



Midpeninsula Regional
Open Space District

R-19-51
Meeting 19-11
April 24, 2019

AGENDA ITEM 4

AGENDA ITEM

Award of an Engineering Contract for a Structure Stabilization Assessment of the La Honda Creek Redwood Cabin, La Honda Creek White Barn, and Sierra Azul Beatty Property Home

GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the General Manager to enter into contract with ZFA Structural Engineers, of San Francisco, California for a not-to-exceed base contract amount of \$366,978.
2. Authorize a 15% contract contingency of \$55,047 to be reserved for unanticipated issues, thus allowing the total contract amount not-to-exceed \$422,025.

SUMMARY

The Structure Stabilization at Multiple Preserves (Project) consists of securing and stabilizing the La Honda Creek Redwood Cabin, La Honda Creek White Barn, and Sierra Azul Beatty Property Home. The Project requires professional services from an architect, archaeologist, structural engineer, geotechnical engineer, and hazardous materials specialist to prepare a complete set of construction documents for each structure. A Request for Proposals (RFP) was issued on January 18, 2019 and three firms submitted proposals. After a competitive selection process, ZFA Structural Engineers (ZFA) was identified as the most qualified firm to complete the Project. The General Manager recommends awarding a contract to ZFA for a base amount of \$366,978, with a 15% contingency of \$55,047. Sufficient funds are included in the Fiscal Year (FY) 2018-19 budget and additional funds will be requested for the proposed FY2019-20 budget. Phase I will include site assessments, basis of design development, preparation of construction documents, and permitting assistance. Phase II will include construction administration services at a cost of approximately \$37,968. This contract covers the Phase I and II services.

DISCUSSION

Background

The Midpeninsula Regional Open Space District (District) has identified three historically significant structures to stabilize and preserve: the La Honda Creek Redwood Cabin, La Honda Creek White Barn, and Sierra Azul Beatty Property Home. Due to the similar nature of design services and solicitation process, staff combined these three structures into one Project for economy of scale. Combining the projects also resulted in a higher level of consultant interest for this contract. The buildings display structural deterioration and decay from years of deferred maintenance. Preservation efforts will enable safe exterior viewing of the structures for the

public. The Project is specific to structure stabilization; it does not include trail or interpretive sign improvements.

The Project will provide site analysis, geotechnical engineering, archaeological resource surveying, structural engineering, and architectural historian services to provide stabilization measures for the three structures. A historic resources evaluation has been completed for the La Honda Creek White Barn and Beatty Property Home; a historic resource evaluation will be procured for the La Honda Creek Redwood Cabin before design services begin on this Project. The consultant team will review all existing documents, perform testing, prepare site assessment reports, develop construction documents, and provide permitting assistance. Findings from the site assessment will be summarized in a Basis of Design (BOD) report. This report will inform and guide the development of the construction documents.

The La Honda Creek Open Space Preserve Master Plan was approved by the Board in the August 22, 2012 meeting (R-12-83) and identified the White Barn and Redwood Cabin as two of the Preserve's most important cultural assets. Phase I of the Master Plan ranked the emergency maintenance repairs as high priority and the completion of a structural assessment as moderate priority.

Redwood Cabin: The La Honda Creek Redwood Cabin was constructed in 1928 and used as a recreational retreat by its original owner and organizations such as the YMCA and Rotary Club. It is an example of early recreational destinations and represents the region's history of logging. Its interior contains a large stone fireplace in the living room, two small bedrooms, a bathroom, and a kitchen. The exterior consists of redwood logs, timber roof framing, and a perimeter deck. The wood deck is supported on vertical poles that are partially embedded into the ground.

Biggs Cardosa Associates, Inc., (BCA) conducted a visual assessment of the Redwood Cabin on May 18, 2014. The assessment documents areas of localized deterioration and significant decay throughout the structure, particularly in the deck, vertical pole foundation, and roof areas. BCA recommends replacement or strengthening of the exterior deck and pole foundation to prevent further deterioration. Given the current condition of the structure and years of unaddressed deferred maintenance, this Project will provide an evaluation of the building's structural integrity and a structural engineer and architectural historian will design rehabilitation and preservation measures.

The rehabilitation of the Redwood Cabin satisfies the following La Honda Creek Open Space Preserve Master Plan Goals and Objectives:

- 1.3.h: Retain the cabin as a cultural resource;
- 1.3.i: Address deferred maintenance as necessary to extend building longevity; and
- 1.3.j: Hire a qualified architectural historian and structural engineer to evaluate the historical significance and condition of the redwood cabin and surrounding landscape features and make recommendations for preservation, interpretation, rehabilitation, and reuse.

White Barn: The La Honda Creek White Barn represents a long history of ranching and mid-19th century vernacular architecture. Aerial maps show that the original construction predates 1860 and the structure was partially rebuilt after 1900. Between 1860 and 1973, the White Barn was an integral part of cattle rangelands and a working farmstead. It continues to be surrounded by rich vegetation. The structure is rectangular and has redwood framing, a metal roof, and a wood

foundation. Due to its age and architectural significance, it is eligible for individual inclusion in the National Register and California Register of Historic Places and qualifies as a historical resource.

Interactive Resources prepared a Conditions Assessment and Recommendations Report for the White Barn on November 30, 2017. The Report asserts that the foundation is severely deteriorated and the barn has started to lean to the southwest due to the loss of foundation wood. A new foundation is likely required to stabilize the structure. Given the current condition of the structure and years of unaddressed deferred maintenance, this Project will provide an evaluation of the building's structural integrity and a structural engineer and architectural historian will design rehabilitation and preservation measures.

The rehabilitation of the White Barn satisfies the following La Honda Creek Open Space Preserve Master Plan Goals and Objectives:

- 1.3.d: Retain the White Barn as a cultural resource;
- 1.3.e: Address deferred maintenance as necessary to extend the building longevity; and
- 1.3.f: Hire a qualified architectural historian and structural engineer to evaluate the historical significance and condition of the White Barn and surrounding landscape features and make recommendations for preservation, interpretation, rehabilitation, and reuse.

Beatty Property Home: The Sierra Azul Beatty Property Home sits on a 55-acre homestead that is located at 17820 Alma Bridge Road, in unincorporated Santa Clara County. The homestead contains a home, a workshop/garage, and a shed. Although there is an assortment of structures on the Beatty Property, the home is the only structure associated with this Project. The home was built in the 1860s and was part of the extinct community of Alma, and is an important remnant of this historic town. This structure is eligible for individual inclusion in the National Register and California Register of Historic Places; it qualifies as a historic home.

The Beatty Property Home has a single wall construction with no foundation; there are wood posts and exterior walls resting on the ground. The floor level of the home shows signs of significant decay. The interior contains three small bedrooms, a substandard kitchen, and one bathroom.

The Sierra Azul Beatty Property is located between Santa Clara County (County) parklands and the Lexington Reservoir. Since the District purchased the property in 2008, the County and District have worked collaboratively to provide trail connectivity between the Sierra Azul Open Space Preserve and San Francisco Bay Area Ridge Trail. After the land purchase, the District and County entered into an agreement to record a conservation easement over the property. This easement requires the property to be maintained for open space and public park purposes. It also requires the construction of a trail connection linking the Lexington Reservoir County Park and Sierra Azul Open Space Preserve. This trail connection, and an accompanying parking lot, are part of a future project for the Beatty Property. The structure stabilization scope will preserve the structure and provide a landmark/destination for the public to enjoy as they explore the area.

Consultant Selection

An RFP was issued on January 18, 2019 on BidSync and a project announcement was emailed to twenty firms. A pre-proposal meeting and site tour was held on February 5, 2019 for the Beatty

Property Home and on February 7, 2019 for the La Honda Creek White Barn and Redwood Cabin. Five firms attended these meetings and three of these firms submitted proposals on February 19, 2019. The following table summarizes the fee schedule for each consultant.

Consultant	La Honda Creek White Barn	La Honda Creek Redwood Cabin	Beatty Property Home	Proposal Price
Knapp Architects	\$143,328.00	\$143,328.00	\$143,328.00	\$429,984.00
Mesiti-Miller Engineering, Inc.	\$201,334.00	\$211,994.00	\$193,069.00	\$606,397.00
ZFA Structural Engineers	\$117,363.00	\$133,729.00	\$115,886.00	\$366,978.00

Based on staff's thorough evaluation of the proposals, ZFA was deemed the most qualified given their project team's diverse field of knowledge, prior experience with structural assessments and historic structures preservation, and expertise in the field of structural engineering. ZFA demonstrated a strong knowledge of the project's background, setting, deliverables and goals, and submitted a quality proposal to perform the scope of work at a reasonable price. For these reasons, the General Manager recommends entering into an agreement with ZFA to complete the Project.

The ZFA project team consists of experts in the following fields:

- Structural Engineering
- Geotechnical Engineering
- Historic Architecture
- Civil Engineering
- Hazardous Materials Investigation and Remediation
- Construction Cost Estimate

Examples of relevant projects completed by ZFA's project team include:

- Emergency Landslide Repair (Woodside, CA) – landslide repair design and consultation
- Folger Ranch (San Mateo County, CA) – rehabilitation of a 1970's-era ranch style house
- Historic Trefethen Winery Barn Seismic Restoration and Retrofit (Napa, CA) – repair and retrofit of an existing barn
- Old Lincoln Ranch Barn Evaluations (Napa, CA) –evaluation of two 1900-era barns to determine feasibility of upgrading them for use as a commercial winery facility

This Project will be delivered in two Phases; both are covered under this contract. Phase I will include site analysis, geotechnical engineering, archaeological resource surveying, structural engineering, and architectural services to develop construction documents. The estimated Phase I fee for the Project is approximately \$329,010. Phase II will include construction administration services. The estimated Phase II fee for the Project is approximately \$37,968.

FISCAL IMPACT

Project design will take place in FY2018-19 and FY2019-20. The table below summarizes the contract cost breakdown by project and fiscal year. All recommended actions are Measure AA reimbursable. Subsequent tables outline each project budget and Measure AA portfolio impacts.

Structure Stabilization at Multiple Preserves Project (Phase I and II, design through construction support services)	FY2018-19	FY2019-20	Total
La Honda Creek White Barn Structural Rehabilitation (White Barn)	\$30,000	\$87,363	\$117,363
La Honda Creek Redwood Cabin Stabilization and Assessment (Redwood Cabin)	\$30,000	\$103,729	\$133,729
Beatty Parking Area and Trail Connections (Beatty Property Home)	\$0	\$115,886	\$115,886
<i>15% Contingency</i>	\$9,000	\$46,047	\$55,047
Total	\$69,000	\$353,025	\$422,025

The adopted FY2018-19 budget includes \$34,500 (with contingency) for the La Honda Creek White Barn Structural Rehabilitation project (MAA05-008). Additional funds will be requested for the proposed FY2019-20 budget to complete the contracted work.

MAA05-008	FY2018-19	FY2019-20	Total
	<i>Adopted Budget</i>	<i>Proposed Budget</i>	
La Honda Creek White Barn Structural Rehabilitation	\$218,777	\$216,214	\$434,991
Spent-to-Date (as of 03/18/2019):	\$0	\$0	\$0
Encumbrances:	\$0	\$0	\$0
ZFA Structural Engineers Contract - Costs:	(\$30,000)	(\$87,363)	(\$117,363)
<i>15% Contingency:</i>	(\$4,500)	(\$13,104)	(\$17,604)
Budget Remaining (Proposed):	\$184,277	\$115,747	\$300,024

The FY2018-19 budget includes no funds for the La Honda Creek Redwood Cabin Stabilization and Assessment project (MAA05-XXX). A proposed net-zero budget adjustment of \$34,500 in Quarter 3 will be taken to the Board in May 2019. Additional funds will be requested for the proposed FY2019-20 budget to complete the contracted work.

MAA05-XXX (New for FY2019-20)	FY2018-19	FY2019-20	Total
	<i>Proposed Amended Budget</i>	<i>Proposed Budget</i>	
La Honda Creek Redwood Cabin Stabilization and Assessment	\$34,500	\$246,233	\$280,733
Spent-to-Date (as of 03/18/2019):	\$0	\$0	\$0

Encumbrances:	\$0	\$0	\$0
ZFA Structural Engineers Contract - Costs:	(\$30,000)	(\$103,729)	(\$133,729)
15% Contingency:	(\$4,500)	(\$15,559)	(\$20,059)
Budget Remaining (Proposed):	\$0	\$126,945	\$126,945

The following table outlines the MAA Portfolio #5 budget, costs-to-date, and the fiscal impact related to the La Honda Creek White Barn and the La Honda Creek Redwood Cabin Stabilization and Assessment projects.

MAA05 Portfolio La Honda Creek: Upper Area Recreation, Habitat Restoration and Conservation Grazing	\$11,733,000
Life-to-Date Spent (as of 03/18/2019):	(\$2,232,854)
Encumbrances:	\$0
FY2018-19 Recommended Action - Costs:	(\$69,000)
FY2019-20 Recommended Action - Costs:	(\$219,756)
Portfolio Remaining (Proposed):	\$9,211,390

There are sufficient funds in the FY2018-19 budget to begin the recommended contract work on the Beatty Property Home under the Beatty Parking Area and Trail Connections project (MAA22-004). Additional funds will be requested in the proposed FY2019-20 budget to complete the contracted work.

MAA22-004	FY2018-19 <i>Adopted Budget</i>	FY2019-20 <i>Projected Budget</i>	Total
Beatty Parking Area and Trail Connections	\$119,602	\$424,544	\$544,146
Spent-to-Date (as of 03/18/2019):	(\$192)	\$0	(\$192)
Encumbrances:	(\$22,235)	\$0	(\$22,235)
ZFA Structural Engineers Contract - Costs:	\$0	(\$115,886)	(\$115,886)
15% Contingency:	\$0	(\$17,383)	(\$17,383)
Budget Remaining (Proposed):	\$97,175	\$291,275	\$388,450

The following table outlines the MAA Portfolio #22 budget, costs-to-date, and the fiscal impact related to the Beatty Property Home.

MAA22 Portfolio Sierra Azul: Cathedral Oaks Public Access and Conservation Projects	\$6,714,000
Life-to-Date Spent (as of 03/18/2019):	(\$962,189)
Encumbrances:	(\$120,297)
FY2018-19 Recommended Action - Costs:	\$0
FY2019-20 Recommended Action - Costs:	(\$133,269)

Portfolio Remaining (Proposed):	\$5,498,245
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BOARD COMMITTEE REVIEW

No Board Committee review has occurred for this Project. The La Honda Creek Master Plan was approved by at Board at the August 22, 2012 meeting (R-12-83).

PUBLIC NOTICE

Public notice of this Agenda Item was provided as required by the Brown Act.

CEQA COMPLIANCE

Award of contract is not subject to the California Environmental Quality Act.

Potential environmental impacts associated with the proposed stabilization and maintenance repairs of the La Honda Creek Redwood Cabin and White Barn structures were included in the Initial Study/Mitigated Negative Declaration for the La Honda Creek Master Plan, adopted by the Board in August 2012. The proposed stabilization and repairs to these two structures at La Honda Creek Open Space Preserve would be consistent with the Board adopted Mitigated Negative Declaration.

Staff will conduct CEQA analysis of the Beatty Property structural stabilization and repairs as part of the future environmental review for the Beatty Property Staging Area and Trail Connections project, where initial planning and feasibility analysis is underway.

NEXT STEPS

If approved, the General Manager will execute the contract with ZFA. Design work will continue through 2020.

Attachments

1. Project Location Map for La Honda Creek Redwood Cabin and White Barn
2. Project Location Map for Beatty Property Home

Responsible Department Head:

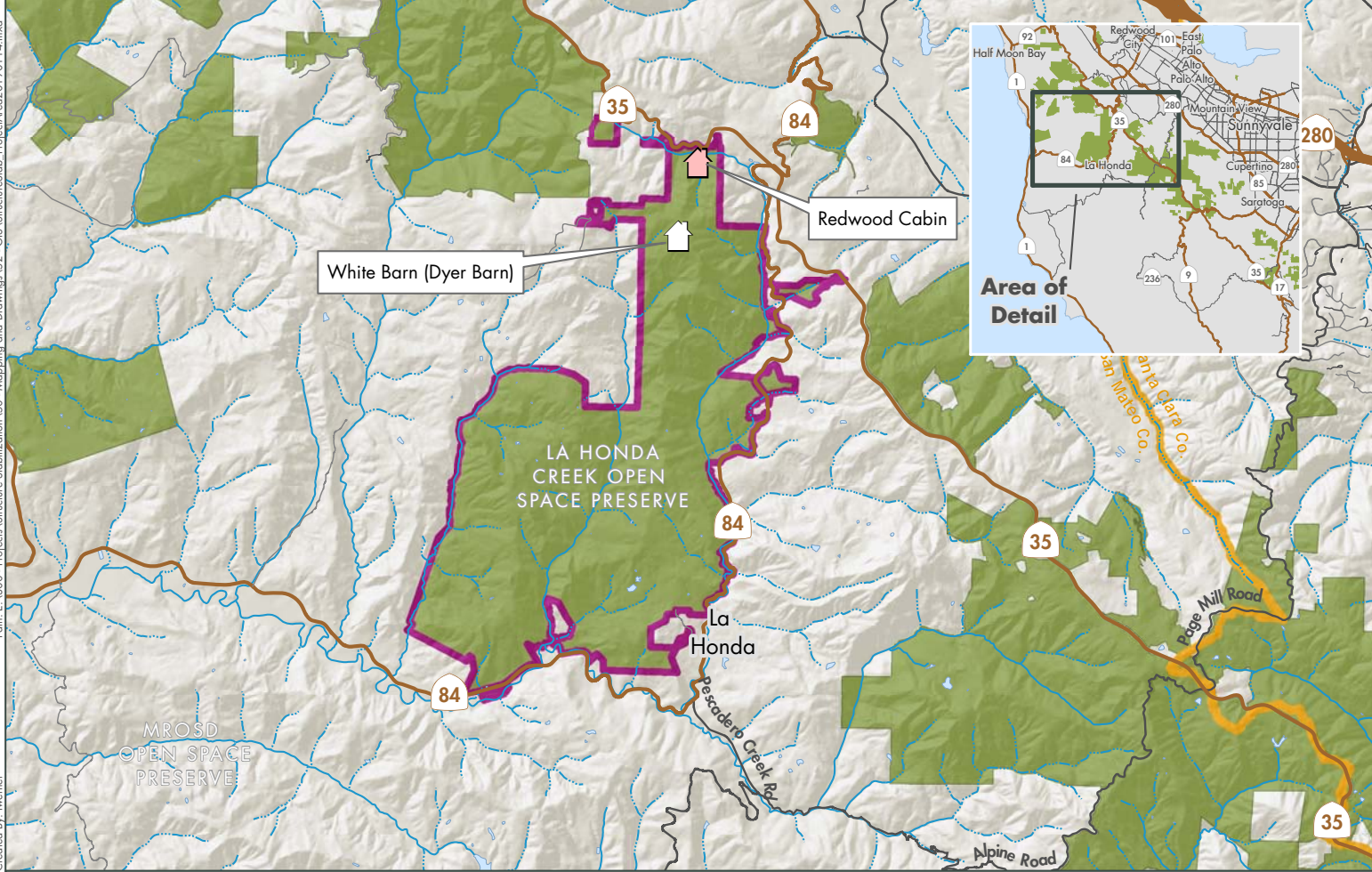
Jason Lin, Engineering & Construction Department Manager

Prepared by:

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Graphics prepared by:

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Project Location Map for La Honda Creek Redwood Cabin and White Barn

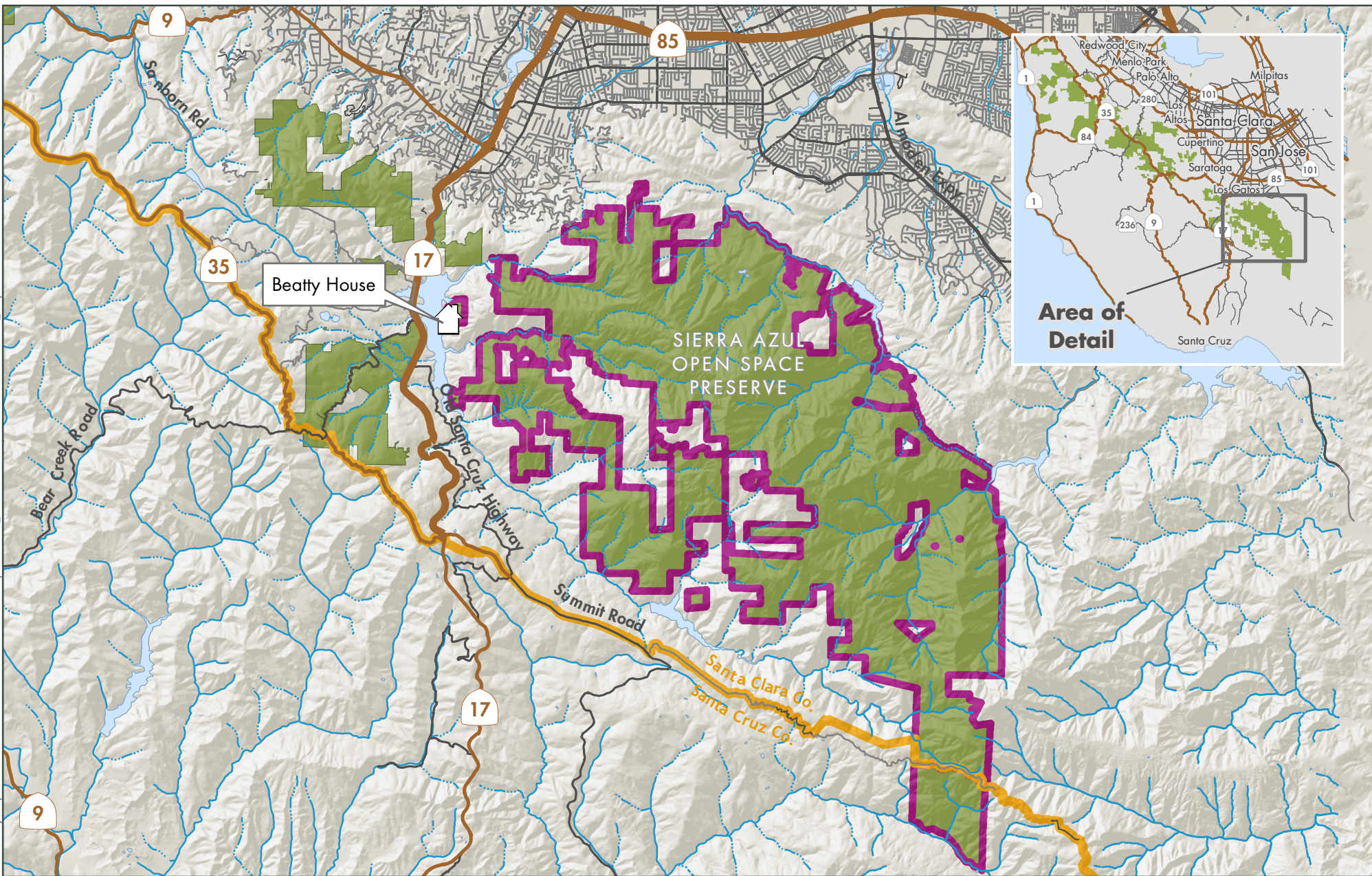
- MROSD Preserves
- Barn
- County Boundary
- Cabin

Midpeninsula Regional
Open Space District
(MROSD)
January 2019


ATTACHMENT 1



Path: G:\Projects\Sierra Azul\StructureStabilization\StructureStab_ProjectArea20181210.mxd
Created By: flopez



Project Location Map for Beatty Property Home

-  MROSD Preserves
-  Beatty House
-  County Boundary

Midpeninsula Regional
Open Space District
(MROSD)
December 2018



ATTACHMENT 2



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.