Midpeninsula Regional
Open Space District

R-20-21
Meeting 20-04
February 26, 2020

AGENDA ITEM 3

AGENDA ITEM

Award of Contract to Coastwide Environmental Tech, Inc., for the Abatement and Removal of Select Dilapidated Non-Historic Structures at Bear Creek Redwoods Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the General Manager to enter into a contract with Coastwide Environmental Technologies, Inc., of Watsonville, California, for a base amount of $402,000.

2. Authorize a 15% contingency of $60,300 to be reserved for unanticipated issues, bringing the total contract to a not-to-exceed amount of $462,300.

SUMMARY

The recommended contract will allow the Midpeninsula Regional Open Space District (District) to remove six dilapidated non-historic structures at the former Alma College site (Alma site) in Bear Creek Redwoods Open Space Preserve to begin preparing the site for safe public access. The foundations of four structures will remain in place for interpretation as part of the Alma Cultural Landscape Rehabilitation Project that will also retain and stabilize two buildings deemed historically significant. District staff issued a Request for Bids (RFB) on January 8, 2020 and received four bid proposals on February 5, 2020, with Coastwide Environmental Technologies, Inc., identified as the lowest responsive and responsible bidder. The General Manager recommends awarding a contract to Coastwide Environmental Technologies, Inc., for a base amount of $402,000 and authorizing a 15% contingency amount of $60,300. Sufficient funds are included in the Fiscal Year (FY) 2019-20 Budget. Work is scheduled to begin in March 2020 and be completed in May 2020.

BACKGROUND

Project History, Prior Board of Director Approvals, and County Permit Approvals
On January 25, 2017, the Board of Directors (Board) approved the Alma College Cultural Landscape Rehabilitation Plan (Rehabilitation Plan) as part of the larger Bear Creek Redwoods Preserve Plan (R-17-15). The purpose of the Rehabilitation Plan is to implement a fiscally sustainable clean-up and rehabilitation of the Alma site that allows the site's cultural significance to be understood and safely enjoyed by the public.

The Rehabilitation Plan calls for removal of six dilapidated non-historic structures to facilitate safe public access while retaining and interpreting select elements of the layered Cultural Landscape at the Alma College site. The six structures recommended for removal include a

concrete masonry unit (CMU) shed, lower carport, upper garage level (lower level will remain as a retaining wall), classroom building, dormitory ruins, and the 1950 concrete library. See Attachment 2 for Work Area Map. The CMU shed, lower carport, and upper garage are deteriorated and ancillary to the historical uses of the site and hold no historic significance. The 1950 concrete library, classroom, and dormitory ruins were found not to hold individual historic significance. All of the structures slated for removal sit atop or within 100 feet from traces of the San Andreas Fault. In accordance with mitigation measures in the certified EIR, architectural historian consultants and staff have documented the structures that are planned for removal through a written history and photographs. The documentation will be submitted to the Santa Clara County Library and the Jesuit Archives prior to removal as required in the EIR.

In order to begin implementing Phase 1 of the Rehabilitation Plan (i.e. structure removal and site cleanup), District staff secured a Landmark Alteration Permit from Santa Clara County (County) in Winter 2019 and demolition permits in Fall 2019. The permits to complete Phase 2 of the Rehabilitation Plan (i.e. structure stabilization and site improvements) are currently under review with the County Planning Department and anticipated to be approved in Spring 2020.

Bat Protection Measures
In 2015 and 2016, H.T. Harvey and Associates conducted fall, winter, and summer biological surveys at the Alma site and found that the structures support several species of day-roosting and maternity-roosting bats, including special-status species. Potential impacts to bats and their habitat was studied in the EIR. The EIR included mitigation measures to construct replacement roosting habitats for the bats and to exclude the bats from the existing structures prior to any abatement or removal activities.

In 2018, staff constructed two replacement bat roosting habitat structures, approximately 10 feet square by 14 feet high, near Bear Creek Stables. Additionally, in 2019, the Upper Carport, an open-air brick and mortar structure that will remain on the Alma site, was retrofitted as a third replacement bat habitat structure. The retrofit included infilling of existing openings and installing roosting crevices and adjustable entrances that allow the District staff to adjust the temperature inside the structure.

The two structures near Bear Creek Stables have been periodically surveyed for bat use. To date bats have been found roosting in constructed crevice habitat on the exterior of the structures and small accumulations of guano have been found inside. The Upper Carport structure was surveyed for occupancy in early February. A single bat was found roosting on the exterior and a moderate accumulation of guano was found inside the structure, indicating that the habitat is being actively used by bats.

Once the District fully implements the Rehabilitation Plan, H.T. Harvey will complete a five-year monitoring effort of replacement habitat by tracking temperatures inside the structures, completing summer exit counts, winter inspections, and annual summer mist netting surveys. This monitoring effort will determine how well the structures are functioning as replacement bat habitat. Results will be compared against success criteria to determine if adjustments need to be made to improve habitat performance.

DISCUSSION

Implementation of the Rehabilitation Plan was split into two phases to account for the County permit review schedule and avoid potential impacts to bats during the maternity season (April 15 through August 31) and hibernation period (November 16 through February 15). The recommended contract under Board consideration will implement Phase 1: structure removal and site cleanup, which is planned for completion by June 2020. Phase 2 is scheduled to begin Summer 2020 and consists of stabilizing two historic structures, site grading and pathway/trail construction, and revegetation.

The recommended contract includes the installation of bat deterrence and exclusion measures by April 14, 2020, before maternity season begins, to avoid potential impacts to bats during abatement and site cleanup activities. Exclusion measures will also be installed on the 1934 Library and Chapel, which are the two historically significant structures that will remain in place and be stabilized as part of Phase 2. Deterrence of bats at structures slated for removal will primarily involve carefully exposing roost areas to air flow and light to encourage bats to move out of the dilapidated structures and relocate into new areas, including the new bat habitat structures that were recently constructed. Exclusion at the buildings to remain will be achieved by closing the structures and installing one-way access devices that allow the bats to safely leave but not re-enter. In addition, high-frequency acoustic deterrence will be deployed in areas of high bat occupancy. With the new bat habitat structures in place, the displaced bats have suitable places to relocate.

In summary, the scope of work of the recommended contract includes the following:

- Installation of bat deterrence and exclusion measures on the classroom and 1950 concrete library (to be removed), garage lower level (to remain), and the 1934 library and chapel (to be stabilized as part of a future contract)
- Remediation and abatement of hazardous materials (such as asbestos, lead, bat guano, and rat droppings) from the dormitory, classroom, 1950 concrete library, and garage
- Removal of the dormitory, classroom, 1950 concrete library, and upper garage level, leaving foundations in place for interpretation
- Complete removal of the CMU shed and lower carport
- Waste diversion of all non-hazardous demolition materials, as required by Board Policy 4.02 *Construction and Demolition Waste Diversion*
- Clean up and removal of debris associated with the structure removal

In accordance with the District's Construction and Waste Diversion Policy, the contractor shall prepare and submit to the District a waste-stream diversion plan (WSDP). The WSDP shall describe how all non-hazardous demolished materials will be handled, list all items to be salvaged and where they will be transported to, and list all materials that will be sent to the landfill with an explanation of why they cannot be recycled or salvaged. The WSDP will be reviewed by District staff and Knapp Architects prior to demolition. Knapp Architects are on the consultant design team for the Project, specialize in historic preservation, and prepared the Alma College Conditions Assessment Report for the District in 2010. Furniture, such as the lockers and a stainless-steel counter in the classroom, will be included in the WSDP to evaluate for potential salvage.

Contractor Selection
A Request for Bids (RFB) was issued on January 8, 2020 via BidSync and released to three builders' exchanges. Legal notices were posted in the San Jose Mercury News, the San Mateo County Times, and the Santa Cruz Sentinel, and a link to the solicitation was posted on the District website. Mandatory pre-bid site walks were held on January 17, 2020 and January 21, 2020 with 16 total contractors in attendance.

The District publicly opened the bids on February 5, 2020 and announced Coastwide Environmental Technologies, Inc. (Coastwide) as the apparent low bidder. The detailed breakdown of the (4) bids received is as follows:

Bidder	**Location**	**Total Base Bid**	**Percent +/- from Engineer's Estimate ($450,000)**
1. Bowen Engineering and Environmental	Fresno, CA	$778,500	+73%
2. Coastwide Environmental Tech, Inc.	Watsonville, CA	$402,000	-11%
3. Evans Brothers, Inc.	Livermore, CA	$743,400	+65%
3. Resource Environmental, Inc.	Long Beach, CA	$407,000	-10%

A bid protest was submitted to the District by Resource Environmental, Inc. (Resource) on February 12, 2020. Resource contended that Coastwide's bid should be rejected as non-responsive and the Project should be awarded to Resource, the second lowest bidder. The District followed its bid protest procedures set forth in the Instructions to Bidders. The District reviewed the bid protest and found there were minor irregularities in Coastwide's bid. First, Coastwide did not attach separate copies of the signed Addendum Numbers 1 and 2 to their bid. However, their bid expressly acknowledged receipt of both addenda on the Bid Proposal Form as required by the bid documents, and the Bid Proposal Form was signed. Additionally, on the Bid Proposal Form, Coastwide listed a dash to indicate no charge for the line item for the Hazardous Materials Health and Safety Plan. If awarded the contract, Coastwide will provide the Hazardous Materials Safety Plan for no charge to the District and the inclusion of a dash on the Bid Form did not affect the bid price. Finally, Coastwide did not include a corporate resolution conferring authority to its signer. The District verified on the California Secretary of State's website that Coastwide's signer is an authorized officer of Coastwide. Coastwide has since submitted a resolution evidencing that their signer is the CEO and has signing authority. None of the above items affected price and terms or conferred any unfair advantage to Coastwide; therefore, they may be waived under California law.

Upon review of the Bid Proposals, bid protest, and confirmation of the contractors' qualifications, the General Manager recommends awarding the contract to Coastwide Environmental Tech, Inc., as the lowest responsive and responsible bidder.

FISCAL IMPACT

The fiscal year (FY) 2019-20 adopted budget includes $945,854 for the Alma Cultural Landscape Rehabilitation Project MAA21-006. There are sufficient funds in the project budget to cover the recommended action and expenditures.

Bear Creek Redwoods - Alma College Cleanup and Stabilization MAA21-006	**Prior Year Actuals**	**FY2019-20 Adopted**	**FY2020-21 Projected**	**FY2021-22 Projected**	**TOTAL**
Budget	**$1,025,218**	**$945,854**	**$3,360,200**	**$0**	**$5,331,272**
Spent-to-Date (as of 01/30/2020):	($1,025,218)	($70,775)	$0	$0	**($1,095,993)**
Encumbrances:	$0	($60,688)	$0	$0	**($60,688)**
Coastwide Environmental Tech, Inc. Contract:	$0	($402,000)	$0	$0	**($402,000)**
15% Contingency:	$0	($60,300)	$0	$0	**($60,300)**
Budget Remaining (Proposed):	**$0**	**$352,091**	**$3,360,200**	**$0**	**$3,712,291**

The following table outlines the Measure AA Portfolio #21 MAA21 Bear Creek Redwoods: Public Recreation and Interpretive Projects allocation, costs-to-date, and the fiscal impact related to the Bear Creek Redwoods - Alma College Cleanup and Stabilization MAA21-006 project.

MAA21 Bear Creek Redwoods: Public Recreation and Interpretive Projects Portfolio Allocation:	**$17,478,000**
Life-to-Date Spent (as of 01/30/2020):	($8,951,222)
Encumbrances:	($915,297)
Coastwide Environmental Tech, Inc. Contract including 15% contingency:	($462,300)
Portfolio Balance Remaining (Proposed):	**$7,149,181**

BOARD COMMITTEE REVIEW

Rehabilitation of the Alma site was guided by committee and public input at three meetings of the Planning and Natural Resources Committee, including one neighborhood meeting, held in Los Gatos on April 29, 2015. In addition, the full Board received a presentation of the Rehabilitation Plan at its June 24, 2015 meeting (R-15-92) and reviewed the information on March 23, 2016 (R-16-33) and May 11, 2016 (R-16-50). The Alma College Cultural Landscape Rehabilitation Plan was approved by the Board as part of the larger Bear Creek Redwoods Preserve Plan on January 25, 2017 (R-17-15).

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

The Alma College Cultural Landscape Rehabilitation Plan, including structure removal, hazardous material abatement, and bat deterrence was included in the Draft and Final EIR completed for the Preserve Plan, which was certified by the Board at the January 25, 2017 meeting (R-17-15).

NEXT STEPS

If approved, the General Manager will enter into a contract with Coastwide Environmental Tech, Inc. Final contract signature is subject to meeting all District requirements, such as having all required insurance and bonding in place. The bat deterrence and exclusions will be completed by April 14, 2020, and the structure removal and abatement will be complete by June 2020.

Attachment

1. Project Site Map
2. Work Area Map

Responsible Department Head:
Jason Lin, PE, Engineering and Construction Department Manager

Prepared by:
Leigh Guggemos, Capital Project Manager III, Engineering and Construction Department

Path: G:\Projects\Bear_Creek_Redwoods\PreservePlan\Implementation\BC_ConstructionProjects_RFP_20180213.mxd

Created By: jhawk

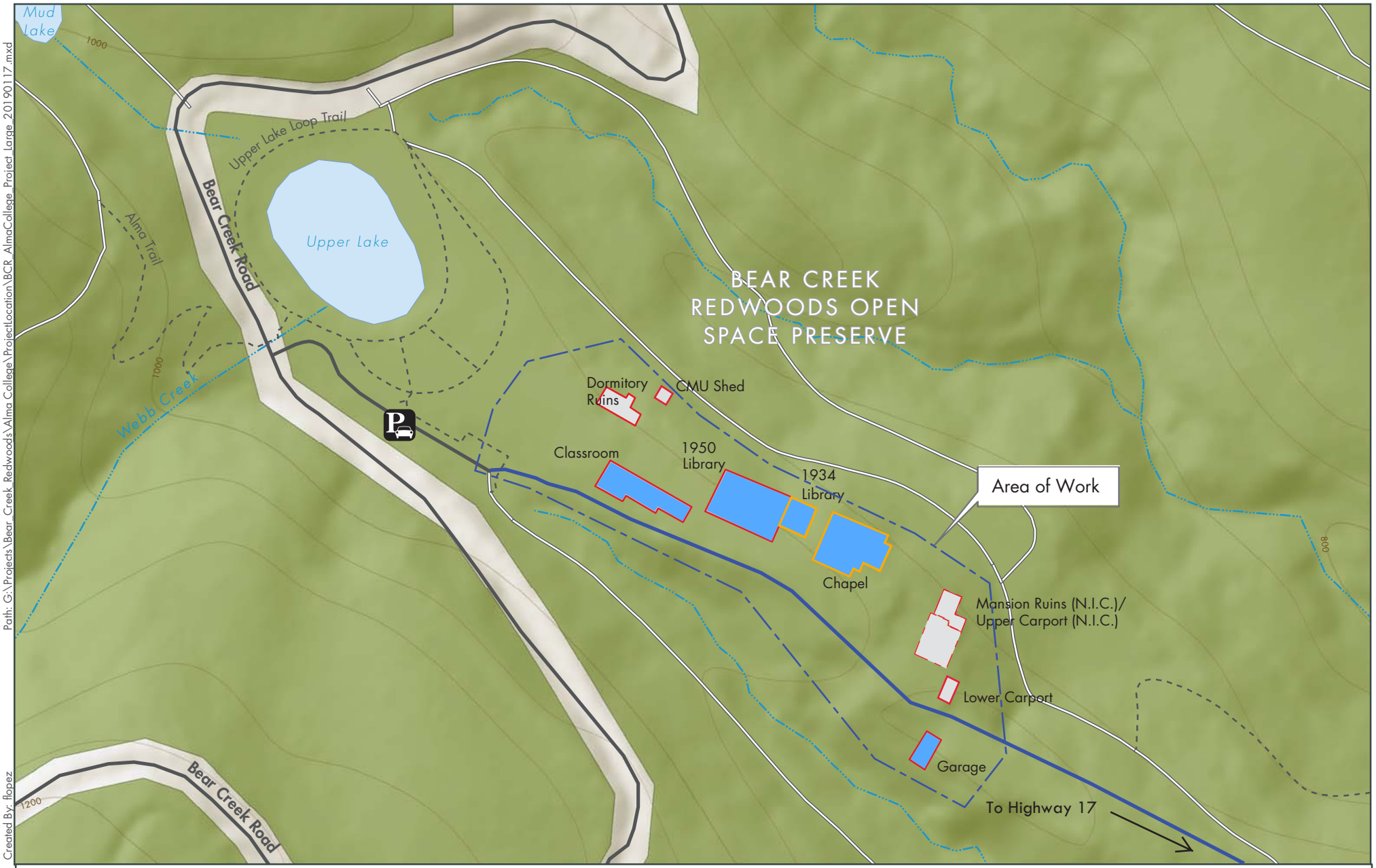
Attachment 1 - Alma Demolition and Abatement Project Site Map

- Existing Paved Road
- Existing Unpaved Road
- Existing Trail
- Existing Unmaintained Road
- Gate

Midpeninsula Regional
Open Space District
(MROSD)
March 2018

Miles
0 0.125 0.25

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.



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Created By: flopez

Attachment 2 - Alma Demolition and Abatement Project Work Area Map

- Bear Creek Redwoods Open Space Preserve
- To be Stablized (N.I.C.)
- To be Partially Demolished & Interpreted
- Existing Trail
- Unpaved Seasonal Road
- Maintenance / Construction Access Road
- Designated Bat Habitat
- To Receive Bat Deterrence/Exclusion
- Paved Road
- Existing Parking Area
- N.I.C. Not in Contract

Midpeninsula Regional Open Space District
(MROSD)
February 2019

Feet
0 150 300

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