



Midpeninsula Regional  
Open Space District

R-15-143  
Meeting 15-24  
September 23, 2015

## AGENDA ITEM 8

### AGENDA ITEM

Contract for Completion of the Paulin and Houghton Remediation and Demolition Project at La Honda Creek Open Space Preserve and Debris Removal at El Corte de Madera Creek Open Space Preserve

### GENERAL MANAGER'S RECOMMENDATION

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Authorize the General Manager to enter into a contract with Randazzo Enterprises, Inc. of Castroville, CA, for a not-to-exceed amount of \$91,437 to complete the Paulin and Houghton Remediation and Demolition Project at the La Honda Open Creek Space Preserve and debris removal at El Corte de Madera Creek Open Space Preserve (Project). The not-to-exceed amount includes a base bid of \$74,520 and an additive alternate of \$4,990 for demolition, remediation, and clean-up, and a 15% contingency amount of \$11,927.

### SUMMARY

The demolition of the former Paulin residence and associated outbuildings, and the Houghton residence, was approved by the Board of Directors (Board) as part of the La Honda Creek Open Space Preserve (La Honda OSP) Master Plan in 2012. A Request for Bids for the work was issued on August 28, 2015 that also included debris removal at El Corte de Madera Creek Open Space Preserve (OSP). Three bid proposals were received and opened on September 18, 2015. The General Manager recommends awarding a contract for the Project to the lowest responsive and responsible bidder, Randazzo Enterprises, Inc. for a total not-to-exceed amount of \$91,437. This amount includes a contingency of 15% to cover unforeseen conditions, including hazardous materials, which could be encountered during completion of the contract work. Funds for this work are provided through the District's General Fund, and included in the Fiscal Year (FY) 2015-16 Budget for the Operations Department.

### DISCUSSION

#### Background

At the August 22, 2012 Board meeting (R-12-83), the Board approved the La Honda Creek OSP Master Plan and adopted the Mitigated Negative Declaration and Mitigated Monitoring Program. The Master Plan analyzed all of the structures in the Preserve. The plan recommended preservation of the Red Barn, White Barn, and Redwood Cabin, and the utilization of a number of structures as District residences or farm and grazing infrastructure. The plan also recommended the demolition of a number of buildings determined to be unusable given their condition and location, including those on the Houghton and Paulin properties. The contract encompasses remediation, demolition, recycling, and minor site grading at the Paulin and Houghton sites in La Honda OSP.

On July 14, 2015, staff presented the District's vacant structures to the Planning and Natural Resources Committee to receive Committee input to guide the District's development of a capital improvement plan for vacant structures. Through this work, staff has identified approximately 55 vacant and unused structures in the District, including a collapsed shed in El Corte de Madera OSP in close proximity to the Houghton demolition site. Recognizing that the removal of this debris under this contract would save the District money and staff time, staff bid this additional work out as additive alternate item and has incorporated this work, at a cost of \$4,990, into the proposed contract.

### **Waste Stream Diversion**

At the January 14, 2015 Board of Directors meeting (R-15-01), the Board approved the Construction and Demolition Waste Diversion Policy (Policy number 4.08). This policy directs the District project manager to review on a project-by-project basis the potential construction and demolition debris for recycle and salvage with the goal of diverting 100% of recyclable materials. Unfortunately, the materials found at the Paulin and Houghton sites are too degraded to be salvaged. The glass, drywall, and untreated wood can be recycled at the waste management facility.

### **Contact Selection**

A Request for Bids was issued on August 28, 2015, and was sent to all interested parties and five (5) builders' exchanges. Legal notices were posted in the San Jose Mercury News and 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 onsite on September 4, 2015 and was attended by four (4) demolition and remediation contractors. Sealed bids were due on September 18, 2015, and three 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 Base Bid</b>	<b>Difference from Cost Estimate of \$120,000</b>
Randazzo Enterprises, Incorporated	Castroville, CA	\$74,520	-38%
Western Abatement, Incorporated	Pleasanton, CA	\$143,830.00	+20%
Asbestos Management Group of CA, Inc	Oakland, CA	\$95,725.00	-20%

### **Bid Analysis**

After reviewing the contractors' relevant experience and qualifications, staff recommends awarding the contract to Randazzo, which is the lowest responsible and responsive bidder.

The average of the three bids, \$104,692, was 13% less than cost estimate of \$120,000. The wide variation is largely explained by different approaches to demolishing the Paulin property, which has several access constraints.

### **Contingency**

A 15% contingency amount is recommended for this demolition project due to the high potential for unforeseen conditions that could be encountered, including but not limited to discoveries during subsurface excavation. Although representative hazardous material sampling was

completed, the potential exists for additional hazardous materials beyond those already known to be encountered during demolition and ground disturbance activities, which would require appropriate abatement.

### **FISCAL IMPACT**

The proposed award of contract is for a not-to-exceed amount of \$91,437. The District's FY2015-16 Operations Department Budget includes \$390,000 to complete the remediation and demolition of the Paulin and Houghton Demolition. Remaining funds will cover additional costs, not included in this contract, including biological surveys, historic structures evaluation, and permits.

### **BOARD COMMITTEE REVIEW**

On July 14, 2015, the Planning and Natural Resource Committee received an FYI memorandum on the "Upper La Honda Demolitions". The FYI was also forwarded to the Board of Directors as part of the August 12, 2015 Board meeting packet.

### **PUBLIC NOTICE**

Public notice of this agenda item was provided per the Brown Act. Adjoining property owners have also been mailed a copy of the agenda for this public meeting. No additional notice is required.

### **CEQA COMPLIANCE**

Awarding the bid and issuing a contract for the Paulin and Houghton Remediation and Demolition is consistent with the Mitigated Negative Declaration and Mitigation Monitoring Program for the La Honda OSP Master Plan.

### **NEXT STEPS**

If approved by the Board of Directors, the General Manager will enter into a contract with Randazzo, to complete remediation and demolition of all structures and perform site restoration work. Execution of the contract is subject to the contractor meeting all District requirements, including required insurance and bonding. The permit process will begin immediately after the execution of the contract. Demolition is anticipated to begin in early October and be substantially complete by November.

Attachments:

1. Maps and Pictures

Responsible Department Head:

Jane Mark, AICP, Planning Manager

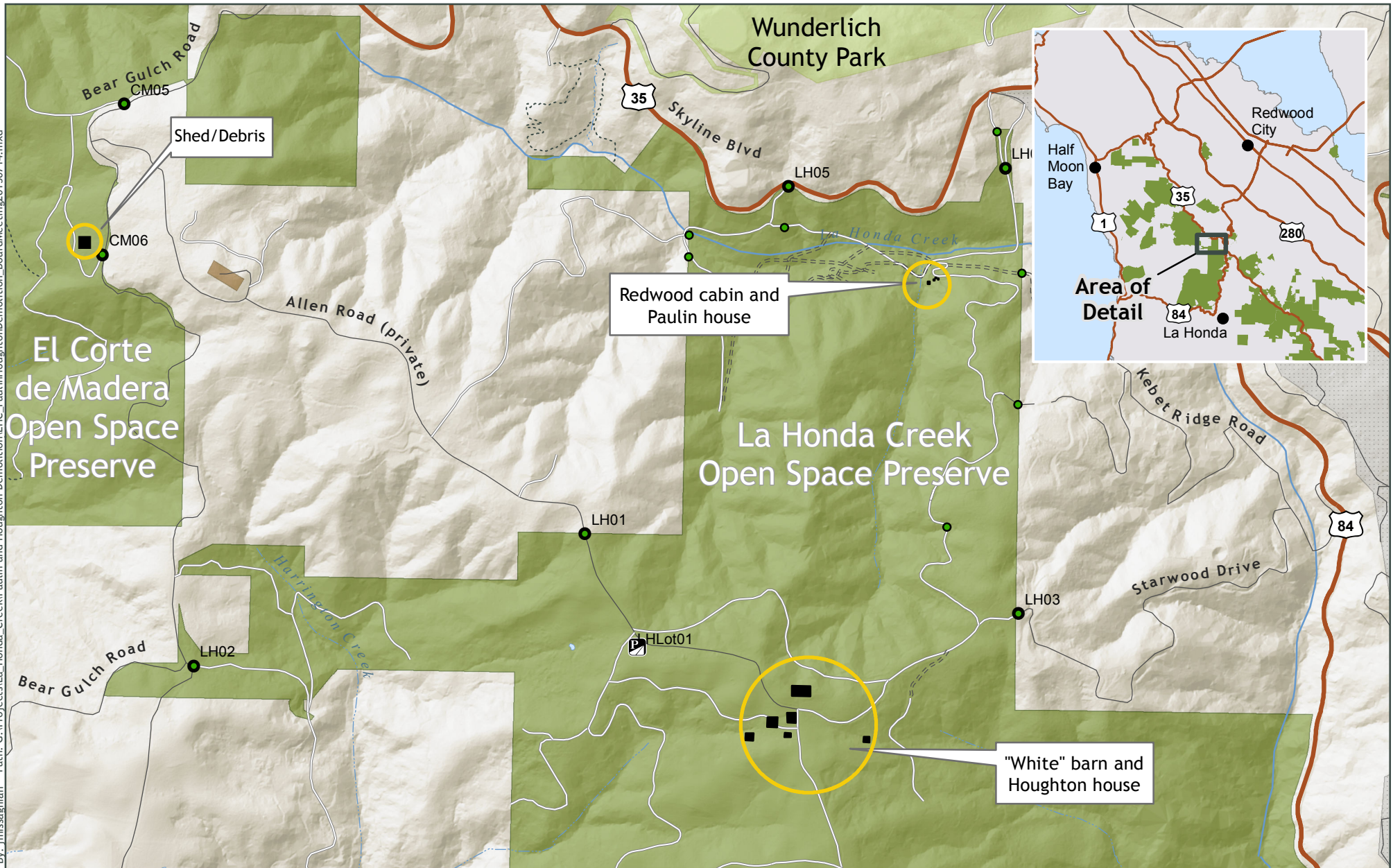
Prepared by:

Aaron Hébert, Project Manager

Graphics prepared by:

Jamie Hawk, GIS Technician

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- |  |                     |                 |
|--|---------------------|-----------------|
| MROSD Preserves                          | Urban Area          | Demolition area |
| Other Protected Open Space or Park Lands | Other Public Agency | Structure       |
| Private Property                         | MROSD Gate          | Parking Lot     |

Midpeninsula Regional Open Space District (MROSD)

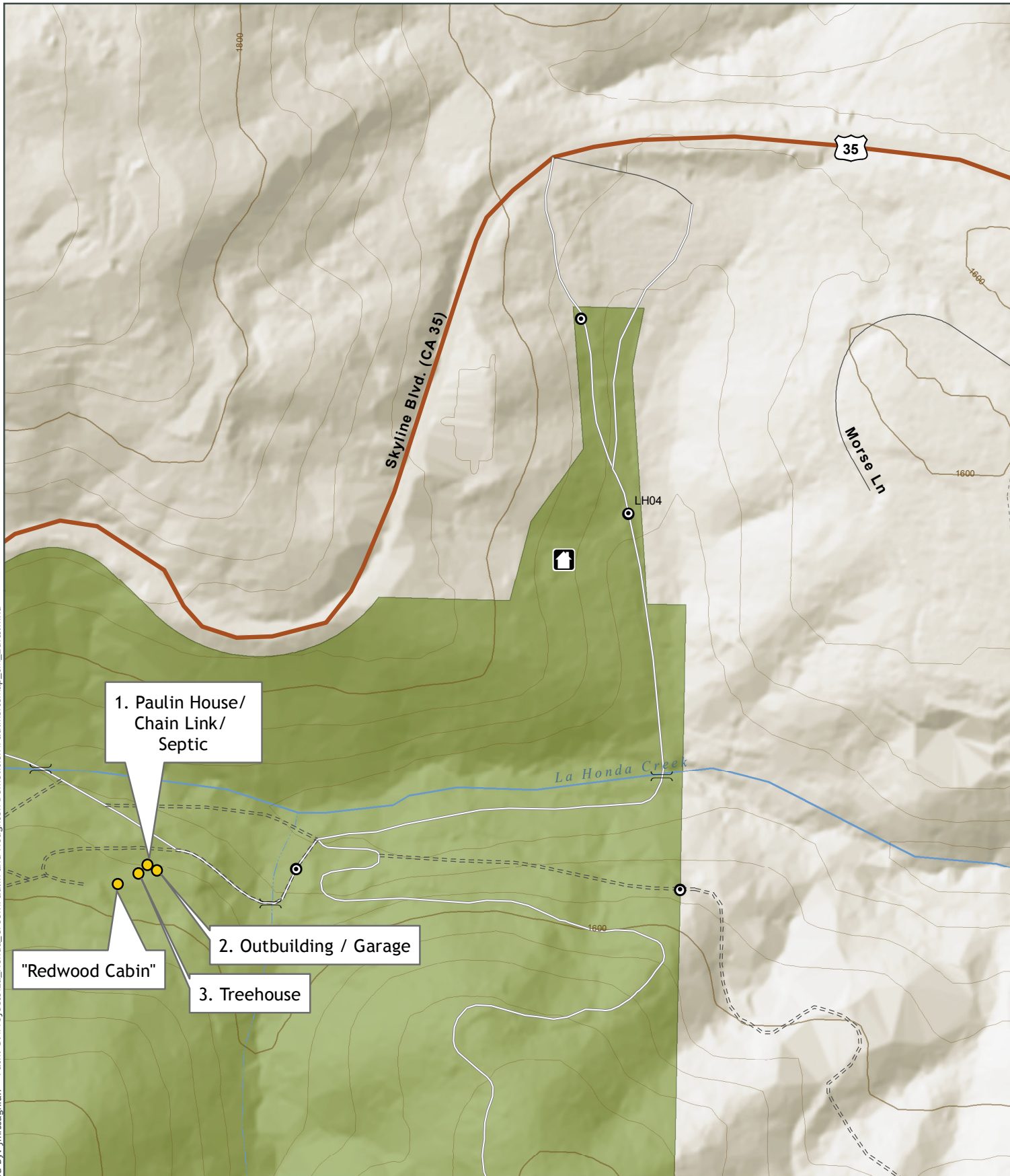
September, 2015

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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.



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1. Paulin House / Chain Link / Septic

2. Outbuilding / Garage

3. Treehouse

"Redwood Cabin"

Former Rental

Bridge

Structures

- 1. Paulin House / Chain Link / Septic
- 2. Outbuilding / Garage
- 3. Treehouse and Fence

Midpeninsula Regional Open Space District (MROSD)

August, 2015




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- |   |                   |   |                             |   |                 |   |            |
|---|-------------------|---|-----------------------------|---|-----------------|---|------------|
|  | 1. Houghton House |  | 4. Redwood & Kreosote Fence |  | 7. Wood Pile    |  | Powerpole  |
|  | 2. Water tank     |  | 5. Metal Drum & Fence Gate  |  | 8. Chicken Coop |  | Fence Line |
|  | 3. Concrete Pad   |  | 6. 16' x 40' Concrete Pad   |  | 9. Woodpile     |   |            |

Midpeninsula Regional  
Open Space District  
(MROSD)

August, 2015



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**Attachment : MAP AND PICTURES OF PAULIN AND HOUGHTON DEMOLITIONS**



Paulin House



Paulin Outbuilding





Houghton House



Collapsed Shed at ECDM