



Midpeninsula Regional
Open Space District

PROCUREMENT AGENDA ITEM

R-26-120
Meeting 26-19
August 12, 2026

AGENDA ITEM 9

AGENDA ITEM

Award of Contract for the L'Andre and Big Dipper Barn Structures Removal Project in Long Ridge and Skyline Ridge Open Space Preserves

GENERAL MANAGER'S RECOMMENDATIONS *SL*

1. Award a contract to Randazzo Enterprises, Inc. of Castroville, California for the L'Andre and Big Dipper Barn Structures Removal Project in a not-to-exceed amount of \$275,304.
2. Authorize a 10% contingency in the amount of \$27,531 to be reserved for unanticipated issues, bringing the total not-to-exceed contract amount to \$302,835.

DISCUSSION

The L'Andre and Big Dipper Barn Structures Removal Project (Project) will remove structures and debris at the L'Andre Property located in Long Ridge Open Space Preserve and the dilapidated Big Dipper Barn located at Skyline Ridge Open Space Preserve.

Due to the proximity of these two project sites and similar nature of demolition activities, a single project was developed for efficiency and cost savings. The Midpeninsula Regional Open Space District (District) Board of Directors (Board) reviewed and approved the removal of these structures in a comprehensive Vacant Structure Evaluation ([R-24-46](#)) in 2024. The structures approved for removal do not qualify as historical resources under the California Environmental Quality Act (CEQA) due to the lack of historical significance, the recency of construction, and the modern method of construction and materials.

The Project is anticipated to begin in September 2026, with an estimated duration of one to two months.

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 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.
- ☐ This Measure AA portfolio contains a funding gap anticipated to be filled through a combination of future portfolio reallocation requests, grants, partnership funding, interest income allocations, value engineering, and Fund 40 General Fund Capital monies.

PROCUREMENT PROCESS AND SELECTION

A Request for Bids (RFB) was issued on July 2, 2026 via BidNet. Legal notices were posted in the newspaper, and a link to the solicitation was posted on the District website. Site visits were held on July 9, 2026 and July 15, 2026 with nine (9) firms in attendance. The District opened the bids on July 28, 2026 with the following bid received:

Bidder	Location	Bid Amount	% Over/Under Engineer's Estimate (\$400,000)
KM 106 Construction, Inc.	San Francisco	\$835,000	109%
PASCON	Saratoga	\$386,365	-3%
SAE Consulting Engineering, Inc	San Jose	\$364,750	-9%
Randazzo Enterprises, Inc.	Castroville	\$275,304	-31%
Maxicon General Engineering Contractors, Inc.*	Los Gatos	\$259,777	-35%

*bid determined to be nonresponsive

The District received a timely bid protest from Randazzo Enterprises, Inc. (Randazzo) following the bid opening. The protest contended that the bid submitted by Maxicon General Engineering Contractors, Inc. (Maxicon) was nonresponsive because it failed to include a properly executed bid bond, was not properly signed and did not include the required bidder's experience documentation. The District offered Maxicon the opportunity to respond to the protest, but Maxicon did not submit a response.

Following the bid protest procedures set forth in the District's Instructions to Bidders, the Assistant General Manager sustained the protest and determined that Maxicon's bid was nonresponsive for failure to include a properly executed bid bond and because the bid was made subject to additional terms and conditions, which is prohibited by the District's bidding documents. Therefore, the General Manager recommends awarding the contract to Randazzo as the lowest responsive and responsible bidder.

PRIOR BOARD ACTION SUPPORTING THE PROJECT

April 10, 2024: The Board approved the Preliminary Use and Management Plan to remove the L'Andre Property structures and Big Dipper dilapidated barn ([R-24-46](#); [Meeting Minutes](#))

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

The structure removals are 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](#), [R-21-126](#), [Meeting Minutes](#)). The Program covers the removal of dilapidated structures under the *Small-Scale Facility Improvements* category and structure demolitions in sensitive areas as a form of habitat enhancement under the Restoration and Enhancement category.

NEXT STEPS

If approved, the General Manager will execute a contract with Randazzo Enterprises, Inc. Work is scheduled to begin in September 2026, outside of nesting bird and maternity bat roost season, with a duration of one to two months.

Attachments:

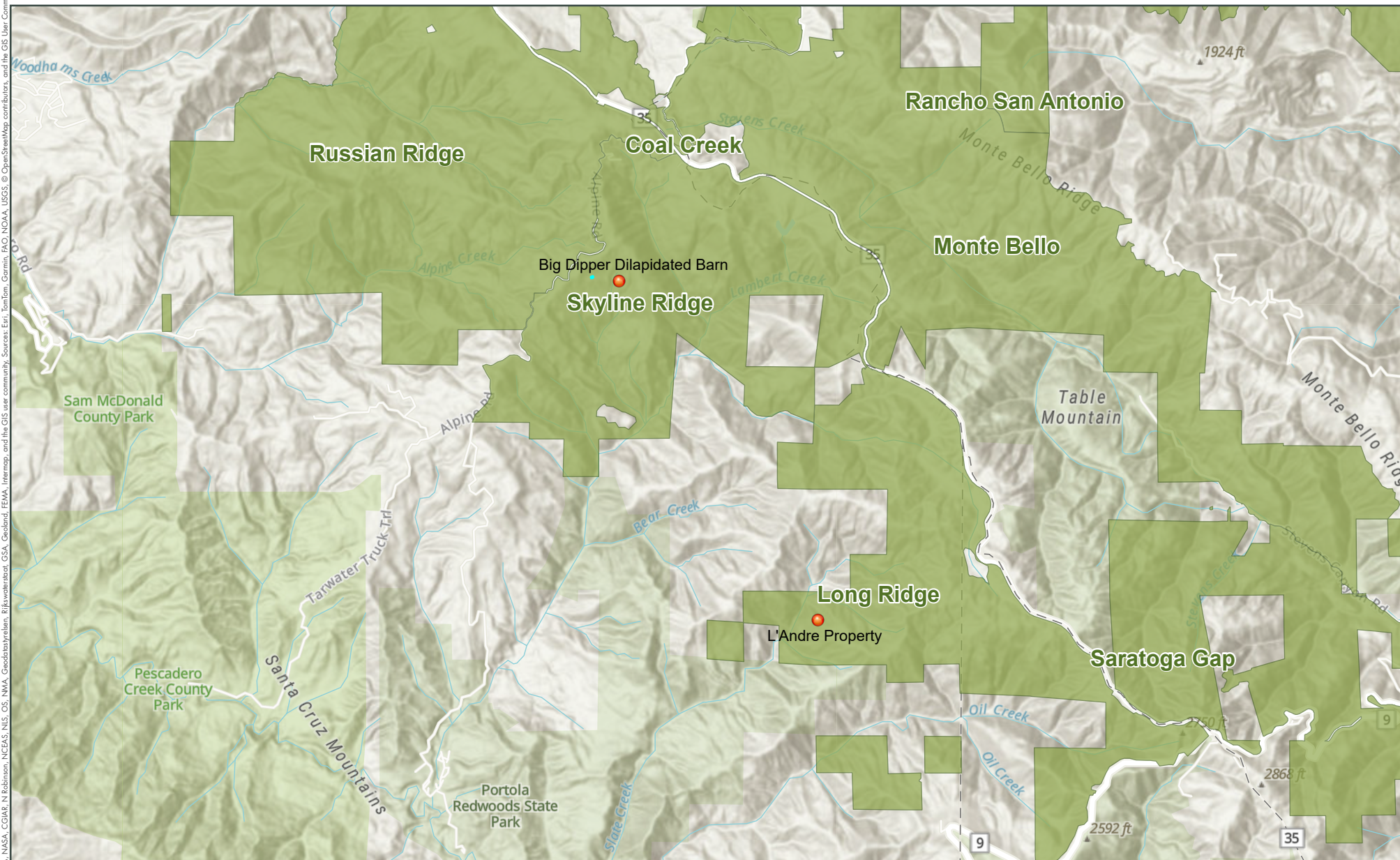
1. Location Map
2. Site Photographs

Responsible Department Head:

Scott Reeves, Engineering & Construction Department

Prepared by/Contact/Graphics Prepared by:

Ivana Yeung, Capital Project Manager III, Engineering & Construction Department



L'Andre and Big Dipper Dilapidated Barn

Preserve Boundary

Midpeninsula Regional
Open Space District
7/24/2026



mi
0 0.75 1.5



Site Photographs



L'Andre Main House



L'Andre Carport



L'Andre Artist's Cabin



Big Dipper Barn