



## Legislation Text

**File #:** 18-385, **Version:** 1

Receive a verbal update on the Solano360 project; Approve an agreement for \$4,905,162 with Central Valley Environmental, Inc. of Fresno for the Solano County Fairgrounds Grandstands, Stables and Site Demolition Project at 900 Fairgrounds Drive and demolition of the Weights and Measures Building at 540-560 Fairgrounds Drive in Vallejo; Approve an Appropriation Transfer Request in the amount of \$157,000 from the General Fund - Capital Renewal Reserve to augment funding for demolition in Budget Unit 1742 for the Weights & Measures Building Demolition Project (4/5 vote required); Authorize the County Administrator or designee to execute the agreement and any amendments within the approved project budget; and Direct staff to take County control of and secure area of demolition once project is complete

Published Notice Required? Yes ☐ No ☒  
Public Hearing Required? Yes ☐ No ☒

### **DEPARTMENTAL RECOMMENDATION:**

The Department of General Services and the County Administrator's Office (CAO) recommend that the Board of Supervisors:

1. Receive a verbal update on the Solano360 project from CAO staff;
2. Approve an agreement for \$4,905,162 with Central Valley Environmental, Inc. of Fresno for the Solano County Fairgrounds Grandstands, Stables and Site Demolition Project at 900 Fairgrounds Drive and demolition of the Weights and Measures Building at 540-560 Fairgrounds Drive in Vallejo (Attachment A);
3. Approve an Appropriation Transfer Request in the amount of \$157,000 from the General Fund - Capital Renewal Reserve to augment funding for demolition in Budget Unit 1742 for the Weights & Measures Building Demolition Project only (4/5 vote required);
4. Authorize the County Administrator or designee to execute the agreement and any amendments within the approved project budget; and
5. Direct staff to coordinate with the Solano County Fair Association on the transfer of responsibility to the County for the control and security of the areas of demolition once project is complete.

### **SUMMARY:**

As part of the ongoing Solano360 project, staff has solicited bids for the demolition of structures on the Fairgrounds site consistent with the Specific Plan to continue to move the project forward and clear away blighted and outdated structures. Approval of the agreement with CVE will authorize demolition of several buildings and structures existing at two locations on Fairgrounds Drive in Vallejo (Attachment B). The demolition work proposed will remove site improvements that are beyond useful life and unable to be used in their current condition. A list of the Fairground structures scheduled for demolition, years constructed, and current use is included as Attachment C. It is staff's recommendation that once an area on the Fairgrounds has been demolished by a demolition contractor, that the County assumes control of management of the area as the property owner and secures the area with adequate fencing. The proposed areas of control after

demolition are provided in Attachment D.

### **FINANCIAL IMPACT:**

In an effort to take advantage of economies of scale and reduce costs of separate bid solicitations and contractor mobilizations, this project combines two separate County owned sites where demolition is recommended into one contract award. The Fairgrounds demolition scope includes both demolition and site improvements totaling \$4,748,162 which were budgeted as part of the FY2017/18 budget in Budget Unit 1820. The remaining \$157,000 for the Weights and Measures demolition is a General Fund obligation requiring an allocation to Budget Unit 1742.

### **DISCUSSION:**

On June 27, 2017, the Board of Supervisors ended the Exclusive Right to Negotiate agreement with Solano Community Development, LLC for development of the Fairgrounds site. Since that time, staff has been focused on projects that will reduce visible blight at the Fairgrounds, prepare the project for future development including recommendations to perform demolition and site improvement projects consistent with the Solano360 Specific Plan, which was approved by the Board on February 26, 2013. The recommended actions before the Board today are initial steps in that direction.

The Solano County Fairgrounds Grandstands, Stables and Site Demolition and Site Improvements Project is located at 900 Fairgrounds Drive in Vallejo. The project consists of the abatement of hazardous materials and demolition of the grandstands, golf pro-shop, jockey/racing office, jockey trailers, stables, restrooms, race track television towers, race track railing and fencing as well as site improvements including grubbing, grading and underground utility installation to improve water flows on the site and advance portions of the Solano360 project. (Attachment B) Building foundations will be removed to below grade. Underground utility lines for water, sewer, electrical and gas will be removed. The old golf course will be cleared, grubbed and graded to maintain proper drainage to a newly installed storm drain line. Portions of the main utility lines will be left intact and operational so water and power remains available for future use and/or site development. An existing above ground gas/diesel fuel tank will be relocated from the South end of the racetrack to the maintenance area at the North end of the site. Demolished concrete not contaminated with lead based paint will be crushed and used on site for grading. Demolition work and site grading will conform to conditions of the previously approved Environmental Impact Report (EIR) prepared for the Solano 360 development project. Additionally, as part of the bid package, there were two Additive Alternates for potential demolition and abatement of the Expo Hall and adjacent Patio Area. These two areas are not included in the base contract, and the Board could choose to include these Additive Alternates as part of the project contract award today and modify the agreement to include these structures.

The project schedule for the Demolition/Site Improvements anticipates contractor mobilization in mid-June 2018 with substantial completion in December 2018. Preparatory and minor demolition activities will occur after the Solano County Fair, set for June 30 - July 1, 2018 ends. The contractor was informed of the Fair activity areas and understands that demolition work is not to interfere with Fair attendance or operations.

It is recommended that the Appropriation Transfer Request of \$157,000 be approved to fund the cost of abatement and demolition of the former County Ag/Weights & Measures Building (Weights and Measures) located at 540-560 Fairgrounds Drive in Vallejo, which is included in the Base Bid for the demolition at the 2 County owned sites. The former Weights and Measures Building and site will be left graded for proper drainage, and with a new perimeter site security fence installed.

The Project was advertised as required by the Public Contract Code. A total of five bids were received (Attachment E) with Central Valley Environmental, Inc. as the lowest responsible bidder.

**ALTERNATIVES:**

1. The Board can consider including abatement and demolition of the Exposition Hall and Twilight Patio for an additional \$155,000. If the Board exercises this alternative the agreement would be revised to reflect the added scope for a total of \$5,060,162. No increase in the project duration is anticipated if this additional work is added to the agreement.
2. The Board could reject all bids, or direct staff to re-bid the Project. This action is not recommended since the Project was advertised in accordance with Public Contract Code requirements and Central Valley Environmental, Inc. submitted a responsive bid within the approved project construction budget.

**OTHER AGENCY INVOLVEMENT:**

The Department of Resource Management, Building and Safety Services Division approved the demolition plans. County Counsel has approved the contract as to form. The City of Vallejo Fire Department reviewed plans and has issued a permit for the fuel tank relocation. The Bay Area Air Quality Management District (BAAQMD) has issued a permit number associated for the main Fair demolition project at 900 Fairgrounds Drive while a separate permit number is in process for 500-540 Fairgrounds Drive. BAAQMD will monitor site construction activities for regulatory compliance.

**CAO RECOMMENDATION:**

**APPROVE DEPARTMENTAL RECOMMENDATION**