



Midpeninsula Regional
Open Space District

R-14-95
Meeting 14-17
July 23, 2014

AGENDA ITEM 4

AGENDA ITEM

Contract for Completion of the Sierra Azul Remediation and Demolition Projects at Sierra Azul Open Space Preserve

GENERAL MANAGER'S RECOMMENDATION

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1. Authorize the General Manager to enter into a contract with Decon Environmental Services, Inc. of Hayward CA, for a not-to-exceed amount of \$425,335 which includes the base bid amount of \$369,853 for demolition, and a 15% contingency amount of \$55,478, to complete the Sierra Azul Remediation and Demolitions Projects at the Sierra Azul Open Space Preserve.
2. Determine that each of the recommended actions are categorically exempt from the California Environmental Quality Act, as set out in the staff report.

SUMMARY

A Request for Bids for remediation, demolition and site restoration services was issued on June 10, 2014. Three Bid Proposals were received and opened on Tuesday, July 8th, 2014. Staff recommends awarding the contract to complete the Sierra Azul Remediation and Demolition Projects (Projects) to the lowest responsive bidder, Decon Environmental Services, Inc. for a total not-to-exceed amount of \$425,335.

DISCUSSION

Background

At the April 9th regular Board of Directors meeting (R-14-67), the Board approved the Planning and Natural Resource Committee's recommendation to demolish seven structures on three properties in Sierra Azul, known as the Maas, Hicks Creek Ranch, and Slaughter properties.

The Crites property, also in Sierra Azul, was previously approved by the Board for demolition (R-11-73). Other structures at Hicks Creek Ranch that are also part of this demolition contract proposal were previously approved for demolition through Board adoption of the preliminary use and management plan (R-08-64).

Staff completed historical analyses and bat surveys for all structures, and issued a bid package containing the Maas, Crites, Hicks Creek Ranch, and the Slaughter properties demolitions in Sierra Azul.

Contract Scope

The contract encompasses remediation, demolition, limited salvage, and minor site grading on each of four properties in Sierra Azul. While these are four separate demolition projects on four separate sites, they have been combined into one bid proposal for one contract, for efficiency purposes.

After an historic evaluation by an architectural consultant, all of the structures have been found to have no historical significance.

Demolition of the Maas property includes one residence, seven outbuildings, utilities infrastructure and assorted debris. Staff salvaged two small solar panels from the property. This demolition requires the Contractor to install temporary shoring on an access bridge.

Demolition of the Crites property includes one residence, five outbuildings, utilities infrastructure, and assorted debris. The Contractor will transport a 3,000 gallon water tank to Bear Creek Redwoods for reuse.

Demolition of the Hicks Creek Ranch property includes four residences, five outbuildings, utilities infrastructure, a car, and assorted debris. Staff is salvaging two chain link enclosures. The Contractor will breakdown the equestrian pipe corral materials and stack into like-materials. Staff will auction off this and the remainder of the equestrian infrastructure for reuse after the demolition work is complete.

Demolition on the Slaughter property includes three barns and two small chicken coops. The former residence which serves as the South Area Outpost, employee residence, and outbuildings will remain.

Waste Stream Diversion

Waste stream diversion incorporates both recycling and salvage to divert waste from landfills. While salvaging of materials is a desired approach of waste stream diversion, due to the use of lead-based paint and pressure-treatment on wood and the poor condition of the materials on sites, there is limited potential for salvage of building materials on the sites. Intact pieces of infrastructure with some value, noted above, are being salvaged where practical. The contract documents require that the contractor prepare a waste stream diversion plan detailing how all non-hazardous demolished materials will be handled and recycled. These waste stream diversion requirements have been developed as an interim solution to ensure recycling standards are incorporated into the contract requirements, prior to Board review and adoption of a related policy, to allow the demolition projects to remain on schedule. The General Manager anticipates returning to the Board with a draft District Waste Stream Diversion Policy by the end of the year that will subsequently guide the waste stream diversion requirements of future demolition projects.

Contractor Selection

A Request for Bids was issued on June 10, 2014, and was sent to contractors, subcontractors and consultants who had requested to be notified of the demolitions projects, as well as to five builders' exchanges. Legal notices were posted in the San Jose Mercury News and the San Francisco Chronicle. An Invitation to Bid was also posted on the District website.

A mandatory pre-bid meeting and site walk was held at the projects sites on June 19, 2014 and was attended by six demolition and remediation contractors. Sealed bids were due on July 8th, 2014, and three bids were received and opened with the results as follows:

Table 1: Remediation and Demolition (Base Bid)

Bidder	Location	Total Bid	Percent Difference from Cost Estimate of \$475,000
Randazzo Enterprises, Inc.	13550 Blackie Rd, Castroville, CA, 95012	\$459,290.00	-3.4%
Asbestos Management Inc.	3438 Helen Street, Oakland, CA, 94608	\$414,150.00	-12.8%
Decon Environmental Services.	23490 Connecticut Street, Hayward, CA, 94402	\$369,856.94	-22.1%

Bid Analysis

A demolition consultant was hired by the District to develop a cost estimate for the demolition work. The demolition of all structures and minor site restoration was estimated at \$411,000. A separate estimate developed by the hazardous materials survey consultant for the abatement and remediation for all four properties came to: \$39,000. Additional work was discovered on the bid tour to shore up the access bridge to the Maas property, estimated at \$25,000. Staff estimated the total Project Cost to be: \$475,000.

Upon review of the bid proposals and the contractors' relevant experience and qualifications, staff recommends awarding the contract to Decon Environmental Services, Inc., which is the lowest responsible and responsive bidder.

Contingency Amount

A 15% contingency amount is requested for these demolition projects, due to the potential for unforeseen conditions that could be encountered during execution of the work. Although representative hazardous material sampling was completed, there is the potential that additional hazardous materials beyond those already known may be encountered during demolition and ground disturbance activities. If additional hazardous materials are found, these materials will require appropriate abatement activities, which may result in additional cost and time to complete the projects.

FISCAL IMPACT

The District's FY2014-15 Operations Budget includes \$600,000 for the demolition and clean-up of structures in the Foothills area. The total Project budget needed for the hazardous material abatement, demolition, site restoration, contingency allowance, and permits is estimated to be \$460,000. The 15% contingency, 5% greater than the other demolition projects, comes from the complexity of doing all four demolition sites.

BOARD COMMITTEE REVIEW

The Planning and Natural Resource Committee reviewed and approved the demolitions on February 18th, 2014.

PUBLIC NOTICE

Public notice of this Agenda Item was provided per the Brown Act. Also, adjoining property owners have been mailed a copy of the agenda for this public meeting. No additional notice is required.

CEQA COMPLIANCE

None of the structures are historically significant under the California Environmental Quality Act (CEQA). This contract approval action is categorically exempt under section 15301, Existing Facilities, which exempts the repair, maintenance, or minor alteration of existing public or private structures, facilities, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination, including the demolition of individual small structures. The demolition projects encompassed by the proposed contract, proposes performing minor restoration activities to return the demolition site to a natural condition.

NEXT STEPS

If the recommendation is approved by the Board of Directors, the General Manager will enter into a contract with Decon Environmental Services, to complete demolition of all structures and perform site restoration work. Activation of the contract is subject to the contractor meeting all District requirements, including required insurance and bonding. Construction is anticipated to begin in early September 2014 and to be completed by early December 2014.

Attachments:

1. Location Maps
2. Project Maps

Responsible Department Head:

Michael Newburn, Acting Operations Manager

Prepared by:

Aaron Hebert, Contingent Project Manager

Graphics prepared by:

Jon Montgomery, GIS Intern

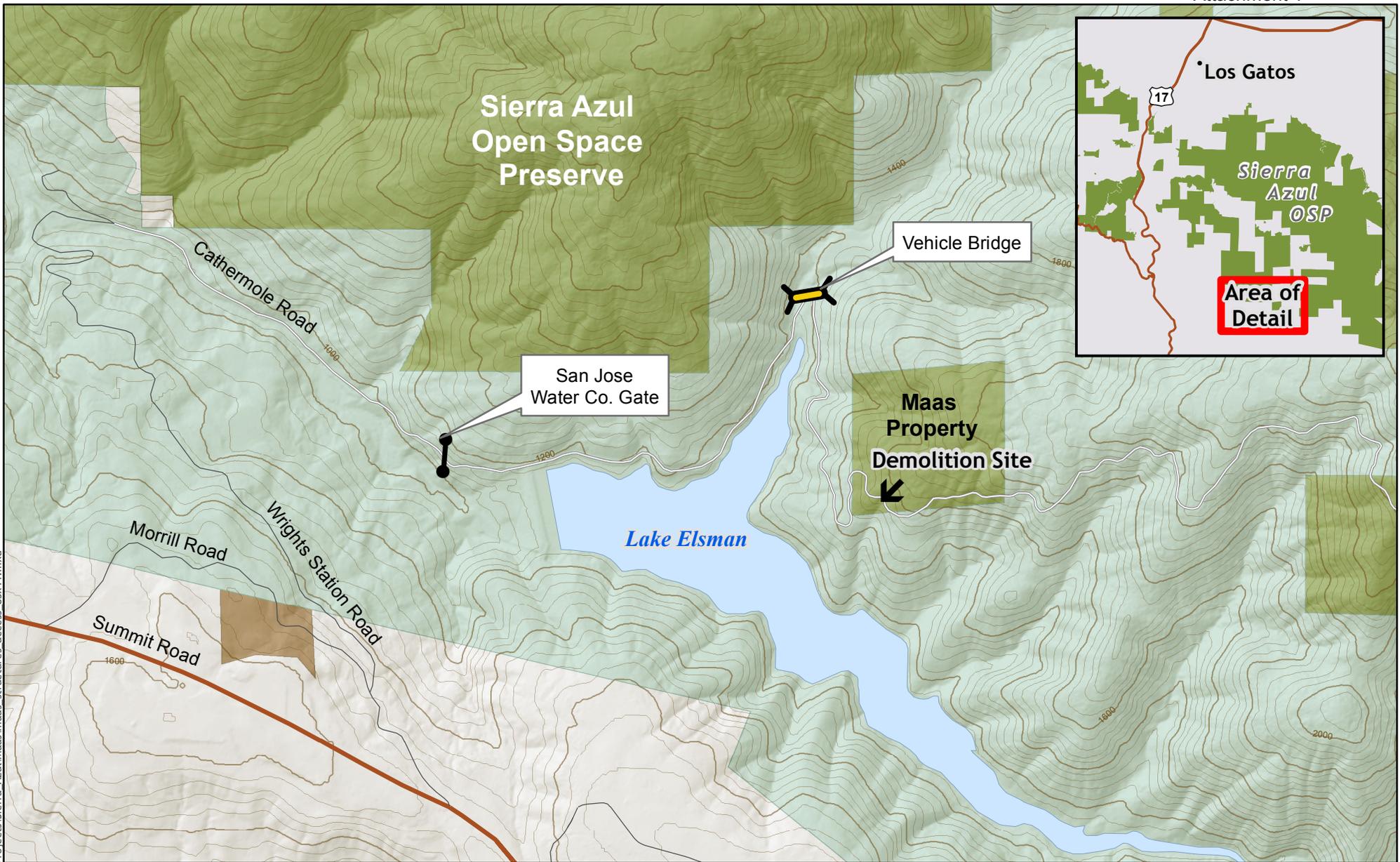


Exhibit 1A: Maas Access Map

Cathermole Road (3.5 miles off Summit Road)

Mailing Address: 23530 Wrights Station Road, Los Gatos, CA, 95033

-  MROSD Preserves
-  Watershed Land
-  Private Property

-  Gate
-  Bridge

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Open Space District
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July, 2014

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While the District strives to use the best available digital data, this data does not represent a legal survey and is merely a graphic illustration of geographic features.

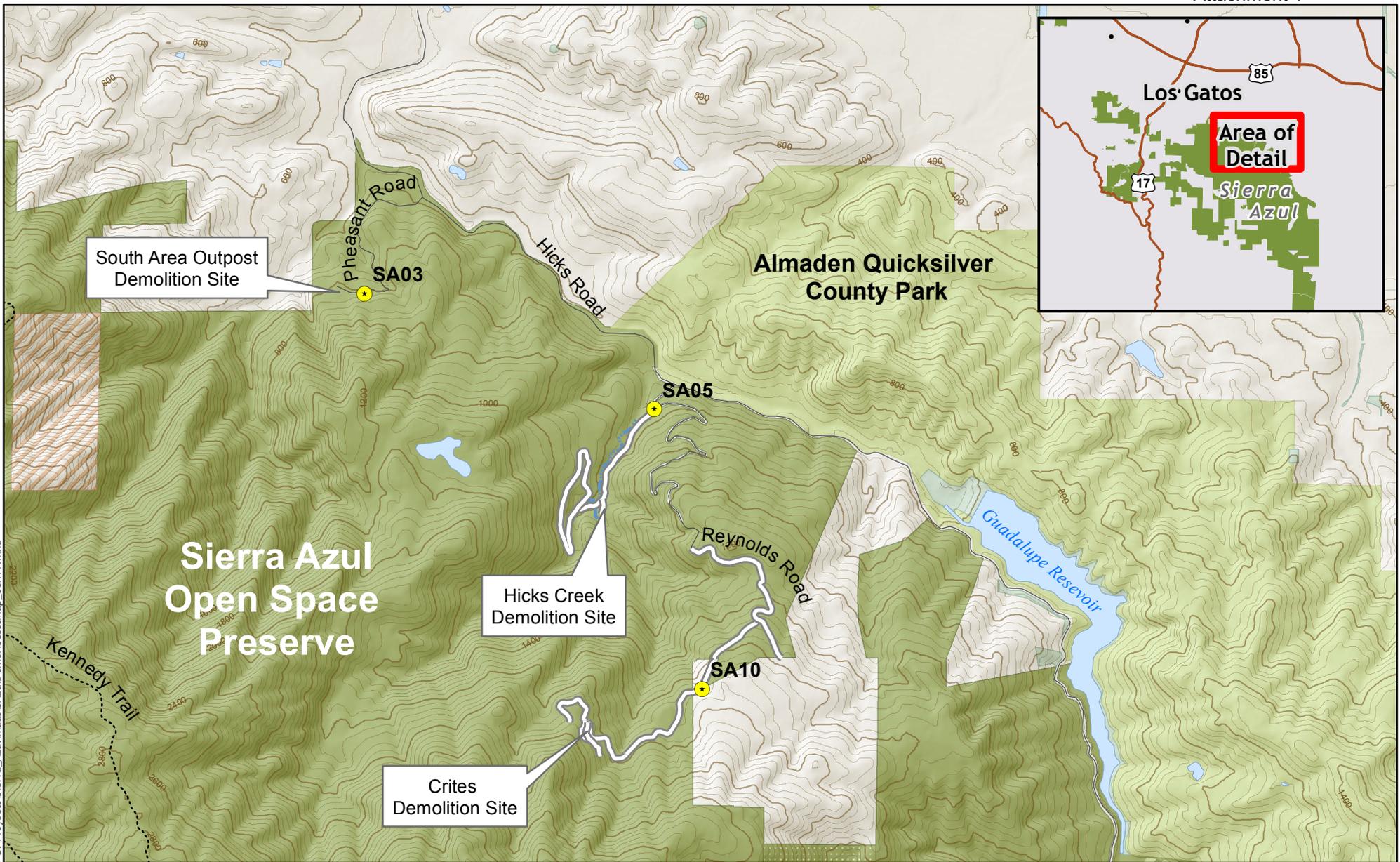


Exhibit 1B--Sierra Azul Demolition Access Map (Maas not included)

South Area Outpost (directly off Pheasant Road)
 Hicks Creek Ranch (~1/4 mile off Reynolds Road)
 Crites (~3/4 mile off Reynolds Road)

-  MROSD Preserves
-  Other Protected Open Space or Park Lands
-  District Gate
-  Private Property
-  Management Agreement

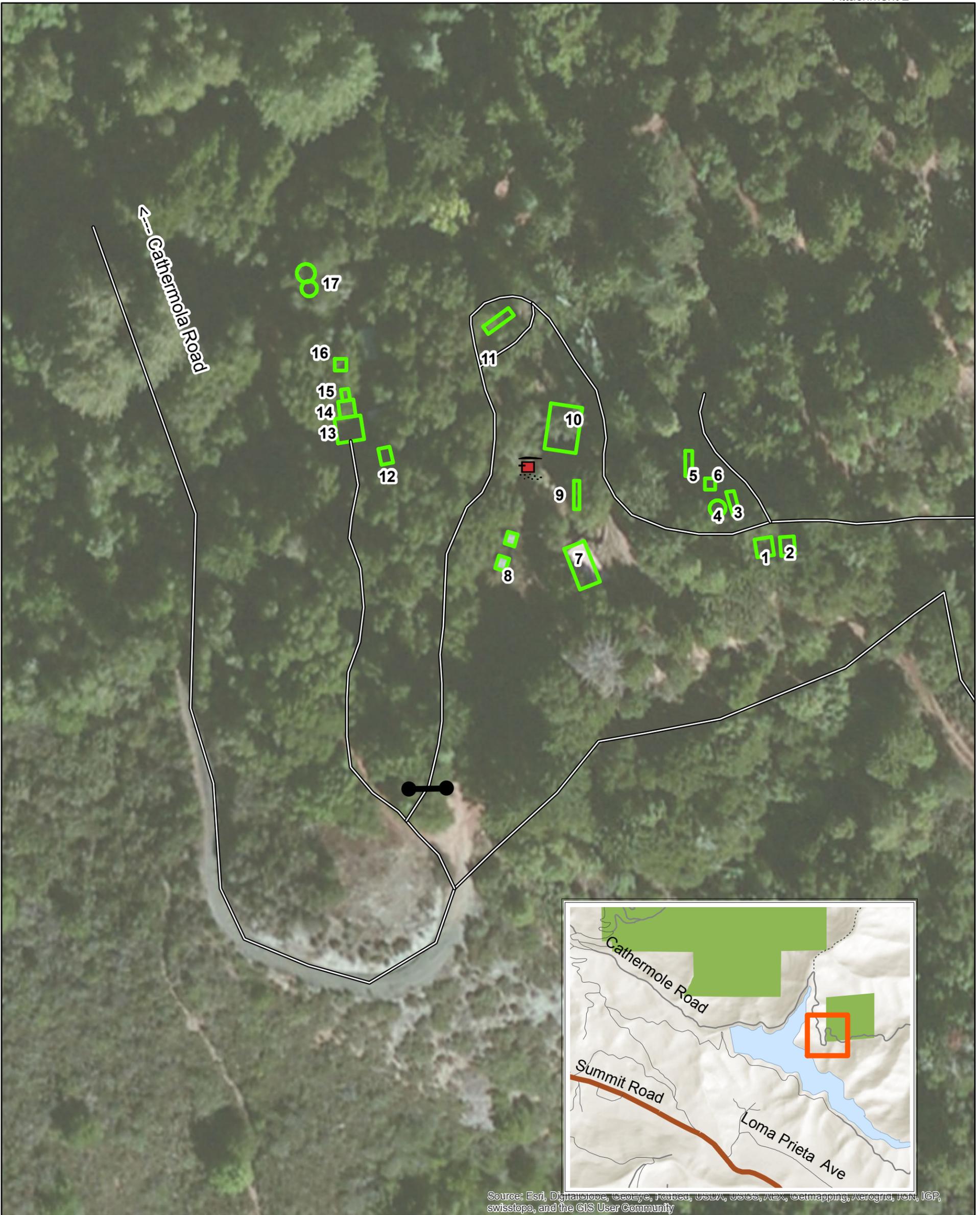
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Created By: jmontgomery Path: G:\Projects\Sierra_Azul\Maas\SiAzulDemoAccessMap_85x11.mxd

While the District strives to use the best available digital data, this data does not represent a legal survey and is merely a graphic illustration of geographic features.



Source: Esri, DigitalGlobe, GeoEye, Earthstar, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Maas Demolition- Existing Structures Exhibit 2A

APN: 562-030-06 Street Address: 23250 Wrights Station Road

Structure

Road

Bridge

Septic System

Gate

- | | |
|----------------------|-------------------|
| 1. Shed | 12. Small Carport |
| 2. Shed 2 | 13. Carport |
| 3. Metal Water Tank | 14. Garage |
| 4. Wooden Water Tank | 15. Work Area |
| 5. Propane Tank | 16. Shack |
| 6. Cooking Area | 17. Water Tanks |
| 7. Utility Building | |
| 8. Solar Panels | |
| 9. Arbor | |
| 10. Main House | |
| 11. Arbor | |

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Crites Demolition- Existing Structures Exhibit 2B

APN: 575-060-001 Street Address: 20466 Reynolds Road, Los Gatos, CA 95302

-  Structure
-  Power Line Pole
-  Road
-  Parcel Boundaries
-  Septic System

- 1. Outbuilding 1
- 2. Outbuilding 2
- 3. Partial Building
- 4. Privvy/Compost Toilet
- 5. Main House
- 6. Carport
- 7. Pond (NIC)
- 8. Spring and Pipe (NIC)
- 9. Old Foundation
- 10. Wood pile
- 11. Plastic Water Tank
- 12. Chicken Coops
- 13. Dog House

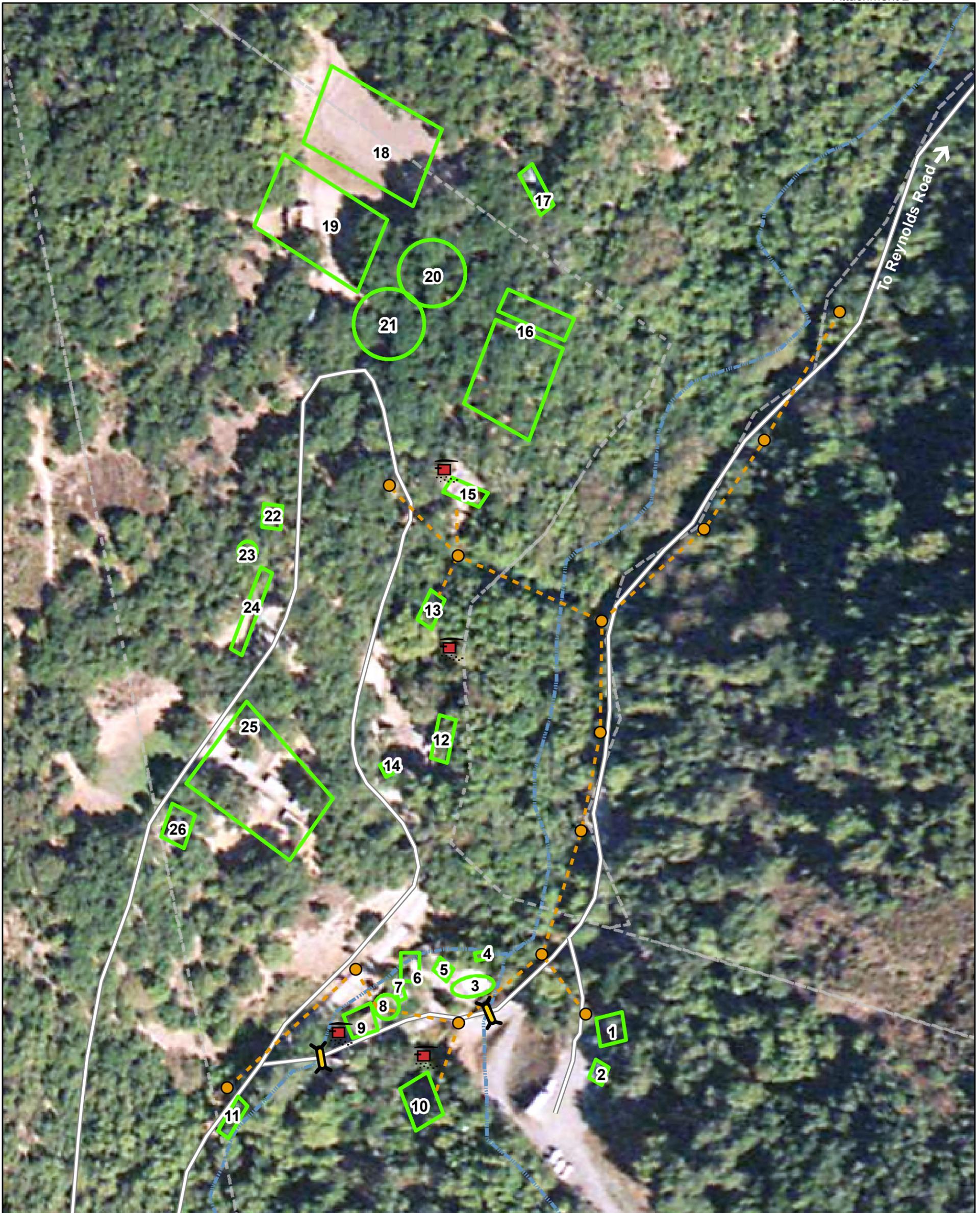
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Hicks Creek Ranch Demolition- Existing Structures Exhibit 2C

APN 57508001

- Structure
- Power Line Pole
- Power Line
- Road
- Parcel Boundaries
- ⚡ Bridge
- Septic System

- | | | |
|------------------|------------------|--------------|
| 1. Shop Building | 13. Building D | 24. Lockers |
| 2. Abandoned Car | 14. Gravestone | 25. Paddocks |
| 3. Pool | 15. Building E | 26. Hay Barn |
| 4. Changing Room | 16. Corrals | |
| 5. Tub | 17. Tack Room | |
| 6. House | 18. Arena | |
| 7. Dog Cage | 19. Arena | |
| 8. Playground | 20. Circle Pen | |
| 9. Building B | 21. Walker Pen | |
| 10. Building C | 22. Cage Area | |
| 11. Storage Barn | 23. Propane Tank | |
| | | |
| | | |

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South Area Outpost Demolition- Existing Structures Exhibit 2D

APN: 53710 03 Street Address: 18171 Pheasant Road, Los Gatos, CA, 95302

-  Structure
-  Road
-  Parcel Boundaries

1. Barn 1
2. Barn 2
3. Barn 3
4. South Area Outpost (NIC)
5. District Residence (NIC)
6. Utility Buildings (NIC)
7. Goat Enclosure (NIC)

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