate capacity to resist their code-required load without replacement or additional strengthening. These structural deficiencies threaten the long term stability of the barn.

Furthermore, a number of hazards and minor deficiencies exist at the White Barn. Insect damage is present in wood materials throughout the building, and the vertical siding that terminates at grade is in poor condition. The wood frame posts that support the barn are also degraded and damaged, and some have been moved, which creates a pronounced sag in the northwest corner. While the metal roof is in fair condition, many rafter ends show pronounced rot. Finally, the interior stair to the hay loft, which is used for storage, is unstable.

White Barn Structural Stabilization Project Scope of Work

The Project will be conducted in two phases. Phase I will include review of the existing information and onsite investigations, conceptual design, and completion of construction documents. The design will use the recommendations of the Historic Structures Report as the basis of design, as summarized below. Phase II consists of bidding support and construction administration. Both Phase I and Phase II are included in this engineering contract with WJE.

The Historic Structures Report includes recommendations and conceptual designs for a number of treatment measures to ensure the long-term stability of the White Barn. Major treatment measures include improved site drainage, foundation replacement, and strengthening the roof and wall structural supports. These measures are guided by the Secretary of the Interior's Standards for the Treatment of Historic Properties and are designed to meet the following goals:

1. Mitigate hazardous and structurally unsound conditions.
2. Allow for safe and accessible public access into the first floor of the barn.

3. Replace degraded materials for maximum longevity.

Deer Hollow Farm Partnership Agreements

The District entered into the original Agreement for the operation of Deer Hollow Farm facilities and environmental education program in 2001 (R-01-46) for nine years and extended in 2010 for an additional five years (R-10-133). In July 2015, the Board authorized the General Manager to execute an Agreement with the City of Mountain View for the continued operation of Deer Hollow Farm for an additional five years (R-15-91).

In March 2018, the Legislative, Funding, and Public Affairs Committee (LFPAC) reviewed and confirmed a partnership funding agreement with the City of Mountain View and the FODHF for the Structural Stabilization of the White Barn (R-18-31). In August 2018, the Board approved the LFPAC recommendations to enter into the partnership funding agreement (R-18-95). The funding agreement allows for the transfer of funds from the City of Mountain View and the FODHF to the District for design and construction. The City of Mountain View will contribute \$35,000 towards the design phase of the Project; the funding agreement is incorporated as an amendment to the existing Deer Hollow Farm agreement between the District and City. FODHF wishes to contribute its portion of the Tindall donation, a sum of \$165,000, to the District for the construction phase of the Project. In total, this project is receiving \$365,000 in donations and outside contributions (\$35,000 from the City of Mountain View, \$330,000 from the George Tindall Estate of which \$165,000 is being transferred from the FODHF).

Selection of Consultant

An RFP was issued on January 25, 2019 on the District's website and on BidSync. Consulting firms on the structural engineering on-call list, managed by the District's Engineering and Construction department, were also directly notified of the posting. A pre-proposal meeting and site tour was held on February 6, 2019 with six firms attending. Staff received four proposals on February 21, 2019:

Consultant	Location	Proposal Price
Knapp Architects	San Francisco, CA	\$136,979
Mesiti-Miller Engineering, Inc.	Santa Cruz, CA	\$174,404
Page & Turnbull	San Francisco, CA	\$205,832
Wiss, Janney, Elstner Associates, Inc.	Emeryville, CA	\$149,000

Based on a thorough evaluation conducted by District staff in partnership with City of Mountain View staff, WJE was deemed the most qualified. WJE has diverse set of expertise with prior experience with similar structures and demonstrated a deep knowledge of the project's background, setting, deliverables and goals, and submitted a high quality proposal to perform the scope of work at a fair and reasonable price. WJE has extensive experience with historic resources and complying with State standards and the *Secretary of Interior's Standards for the Treatment of Historic Properties*. Historic project experience includes the Horse Barn at Año Nuevo State Park, White Wolf Lodge in Yosemite National Park, and the Faculty Club at University of California, Berkeley. For these reasons, the General Manager recommends entering into an agreement with WJE to complete the Project.

FISCAL IMPACT

The Fiscal Year (FY) 2018-19 Budget and Action Plan includes \$55,688 for the *Rancho San Antonio – Deer Hollow Farm – White Barn Rehabilitation* project (MAA11-002) for the design phase of the project. There are sufficient funds in the project budget to cover the recommended action and expenditures in FY2018-19. Additional funds will be requested for FY2019-20 as part of the annual Budget and Action Plan process. In total, this project is receiving \$365,000 in donations and outside contributions (\$35,000 from the City of Mountain View, \$330,000 from the George Tindall Estate of which \$165,000 is being transferred from the FODHF). Remaining costs not funded through these contributions are eligible for Measure AA funding under Portfolio #11, *Rancho San Antonio: Antonio: Interpretive Improvements, Refurbishing, and Transit Solutions*.

MAA11-002 Rancho San Antonio – Deer Hollow Farm – White Barn Rehabilitation	Prior Year Actuals	FY2018-19 Adopted Budget	FY2019-20 Projected Budget	FY2020-21 Projected Budget	Total
District Funded (Fund 30):	\$29,511	\$20,688	\$143,890	\$124,000	\$318,089
Donation/Gift Amount:	\$0	\$35,000		\$330,000	\$365,000
MAA11-002 Budget	\$29,511	\$55,688	\$143,890	\$454,000	\$683,089
Spent-to-Date (as of 03/25/2019):	(\$29,511)	\$0	\$0	\$0	(\$29,511)
Encumbrances:	\$0	\$0	\$0	\$0	\$0
WJE Contract - Costs:	\$0	(\$45,000)	(\$104,000)	\$0	(\$149,000)
15% Contingency:	\$0	(\$6,750)	(\$15,600)	\$0	(\$22,350)
Budget Remaining (Proposed):	\$0	\$3,938	\$24,290	\$454,000	\$482,228

The following table outlines the Measure AA Portfolio #11 budget, costs-to-date, and the fiscal impact related to the *Deer Hollow Farm – White Barn Rehabilitation* project.

MAA11 - Rancho San Antonio: Interpretative Improvement, Refurbishing, and Transit Solutions – Portfolio Appropriation:	\$10,811,000
Life-to-Date Spent (as of 03/25/2019):	(\$29,511)
Encumbrances:	\$0
WJE Contract - Costs:	(\$149,000)
Portfolio Balance Remaining (Proposed):	\$10,632,489

BOARD COMMITTEE REVIEW

The proposed funding agreements were reviewed and confirmed by the LFPAC on March 27, 2018 (R-18-31).

PUBLIC NOTICE

Public notice was provided as required by the Brown Act. No additional notice is required.

CEQA COMPLIANCE

Award of contract is not subject to the California Environmental Quality Act. Future environmental review will be conducted on the proposed improvements at a later date.

NEXT STEPS

Following Board approval, the General Manager will direct staff to enter into a contract with WJE for design, engineering, permitting assistance, and construction administration services for the proposed Project. The Project is anticipated to be constructed in 2019 and 2020.

Award of the construction contract will come back to the Board for review and approval at a future date.

Responsible Department Head:

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