



Midpeninsula Regional  
Open Space District

R-14-104  
Meeting 14-21  
August 13, 2014

## AGENDA ITEM 5

### AGENDA ITEM

Contract for Completion of the McDonald and Sherrill Remediation and Demolition Projects at La Honda Creek Open Space Preserve and Monte Bello Open Space Preserve

### GENERAL MANAGER'S RECOMMENDATION

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1. Authorize the General Manager to enter into a contract with Asbestos Management Group of California, Inc. of Oakland, CA, for a not-to-exceed amount of \$114,454, which includes the base bid amount of \$99,525 for demolition, and a 15% contingency amount of \$14,929 to complete the McDonald and Sherrill Remediation and Demolition Projects at La Honda Creek Open Space Preserve and Monte Bello Open Space Preserve
2. Determine the recommended actions on the Sherrill Remediation and Demolition Project 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 at the McDonald and Sherrill sites was issued on June 26, 2014. Six Bid Proposals were received and opened on Thursday, July 24th, 2014. Staff recommends awarding the contract to complete these remediation and demolitions projects to the lowest responsive bidder, Asbestos Management Group of California, Inc. for a total not-to-exceed amount of \$114,454.

### DISCUSSION

#### Background

At the April 9<sup>th</sup> regular Board of Directors meeting, the Board approved the Planning and Natural Resource Committee's recommendation to demolish the Sherrill Winery Barn in Monte Bello Open Space Preserve (R-14-67). The McDonald Ranch House was approved for demolition in the La Honda Creek Master Plan (R-12-83).

Staff completed historical analyses for the McDonald Ranch House property and bat surveys for both projects, and issued a bid package containing the McDonald and Sherrill Remediation and Demolition projects. The Sherrill winery building was constructed in the 1970s and did not require a historical evaluation.

**Contract Scope**

The contract encompasses remediation, demolition, limited salvage, and minor site grading on the McDonald and Sherrill projects. While these are two separate demolition projects on two separate sites, they have been combined into one bid proposal and one contract for efficiency.

After an historic evaluation by an architectural consultant, and a review by the San Mateo County Historic Resource Advisory Board, the structures on the McDonald property have been found to have no historical significance.

Demolition of the McDonald Ranch includes the main house and additions, a carport, outhouse, buried concrete, decommissioning of two septic systems, and minor grading. Long eared bats are currently roosting in the structure. Demolition (estimated for November 1<sup>st</sup>) will occur outside of the roosting season and after they evacuate the site.

Demolition of the Sherrill Winery Barns, which did not require a historical evaluation as previously mentioned, includes the main barn, debris, site grading to stabilize the soils behind the structure's retaining wall, decommissioning of the septic, and relocating the reusable wine barrels for later salvage and/or auction by the District.

**Waste Stream Diversion**

Waste stream diversion incorporates both recycling and salvage to divert waste from landfills. While material salvage is a desired outcome of waste stream diversion, the use of lead-based paint and pressure-treatment on wood and the poor condition of the materials at the sites limits the potential to salvage of building materials. 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 guide the waste stream diversion requirements of future demolition projects.

Standard practice at the District is to crush and reuse concrete onsite, backfill, and restore slopes to a more natural grade. The Sherrill property is within the City of Palo Alto, which has its own Construction and Demolition Debris Diversion Ordinance and is the permitting agency. The City's policy requires demolition contractors to off-haul and recycle concrete at a designated facility. Staff is working with the City to reuse the concrete on site. The City of Palo Alto's concrete recycling standard adds \$6,000 to the cost of the project.

**Contact Selection**

A Request for Bids was issued on June 26, 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 Mateo County Times. An Invitation to Bid was also posted on the District website.

A mandatory pre-bid meeting and site walk was held at the project sites on July 9th, 2014 and was attended by twelve demolition and remediation contractors. Sealed bids were due on July 24th, 2014, and six bids were received and opened with the results as follows:

**Table 1: Remediation and Demolition (Base Bid)**

<b>Bidder</b>	<b>Location</b>	<b>Total Bid</b>	<b>Difference from Cost Estimate of \$90,000</b>
<b>Asbestos Management Group of CA, Inc.</b>	<b>Oakland, CA</b>	<b>\$99,525.00</b>	<b>+11%</b>
<b>CAL, Incorporated</b>	<b>Vacaville, CA</b>	<b>\$158,504.25</b>	<b>+76%</b>
<b>Decon Environmental Services</b>	<b>Hayward, CA</b>	<b>\$142,724.00</b>	<b>+59%</b>
<b>PARC Services Inc</b>	<b>Livermore, CA</b>	<b>\$143,981.00</b>	<b>+60%</b>
<b>Randazzo Enterprises</b>	<b>Castro Valley, CA</b>	<b>\$130,385.00</b>	<b>+45%</b>
<b>Silverado Contractors</b>	<b>Oakland, CA</b>	<b>\$140,470.00</b>	<b>+56%</b>

**Bid Analysis**

Staff estimated the total demolition for both projects to be \$90,000. Upon review of the bid proposals and the contractors' relevant experience and qualifications, staff recommends awarding the contract to Asbestos Management Group of California, 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. An unusually large quantity of asbestos is present at the McDonald Ranch and the asbestos in the roof of Sherrill Winery barns requires special considerations because of the roof's poor structural integrity. 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. The McDonald Ranch property has a large amount of concrete buried and more may be discovered during demolition.

**FISCAL IMPACT**

These demolition projects are estimated to cost \$133,000. These costs are within the District's FY2014-15 approved budget of \$140,000 for the demolition and clean-up of structures in the Skyline area. In addition to the demolition contract and contingency (\$114,454), project costs include hazardous material testing and third party monitoring, the services of an engineering geologist to assist with site restoration, historic resource evaluations, pre-construction surveys for bats, and permits, totaling an additional \$18,000.

**BOARD COMMITTEE REVIEW**

The Planning and Natural Resource Committee reviewed and approved the demolitions on February 18th, 2014. The La Honda Creek Master Plan Ad Hoc Committee reviewed and approved the Master Plan in 2009.

**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**

This contract approval action for the Sherrill Remediation and Demolition Project is categorically exempt under section 15301 of the California Environmental Quality Act (CEQA), 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 McDonald Remediation and Demolition Project was included in the La Honda Creek Master Plan and the Mitigated Negative Declaration adopted by the Board.

**NEXT STEPS**

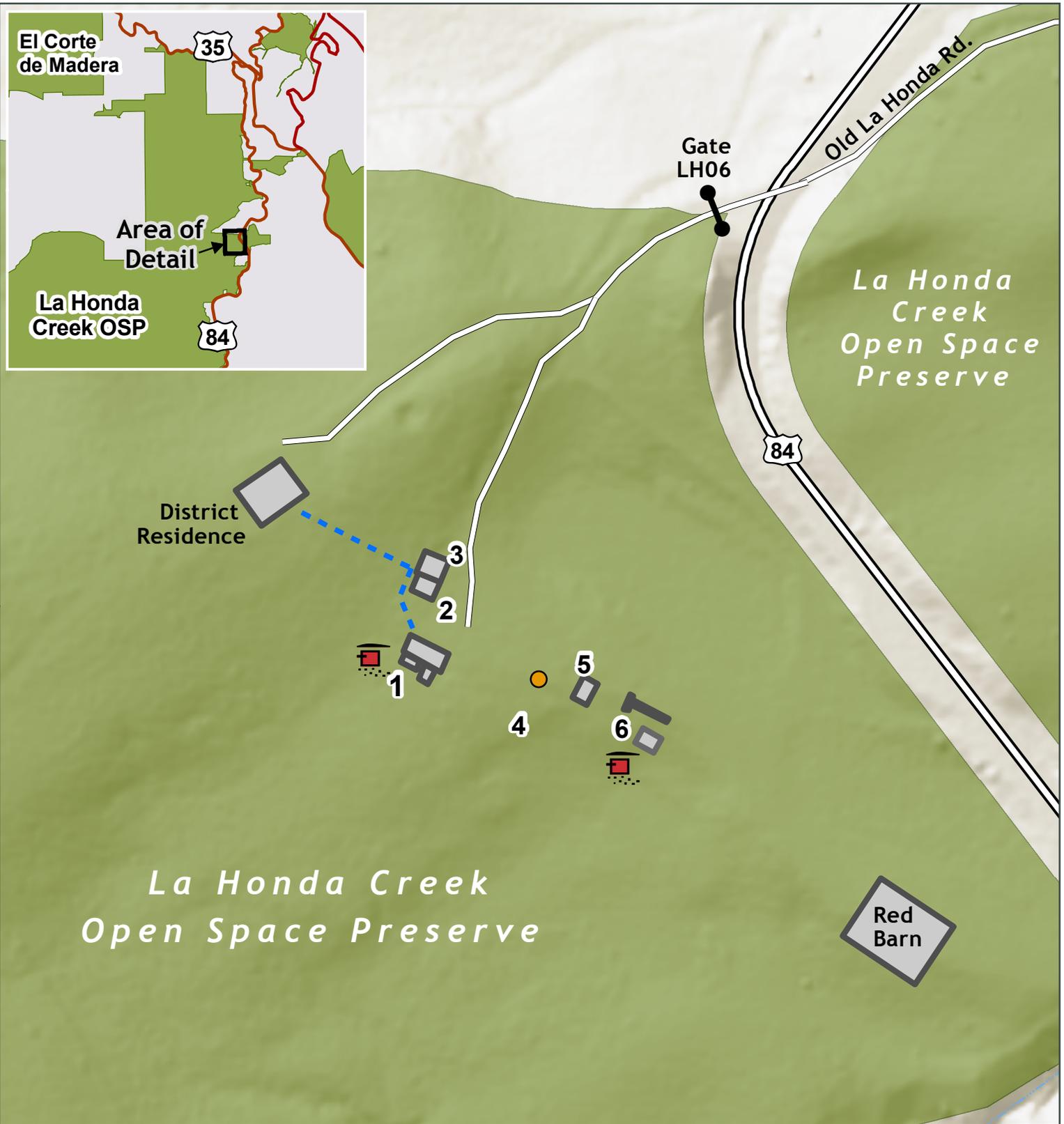
If the recommendation is approved by the Board of Directors, the General Manager will enter into a contract with Asbestos Management Group of California, Inc, to complete demolition of all structures and perform site restoration work. Activation of the contract is subject to the contractor meeting all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

**Attachments:**

1. McDonald Remediation and Demolition Project Site Map
2. Sherrill Remediation and Demolition Project Site Map

Responsible Department Head:  
Michael Newburn, Acting Operations Manager

Prepared by:  
Aaron Hébert, Contingent Project Manager



### Attachment 1: McDonald Remediation and Demolition Project Site Map

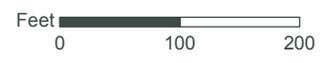
-  Structure
-  Power Line Pole
-  Water Line
-  Septic

1. McDonald Ranch House and Additions
2. Carport
3. Garage (NIC)
4. Debris
5. Old Foundation and Debris
6. Outhouse, Septic, and Buried Concrete

Midpeninsula Regional  
Open Space District  
(MROSD)

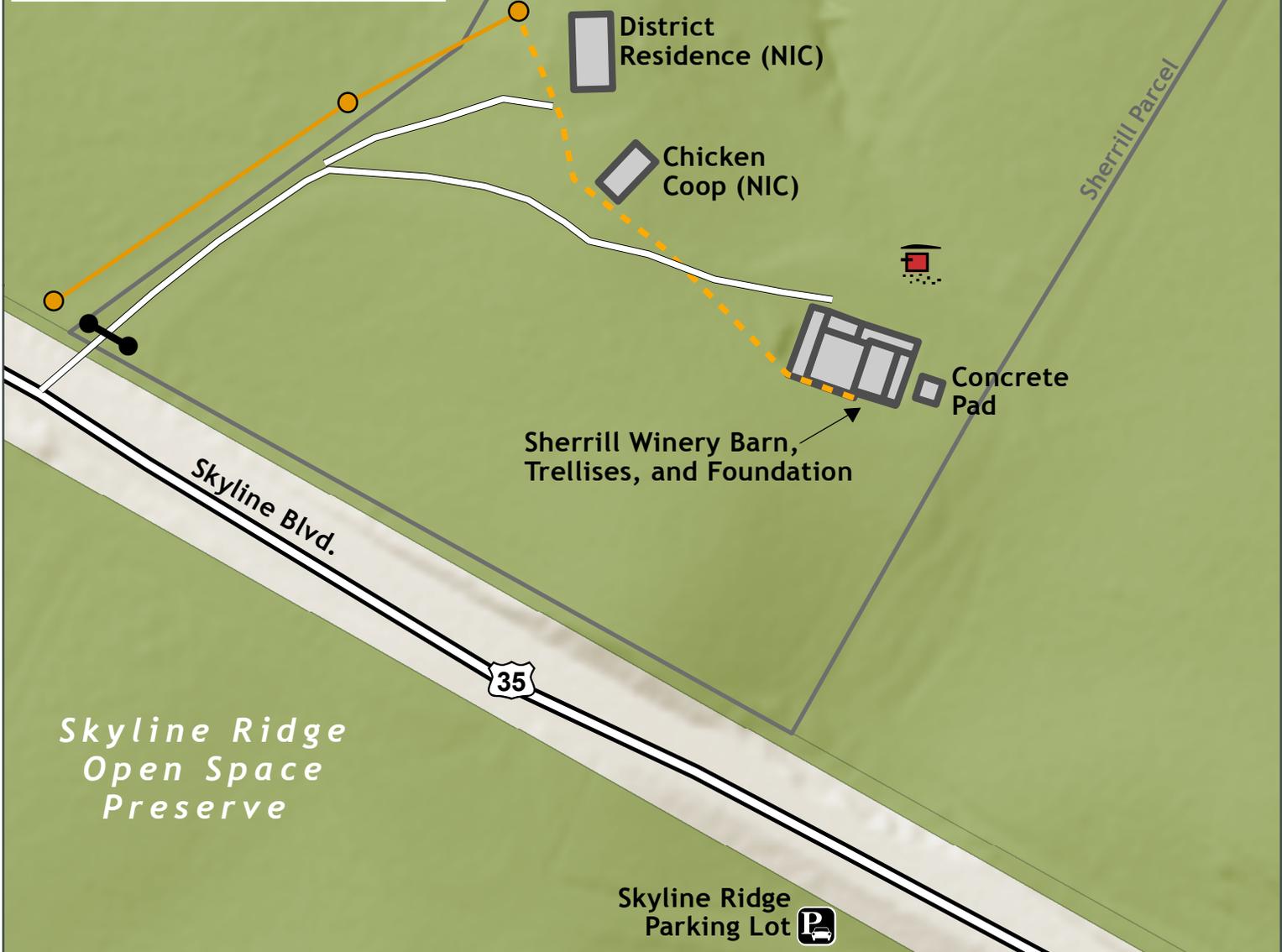


July, 2014



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.

# Monte Bello Open Space Preserve



## Attachment 2: Sherrill Remediation and Demolition Project Site Map (Monte Bello Open Space Preserve)

-  Structure
-  Power Line Pole
-  Underground Power Line
-  Overhead Power
-  Road
-  Septic
-  Gate

Midpeninsula Regional Open Space District (MROSD)



July, 2014



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Created By: chiatt