



**July 12, 2018**

**To:** Transit Committee

**From:** Darrell E. Johnson, Chief Executive Officer

**Subject:** Agreement for Demolition and Clearance Services for the OC Streetcar Project in the City of Santa Ana – Commercial Property

### **Overview**

On May 9, 2018, the Orange County Transportation Authority issued an invitation for bids for the right-of-way demolition and clearance services for the OC Streetcar Project. Bids were received in accordance with the Orange County Transportation Authority's public works procurement procedures. Board of Directors' approval is requested to execute the agreement.

### **Recommendations**

- A. Find Resource Environmental, Inc., the apparent low bidder, as non-responsive for failure to submit all required bid documents.
- B. Authorize the Chief Executive Officer to negotiate and execute Agreement No. C-8-1712 between the Orange County Transportation Authority and American Integrated Services, Inc., the lowest responsive, responsible bidder, in the amount of \$699,000, for demolition and clearance services for the OC Streetcar Project in the City of Santa Ana – Commercial Property.

### **Discussion**

The OC Streetcar project (Project) design identified the need for a full fee right-of-way acquisition of a commercial property located in the City of Santa Ana (City) for the development of the Project's maintenance and storage facility. The property needs to be cleared as part of the Project. Prior to the proposed construction of the proposed Project, contractor services are required to remove improvements from the property, which include a single-story warehouse and office building, hazardous materials, and other impediments. The Orange County Transportation Authority (OCTA) is currently in negotiations

with the owner of the property to have the owner perform the work. However, if negotiations do not result in an agreement, after the property owner has vacated, OCTA will require professional clearance services to remove the property improvements.

### ***Procurement Approach***

This procurement was handled in accordance with OCTA's Board of Directors-approved procedures for public works projects. These procedures, which conform to both federal and state requirements, require that contracts are awarded to the lowest responsive, responsible bidder after a sealed bidding process.

Invitation for Bids (IFB) 8-1712 was released on May 9, 2018, through OCTA's CAMM NET system. The Project was advertised on May 9 and May 16, 2018, in a newspaper of general circulation. A pre-bid conference and job-walk were held on May 17, 2018, and were attended by 12 firms. Two addenda were issued to provide the pre-bid conference registration sheets and handle administrative issues related to the IFB. On June 7, 2018, six bids were received and publicly opened.

All bids were reviewed by staff from both Contracts Administration and Materials Management and Real Property departments to ensure compliance with the contract terms and conditions, and technical specifications. The list of bidders and bid amounts is presented below:

<u>Firm and Location</u>	<u>Bid Amount</u>
Resource Environmental, Inc Long Beach, California	\$685,000
American Integrated Services, Inc. Wilmington, California	\$699,000
Interior Demolition, Inc. Montrose, California	\$871,619
Integrated Demolition and Remediation, Inc. Anaheim, California	\$940,000

**Agreement for Demolition and Clearance Services for the OC Streetcar Project in the City of Santa Ana – Commercial Property** **Page 3**

---

Ocean State Development, Inc. Alhambra, California	\$950,920
National Demolition Contractors San Pedro, California	\$1,107,690

The engineer's estimate for this project was \$763,000. The recommended firm's bid is eight percent below the engineer's estimate and is considered by staff to be fair and reasonable.

The apparent low bidder, Resource Environmental, Inc., was deemed non-responsive for failure to submit all required bid documents.

State law requires award to the lowest responsive, responsible bidder. As such, staff recommends award to American Integrated Services, Inc., the lowest responsive, responsible bidder, in the amount of \$699,000, for demolition and clearance services for the Project in the City – Commercial Property.

**Fiscal Impact**

Funding for the Project is included in OCTA's Fiscal Year 2018-19 Budget, Capital Programs Division, accounts 0051-9017-TS010-Z41 and 0051-9017-TS010-999, and is funded with local transportation and New Starts Program funds.

**Summary**

Based on the information provided, staff recommends the Board of Directors authorize the Chief Executive Officer to negotiate and execute Agreement No. C-8-1712 between the Orange County Transportation Authority and American Integrated Services, Inc., the lowest responsive, responsible bidder, in the amount of \$699,000, for demolition and clearance services for the OC Streetcar project in the City of Santa Ana – Commercial Property.

***Attachment***

- A. Project Location Map (1922 and 2002 W. 5th St, Santa Ana)

**Prepared by:**



Joe Gallardo  
Manager, Real Property  
(714) 560-5546



Meena Katakia  
Acting Director, Contracts Administration and  
Materials Management  
(714) 560-5694

**Approved by:**



James G. Beil, P.E.  
Executive Director, Capital Programs  
(714) 560-5646