



Midpeninsula Regional  
Open Space District

R-24-151  
Meeting 24-32  
December 11, 2024

## AGENDA ITEM 7

### AGENDA ITEM

Contract Amendment for Construction Services with SAE Consulting Engineering of San Jose, California for the Sierra Azul Ranger Housing Project

### GENERAL MANAGER'S RECOMMENDATION

Authorize the General Manager to execute a contract amendment with SAE Consulting Engineering of San Jose, California to provide additional construction services at the Sierra Azul Ranger Housing Project in the amount of \$89,638.82, bringing the total contract to a not to exceed amount of \$750,888.82.

### SUMMARY

The General Manager recommends amending the current contract with SAE Consulting Engineering (SAE), who has been completing construction services for the Sierra Azul Ranger Housing Project, to include widening and repaving the existing driveway, and replacing newly discovered rotten and missing floor and wall framing. SAE has submitted a reasonable fee proposal for this work at a cost of \$89,638.82.

### DISCUSSION

In March 2024, SAE was awarded the contract to complete construction services for the repairs to a ranger residential structure located at 18171 Pheasant Road in Sierra Azul Open Space Preserve (Preserve) and make other site improvements to bring the structure up to the current Santa Clara County (County) building code. The Project will demolish two existing unpermitted additions to the residential structure, reconfigure the interior of the 2-bedroom/1-bathroom dwelling, make repairs to the foundation, electrical, plumbing and heating systems, siding, and roof, and improve fire suppression for the site.

SAE began construction services for the project in September 2024 after the building permit was issued by the County. Several unanticipated requirements were imposed by the County during the permit review process, most notably requiring widening the existing driveway per Santa Clara County Fire direction. Additionally, once SAE removed the unpermitted additions to the residential structure, it was discovered that walls of the structure did not contain wall framing that meets current code and the existing floor framing was rotted due to water damage and termites. All new floor and wall framing are required to complete the repairs to the structure.

The initial award of contract included a 15% contingency in the amount of \$86,250. To date \$64,878.82 of the contingency has been authorized for use for the undergrounding of electrical

service to the neighboring District residential unit onsite and for necessary foundation repairs. The undergrounding work was not included in the original scope of work for the project, but due to the timing of approval from PG&E, it was most cost effective to have SAE perform the work. There is insufficient remaining contingency to complete the full extents of the additional permit requirements from the County and the necessary structural repairs.

## FISCAL IMPACT

The FY25 current budget includes \$704,000 for the Sierra Azul Ranger Residence (35004) project. There is insufficient funding in the current budget to cover the cost of the recommendation. If approved, additional funding will be requested during the next quarterly budget amendment process, which may likely constitute a redistribution of funds that not anticipated to be spent from other existing project budgets.

35004 - Sierra Azul Ranger Residence	Prior Year Actuals	FY25 Amended	FY26 Projected	FY27 Projected	Estimated Future Years	TOTAL
District Funded (Fund 40):	\$218,157	\$704,000	\$278,000	\$0	\$0	\$1,200,157
Grant Amount:	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Budget:</b>	<b>\$218,157</b>	<b>\$704,000</b>	<b>\$278,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,200,157</b>
Spent-to-Date (as of 11/13/24):	(\$218,157)	(\$64,850)	\$0	\$0	\$0	(\$283,007)
Encumbrances:	\$0	(\$330,501)	\$0	\$0	\$0	(\$330,501)
Remainder of original SAE Consulting Engineering base contract:	\$0	(\$225,000)		\$0	\$0	(\$225,000)
15% contingency remainder:	\$0	(\$21,377)		\$0	\$0	(\$21,377)
Contract amendment:	\$0	(\$89,639)		\$0	\$0	(\$89,639)
<b>Budget Remaining (Proposed):</b>	<b>\$0</b>	<b>(\$27,367)</b>	<b>\$278,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$250,634</b>

This recommended action is not funded by Measure AA.

## PRIOR BOARD AND COMMITTEE REVIEW

This Project previously came before the full Board of Directors at the following public meetings:

- **March 27, 2024:** Award of contract to SAE Consulting Engineering to complete repairs to the ranger residence in Sierra Azul Open Space Preserve. ([R-24-38](#), [meeting minutes](#))
- **November 18, 2020:** Award of contract to Wiss, Janney, Elstner Associates, Inc. (WJE) to complete a structural and architectural assessment and repair recommendations for the former South Area Outpost structure located at 18171 Pheasant Road for residential use. ([R-20-126](#), [meeting minutes](#))

## PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

## **CEQA COMPLIANCE**

Repairs and renovations to the existing single-family home located at 18171 Pheasant Road in Sierra Azul Open Space Preserve is exempt in accordance with State CEQA Guidelines section 15301 (Existing Facilities) and section 15302 (Replacement or Reconstruction).

## **NEXT STEPS**

If the Board approves this amendment, the General Manager will execute an amendment to the SAE contract to provide additional construction services for the Sierra Azul Ranger Housing Project.

### Attachment(s)

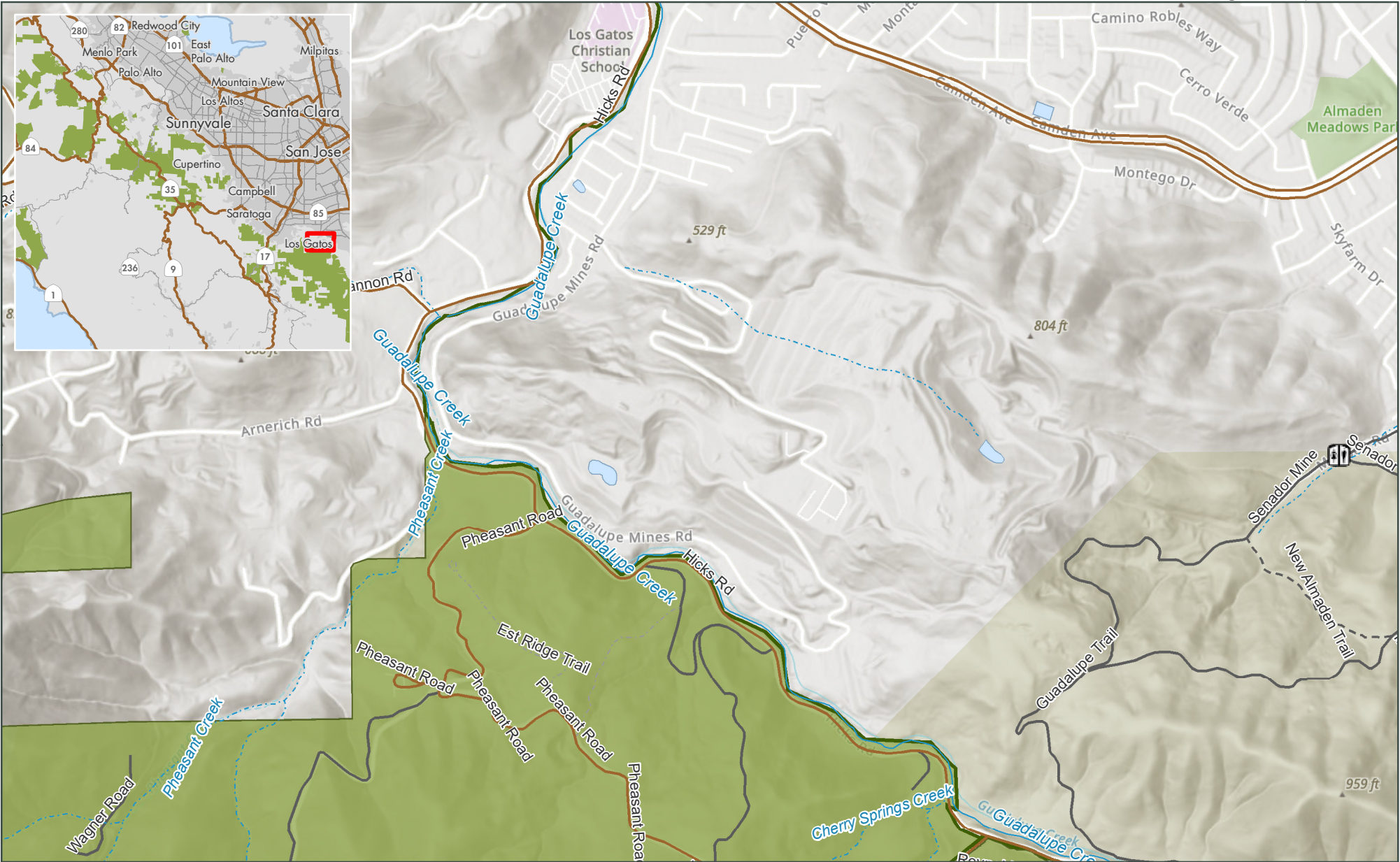
1. 18171 Pheasant Road Area Map
2. 18171 Pheasant Road Site Map

### Responsible Department Head:






Jason Lin, PE, Engineering and Construction Department Manager

### Prepared by / Contact person:

Leigh Guggemos P.E, Capital Project Manager III, Engineering and Construction Department



### 1 - SA Ranger Housing Area Map

-  Paved Road
-  Unpaved Seasonal Road
-  Trail
-  Arterial
-  Preserve Boundary

Midpeninsula Regional  
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(MROSD)  
11/21/2023



Data Source(s): Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N. Robinson, NCEAS, NLS, OS, NMA, Geodatasystemen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community



## 2 - SA Ranger Housing Project Map

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