



Item Number: 17

City Council / Board of Directors

Written Communications

Meeting of: January 21, 2025

Submitted By:

C. Eric Ray, Airport Director

Subject:

Building 321 Interior Demolition, Construction Agreement, Project #CC25-043

Recommendation:

That the Southern California Logistics Airport Authority Board of Directors approve a Construction Agreement with Vertex Civil LLC for Building 321 Interior Demolition, Project #CC25-043, with the total compensation not to exceed \$468,512.26.

Fiscal Impact:

The award of this agreement will result in the expenditure of budgeted funds from the Off-Airport Operations Account 4520145-55060-95143 in the amount not to exceed \$468,512.26. The current available budget is outlined below:

Current Budget	
	<u>Balance</u>
4520145-55060-95143 Building 321 Restorative Demolition	\$498,098.12

Strategic Plan Goal:

Goal E. Invest in Infrastructure: Project #CC25-043 invests in infrastructure by removing numerous safety hazards to provide an unblemished building that can someday become a revenue generating asset for the Airport.

Background:

Building 321 at the Southern California Logistics Airport, located on Sabre Boulevard outside of the Airport Operations Area, is a 56,664 square foot structure, comprising a ground level, 2nd story level, and bomb shelter style basement. Constructed in 1987, the building served as the George Air Force Base headquarters. After the unfortunate closure of George Air Force Base in 1992, the property sadly fell into disrepair and has been subject to trespassers breaking windows, damaging and vandalizing interior walls, including rampant thievery of copper wiring and anything of general value.

The building has been described by surrounding business owners as an eyesore and safety hazard to both trespassers and nearby businesses. Representatives from the neighboring businesses have requested that this untenable situation be remedied.

Airport staff set out to remedy the ongoing vandalism and secure the building. Staff concluded that the best solution to prevent further damage to this building is the demolition and removal of the non-structural components of the building. Exterior graffiti will be removed to further enhance the aesthetics of the building. Performing this demolition work will improve safety and remove a source of blight in the area until such time that sufficient interest exists to occupy the building and it is remodeled and prepared for leasing.

Discussion:

A demolition project of this size and scope requires the skills of an experienced, licensed contractor. To procure a contractor, Staff worked with the City Purchasing team to develop a solicitation package in compliance with City Municipal Code 2.28.200. Staff advertised the Project on October 15, 2024 and October 22, 2024 in the San Bernardino Sun and The Daily Press. Staff conducted a formal, mandatory pre-bid meeting and Job walk for Building 321 Interior Demolition, Project #CC25-043 on October 29, 2024, which was attended by 16 contractors. On December 10, 2024, staff received and opened seven (7) bids for the project which are listed as follows:

Company:	Location:	Bid:
Vertex Civil LLC	Irvine, CA	\$468,512.26
Bob Walters Jr. Construction Inc.	Victorville, CA	\$475,000.00
Integrated Demolition and Remediation Inc.	Anaheim, CA	\$484,000.00
Brickley Construction Company Inc.	San Bernardino, CA	\$595,000.00
Resource Environmental, Inc.	Cerritos, CA	\$665,810.00
Unlimited Environmental, Inc.	Santa Fe Springs, CA	\$855,000.00
PARC Environmental	Fresno, CA	\$1,390,000.00

Staff carefully evaluated each bid in accordance with Municipal Code 2.28.040 and determined that the best value bidder was Vertex Civil LLC, on account of their experience, qualifications, and lowest overall price.

Therefore, staff requests and recommends that the SCLAA Board of Directors approve the Construction Agreement by and between the SCLAA and Vertex Civil LLC, for Building 321 Interior Demolition, in the amount not to exceed \$468,512.26.

Staff remains available for any questions or comments you may have.

CER/see

Attachments:

- A. Site Map
- B. Construction Agreement
- C. Vertex Civil LLC Bid Proposal Price Schedule
- D. Municipal Code 2.28.200
- E. Municipal Code 2.28.040