



Midpeninsula Regional
Open Space District

R-21-114
Meeting 21-26
August 25, 2021

AGENDA ITEM 4

AGENDA ITEM

Award of Contract to CVE Demolition, Inc., for Demolition Work at the former Billingsley and Burton Properties in Sierra Azul Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS *den*

1. Authorize the General Manager to enter into a contract with CVE Demolition, Inc. of Fresno, CA for a not-to-exceed base contract amount of \$358,718.
2. Authorize a 10% construction contract contingency of \$35,872 to be reserved for unanticipated issues, thus allowing the total contract amount to not exceed \$394,590.
3. Adopt a Resolution approving the proposed amendments to the Fiscal Year 2021-22 (FY22) Capital Improvement and Action Plan and Budget.

SUMMARY

The Billingsley and Burton Properties Demolition Project (Project) will demolish and remove two non-historic houses, one metal shop, several shipping containers, and debris piles at the Billingsley property; it will also demolish and remove two unfinished houses and two corral structures at the Burton property. The two locations were combined into one single contract due to the similar nature of the work and close proximity of the sites. The scope of work includes installation of erosion and sediment control measures, routine asbestos and lead abatement, demolition of existing structures and foundations, removal of shipping containers and miscellaneous debris, and site restoration grading. A Request for Bids was issued on July 12, 2021 and three (3) bid proposals were received on July 28, 2021. CVE Demolition, Inc., (CVE) is the lowest responsive and responsible bidder. The General Manager recommends awarding a contract to CVE for a base amount of \$358,718, with a 10% contingency of \$35,872. The Burton property site cleanup project is not included in the FY22 Budget. Due to the efficiencies afforded by performing demolition work on the Billingsley and Burton properties as part of a single demolition contract, the General Manager recommends that the Board add the Burton project to the FY22 budget and approve a corresponding budget adjustment of \$109,025. Work is scheduled to begin in September 2021 and conclude in November 2021.

DISCUSSION

Billingsley Property

In 2021, the District acquired the 130-acre Billingsley Property as an addition to Sierra Azul Open Space Preserve (R-21-15). The Property is improved with a prefabricated single-family residence, a partially built cabin, a large metal shop, a concrete pad site, several shipping

containers in disrepair, and dirt roads. The residence and cabin are on the west side of Loma Prieta Road, and the shop and pad site are on the east side of the road. The 1,716 square foot house was built with permits from Santa Clara County in the early 1990s and is in poor condition. The 680 square foot unfinished cabin was also constructed with permits in the early 1990s and is in very poor condition. Given the age and type of construction of the structures, neither the house nor cabin hold historical value. Pacific Gas and Electric (PG&E) provides electrical service to the single-family residence from aboveground power lines; the electrical services have been disconnected by PG&E. The shop is approximately 3,600 square feet, was built without permits after 2012, and is in fair condition. In addition to the improvements, there are a number of storage and water containers and various debris strewn about the improved areas of the Property. The remainder of the Property is densely forested land.

Prior to purchase, Visitor Services, Land and Facilities, Engineering and Construction and Real Property staff inspected and evaluated the house and cabin to determine their viability as a staff residence. These structures were found to be in poor condition, and there was an absence of staff interest to live in this remote location. Therefore, the General Manager recommended as part of the purchase that both structures, metal shop, shipping containers and all associated debris be removed from the Property. Four existing water tanks (one 4,500-gallon, one 3,500-gallon, and two 500-gallon tanks) will be relocated to the concrete pad site to remain onsite for possible reuse as a helicopter landing zone or as a wildfire response staging zone.

Burton Property

In 2015, the District acquired the 40-acre Burton Property (previously referred to as the “Burton/Robinson Property”) as an addition to Sierra Azul Open Space Preserve (R-15-39). The rectangular 40-acre property consists of one legal parcel, situated in unincorporated Santa Clara County. Access to the property is from Mt. Umunhum - Loma Prieta Road, by way of a non-exclusive easement over a fire break road. The property is approximately 1.5 miles from the summit of Loma Prieta Mountain and 3.5 aerial miles from the summit of Mt. Umunhum.

The property has been vacant since the District purchased the property. The property contains two unpermitted structures and two horse corrals and paddocks, as well as debris remaining across the site and a rudimentary septic system. The condition of the existing structures is poor with significant water damage, incomplete construction and weathering throughout. The Preliminary Use and Management Plan approved at the time of the purchase included demolishing and removing all structures and the septic system from the property (R-15-39).

Project Scope of Work

Due to the similar nature of the work and close proximity of the sites, the Billingsley and Burton properties were combined into one Project to capitalize on economies of scale. The purpose of this project is to improve public safety and discourage trespassing by removing hazardous, uninhabitable structures and debris from vacant land. These efforts will facilitate the future opening of the Mt. Umunhum-to-the-Sea Regional Trail corridor to public access, which is part of a separate future project.

The scope of work for this Project includes the following

- Remediation and abatement of hazardous materials.
- Demolition and removal of all above ground structures at the Billingsley Property, with the exception of the 40-foot by 80-foot concrete pad and water tanks which will remain to support a helicopter landing zone and/or wildfire response staging zone.

- Demolition and removal of the above ground structures, including the adjacent improvements and septic system, at the Burton Property.
- Clean up and removal of debris piles at both property sites.
- Minor restoration grading for drainage, erosion control, and reducing potential impacts to the stream system

A Request for Bids was issued on July 12, 2021 and released on BidSync. A legal notice was posted in the San Jose Mercury News and San Mateo County Times, and a link to the solicitation was posted on the District website. A mandatory pre-bid walk was held on Thursday, July 22, 2021; six contractors were in attendance. Three bids were received on July 28, 2021 as listed below:

Bidder	Location	Total Base Bid	Percent +/- from Engineer's Estimate (\$400,000)
CVE Demolition, Inc. (CVE)	Fresno, CA	\$358,718.38	-10%
Coastwide Environmental	Watsonville, CA	\$468,500.00	+17%
DSGI	Manteca, CA	\$611,475.00	+53%

The General Manager recommends awarding the contract to CVE as the lowest responsive and responsible bidder.

FISCAL IMPACT

The FY22 adopted budget includes \$285,565 for the Billingsley Property Acquisition and Site Cleanup project MAA25-002. The Burton property site cleanup project is not included in the FY22 Budget and a new project will be created. A budget adjustment of \$109,025 to the FY22 budget is required to proceed with the demolition, \$13,036 for Billingsley Property Acquisition and Site Cleanup and \$95,989 for Burton property site cleanup.

Billingsley Property Acquisition and Site Cleanup MAA25-002	Prior Year Actuals	FY22 Adopted	FY23 Projected	FY24 Projected	TOTAL
Total Budget:	\$1,684,840	\$285,565	\$0	\$0	\$1,970,405
Proposed Budget Adjustment:	\$0	\$13,036	\$0	\$0	\$13,036
Total Proposed Budget:	\$1,684,840	\$298,601	\$0	\$0	\$1,983,441
Spent-to-Date (as of 08/03/2021):	(\$1,684,840)	\$0	\$0	\$0	(\$1,684,840)
Encumbrances:	\$0	\$0	\$0	\$0	\$0
CVE Demolition, Inc Contract:	\$0	(\$271,455)	\$0	\$0	(\$271,455)
10% Contingency:	\$0	(\$27,146)	\$0	\$0	(\$27,146)
Budget Remaining (Proposed):	\$1,684,840	\$0	\$0	\$0	\$0

Burton Property Site Cleanup MAA25-003	Prior Year Actuals	FY22 Adopted	FY23 Projected	FY24 Projected	TOTAL
Total Budget:	\$0	\$0	\$0	\$0	\$0
Proposed Budget Adjustment:	\$0	\$95,989	\$0	\$0	\$95,989
Total Proposed Budget:	\$0	\$95,989	\$0	\$0	\$95,989
Spent-to-Date (as of 08/03/2021):	\$0	\$0	\$0	\$0	\$0
Encumbrances:	\$0	\$0	\$0	\$0	\$0
CVE Demolition, Inc Contract:	\$0	(\$87,263)	\$0	\$0	(\$87,263)
10% Contingency:	\$0	(\$8,726)	\$0	\$0	(\$8,726)
Budget Remaining (Proposed):	\$0	\$0	\$0	\$0	\$0

The following table outlines the Measure AA Portfolio 25 Sierra Azul: Loma Prieta Area Public Access, Regional Trails and Habitat Projects allocation, costs-to-date, projected future project expenditures and projected portfolio balance remaining.

MAA25 Sierra Azul: Loma Prieta Area Public Access, Regional Trails and Habitat Projects Portfolio Allocation:	\$7,986,000
Total Portfolio Allocation:	\$7,986,000
Life-to-Date Spent (as of 08/03/2021):	(\$2,094,990)
Encumbrances:	\$0
CVE Demolition, Inc. Contract and 10% Contingency:	(\$394,590)
Remaining FY22 Project Budgets:	\$0
Future MAA25 project costs (projected through FY25):	\$0
Total Portfolio Expenditures:	(\$2,489,580)
Portfolio Balance Remaining (Proposed):	\$5,496,420

The following table outlines the Measure AA Portfolio 25 allocation, projected life of project expenditures and projected portfolio balance remaining.

MAA25 Sierra Azul: Loma Prieta Area Public Access, Regional Trails and Habitat Projects Portfolio Allocation:	\$7,986,000
Total Portfolio Allocation:	\$7,986,000
Projected Project Expenditures (life of project):	
25-001 Burton Property Acquisition	(\$410,150)
25-002 Billingsley Property Acquisition and Site Cleanup	(\$1,983,441)
25-003 Burton Property Site Cleanup	(\$95,989)
Total Portfolio Expenditures:	(\$2,489,580)
Portfolio Balance Remaining (Proposed):	\$5,496,420

BOARD COMMITTEE REVIEW

This project has previously come to the full Board of Directors at the following public meetings:

- **March 11, 2015:** The Board approved the purchase of the Burton/Robinson Property and adoption of the Preliminary Use and Management Plan (PUMP) calling for the demolition and removal of all structures and remaining materials. ([R-15-39](#), [meeting minutes](#)).

- **January 27, 2021:** The Board approved the purchase of the Billingsley Property and adoption of the preliminary Use and Management Plan (PUMP) calling for the demolition of structures and site clean-up. ([R-21-15](#), [meeting minutes](#)).

PUBLIC NOTICE

Public notice will be provided as required by the Brown Act. Notification of the proposed work will be mailed to area residents on or around September 1, 2021. Residents will receive additional notice 14 days in advance of the start of work in their immediate area.

CEQA COMPLIANCE

At the time of purchase of both the Billingsley and Burton properties, the District analyzed the demolition activities associated with this contract and determined them to be categorically exempt from the California Environmental Quality Act (CEQA). Title 19, Section 15301 of the CEQA Guidelines exempts the demolition and removal of small residential and accessory structures.

NEXT STEPS

If approved, the General Manager will enter into a contract with CVE. Final contract signature is subject to the contractor meeting all District requirements, including required insurance and bonding. The Project is anticipated to begin in September 2021 and conclude in November 2021.

Attachments:

1. Project Location Map
2. Project Work Areas Map
3. Resolution Authorizing Amending the Fiscal Year 2021-22 Budget

Responsible Department Head:

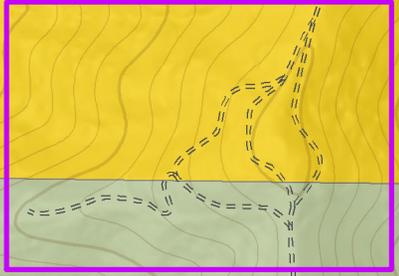
Jason Lin, Engineering and Construction Department Manager

Prepared by/Contact person:

Paul Kvam, Capital Project Manager III, Engineering and Construction

Path: G:\Projects\Sierra_Azul\Billingsley_SA_BillingsleyBurtonDemo_20210813.mxd
Created By: flopez

BURTON PROPERTY
APN 562-20-023



Burton Property
Demolition Area

**SIERRA AZUL
OPEN SPACE
PRESERVE**

Loma Prieta Road



Loma Ridge Road

Billingsley Property
Demolition Area

BILLINGSLEY PROPERTY
APN 562-20-001

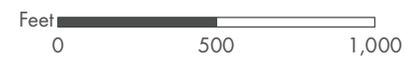


**Area of
Detail**

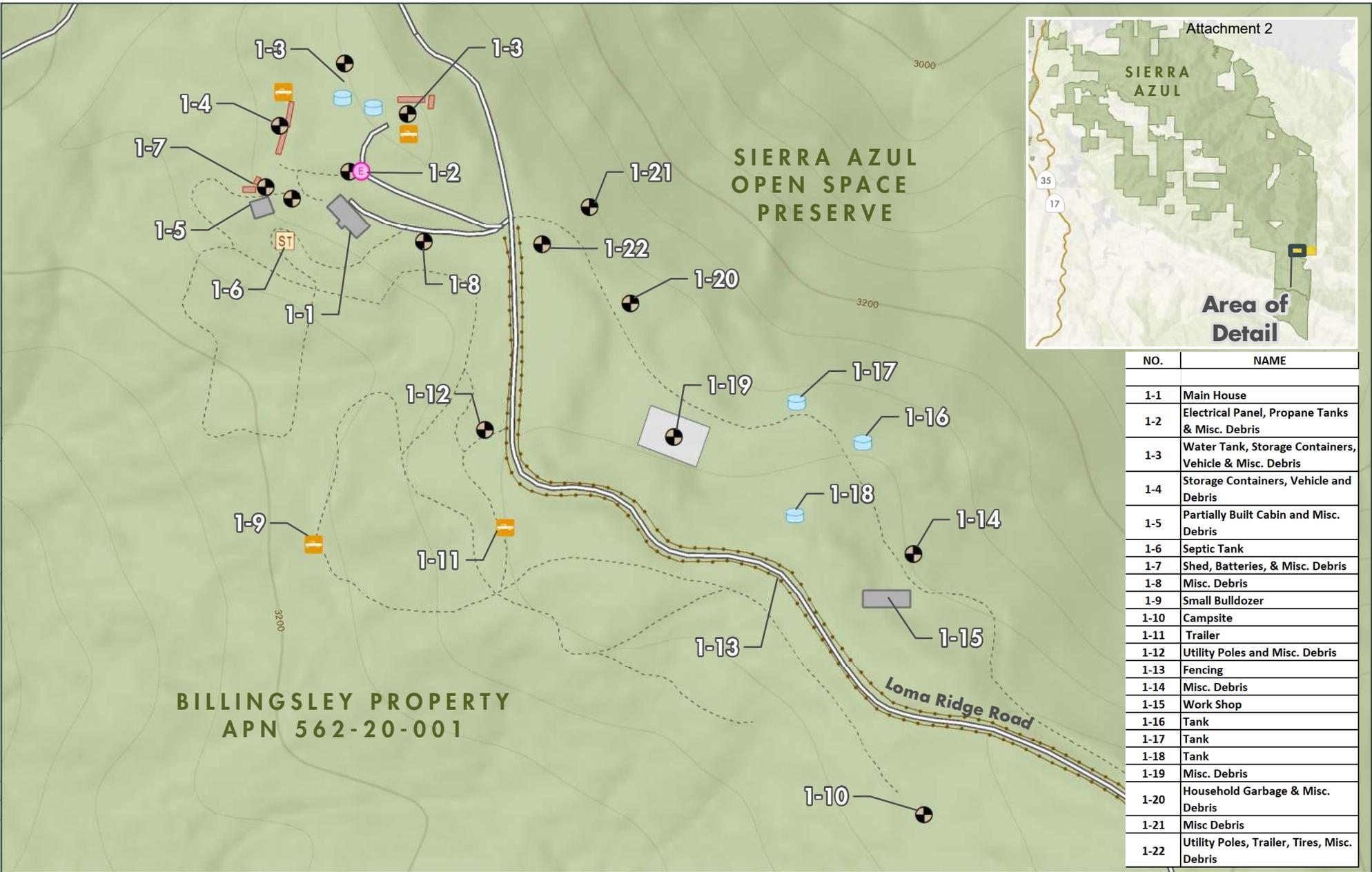
Property Location Map

-  MROSD Preserves
-  Highlighted Property
-  Demolition Area

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Open Space District
(Midpen)
8/16/2021



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.

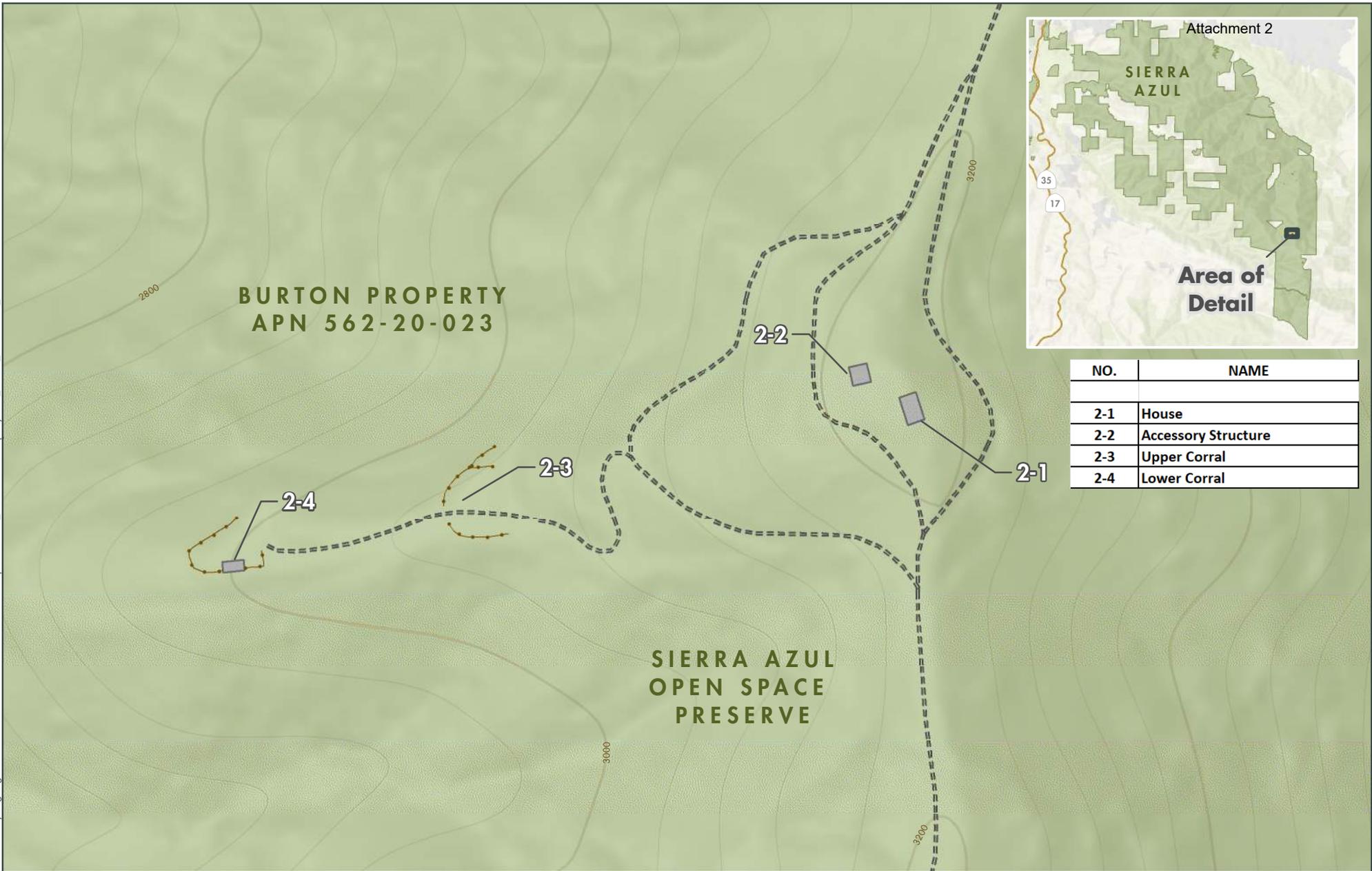


Billingsley Property Demolition

- Structure
- Water tank
- Vehicle/trailer/bulldozer
- Storage container/shed
- Debris pile
- ST Septic tank
- Concrete pad
- Electric panel
- Fence

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NO.	NAME
2-1	House
2-2	Accessory Structure
2-3	Upper Corral
2-4	Lower Corral

Burton Property Demolition

- Structure
- Fence

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(Midpen)
4/27/2021



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.