



CITY OF MENIFEE

SUBJECT: Bid Award and Agreement with Integrated Demolition and Remediation, Inc. for Abatement Services for the Cherry Hills Facility Improvements Project

MEETING DATE: May 7, 2025

TO: Mayor and City Council

PREPARED BY: Michael To, Project Manager

REVIEWED BY: Nick Fidler, Public Works Director

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Award bid and authorize the City Manager to execute a Contract Services Agreement with Integrated Demolition and Remediation, Inc. for abatement services for the Cherry Hills Facility Improvements – Phase I Project, Capital Improvement Program (CIP) Project No. 23-13, in a total not-to-exceed amount of \$172,300.

DISCUSSION

The Cherry Hills Facility – Phase I Project, CIP Project No. 23-13 (“Project”) is located at 26800 Cherry Hills Boulevard in the City of Menifee. The existing building was built in 1965 and is approximately 9,800 square feet and operated as the Bank of America for the Sun City community. The City purchased the facility in April 2023 with the intention of providing additional space for the expanding Police Department, which currently operates out of a leased satellite office located in the Cherry Hills Plaza.

The first phase of the Project would include the abatement of existing asbestos throughout the building and remodeling of approximately 2,500 square feet of the existing facility to accommodate Police Department staff. Additionally, the Project would construct a new partition wall, reconstruct the public lobby, restrooms, kitchen area, office areas/workstations for 20 officers, upgrade security systems, windows, access doors, existing plumbing, electrical, heating, ventilation, and air conditioning (HVAC) systems. The existing parking lot would be retrofitted, and all walkways would be upgraded to comply with current Americans with Disabilities Act standards. The proposed improvements would allow the facility to house assigned police personnel and would provide additional space for future City Hall staff, as needed. The Project would meet the City’s Strategic Plan Goal to enhance public safety.

On July 9, 2024, the City Manager administratively approved a Professional Services Agreement (PSA) with Cardinal Environmental Consultants, Inc. (“Consultant”) for hazmat management services. Under the PSA, the Consultant was to identify and provide a comprehensive technical report of existing hazardous material throughout the Project area. The report was completed on November 27, 2024, and reflected multiple areas of the facility which contained asbestos and lead. Asbestos abatement must be completed as a requirement preceding the design and construction of a tenant improvement project. The abatement would include the full asbestos abatement and disposal of hazardous containing materials including the removal of all interior finishes necessary to facilitate the asbestos removal process including cabinetry, ceiling tiles and grid system, plumbing, and ducting. The removal of all toilets, cabinetry, and water faucets would be required to facilitate the removal of drywall, as well as any additional hazardous material as detailed within the report. The water would be temporarily disconnected prior to performing demolition, and all doors, door frames, ceramic flooring, and interior walls would remain in place.

On February 18, 2025, an electronic bid opening was held following the administration of a formal competitive bid process for abatement services for the Project. The bid opening resulted in the receipt of five bid submissions, as summarized in Table 1.

TABLE 1 – BID RESULTS SUMMARY

Firm Name	Total Base Bid Amount	Lowest and Responsible Bidder
<i>Consultant / Engineers Estimate</i>	<i>\$200,000. 00</i>	
Danny Ryan Precision Contracting, Inc.	\$ 144,450. 00	non-responsive
Unlimited Environmental, Inc.	\$ 158,000. 00	non-responsive
Integrated Demolition and Remediation Inc.	\$ 172,300. 00	X
R&R B Inc DBA Servpro of Chino/Chino Hills	\$ 235,000. 00	
T3 contractors Corp	\$ 369,327. 00	

The two lowest bidders, Danny Ryan Precision Contracting, Inc. and Unlimited Environmental, Inc., failed to provide the required bid documents before the date identified in the bid package and were therefore determined to be non-responsive bids

Staff reviewed the lowest responsive bid and determined that Integrated Demolition and Remediation, Inc. (“Contractor”) met the requirements for recommendation as the lowest responsive and responsible bidder. The total cost for construction services with the Contractor is \$172,300. Construction management and inspection services would be provided by City staff and ancillary services, such as labor compliance and materials testing, would be procured separately.

The total estimated construction cost is \$199,500 which would include construction services, ancillary services such as labor compliance, as well as other unforeseen costs that may arise during construction.

If approved by the City Council, the tentative Project schedule would be as follows:

Construction Start:	May 2025
Construction End:	July 2025
<u>City Council Acceptance:</u>	<u>August 2025</u>

The timeline above assumes no delays due to weather and/or unforeseen conditions.

The amount of the proposed Contract Services Agreement (“Contract”) exceeds the City Manager’s signing authority. Pursuant to Menifee Municipal Code §3.12.040, any contract amount that exceeds the City Manager’s signing authority shall be approved by the City Council.

STRATEGIC PLAN OBJECTIVE

Safe and Vibrant Community

FISCAL IMPACT

The fiscal impact of the proposed Contract with Integrated Demolition and Remediation, Inc., is in a total amount not-to-exceed \$172,300. Funding for the Contract is available in the current Fiscal Year (FY) 2024/2025 budget within the Quality-of-Life Fund (1105-PWD-CIPS-760050), as summarized in Table 2.

TABLE 2 – PROJECT BUDGET

Fund	Project String No.	Available Budget	Anticipated Cost
Quality-of-Life	CIP23-13.1105.CON.CAE	\$1,375,000	\$172,300
	TOTAL	\$1,375,000	\$172,300

No additional budget appropriation action is required.

ATTACHMENTS

1. Project Location Map
2. Contract