



Midpeninsula Regional  
Open Space District

## PROCUREMENT AGENDA ITEM

R-25-99  
Meeting 25-20  
July 23, 2025

## AGENDA ITEM 3

### AGENDA ITEM

Award of Contract for South Area Demolitions Project at Sierra Azul Open Space Preserve

### GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the General Manager to enter into a contract with Randazzo Enterprises Inc., of Castroville, California for a not-to-exceed base contract amount of \$713,917 to complete the South Area Demolitions Project.
2. Authorize a 10% contingency in the amount of \$71,392 to be reserved for unanticipated issues, bringing the total not-to-exceed contract amount of \$785,309.

### DISCUSSION

The South Area Demolitions Project (Project) will remove structures and other debris at the following four properties within the Twin Creeks and Mount Umunhum areas of the Sierra Azul Open Space Preserve:

- Scholer Property at Twin Creeks
- McKannay Property at Twin Creeks
- Estrada Property at Mount Umunhum Road
- Meyer Property at Mount Umunhum Road

Due to the proximity of the project sites to each other and similar nature of demolition activities, a single project was developed for efficiency and cost savings. Previously, the Board reviewed and approved the demolition of the structures at all four sites – McKannay and Meyer Property ([R-24-46](#)), Estrada Property ([R-24-138](#)), and Scholer Property ([R-24-106](#)). The structures proposed for removal at the four subject properties do not qualify as historical resources under CEQA.

The Project is anticipated to begin in September 2025, with an estimated duration of three to four months. The scope of work includes:

- Access preparation, including minor interior dirt road improvements
- Site preparation, including tree protection and erosion control
- Septic system abatement/abandonment
- Hazardous material, lead, and asbestos abatement
- Structure demolition and debris removal
- Grading to recontour site to pre-development conditions and for drainage

- Hand seeding and spreading of weed-free straw for erosion control

The Project incorporates the requirements of *Board Policy 4.08 Construction Waste and Demolition Diversion*. Included in the base contract, non-invasive plant materials from the site will be recycled with other non-hazardous wood products to the greatest extent possible and District directed salvage and re-use opportunities may include air conditioning units, laundry units, water heaters, stoves, and lumber.

## BUDGET / FISCAL IMPACT

The current fiscal year budget for project **35010 Structure Evaluation and Disposition** contains:

- ☒ sufficient funds.
- ☐ insufficient funds; the next quarterly budget update will include a reallocation of unspent funds from other project budgets to cover for 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.

## PROCUREMENT PROCESS AND SELECTION

A Request for Bids (RFB) was issued on May 16, 2025, via Bidnet and released to five builder's exchanges. Legal notices were posted in the San Jose Mercury News and the San Mateo County Times, and a link to the solicitation was posted on the District website. Two mandatory pre-bid site walks were held on May 22, 2025, and May 27, 2025, with fifteen (15) total contractors in attendance for one of the walks.

The District publicly opened the bids on June 12, 2025. Below is a list of all bids received:

Bidder	Location	Total Bid	Percent Difference from Cost Estimate of \$1,064,000
<del>Asbestos Management</del> Group of California*	<del>Oakland</del>	\$411,500	-61.32%
Randazzo Enterprises Inc.	Castroville	\$713,917	-32.95%
Brannon Corporation	Morgan Hill	\$783,880	-26.32%
L.D. Giacomini Ent. Inc.	Ukiah	\$995,200	-6.46%
KM106 Construction	San Francisco	\$1,074,119	+0.95%

\*Bid was determined to be nonresponsive

Following the bid opening, the District received timely bid protests from Randazzo Enterprises Inc., (Randazzo) and Brannon Corporation (Brannon). Both Randazzo and Brannon contested the bid submitted by Asbestos Management Group (AMG) for failure to use the correct bid form. In addition, Brannon contested Randazzo's bid for failure to properly execute the non-collusion affidavit on behalf of the corporation, failure to include a signed addendum cover letter, and providing an incorrect address for its subcontractor.

The District offered both AMG and Randazzo the opportunity to respond to the protest(s) of their bids. Randazzo submitted a response to Brannon's protest. AMG did not submit a response to either the Randazzo or Brannon protest.

Following the bid protest procedures set forth in the District's Instructions to Bidders, the Assistant General Manager determined that AMG's bid was nonresponsive and that Randazzo's bid was responsive. AMG's use of the incorrect bid form directly affected its bid price, and therefore, was nonresponsive. While Randazzo did fail to sign the addendum cover sheet, this was an inconsequential error because it properly acknowledged the addendum on other documents in its bid proposal. The other alleged errors in Randazzo's bid were likewise minor and inconsequential and did not provide Randazzo with a competitive advantage. Therefore, the District can waive them and accept the bid. The General Manager recommends awarding the contract to Randazzo as the lowest responsive and responsible bidder.

#### Contingency Amount

The demolition sites are in remote areas with access constraints and sensitive species. Due to these challenges, the General Manager requests a 10% contingency to address potential stand-down time that may be required for inclement weather and/or natural resource protection.

### **PRIOR BOARD ACTION SUPPORTING THE PROJECT**

**April 10, 2024:** The Board approved the Preliminary Use and Management Plan to remove and dispose of all structures on the Meyer and McKannay Properties [R-24-46](#); [Meeting Minutes](#)

**August 28, 2024:** The Board approved the purchase and removal/cleanup of the Scholer Property [R-24-106](#); [Meeting Minutes](#)

**November 13, 2024:** The Board approved the purchase and removal/cleanup of the Estrada Property [R-24-138](#); [Meeting Minutes](#)

### **PUBLIC NOTICE**

Public notice was provided as required by the Brown Act.

### **CEQA COMPLIANCE**

Pursuant to Section 15162 the California Environmental Quality Act (CEQA) Guidelines, the District has determined that the proposed South Area Demolitions Project in Sierra Azul Open Space Preserve is consistent with the Initial Study / Mitigated Negative Declaration (IS/MND) for the *Open Space Maintenance and Restoration Program* (Program), adopted by the Board on September 22, 2021 (Resolution No. 21-32). The Program covers three general categories of

activities: (1) routine maintenance activities; (2) small-scale facility improvements; and (3) restoration and enhancement activities. The Program identifies structure demolitions in sensitive areas as a form of habitat enhancement under the *Restoration and Enhancement* category and existing and building structure repairs, including removal of dilapidated structures under the *Small-Scale Facility Improvements* category.

Removal of the structures would enhance habitat by restoring developed areas to natural habitat. Other project activities include hand seeding the structure footprints, which would also contribute to habitat restoration and enhancement.

The structures proposed for removal at the four subject properties do not qualify as historical resources for the purposes of CEQA.

The District has determined that demolition of the structures is consistent with the activities and determinations established in the Program IS/MND for the *Open Space Maintenance and Restoration Program* and would not result in new or more severe significant environmental impacts, nor would the Project require additional mitigation measures.

## NEXT STEPS

If approved, the General Manager will execute the contract with Randazzo. Final contract signature is subject to meeting all District requirements, such as having all required insurance and bonding in place. Work is estimated to commence in September 2025 and be completed in approximately two to three months to stay in compliance with special status species roosting seasons.

### Attachment

1. Project Locations Map
2. Site Photos

Responsible Department Head:

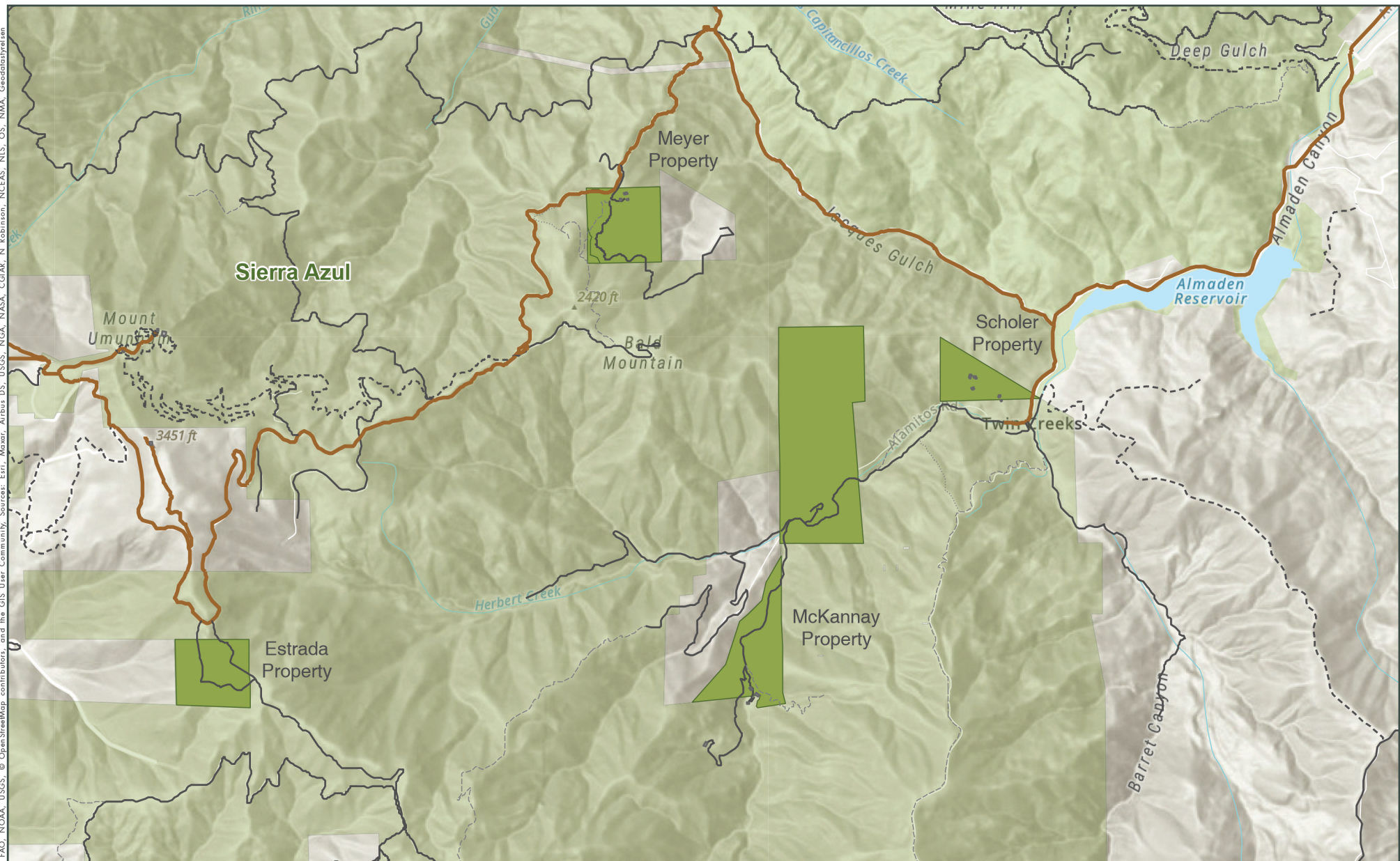
Jason Lin, Engineering and Construction Department

Prepared by / Contact person:

Ayden Sabharwal, Capital Projects Manager I, Engineering and Construction Department



Data Source[s]: Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Maxar, Airbus DS, USGS, NASA, CGIAR, N. Robinson, NCEAS, NIS, OS, NMA, GeoDataByte



## Atlas

### Building

Present

### Trail

Paved Road

Unpaved Seasonal Road

Trail

Abandoned / Unmaintained Road

Abandoned / Unmaintained Trail

### MROSD Land

MROSD Fee Property

Preserve Boundary

Midpeninsula Regional  
Open Space District  
7/2/2025



mi 0 0.4 0.8





Structure 01



Structure 02



Structure 03



Structure 04



Various Abandoned Vehicles



Debris Throughout





Studio Structure



Garage/Barn



Solar Pannels



Relationship of Oaks to House



Main House



Oak Grove Upon Entry





Garage



Garage Elevation



Workshop



Main House



Existing Creek Below Main House



Workshop Side





Main Scholer House



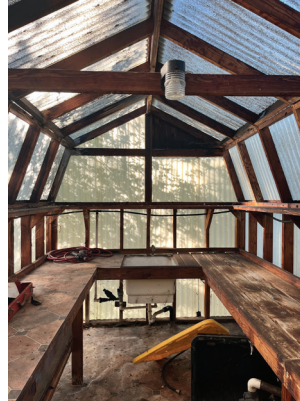
Studio with Attached Garage



Side of Main House



Lower Studio Residence



Greenhouse



Foundations