



Midpeninsula Regional  
Open Space District

R-14-97  
Meeting 14-17  
July 23, 2014

## AGENDA ITEM 6

### AGENDA ITEM

Contract for Completion of the Lobner Remediation and Demolition Project at Monte Bello Open Space Preserve

### GENERAL MANAGER'S RECOMMENDATION

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Authorize the General Manager to enter into a contract with Randazzo Enterprises, Inc, of Castroville, CA, for a not-to-exceed amount of \$132,270, which includes the base bid amount of \$120,245 for demolition, and a 10% contingency amount of \$12,025, to complete the Lobner Remediation and Demolition Project at Monte Bello Open Space Preserve.

### SUMMARY

A Request for Bids for demolition and site restoration services was issued on June 12, 2014. Four (4) Bid Proposals were received and opened on Tuesday, July 1, 2014. Staff recommends awarding the contract to complete the Lobner Remediation and Demolition Project (Project) to the lowest responsive bidder, Randazzo Enterprises, Inc, for a total not-to-exceed amount of \$132,270.

### DISCUSSION

#### Background

At the January 23, 2013 regular meeting, the Board approved the purchase of the 10.79-acre Lobner property (R-13-19) as an addition to Monte Bello Open Space Preserve.

Existing infrastructure at this property includes 5 residential cabins, various outbuildings, a wooden bridge, and debris piles. The structures were constructed between the 1890s and 1975, but despite their age, they have been found to have no historical significance by the District's architectural consultant, Garavaglia Architecture, Inc.

The Board-approved Preliminary Use and Management Plan in conjunction with the 2013 purchase called for: (1) securing all structures until demolition is undertaken at a future date; (2) testing for any asbestos-containing material or lead-based paint prior to demolition; and (3) removing all property structures, improvements, and associated infrastructure. The Project also includes remediation of hazardous materials, and site restoration of disturbed areas.

#### Waste Stream Diversion

Waste stream diversion incorporates both recycling and salvaging to divert waste from landfills. While salvaging of materials is the desired approach of waste stream diversion, given the

constraints at the Project site, including the presence of lead-based paint on wood and the poor condition of the materials, there is little potential for salvage. The contractor is, however, required to recycle 100% of “non-hazardous” materials (includes non-hazardous concrete, wood, metal, appliances, and piping); all hazardous materials must be disposed of in compliance with regulations, including wood that is painted with lead paint. The contract documents require that the contractor prepare a waste stream diversion plan detailing how all non-hazardous demolished materials will be handled and recycled. These waste stream diversion requirements have been developed as an interim solution to ensure minimal recycling standards are incorporated into the contract requirements, prior to Board review and adoption of a related policy, to allow the demolition projects to remain on schedule. The General Manager anticipates returning to the Board with a draft District Waste Stream Diversion Policy by the end of the year that will subsequently guide the waste stream diversion requirements of future demolition projects.

### **Contractor Selection**

A Request for Bids was issued on June 12, 2014, and was 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 San Jose Mercury News and the San Francisco Chronicle. 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 June 17, 2014 and was attended by eleven (11) remediation and demolition contractors. Sealed bids were due on July 1, 2014, and four (4) bids were received and opened with the results as follows:

**Table 1: Remediation and Demolition (Base Bid)**

	<b>Bidder</b>	<b>Location</b>	<b>Total Bid</b>	<b>Percent Difference from Engineer’s Estimate of \$137,000</b>
1.	Cal Incorporated	Vacaville, CA	\$163,475	+19%
2.	Decon Environmental, Inc.	Hayward, CA	\$132,929	-3%
3	Silverado Contractors	Oakland, CA	\$122,500	-11%
4	Randazzo Enterprises, Inc.	Castroville, CA	\$120,245	-12%

### **Bid Analysis**

A demolition consultant was previously hired by the District to develop a cost estimate for the demolition work. The demolition of all structures, abatement of all hazardous material, and minor site restoration was estimated at \$137,000. Site restoration would include earthwork to return the existing grade and ensure proper drainage. A cost breakdown and unit pricing were required for each bid to facilitate a detailed evaluation of the bids.

Upon review of the bid proposals and the contractors' relevant experience and qualifications, staff recommends awarding the contract to Randazzo Enterprises, Inc, who is the lowest responsible and responsive bidder.

### **Contingency Amount**

A 10% contingency amount is requested for this Project due to the potential for unforeseen conditions that could be encountered during execution of the work. Although hazardous material representative sampling was completed, there is the potential that additional hazardous materials beyond those already known may be encountered during demolition and ground disturbance

activities. If additional hazardous materials are found, these materials will require appropriate abatement activities, which may result in additional cost and time to complete the project.

**FISCAL IMPACT**

The District's FY2014-15 Real Property Budget includes \$150,000 for the Demolition and Abatement of the Lobner property. The total project budget needed for the hazardous material abatement, demolition, site restoration, contingency allowance, consultants and permits is estimated to be \$145,000.

**BOARD COMMITTEE REVIEW**

There was no Committee review for this item as demolition of all structures was approved by the full Board on January 23, 2013 as part of the Lobner purchase (R-13-19).

**PUBLIC NOTICE**

Public notice of this Agenda Item was provided per 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**

On January 23, 2013 (R-13-19), the Board determined that the demolition of all structures and site restoration at the Lobner property are categorically exempt from the California Environmental Quality Act (CEQA).

**NEXT STEPS**

If the recommendation is approved by the Board of Directors, the General Manager would enter into a contract with Randazzo Enterprises, Inc, to complete demolition of all structures and site restoration work. Activation of the contract is subject to the contractor meeting all District requirements, including required insurance and bonding. The Project is anticipated to begin in early September 2014 and to be completed by mid November 2014.

## Attachments:

1. Location Map
2. Project Map

## Responsible Department Head:

Michael Williams, Real Property Manager

## Prepared by:

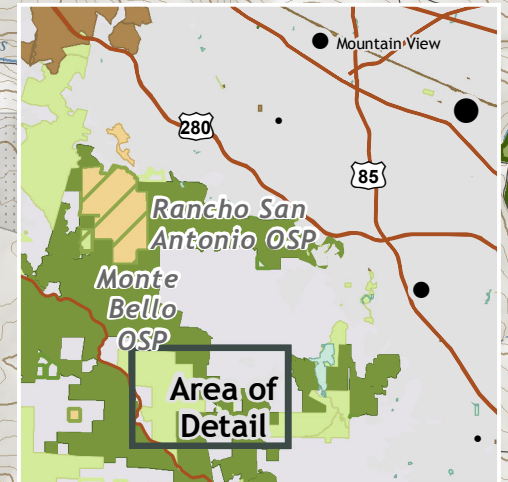
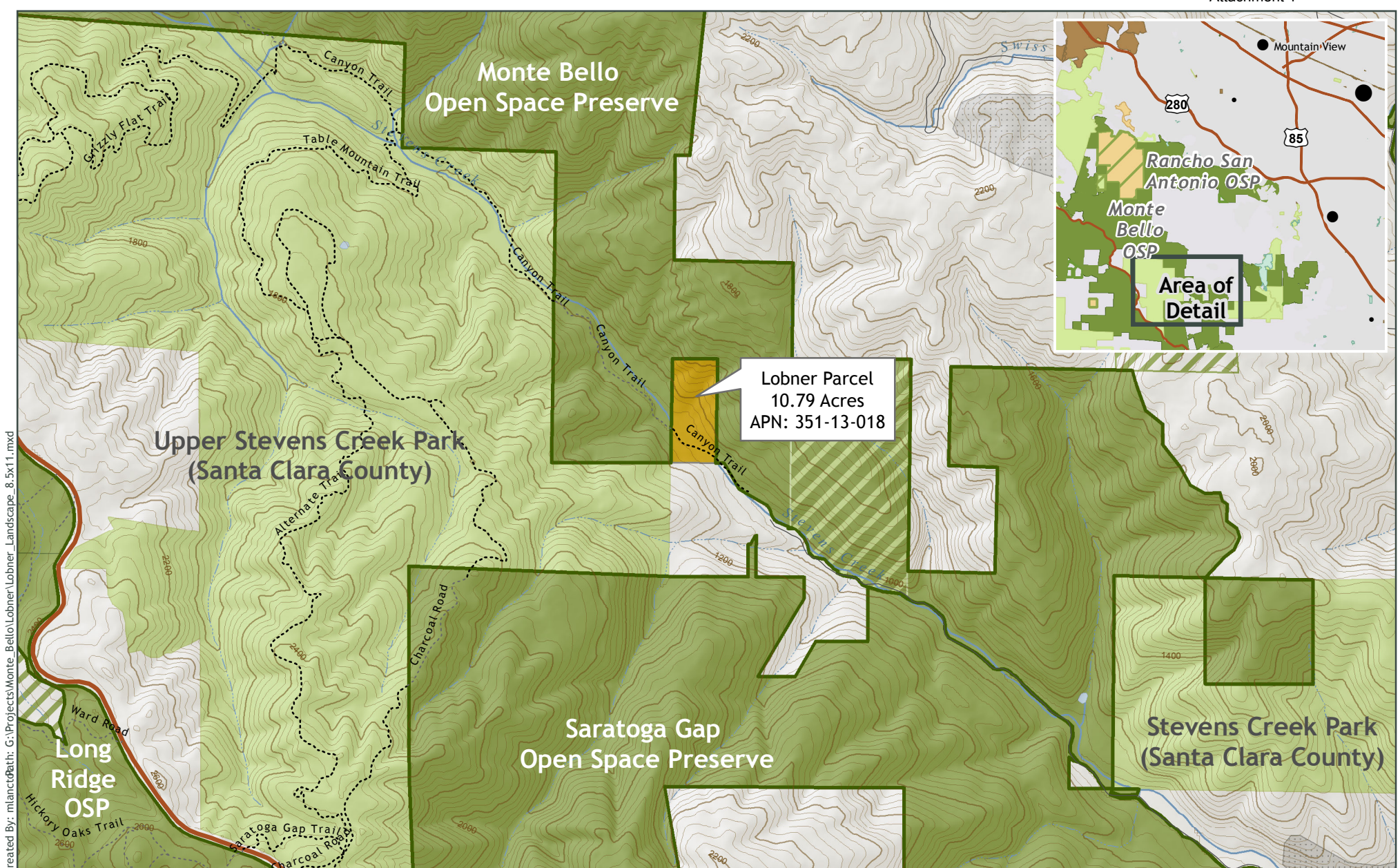
Ariel Shaw, Planner I

## Contact person:

Allen Ishibashi, Real Property Specialist

## Graphics prepared by:

Jon Montgomery, GIS Intern



Lobner Parcel  
10.79 Acres  
APN: 351-13-018

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**Lobner Property**


- |  |  |   |
|--|--|---|
|  Lobner Parcel                            |  Watershed Land   |  Non MROSD Conservation or Agricultural Easement |
|  MROSD Preserves                          |  Private Property |  MROSD Conservation or Agricultural Easement     |
|  Other Protected Open Space or Park Lands |  Developed Land   |   |

Midpeninsula Regional Open Space District (MROSD)



November, 2012

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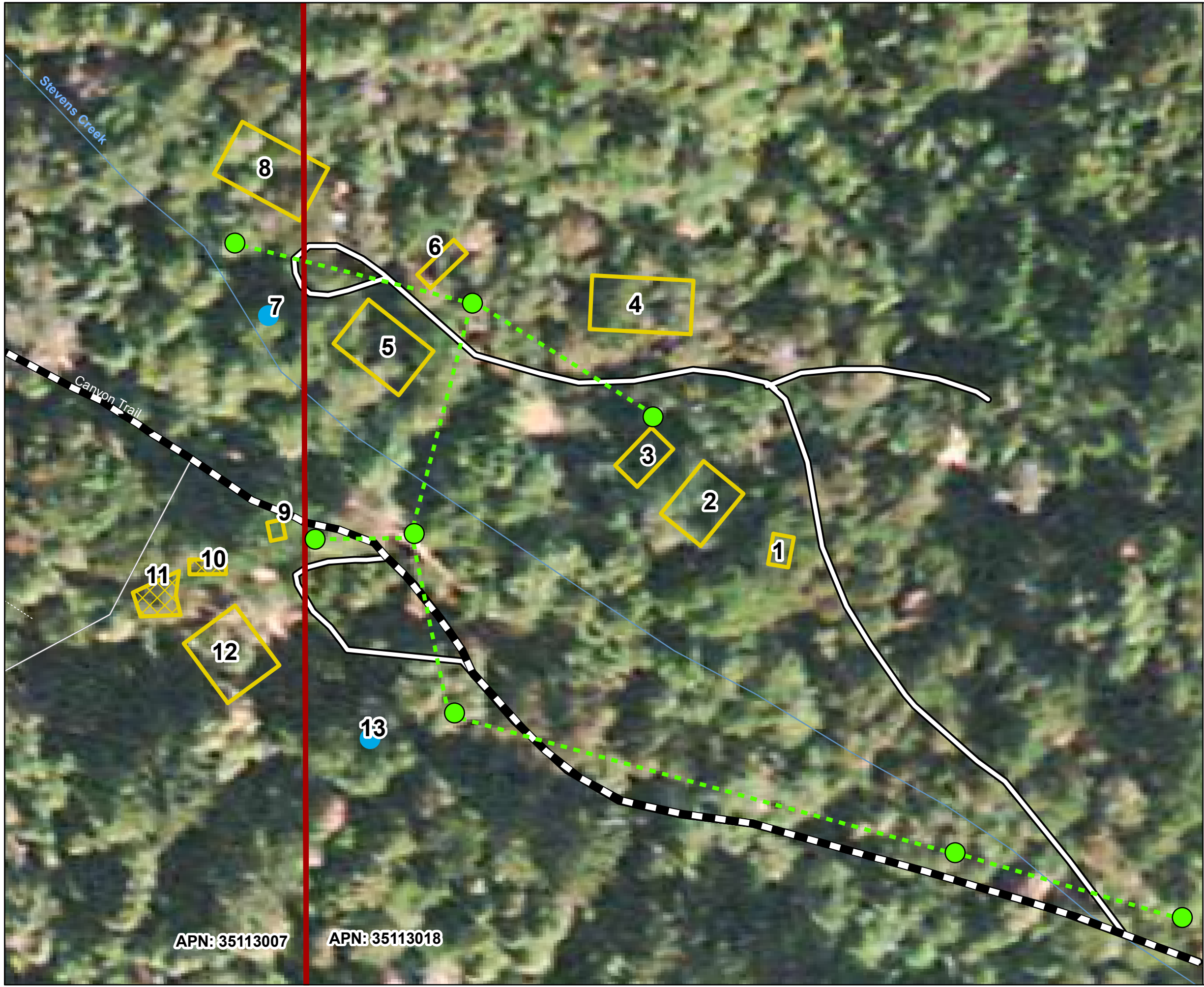


While the District strives to use the best available digital data, this data does not represent a legal survey and is merely a graphic illustration of geographic features.

# Lobner Demolition- Existing Structures and Debris to be Removed

-  Structure
-  Debris
-  Parcel Boundaries
-  Well or Water Tank
-  Power Line Pole
-  Power Line
-  Road
-  Public Trail/ Road

- |                       |                       |
|-----------------------|-----------------------|
| 1. Car Port           | 8. House              |
| 2. House              | 9. Shed/Debris        |
| 3. Shed               | 10. Debris            |
| 4. House              | 11. Foundation/Debris |
| 5. House              | 12. House             |
| 6. Shipping Container | 13. Spring/Shed       |
| 7. Well               |                       |



APN: 35113007

APN: 35113018

Midpeninsula Regional  
Open Space District

(MROSD)

May, 2014



MIDPENINSULA  
REGIONAL  
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