



Midpeninsula Regional
Open Space District

R-16-136
Meeting 16-26
October 26, 2016

AGENDA ITEM 3

AGENDA ITEM

Award of Contract to Randazzo Enterprises, Inc. to Complete the Driscoll Ranch Remediation and Demolition Project (Project) at La Honda Creek Open Space Preserve (Preserve) for a Base Amount Not-to-Exceed \$231,742 and a Separate 10% Contingency.

GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the General Manager to enter into a contract with Randazzo Enterprises, Inc. of Castroville, CA, for a not-to-exceed base amount of \$231,742 to complete the Project.
2. Authorize a 10% construction contract contingency in the amount of \$23,174 to be reserved for unanticipated issues, thus allowing the total contract amount not-to-exceed \$254,916.

SUMMARY

A Request for Bids for the Project was issued on September 26, 2016. One bid proposal was received and opened on October 17, 2016 at 11:00AM. The Project scope of work was approved by the Board of Directors in two phases, first as part of the La Honda Creek Master Plan in 2012, and most recently at the September 14, 2016 regular Board meeting (R-16-112). The General Manager recommends awarding a contract to the lowest responsive and responsible bidder, Randazzo Enterprises, Inc., for a total not-to-exceed amount of \$254,916. This amount includes a contingency of 10% to cover unforeseen conditions, including hazardous materials, which could be encountered during completion of the contract work. Funds for this work are provided through Measure AA, and included in the Fiscal Year (FY) 2016-17 Budget.

MEASURE AA

A 5-year Measure AA Project List was approved by the Board at their October 29, 2014 meeting and includes Portfolio #7, *La Honda Creek: Driscoll Ranch Public Access, Endangered Wildlife Protection and Conservation Grazing*, with a total allocation of \$14.825 Million. This project (#7-7, La Honda Creek Demolitions and Restorations) supports the removal of hazardous structures and debris to prepare the Preserve for public access. As such, these costs are eligible for Measure AA reimbursement.

DISCUSSION

Background

At the August 22, 2012 Board meeting (R-12-83), the Board approved the La Honda Creek Master Plan and adopted the Mitigated Negative Declaration and Mitigated Monitoring Program. The Master Plan analyzed all of the structures in the Preserve and recommended the demolition

of select structures in major disrepair. Subsequently in 2015, an updated structures evaluation identified additional structures for demolition that are also in poor condition and not desired by either the District or the grazing tenant. These additional structures were approved by the Board of Directors for removal on September 14, 2016. None of the structures were deemed historic by a qualified consultant and the demolitions were approved by the San Mateo Historic Resource Advisory Board.

Demolition Waste Stream Diversion

At the January 14, 2015 regular meeting (R-15-01), the Board approved the Construction and Demolition Waste Diversion Policy (Policy number 4.08), which sets as a goal the 100% diversion of recyclable and salvageable construction and demolition material. Much of the construction material for two of the structures is old growth redwood. While there is significant dry rot and termite damage in some of the wood, the contract documents require the contractor to segregate old growth redwood on site for potential reuse by the District. If reuse of all or some of the materials by the District is not possible, the remainder will be auctioned off to salvage companies.

Contactor Selection

A Request for Bids was issued on September 26, 2016, and was sent to all interested parties and six builders' exchanges. Legal notices were posted in the San Jose Mercury News. An Invitation to Bid was also posted on the District website.

A mandatory pre-bid meeting and site walk was held onsite on October 4, 2016 and was attended by eight demolition and remediation contractors. Sealed bids were due on October 17, 2016, and one bid was received and opened with the results as follows:

Table 1: Remediation and Demolition (Base Bid)

Bidder	Location	Total Base Bid	Difference from Cost Estimate of \$280,000
Randazzo Enterprises, Incorporated	Castroville, CA	\$231,742	-17%

Bid Analysis

After reviewing the contractors' relevant experience and qualifications, staff recommends awarding the contract to Randazzo Enterprises, which is the lowest responsible and responsive bidder.

An additional late bid was received ~2 hours after bid deadline. This invalid bid listed a price of \$229,620.32. Another contractor who did not submit a bid provided an informal price of \$235,365. The small variation in the price of all three cost submittals (3%) suggests the District will receive good value for the project. The lowest responsive and responsible bidder's base bid is below staff's estimate.

Contingency

A 10% contingency amount is recommended for this demolition project due to the high potential for unforeseen conditions that could be encountered, including but not limited to discoveries during subsurface excavation. Although representative hazardous material sampling was

completed, the potential exists for additional hazardous materials beyond those already known to be encountered during demolition and ground disturbance activities, which would require appropriate abatement.

FISCAL IMPACT

The proposed award of contract is for a not-to-exceed amount of \$254,916. The District's FY2016-17 Budget includes \$348,150 to complete the remediation and demolition of the Driscoll Ranch Remediation and Demolitions Project. There is \$327,750 allocated for demolition costs, with the remaining funds allocated for biological surveys, historic structures evaluation, and permits.

MAA 07-007 Budget	\$348,150
Spent to Date (as of 10/10/16):	\$4,875
Encumbrances:	\$14,370
Randazzo Contract:	\$254,916
Budget Remaining (Proposed):	\$274,161

The following table is provided to outline the Measure AA Portfolio allocation plan, costs to date, current fiscal year approved project budgets in Portfolio 07, and the fiscal implications related to the Driscoll Ranch Remediation and Demolitions Project:

MAA 007 Portfolio Allocation	\$14,825,000
Spent to Date (as of 10/10/16):	\$9,911,950
Encumbrances:	\$458,289
Fisheries Restoration Apple Orchard (07-003) Remaining Budget:	\$16,100
La Honda Creek Grazing Infrastructure (07-005) Remaining Budget:	\$69,878
Driscoll Ranch Remediation and Demolitions (07-007) Remaining Budget:	\$274,161
Sears Ranch Parking and Trail Connections (07-009) Remaining Budget:	\$165,636
Sears Ranch Road Drainage Upgrade (07-010) Remaining Budget:	\$40,139
Balance Remaining (Proposed):	\$3,888,847

BOARD COMMITTEE REVIEW

On September 14, 2016, the full Board of Directors reviewed and approved the proposed scope of work for the Project (R-16-112). Due to the full Board's review, a separate Board Committee review was not necessary.

PUBLIC NOTICE

Public notice of this agenda item was provided per the Brown Act. Adjoining property owners have also been mailed a copy of the agenda for this public meeting. No additional notice is required.

CEQA COMPLIANCE

Awarding the bid and issuing a contract for the Project is consistent with the Mitigated Negative Declaration and Mitigation Monitoring Program for the La Honda OSP Master Plan.

NEXT STEPS

If approved by the Board of Directors, the General Manager will enter into a contract with Randazzo Enterprises, Inc., to complete the Project and perform site restoration work. Execution of the contract is subject to the contractor meeting all District requirements, including required insurance and bonding. The permit process will begin immediately after the execution of the contract. Demolition is anticipated to begin in early November and be substantially complete by December.

Attachments:

1. Maps and Pictures

Responsible Department Head:

Jay Lin, Engineering and Construction Manager

Prepared by:

Aaron Hébert, Water Resources Specialist

Matt Brunnings, Capital Project Manager

Graphics prepared by:

Nathan Greig, GIS Technician

List of structures in the former Driscoll Ranch area to be demolished.

Refer to Attachment 2 for pictures of each structure and Attachment 3 for Preserve and structure location map.

Ranch Complex	ID*	Type of Structure
Ray's Ranch – AKA Sears Ranch / Lake Ranch (note: RR-3 and 4 are corrals)	RR-2	Partially Collapsed
	RR-6	Lake Ranch House
	RR-7	Shed
	RR-8	Bunkhouse
	RR-9	Partially Collapsed
	GZR-1	Small Barn
	GZR-5	Shed or Workshop
Guerra Zanoni Ranch (note: GZ-2 and 3 are corrals)	GZR-6	Cabin/Shed
	GZR-8	Foundation
	GZR-9	Dog Kennels
	WR-1	Lower Collapsed Barn
	WR-2	Wool Ranch House
	WR-3	In-Law Cottage
Wool Ranch	WR-4	Upper Barn
	UFR-2	Bunk House
	UFR-3	Large Collapsed Barn
	LFR-2	Small Barn
Lower Folger Ranch	LFR-4	Collapsed Barn

Driscoll Ranch Demolition

Ray's Ranch

AKA Sear's Ranch,

Lake Ranch



Figure 2. RR-2, Partially collapsed storage shed, north and east elevations



Figure 4. RR-6, ranch house, west elevation



Figure 5. RR-7, shed, north and west elevations



Figure 6. RR-8, Bunkhouse, east and north elevations



Figure 7: RR-9, partially collapsed barn, west elevation

Guerra Zanoni Ranch AKA Upper Ranch



Figure 8. GZR-1, small barn, east elevation



Figure 10. GZR-5, shed, east and north elevations



Figure 11. GZR-6, small shed, south and east elevations



Figure 13. GZR 8 and GZR 9 (left and right respectively) Dog Kennel and Foundation

Wool Ranch



Figure 14 WR-1, lower collapsed barn, view to southeast



Figure 15. WR-2, ranch house and pool, rear elevation



Figure 16. WR-3, cottage, northwest and southwest elevations



Figure 17. WR-4, large barn, northeast elevation

Folger Ranch



Figure 19. UFR-2, bunkhouse, north and east elevations



Figure 20. UFR-3, collapsed barn, north elevation



Figure 22. LFR-2, barn, west and south elevations



Figure 24. LFR-4, collapsed hay barn



Attachment 3: Ranch Complexes, La Honda Creek Openspace Preserve

- | | | |
|---|---|---|
|  MROSD Preserves |  Watershed Land |  Phase I Trail |
|  Other Protected Lands |  Land Trust |  Structure |
|  Private Property |  Other Public Agency | |

See Attachment 1 for a list of structures by ID, type, and recommended action.

Midpeninsula Regional
Open Space District
(MROSD)



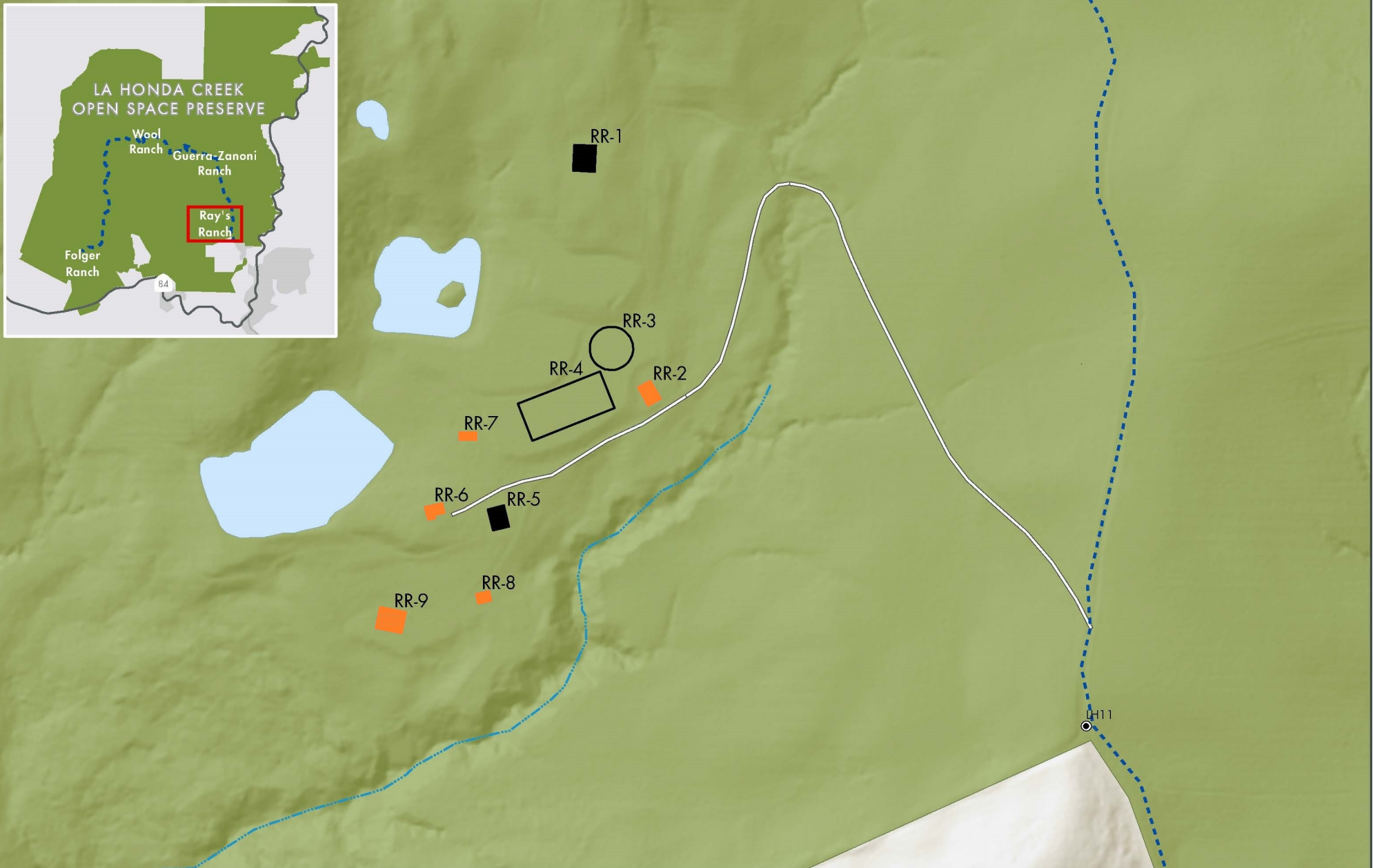
Miles

0

0.5

1

June 2016



Ray's Ranch, La Honda Creek Open Space Preserve



Structure



Corral



Minor Unpaved Road*

*Not all features are displayed



Phase I Trail



Demolition

See Attachment 1 for a list of structures by ID, type, and recommended action.

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June 2016

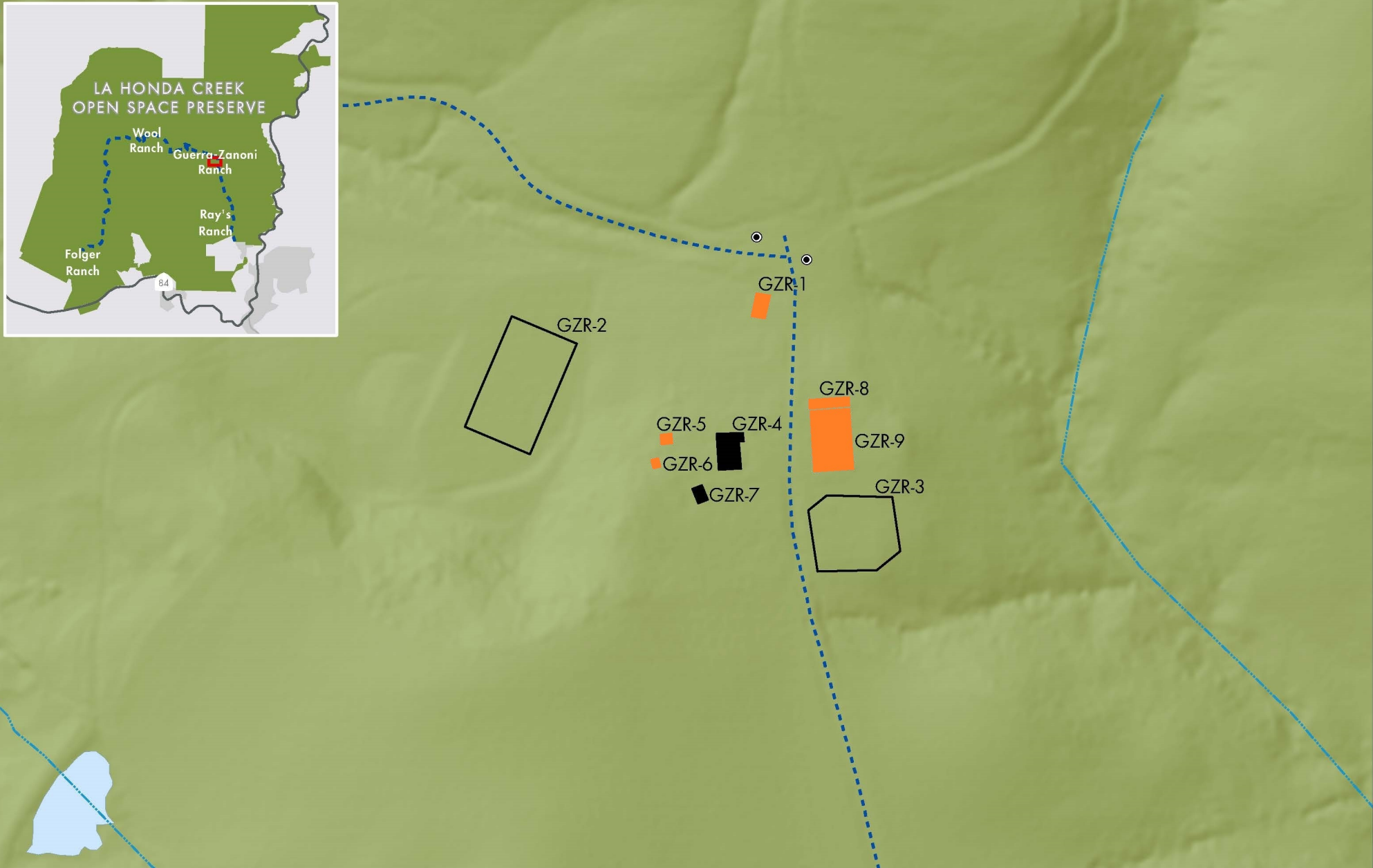
Feet

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250

500





Guerra-Zanoni Ranch, La Honda Creek Open Space Preserve

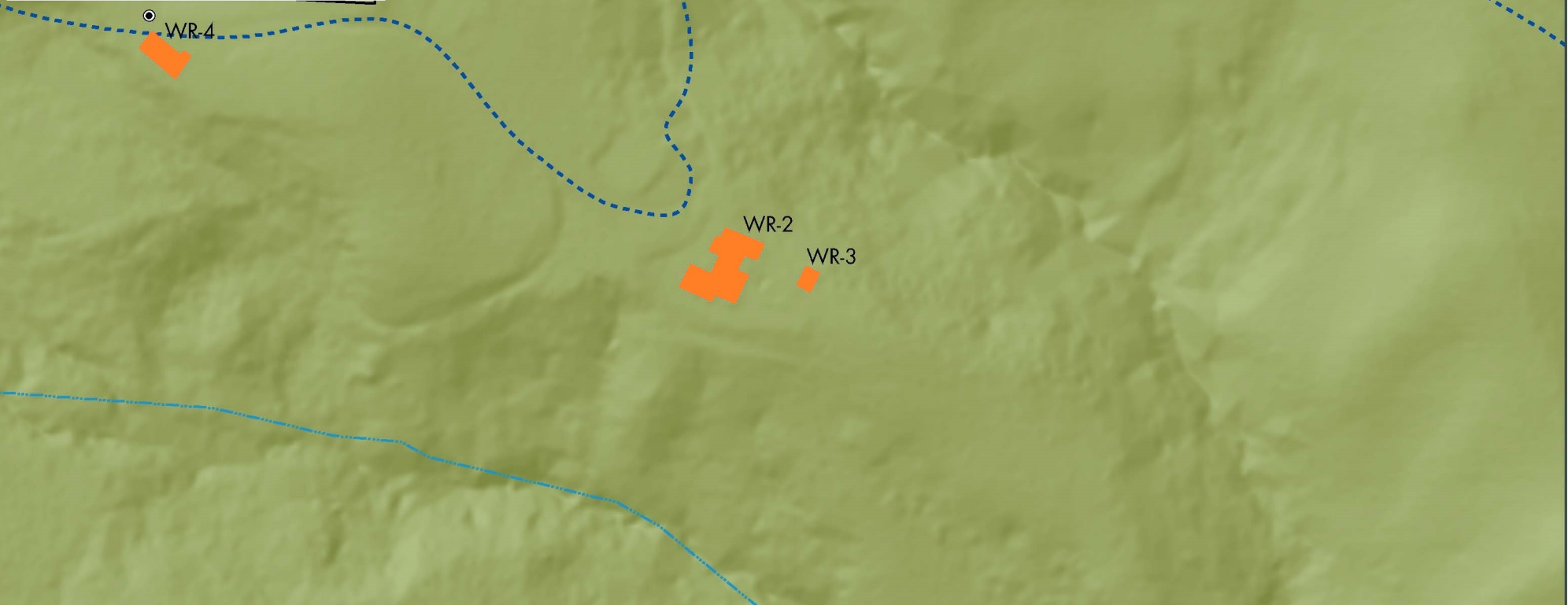
-  Structure
-  Phase I Trail
-  Corral
-  Demolition
-  Minor Unpaved Road*
- *Not all features are displayed*

See Attachment 1 for a list of structures by ID, type, and recommended action.

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 June 2016





Wool Ranch, La Honda Creek Open Space Preserve



Structure



Corral



Minor Unpaved Road*

*Not all features are displayed



Phase I Trail



Demolition

See Attachment 1 for a list of structures by ID, type, and recommended action.

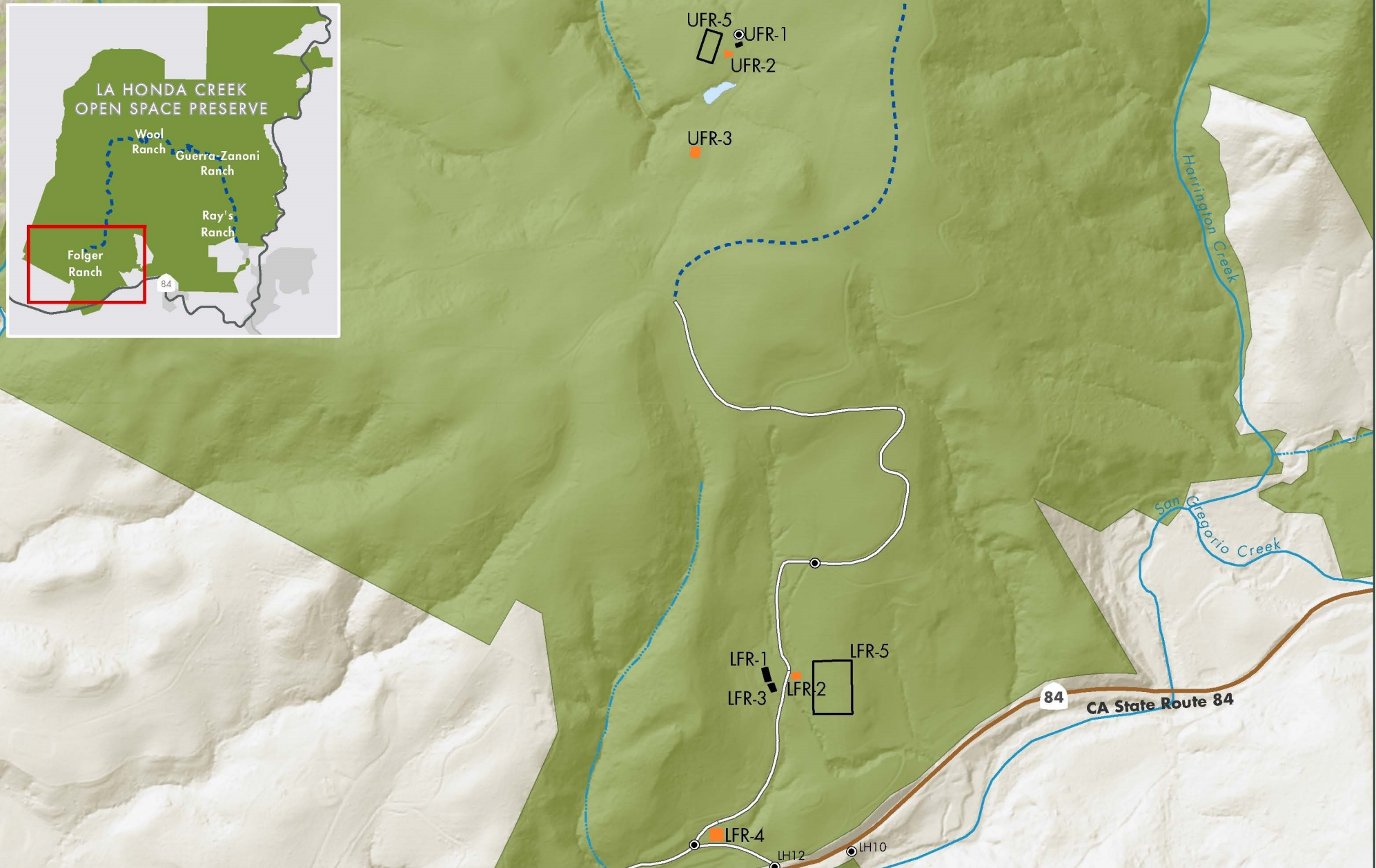
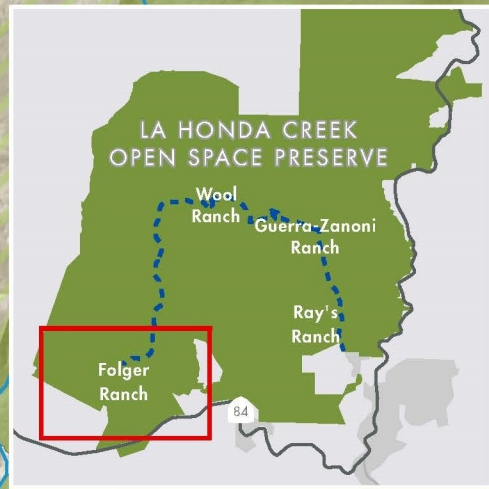
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June 2016

Feet
0 250 500





Folger Ranch, La Honda Creek Open Space Preserve

-  Structure
 -  Corral
 -  Minor Unpaved Road*
 -  Phase I Trail
 -  Demolition
- *Not all features are displayed

See Attachment 1 for a list of structures by ID, type, and recommended action.

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 June 2016
Feet
0 250 500

