



REPORT TO THE CITY COUNCIL

AGENDA ITEM NO.	
COUNCIL MEETING	7/15/08
APPROVED BY	
DEPARTMENT DIRECTOR	<i>[Signature]</i>
CITY MANAGER	

July 15, 2008

FROM: RUSSELL C. WIDMAR, AAE
Director of Aviation

SUBJECT: AWARD A CONTRACT TO LEE CRIPPEN DEMOLITION OF FRESNO, CALIFORNIA, FOR THE DEMOLITION OF FYI WAREHOUSE BUILDING T296 AT 5576 E. AIRWAYS AVENUE FOR FRESNO YOSEMITE INTERNATIONAL AIRPORT IN THE AMOUNT OF \$82,470 (BID FILE 2819)

KEY RESULT AREA

One Fresno

RECOMMENDATION

Staff recommends that the City Council award a contract for the demolition of Warehouse Building T296 located at 5576 E. Airways Avenue for Fresno Yosemite International Airport (FYI) to Lee Crippen Demolition of Fresno California in the amount of \$ 82,470.

EXECUTIVE SUMMARY

The Department of Airports (Department) is planning on removing a derelict warehouse building located at 5576 E. Airways Avenue. This 9,500 sq. ft. wood framed warehouse has been vacant for a number of years, has significant asbestos content, and rehabilitation is not financially feasible. In addition, as an attractive nuisance it represents both a maintenance and safety liability to the Airport. The cleared site will be incorporated into a larger group of parcels, which will become available for future development.

Funding for this project is from Airport revenues and is included in the FY 2009 Adopted Budget. There is no impact to the City's General Fund from this action.

KEY OBJECTIVE BALANCE

The clearing of unsuitable structures on the Airport provides a balanced approach to the three key objectives of Customer Satisfaction, Employee Satisfaction, and Financial Management. Customer satisfaction will be enhanced by reducing blight along Clovis Ave. Reducing maintenance required by staff of vacant structures will result in increased employee satisfaction. Financial Management is achieved through the prudent use of Airport revenue to remove unusable facilities and converting property into future compatible lease sites that will generate airport revenue.

BACKGROUND

The site is located on the north side of the Airport in an area previously developed by the military with intense industrial uses during the 1940's and 1950's. All but this vacant warehouse building have been removed from this area. By demolishing the warehouse the Airport eliminates a deteriorating blighted structure, related maintenance costs, and an attractive nuisance (vandalism and copper theft have already occurred). The site will then be available for future development.

Specifications were prepared for the Project by the Department and HMS, Inc, the Airport's environmental consultant. The Project was advertised in the Business Journal on May 9, 2008, posted on the City's web site and faxed to seven (7) building exchanges. Specifications were distributed to thirty-two (32) prospective bidders. Twelve (12) sealed bid proposals were received and opened in a public bid opening on June 12, 2008. The bid proposal prices ranged from \$ 82,470 to \$ 259,965.

The low bid is 45% below the engineer's estimate for this project. Staff recommends that the City Council award a contract for the Demolition Warehouse Building T296 at FYI to Lee Crippen Demolition of Fresno, California in the amount of \$82,470. This staff determination was posted on the City website on July 7, 2008.

FISCAL IMPACT

Funding for this project is from Airport revenues and is included in the FY 2009 Adopted Budget. There is no impact to the City's General Fund from this action.

Attachments:

- Evaluation of Bid Proposals
- Exhibit site map

EVALUATION OF BID PROPOSALS

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FOR: FRESNO YOSEMITE INTERNATIONAL AIRPORT DEMOLITION OF FYI WAREHOUSE
BUILDING T-296

Bid File No. 2819
Bid Opening: June 12, 2008

BIDDER'S	TOTAL NET BID AMOUNT
Lee Crippen Demolition 425 S Rolinda Fresno, CA 93706	\$82,470.00
APC Contractors, inc. 4606 N Bendel Ave Fresno, CA 93722	\$106,734.00
Housley Evacuation & Demo P.O. Box 3867 Visalia, CA 93277	\$109,000.00
W.C. Maloney, Inc. P.O. Box 30326 Stockton, CA 95213	\$114,697.00
Kroeker, Inc. 4627 South Chestnut Fresno, CA 93725	\$116,873.00
CST Environmental, Inc. 404 N. Berry Street Brea, CA 92821	\$127,800.00
Midwest Environmental Control, Inc. P.O. Box 278 Edwards AFB, CA 93523	\$131,644.80
Warren Duncan Contracting 2148 Glen Helen Parkway San Bernardino, CA 92407	\$174,300.00
Delta Oilfield Services, Inc. P.O. Box 1675 Woodland, CA 95776	\$182,488.00
Bowen Engineering & Environmental 4664 S Cedar Ave Fresno, CA 93725	\$204,500.00
Miller Environmental, Inc. 2210 S Dupont Drive Anaheim, CA 92806	\$215,100.00
Penhall Company	\$259,965.00

EVALUATION OF BID PROPOSALS

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FOR: FRESNO YOSEMITE INTERNATIONAL AIRPORT DEMOLITION OF FYI WAREHOUSE
BUILDING T-296

Bid File No. 2819
Bid Opening: June 12, 2008

4895 E Annadale Ave
Fresno, CA 93725

Each bidder has agreed to allow the City ninety days (90) days from date bids are opened to accept or reject their bid proposal. Purchasing requests that you complete the following sections and return this bid evaluation to the Purchasing Division at the latest by Wednesday, July 9, 2008, 5:00 P.M.

The Engineer's Estimate/Budget Allocation for this expenditure is \$ 150,000 . The contract price is 45 % above/below the Engineer's Estimate/Budget Allocation. If the overage is greater than 10% or only one bid was received, give explanation:

BACKGROUND OF PROJECT (To be completed by Evaluating Department/ Division. Explain need for project/equipment):

The site is located on the north side of the Airport in an area previously developed with intense industrial uses during the 1940's and 1950's. All or most of the industry has relocated to other areas of Fresno while this remaining structure became vacant and a burden for the airport. By demolishing the warehouse the Airport can eliminate a deteriorating structure that has significant asbestos content and increased maintenance costs and an inviting nuisance for vandals and other crime. The site will then be available for development, thus adding capacity at FYI.

EVALUATION OF BID PROPOSALS

FOR: FRESNO YOSEMITE INTERNATIONAL AIRPORT DEMOLITION OF FYI WAREHOUSE
BUILDING T-296

Bid File No. 2819
Bid Opening: June 12, 2008

DEPARTMENT CONCLUSIONS AND RECOMMENDATION:

Award a contract in the amount of \$ 82,470
to Lee Crippen Demolition of Fresno
as the lowest responsive and responsible bidder.

Remarks:

Reject all bids. Reason:

Department Head Approval



Title Director of Aviation
Date 6/24/08

Approve Dept. Recommendation

Approve GSD/Purchasing Recommendation

Disapprove

Disapprove

See Attachment

GENERAL SERVICES DEPARTMENT

CITY MANAGER

Purchasing Manager Date

City Manager or Designee Date

Director Date

