



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Sheriff's Office



DATE: May 8, 2012
BOARD MEETING DATE: May 22, 2012
SPECIAL NOTICE/HEARING: None
VOTE REQUIRED: Majority

TO: Honorable Board of Supervisors
FROM: Sheriff Greg Munks
SUBJECT: Demolition, Abatement and Remediation for the Replacement Jail Project

RECOMMENDATION:

1. Adopt a Resolution authorizing the County Manager or his designee to execute:
 - A. A Trade Contract for Demolition, Abatement, and Remediation Services necessary for the Replacement Jail Project, with Ferma Corporation in the amount of \$1,415,420 for a term of May 23, 2012 through May 22, 2013.
 - B. An Owner Assignment and Novation Agreement, necessary to assign the Trade Contract from the County to the Construction Manager.
2. Approve an Appropriation Transfer Request in the amount of \$2,271,682 transferring \$1,135,841 in revenue and unspent expenditure appropriations for the purchase of the Woodhouse property to the Jail Project budget unit within the Capital Projects Fund for site demolition, abatement, remediation and other site preparation costs. These funds are part of, and not in addition to, the estimated total project costs for FY 2011-12 and FY 2012-13.

BACKGROUND:

In February 2012, by Resolution No. 071829, the Board approved phase one of the Project when it approved a contract with WEST Environmental Services to oversee and coordinate the Site Management Plan (SMP) that was approved by the Regional Water Quality Control Board (RWQCB). WEST began their SMP coordination and plan development for demolition, abatement, and remediation services.

On March 30, 2012, the Sheriff's Office issued a Request for Statement of Qualifications (RFSOQ) to prequalify potential bidders as the first step of the County's selection process for Demolition, Asbestos and Lead Abatement, and Soil Remediation services for Chemical Way. RFSOQ advertising and outreach included ads placed in local newspapers and a posting on the Sheriff's Office Jail Planning website. Thirteen firms responded to the RFSOQ. After a review of each firm's Statement of Qualifications, five firms were selected for prequalification:

Miller Environmental, Inc., Environmental Business Solutions, Inc., Silverado Contractors Inc., LVI Services Inc., and FERMA Corporation. On April 19, 2012, Requests for Bids were sent to each of the pre-qualified firms. Three firms returned timely bids, one firm was non-responsive, and one firm withdrew from the process.

A selection panel consisting of representatives from the Sheriff's Office Jail Planning Unit, and Deputy County Counsel, together with Sundt/Layton, reviewed the final bids and identified the lowest responsive and responsible bidder.

On May 8, 2012, the Board approved an Agreement for Construction Management Services with Sundt Layton, A Joint Venture ("Sundt/Layton"). Pursuant to that agreement, the Construction Manager will oversee all aspects of the Replacement Jail Project.

DISCUSSION:

On May 8, 2012, the properly submitted bids were accepted and evaluated by the selection panel. The scope of work for Demolition, Abatement, and Remediation Services to be provided by the selected Trade Contractor includes, but is not limited to:

- All labor, materials, equipment, tools, transportation, insurance and services to remove all asbestos and lead containing materials; all CFC Freon; all mercury tubes and switches; all PCB ballasts; the complete demolition of approximately 6,300 square feet (SF) of office building, 36,000 SF of warehouse buildings including approximately 2,400 SF of awnings; removal of all out buildings and structures; off-site removal and recycling of all asphalt paving and concrete slabs; off-site disposal of all debris at a permitted facility; and the cutting, capping and removal of all above and below grade utilities.
- The remediation of soil (70 Chemical Way only) will include: excavation of approximately 4,700 cubic yards of contaminated soil up to approximately 8-feet below ground surface; transportation and offsite disposal of excavated soil at an appropriate disposal facility; import of clean fill material for backfilling; backfilling and compaction of excavation; dust control and air monitoring; and implementation of erosion controls.

It is anticipated that the demolition and remediation work will be performed in phases. The first phase entails demolition including asbestos and lead abatement and soil remediation at 70 Chemical Way. The second phase entails demolition including asbestos abatement and lead abatement at 20, 50, and 80 Chemical Way. The scope of this Trade Contract includes both phases. It is anticipated that the work will be completed by December 31, 2012.

The bid of:

Ferma Corporation
1265 Montecito Avenue, Suite 200
Mountain View, CA 94043

at \$1,415,420 was the lowest responsible bid received for the work. A summary of the bids

received is attached as Exhibit A.

The JPU reviewed the bid documents and has determined that the Equal Employment program submitted by Ferma Corporation is in accordance with the current Equal Employment guidelines and that the contractor complies with the equal benefits and jury duty pay provisions of the County ordinance code. If the Board approves the award to Ferma Corporation, the County will enter into a Trade Contract with that firm. Upon execution of the Trade Contract it will be assigned to Sundt/Layton who, in its role as Construction Manager, will oversee the performance of the Trade Contract. A form of the assignment agreement was approved by the Board as part of the approval of the Agreement for Construction Management Services with Sundt/Layton. A complete copy of the contract is on file at the San Mateo County Clerk of the Board's Office, 400 County Center, Redwood City, CA.

Approval of this action contributes to the Shared Vision 2025 outcome of a Collaborative Community by ensuring a safe and cost effective Replacement Jail Facility.

County Counsel has reviewed and approved the resolution, trade contract and assignment agreement as to form.

Performance Measure(s):

Measure	FY 2011-12 Projected	FY 2012-13 Projected
Percent of demolition performed and/or completed within industry standard time guidelines.	100%	100%

FISCAL IMPACT:

The amount of the agreement with Ferma Corporation is \$1,415,420, with an additional authorization for \$184,005 to cover contingencies that may be used to pay for unforeseen costs not anticipated in the agreement. This ATR transfers unspent funds for the purchase of the Woodhouse property to the Jail Project budget unit within the Capital Projects Fund. It is anticipated that that contract costs for the remainder of FY 2011-12 will approximate \$240,000. The balance of unspent funds at year-end will be re-appropriated in FY 2012-13.

Attachment: Exhibit "A" Summary of Bids Received

Exhibit “A”



SHERIFF’S OFFICE

COUNTY of SAN MATEO

Summary of Bids Received on Tuesday, May 8, 2012 for the Demolition, Abatement, and Remediation Services for San Mateo County Replacement Correctional Facility:

<u>Contractor</u>	<u>Bid Amount</u>
1. Ferma Corporation	\$1,415,420*
2. Environmental Business Solutions, Inc.	\$1,462,000
3. Silverado Contractors, Inc.	\$1,576,800

* Lowest Responsive and Responsible bidder.