



Midpeninsula Regional
Open Space District

PROCUREMENT AGENDA ITEM

R-26-112
Meeting 26-18
July 8, 2026

AGENDA ITEM 12

AGENDA ITEM

Award of Construction Contract for the Purisima Upland Cleanup Project

GENERAL MANAGER'S RECOMMENDATIONS *se* *deur*

1. Award a contract to Randazzo Enterprises, Inc., of Castroville, CA for the Purisima Upland Cleanup Project for a not-to-exceed base amount of \$487,149.
2. Authorize an allowance in the amount of \$20,000 for the removal and off-haul of additional hazardous materials if needed.
3. Authorize a contingency of 15% in the amount of \$73,072 to be reserved for unanticipated issues, bringing the total-not-to-exceed contract amount to \$580,221.

DISCUSSION

In 2019, Midpeninsula Regional Open Space District (District) accepted the transfer of the 240-acre Purisima Upland Property (Upland Property) as an addition to Purisima Creek Redwoods Open Space Preserve (R-19-70). The Upland Property is located off Verde Road, approximately three miles south of the City of Half Moon Bay, in unincorporated San Mateo County. The Upland Property will connect public lands between the Bay Area Ridge Trail and California Coastal Trail via the planned Purisima-to-the-Sea Trail. The Upland Property contains the remnants of an oil production facility that was in operation from the 1920's through the 1990's, preceding District ownership. The Board-approved Preliminary Use and Management Plan for the property anticipates cleanup of the former oil facilities and the removal of miscellaneous structures and debris across the property.

The District entered into contract with Geocon Consultants, Inc., in 2017 to complete an environmental site assessment of the Upland Property and develop a remediation work plan and scope of work for the cleanup and removal of all structures and hazardous materials from the site. The clean-up work was originally scheduled to commence in 2020, but the unexpected observance of Hickman's popcorn flower, a special-status plant, within the footprint of the project site necessitated the delay of construction until the impacts to the popcorn flower could be mitigated. Natural Resource staff have completed the necessary mitigation by collecting seeds from the Upland Property and planting them within the Irish Ridge mitigation site, allowing for the project to resume.

The Purisima Upland Cleanup Project (Project) consists of the removal of all structures and associated elements of the abandoned oil facility, including above-ground storage tanks, oil production piping, oil processing and refinement facilities, 1,200 gallons of oil and sludge, and 160 cubic yards of contaminated soil. The Project also consists of the removal of an unpermitted prefabricated modular hunting cabin, septic tank, and associated features, the removal of a vehicle dump, and regrading and revegetation of all disturbed areas to match the surrounding environment.

Concurrently with the Project but under a separate agreement, the California Geological Energy Management Division (CalGEM) is completing work to abate and remove an abandoned oil well located within the Upland Property under the California State Well Plugging and Sealing Project. Removal of the well and associated infrastructure is funded and managed by CalGEM. The well removal work is scheduled for completion before the end of July and will not impact the Project schedule.

Following a competitive public bid process, Randazzo Enterprises, Inc., was deemed the lowest responsible and responsive bidder. Due to the unknown characteristics and concentration levels of hazardous material located below concrete foundations, an allowance in the amount of \$20,000 is being recommended for the removal and transportation of additional or higher concentration of hazardous materials and soils that may be encountered. Additionally, the General Manager recommends a 15% contingency for unforeseen conditions.

BUDGET / FISCAL IMPACT

The current fiscal year budget for project MAA03-002 – Purisima Upland Site Cleanup and Soil Remediation contains:

- ☒ sufficient funds.
- ☐ insufficient funds; the next quarterly budget update will include a reallocation of funds to cover this expenditure.
- ☐ insufficient funds; approval of this item requires a fiscal year budget augmentation.
- ☐ future fiscal year budgets will include additional funds to complete the contracted work.

Measure AA

- ☐ No, this contract is not part of a Measure AA project.
- ☒ Yes, this contract is part of a Measure AA project.

The following table outlines the Measure AA Portfolio 03: Purisima Creek Redwoods — Purisima-to-the-Sea Trail, Watershed Protection and Conservation Grazing allocation, costs-to-date, projected life-to-date project expenditures and projected portfolio balance remaining.

NOTE: this Measure AA portfolio contains an unfunded amount anticipated to be supported through a combination of future portfolio reallocation requests, grants, partnership funding, interest income allocations, value engineering and Fund 40 General Fund Capital monies.

MAA03: Purisima Creek Redwoods — Purisima-to-the-Sea Trail, Watershed Protection and Conservation Grazing Portfolio	
Portfolio Allocation:	\$13,965,920
Grant Income (through FY29):	\$2,577,561
Interest Income Allocation:	\$450,000
Total Portfolio Allocation:	\$16,993,481
03-001 Purisima Uplands Lot Line Adjustment and Property Transfer	(\$425,113)
03-002 Purisima Upland Site Clean Up and Soil Remediation	(\$1,372,948)
03-003 Purisima Creek Fence Construction	(\$169,190)
03-004 Harkins Bridge Replacement	(\$516,917)
03-005 Purisima-to-the-Sea Trail and Parking Area - Feasibility Study	(\$609,818)
03-006 South Cowell Upland Land Conservation	(\$6,216,270)
03-007 Purisima-to-the-Sea Habitat Enhancement and Water Supply Improvement Plan	(\$270,867)
03-008 Rieser-Nelson Land Purchase	(\$16,715)
03-009 Purisima-to-the-Sea Parking	(\$8,346,932)
03-010 Purisima-to-the-Sea Trail	(\$2,066,861)
03-012 Purisima Preserve Comprehensive Use and Management Plan	(\$271,576)
03-013 Highway 35 Multi-Use Trail Crossing and Parking Implementation	(\$4,341,573)
Total Projected Expenditures (life of project):	(\$24,624,780)
Portfolio Balance Remaining (proposed)*:	(\$7,631,299)

**Reflects the most current projected portfolio balance remaining.*

PROCUREMENT PROCESS AND SELECTION

On May 21, 2026, a Request for Bids (RFB) was issued via BidNet, released to San Francisco Builders Exchange, Builders' Exchange of Santa Clara and sent directly to qualified contractors. Legal notices were posted in the San Jose Mercury News and San Mateo County Times, and a link to the solicitation was posted on the Midpeninsula Regional Open Space District (District) website. Two mandatory pre-bid site tours were held on May 28 and June 4, 2026, with 20 contractor representatives in attendance.

The District received and publicly opened three bids on June 24, 2026. Randazzo Enterprises, Inc., was determined to be the lowest responsible and responsive bidder. Randazzo has successfully completed several recent similar projects for the District, including structure demolitions and debris removals at the McKannay, Meyer, Estrada, and Scholer properties. The detailed breakdown of bids received is as follows.

Contractor	Location	Total Base Bid	Percent Over/Under Cost Estimate of \$800,000
Randazzo Enterprises, Inc.	Castroville, CA	487,149	-39%
American Integrated Services, Inc.	Wilmington, CA	688,035	-14%
Brannon Corporation	Morgan Hill, CA	1,076,200	34%

PRIOR BOARD ACTION SUPPORTING THE PROJECT

May 22, 2019: The Board approved the acquisition of the Purisima Upland property. ([R-19-70](#), [Meeting Minutes](#))

October 28, 2020: The Board approved a contract with Ascent Environmental to provide archeological assessment and CEQA review services for the Project. ([R-20-119](#), [Meeting Minutes](#))

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

The Project is categorically exempt under CEQA. The scope of work is consistent with the following classes of projects that pose no significant effects on the environment: 15301 (Demolition and Removal of Individual Small Structures and Improvements), 15304(f) (Minor Alterations to Land), 15330 (Minor Actions to Eliminate the Release or Threat of Release of Hazardous Substances). The District filed a Notice of Exemption (NOE) in December 2019 with the San Mateo County Clerk Recorders Office.

NEXT STEPS

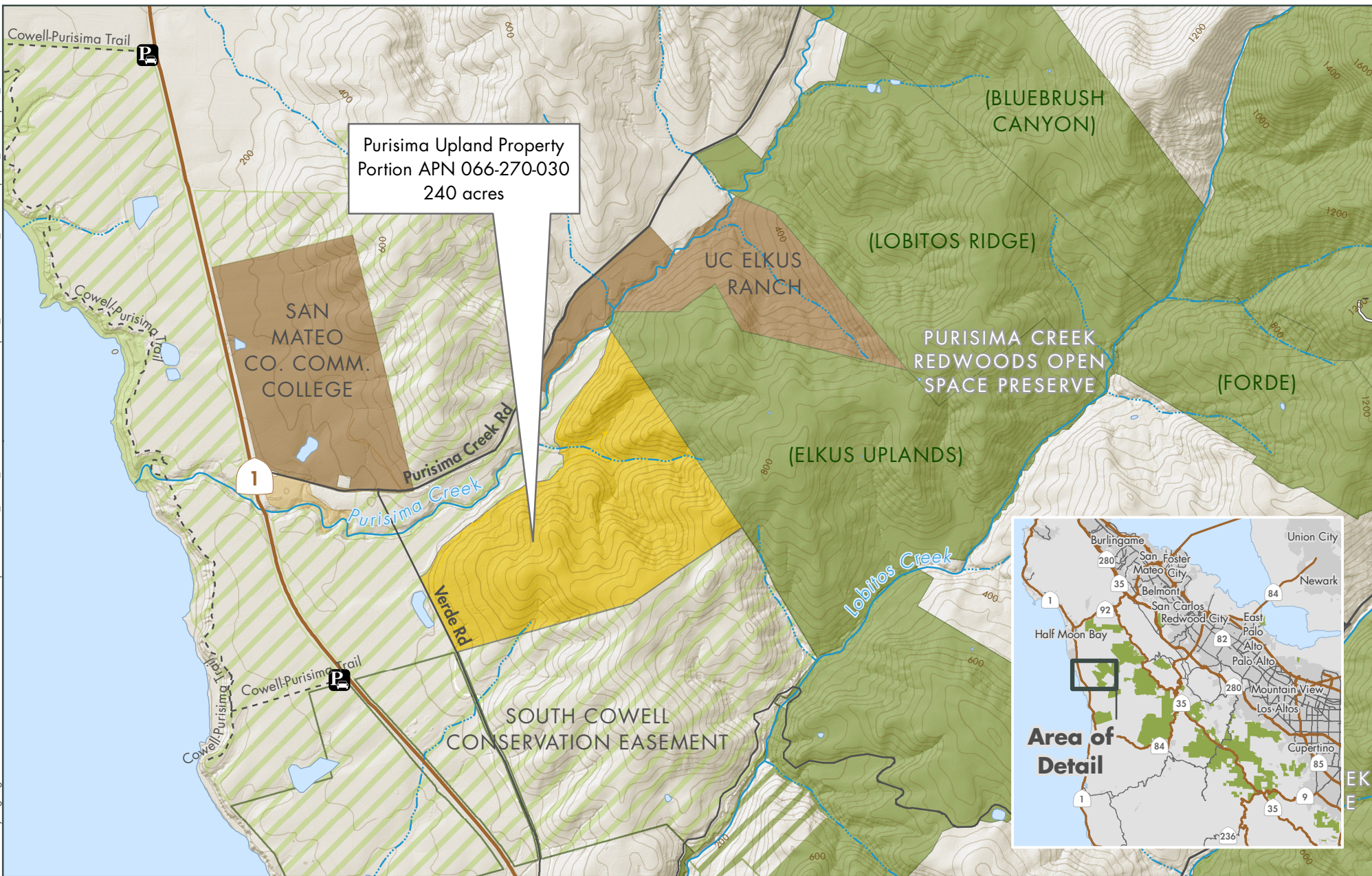
If approved, a contract for construction services will be executed with Randazzo Enterprises, Inc. Work is scheduled to begin in August and completed by the end of October 2026.

Attachments

1. Location Map

Responsible Department Head:
Scott Reeves, Engineering & Construction Department

Prepared by/contact person:
Zachary Alexander, Senior Capital Project Manager, Engineering & Construction Department



Attachment 1: Location Map

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|---|---|---|
|  MROSD Preserves |  Purisma Upland Property |  Parking Lot |
|  Other Protected Lands |  Land Trust | |
|  Private Property |  Other Public Agency | |

Midpeninsula Regional
Open Space District
(Midpen)
4/29/2026



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.