



STAFF REPORT

DATE: 04/16/2025
TO: Honorable Mayor and City Council Members
FROM: Public Works Department

2025-163

REQUEST FOR CITY COUNCIL ACTION

SUBJECT:

CONSTRUCTION CONTRACT WITH ALFREDO BALANDRA DBA BALANDRA DEMOLITION IN THE AMOUNT OF \$379,000 FOR THE NORTH MALL PROPERTIES DEMOLITION – PHASE 1 PROJECT; NOTICE INVITING BIDS 25-043SB

EXECUTIVE SUMMARY:

This staff report asks for the City Council to approve the Construction Contract with Alfredo Balandra DBA Balandra Demolition. The project consists of the demolition of two (2) commercial buildings, consisting of six (6) commercial units, within the southeast quadrant of the North Corona Mall.

RECOMMENDED ACTION:

That the City Council:

- a. Adopt the Specifications for the North Mall Demolition Properties – Phase 1 Project, Notice Inviting Bids 25-043SB.
- b. Award Notice Inviting Bids 25-043SB, to Alfredo Balandra DBA Balandra Demolition, the lowest responsive, responsible bidder, for the total bid amount of \$379,000 and waive any and all minor irregularities in the bidding document as submitted by said bidder.

- c. Approve the Construction Contract with Alfredo Balandra DBA Balandra Demolition for the demolition of the North Mall Properties – Phase 1 Project in the amount of \$379,000.
- d. Authorize the City Manager, or his designee, to execute the Construction contract with Alfredo Bandara DBA Balandra Demolition in the amount of \$379,000, including any non-substantive extensions, change orders, purchase orders, and amendments up to 10% of total contract cost or \$37,900 as authorized in Section [3.08.050\(H\)](#) of the Corona Municipal Code.
- e. Authorize the City Manager, or his designee, to issue a purchase order to Alfredo Balandra DBA Balandra Demolition in the amount of 379,000.
- f. Authorize an appropriation in the amount of \$473,750 from the Measure X Fund 120 to the North Corona Mall Acquisitions and Improvements Project, No. 78390.

BACKGROUND & HISTORY:

The North Mall Demolition Project (Project) generally consists of the demolition of two (2) commercial buildings, consisting of six (6) commercial units, within the southeast quadrant of the North Corona Mall. This includes, but is not limited to, utility disconnection/ removals, abatement of hazardous materials, miscellaneous removals, and, as necessary, fill and compaction necessary to clear the site and leave the existing pad flush to surrounding asphalt/ grade surface elevations.

On October 24, 2024, the City accepted Ninyo and Moore’s proposal for Hazardous Material Testing for the first phase of demolition of the North Mall properties. The project is part of the Downtown Revitalization Plan and will contribute to further improvements and economic development within the City’s downtown area.

ANALYSIS:

This Project was advertised for bids on February 4, 2024, pursuant to Corona Municipal Code Section [3.08.090](#), Public projects-formal bidding procedure requirements. On March 6, 2025, eleven (11) bids were received from contractors through the PlanetBids bidding service.

The following is a summary of the bid results and the Engineer’s Estimate:

Contractor	Location	Bid Amount	Schedule
Engineer’s Estimate		\$465,000	

1	Alfredo Balandra DBA Balandra Demolition	Wildomar, CA	\$379,000
2	AD Improvements	Downey, CA	\$391,920
3	Estate Design and Construction, Inc.	Los Angeles, CA	\$411,000
4	Unlimited Environmental, Inc.	Santa Fe Springs, CA	\$453,600
5	Interior Demolition, Inc.	Newhall, CA	\$484,000
6	Integrated Demolition and Remediation, Inc.	Anaheim, CA	\$547,000
7	Clauss Construction	Lakeside, CA	\$609,755
8	J&G Industries, Inc.	Fountain Valley, CA	\$618,260
9	AMPCO Contracting, Inc.	Irvine, CA	\$690,000
10	Silverado Contractors, Inc.	Chino, CA	\$695,000
11	AVA Builders	North Hollywood, CA	\$898,000

FINANCIAL IMPACT:

Approval of the recommended actions will result in an appropriation in the amount of \$473,750 from the Measure X Fund 120 to the North Corona Mall Acquisitions and Improvements Project, No. 78390.. There is sufficient fund balance available in the Measure X Fund 120 for the recommended actions.

The estimated construction cost for this project is outlined as follows:

Construction

\$379,000		
Construction Support (Inspection, materials testing, staff time -15%)		
\$56,850		
Contingency		(10%)
		\$37,900
Total	Construction	Cost
		\$473,750

ENVIRONMENTAL ANALYSIS:

This action is categorically exempt pursuant to Section 15301 of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt if the project involves demolition or removal of individual small structures. In urbanized areas, the exemption applies to the demolition of up to three such commercial buildings on sites zones for such use. A Notice of Exemption will be filed with the County of Riverside.

PREPARED BY: KEVIN HANNA, ASSISTANT PROJECT MANAGER

REVIEWED BY: SAVAT KHAMPHOU, PUBLIC WORKS DIRECTOR

ATTACHMENTS:

1. Exhibit 1 – Location Map
2. Exhibit 2 – Construction Contract