



PROCUREMENT AGENDA ITEM

R-24-80
Meeting 24-18
June 26, 2024

AGENDA ITEM 4

AGENDA ITEM

Award of Contract for Skyline Area Demolitions Project at Russian Ridge Open Space Preserve and Long Ridge Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS

(5)

1. Authorize the General Manager to enter a contract with KM 106 Construction Inc. of San Francisco, California to remove structures at four properties for a not-to-exceed base contract amount of \$471,159.
2. Authorize a 10% contingency in the amount of \$47,116 to be reserved for unanticipated issues, bringing the total not-to-exceed contract amount of \$518,275.

DISCUSSION

The General Manager recommends awarding a contract to KM 106 Construction Inc. for a not-to-exceed base contract amount of \$471,159 to remove structures at four properties. The General Manager also recommends authorizing a 10% contingency amount of \$47,116 to cover unanticipated issues, including weather-related constraints and the access challenges at each structure, bringing the total not-to-exceed contract amount to \$518,275. The proposed Fiscal Year 2024-25 (FY25) includes sufficient funds to cover the work.

The Skyline Area Demolitions Project (Project) removes structures at four properties along the Skyline Boulevard/California Highway 35 corridor including:

- Quam Property at Russian Ridge Open Space Preserve
- Rapley Property at Russian Ridge Open Space Preserve
- Paul Property at Long Ridge Open Space Preserve
- Conley Property at Long Ridge Open Space Preserve

Due to the proximity of the project sites to each other and similar nature of construction activities, a single demolition project was developed for efficiency and cost savings. The Board has reviewed and approved the demolition of the structures at all four sites – Conley Property (R-17-29), Rapley and Paul Property (R-23-93), and Quam Property (R-23-128). Some of the consideration that led to the decision to remove the structures include remoteness of the structures which pose challenges for patrol and maintenance, conditions are not suitable for

reuse, and no historic value. In addition, the Project meets the following Board-approved objectives:

- Remove physical hazards to ensure public safety;
- Enhance habitat at the site and immediate surroundings;
- Reduce wildland fire risk;
- Improve the natural visual character and scenic open space qualities at the site; and
- Implement a fiscally sustainable project consistent with the District’s mission as an open space district.

Project is anticipated to begin in September 2024, with an estimated construction duration of two to three months. The scope of work includes:

- Access preparations, 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*. An allowance in the bid form is provided for District-directed salvage. Per *Board Policy*, non-invasive plant materials from the site will be recycled with other non-hazardous wood products to the greatest extent possible. Salvage and re-use opportunities may include air conditioning units, laundry units, water heater, and lumber.

BUDGET AND FISCAL IMPACT

The current fiscal year budget 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 CONTRACTOR SELECTION

A Request for Bids (RFB) was issued on April 16, 2024 via BidSync and released to three 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. Staff also directly contacted local qualified firms about the RFB. Two mandatory pre-bid site walks were held on April 24, 2024 and May 9, 2024 with eight (8) contractors in attendance.

The District publicly opened the bids on May 22, 2024 and KM 106 Construction Inc. of San Francisco, California, was determined to be the lowest responsible and responsive bidder. Below is a list of all bids received:

Bidder	Location	Total Bid	% difference from Engineer's Estimate (\$800k)
KM 106 Construction Inc.	San Francisco	\$471,159	-41%
Coastwide Environmental Technologies Inc.	Watsonville	\$562,000	-30%
Resource Environmental Inc.	Cerritos	\$665,000	-17%
Randazzo Enterprises	Castroville	\$698,416	-13%
Ground Control Inc.	San Francisco	\$788,000	-2%
Central Valley Environmental	Fresno	\$891,000	11%
Unlimited Environmental Inc.	Long Beach	\$899,400	12%
George Bianchi Construction	San Jose	\$1,528,348	91%

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.

BOARD AND COMMITTEE REVIEW

May 24, 2017: The Board approved the purchase of Conley property and approved the Preliminary Use and Management Plan to remove and dispose of all structures ([R-17-29, Meeting Minutes](#))

July 26, 2023: The Board approved the removal of Paul Cabin and Rapley Barn ([R-23-93, Meeting Minutes](#))

October 25, 2023: The Board rejected all bids for the Quam Residence Roadway Repair Project and approved the removal of the Quam residence and accessory structures ([R-23-128, Meeting Minutes](#))

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

The proposed structures removal project is consistent with the Initial Study / Mitigated Negative Declaration (IS/MND) prepared for the Open Space Maintenance and Restoration Program (Program) (SCH #2021080129) and in compliance with the California Environmental Quality Act (CEQA).

The District determines that the 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 enter a contract with KM 106 Construction Inc. 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 2024 and be completed in approximately two to three months to stay in compliance with special status species roosting seasons.

Attachment

1. Project Locations Map

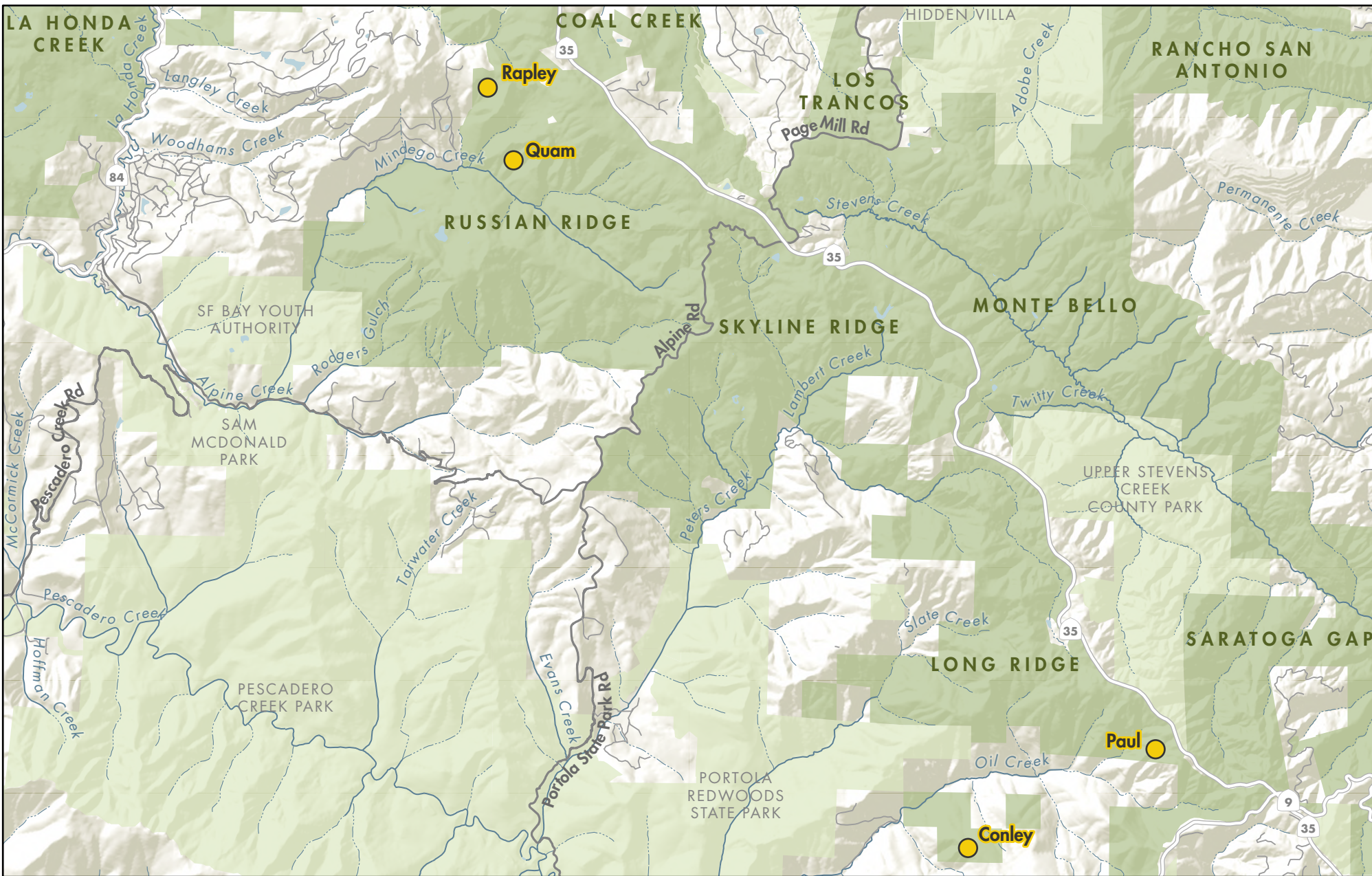
Responsible Department Head:

Jason Lin, Engineering & Construction Department

Prepared by/Contact person/Graphics prepared by:

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

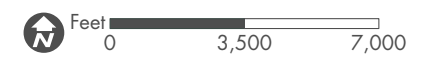
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Skyline Area Demolitions Project

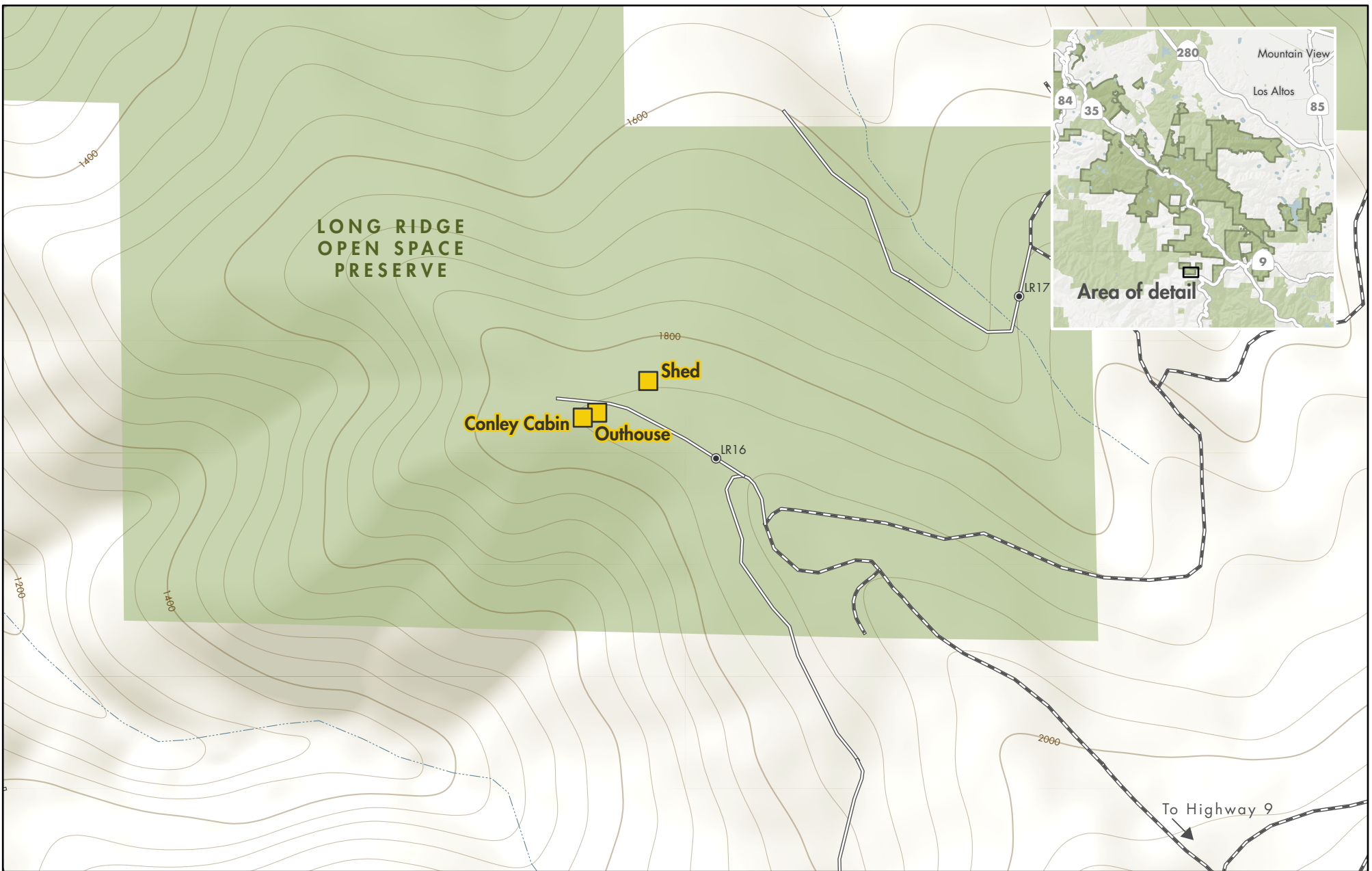
- Demolition project sites
- Private property
- Midpen preserve
- Other protected lands

Midpeninsula Regional
Open Space District
(Midpen)
5/30/2024



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.

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Skyline Area Demolitions Project: Conley property

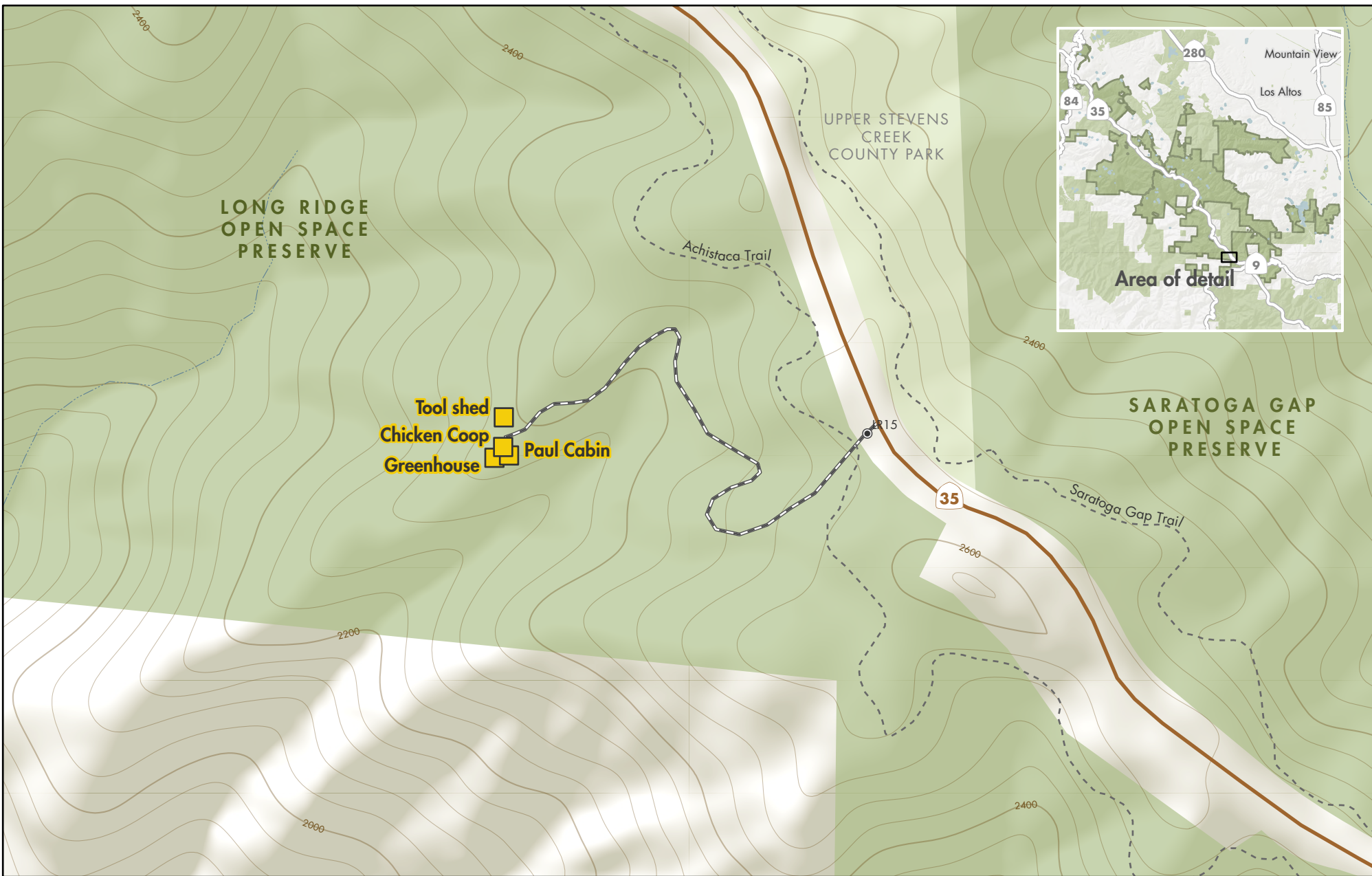
- Building proposed for demolition
- Unpaved all season road
- Midpen preserve
- Unpaved seasonal road
- Gate

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Skyline Area Demolitions Project: Paul property

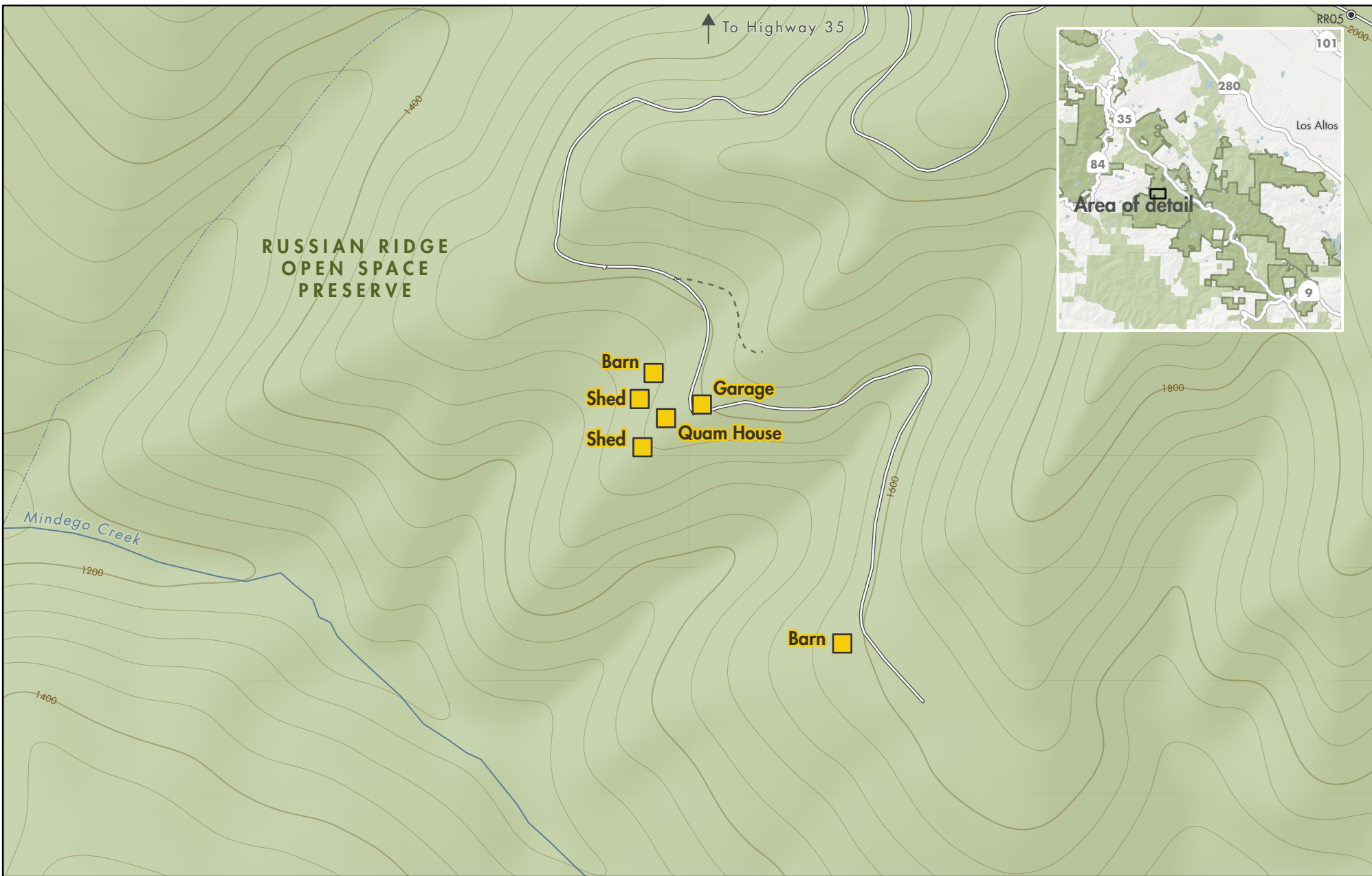
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Skyline Area Demolitions Project: Quam property

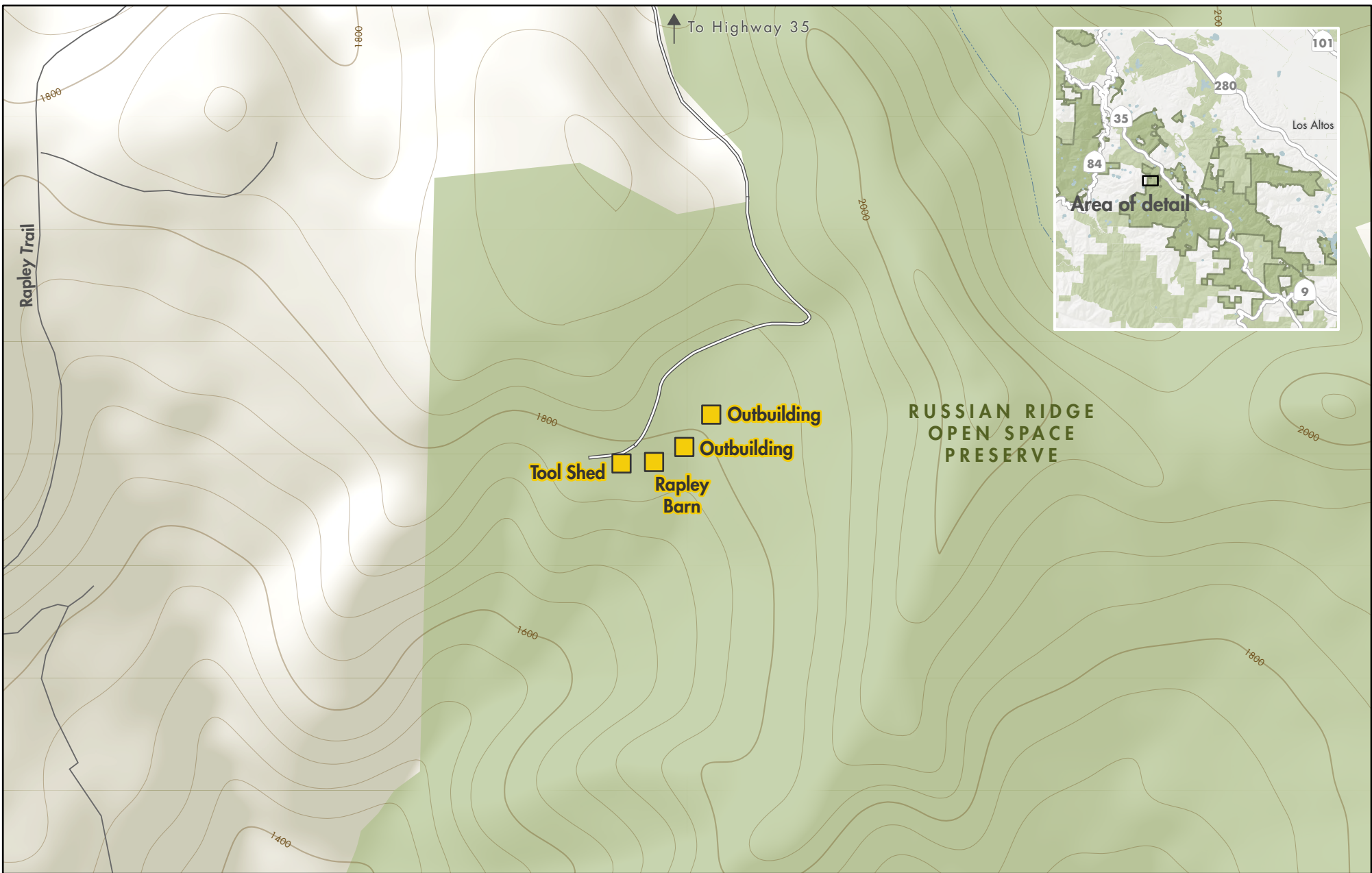
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Skyline Area Demolitions Project: Rapley property

- Building proposed for demolition
- Midpen preserve
- Private property
- Local road
- Unpaved seasonal road

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