



Midpeninsula Regional
Open Space District

R-15-81
Meeting 15-14
May 27, 2015

AGENDA ITEM 4

AGENDA ITEM

Contract Award for Hazardous Materials Remediation and Improvements to a Tenant Residence at 4411 Alpine Road, Portola Valley, in the Hawthorns Area of Windy Hill Open Space Preserve

GENERAL MANAGER'S RECOMMENDATION

A handwritten signature in black ink, appearing to be "SAD".

Authorize the General Manager to enter into a contract with Belz Construction, Inc. of Orangevale, CA, for a not-to-exceed amount of \$188,600, which includes the base bid amount of \$164,000 and a 15% contingency amount of \$24,600, to complete a hazardous materials remediation and improvements to the Alpine Road residence in the Hawthorns Area of Windy Hill Open Space Preserve.

SUMMARY

A Request for Bids for hazardous materials remediation and improvements to the Alpine Road tenant residence in the Hawthorns Area of Windy Hill Open Space Preserve was issued on April 22, 2015. Two (2) Bid Proposals were received and opened on Wednesday, May 13, 2015. 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 \$188,600. The remediation and habitability improvements are necessary to begin renting out the tenant residence. The Fiscal Year 2015-16 Budget includes sufficient funds for this contract work.

DISCUSSION

Background

A residence located at 4411 Alpine Road (see Exhibit A) in the Town of Portola Valley was gifted to the Midpeninsula Regional Open Space District (District) in 2011 as part of the Hawthorns Property and made as an addition to the Windy Hill Open Space Preserve. The Spanish style 3 bedroom 2 ½ bath residence was built in the early 1950s. The house has not been consistently inhabited since 2006. Asbestos and lead abatement, and the following habitability improvements, are required before the residence can be rented and occupied:

1. Window replacement throughout, with the exception of the two south-facing garage windows.
2. Bathroom upgrades in both the Master, hallway and garage bathrooms.
3. Demolition of the sunroom (as construction is not weather proof and compromises the roof and structural components of the house); includes the restoration of outside walls and doors.
4. Installation of a 2-stage, forced, air heating system.

5. Carpeting in bedrooms and hallway.
6. Lighting and electrical upgrades.

Once these improvements have been completed by the end of summer 2015, this residence will be available for rent by a District employee or caretaker to provide on-site presence, which will provide added security for the nearby Historical Building Complex (Complex) located at 800 Los Trancos Road (see Exhibit A). Currently, the District has an agreement with Woodside Private Patrol to assist with daily patrol; however, trespassers still enter the Complex. Establishing an on-site tenant presence at the Alpine House, in addition to video surveillance of the Complex, would allow the District to eliminate or reduce the expenses associated with the Woodside Private Patrol. Currently, these fees total approximately \$15,000 per year.

Contractor Selection

A Request for Bids was issued on April 22, 2015 and sent to contractors, subcontractors, and consultants who had requested to be notified of the Project, as well as to five builders' exchanges. Legal notices were posted in the Menlo Park Almanac and the San Mateo County Times. An Invitation to Bid was also posted on the District website.

A mandatory pre-bid meeting and site walk was held at the Project site on May 1, 2015 and was attended by three (3) general contractors. Sealed bids were due on May 13, 2015, and two (2) bids were received and opened with the results as follows:

Table 1: Deck Replacement (Base Bid)

	Bidder	Location	Total Bid	Percent Difference from Project Estimate of \$185,000
1.	Belz Construction, Inc.	Orangevale, CA	164,000	89%
2.	Omni Construction Services, Inc.	Burlingame, CA	258,000	139%

Bid Analysis

Upon review of the bid proposals and the contractors' relevant experience and qualifications, the General Manager recommends awarding the contract to Belz Construction, Inc., which is the lowest responsible and responsive bidder.

Contingency Amount

A 15% contingency amount is requested for this Project due to the potential for unforeseen conditions that could be encountered during execution of the work such as dry rot, additional electrical repairs, or sub-floor repairs depending on the successful removal of asbestos flooring mastic.

FISCAL IMPACT

The District's FY2015-16 Hawthorns Budget includes \$185,000 from the Hawthorns (Woods Trust) Fund for the hazardous materials remediation and above listed habitability improvements.

BOARD COMMITTEE REVIEW

This item was not previously reviewed by a Committee. However, the full Board did review and approve the FY2015-16 Action Plan and Budget, which lists this project as Priority 1 for the Real Property Department.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act. Also, adjoining property owners have been mailed a copy of the agenda for this public meeting. No additional notice is required.

CEQA COMPLIANCE

The hazardous materials remediation and habitability improvements for this residence are categorically exempt under Section 15301 (Minor alterations to existing structures) of the California Environmental Quality Act.

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 the Project. Activation of the contract is subject to the contractor meeting all District requirements, including required insurance and bonding. The Project is scheduled to be completed by the end of August 2015.

Attachment:

1. Site Map

Responsible Department Head:

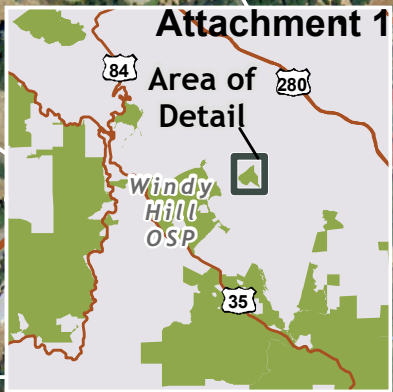
Michael Williams, Real Property Manager

Prepared by:

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Graphics prepared by:

Michelle Childs, GIS Technician



Path: G:\Projects\Windy_Hill\Woods_Gift\HawthornProperty\Structures.mxd
Created By: mchilids

Exhibit A: Hawthorns Property Structures

- Hawthorns Property
- Unpaved Road
- Major Road
- Paved Road



Midpeninsula Regional
Open Space District
(MROSD)
May, 2015



While the District strives to use the best available digital data, this data does not represent a legal survey and is merely a graphic illustration of geographic features.