

REQUEST FOR BID

Hidden Valley Ranch: Dairy Facility Removal

Project Name: Hidden Valley Ranch Restoration Project

Location: 8601 Dos Rios Lane, Modesto CA 95358

Contact Person: Amanda Brunk

Phone: (209) 402-0721

Email: ABrunk@RiverPartners.org

Mandatory Bid Walk: 9/3/2026 at 9AM

8601 Dos Rios Lane, Modesto, CA 95354

Bidders Submit Questions: 9/7/26 End of Day by email to ABrunk@Riverpartners.org

River Partners Response to Questions: 9/9/26

Bid Proposal Submissions Required By: Monday 9/14/26

Requested Bid for Services

River Partners is seeking bids from qualified contractors to complete a demolition and cleanup project of the Hidden Valley Dairy facility located at 8601 Dos Rios Lane, Modesto, CA. This includes two primary components, Facility Demolition and Stockpiled Concrete Disposal, with additional details provided below. Prospective bidders are welcome to provide a bid response focused on one or both work components.

Job Summary: The Hidden Valley Ranch site contains a former dairy cow storage/feedlot facility and associated outbuildings, ~4.5 acres of polebarns and stalls, 8 acres of paddocks with perimeter metal fencing, and miscellaneous debris. Use of the facility was discontinued on July 5, 2026. The goal of the project is to complete disassembly, demolition, and offhaul for disposal/recycling of: all identified structures down to slab/grade; fencing and stalls; debris/trash; removal of paving/slab/curbs under Polebarn 1; and removal or onsite crushing of mixed concrete debris presently stockpiled onsite and generated in the course of the demolition project. See Appendix 1 for maps and figures and current-conditions photographs.

Some demolition activity has already been conducted, with many of the polebarns' roofing and roof structures already removed. Site conditions during the mandatory bid walk should be used to support bidder's estimates, as the current conditions are substantially different than that shown in the aerial maps in Appendix 1. Photos in Appendix 1 help show some of the partial demolition work already completed.

River Partners is seeking bids from qualified contractors for one or both of the following work components:

1. Facility Demolition

- a. Pull county demolition permit, comply with any permit conditions.
 - i. River Partners completed an asbestos pre-inspection and lab testing, all results were negative, results will be provided to a contractor to support the County demo permit filing.
- b. Remove down to native grade or slab:
 - i. All polebarn facilities, including rafters, roofing, posts and footings; metal cattle stalls, troughs, and other accessories
 1. After removal of polebarns, fencing and stalls, use magnetic sweeper to remove all

- bolts and metal debris from manure and work area surface
- ii. Identified storage sheds/structures
- iii. Power and water connections, with pipes removed/capped off at a location field-identified with River Partners
- c. Remove and scrap/dispose all paddock fencing, gates
- d. Remove and scrap/dispose the manure loading tower, all miscellaneous debris
- e. Remove and dispose of concrete slab, roadway and curbs under Polebarn 1 (see Figure 1)

2. Stockpiled Concrete Disposal

- a. Seeking estimates for two options to address estimated ~ 2200 cu yds of stockpiled concrete debris (bidder to verify estimated quantity), plus new concrete debris generated during demolition of Polebarn 1 slab/road/curbs (estimated at 900 cu yards, contractor to verify estimate for bidding purposes):
 - i. Mobilize crusher, sort/prep material, and crush onsite into road base; leave stockpiled onsite near crush location for future use
 - or*
 - ii. Offhaul all stockpiled and newly generated concrete debris for offsite disposal/recycling

If crushed onsite,

- The existing concrete debris at stockpiled location will need sorting/prep prior to crushing to remove other mingled materials such as rebar, pipes etc.
- Crushed concrete (targeting $\frac{3}{4}$ " grade) to be left onsite at specified location in an organized stockpile.

PROTECT / TO REMAIN, NOT IN SCOPE:

- a) The existing 'milking barn' facility and adjacent metal-sided storage shed are to remain, protect in place.
- b) Two existing water wells - with pressure tank, bollards and associated power connection at western well - to remain, protect in place (labeled on Figure 1). Do not disturb water line, River Partners to help locate/flag for avoidance to extent possible.
- c) The large new concrete slab next to wastewater lagoon (Figure 1 shown in light blue as "manure management area") to remain, protect in place.

Bid Details

River Partners requests bid responses to provide, at minimum, a total bid for the work described above; a rate sheet providing daily billing rates for equipment and labor; a list of equipment, personnel, materials expected to be used to meet the project timeline; and an estimate for how many full-time workdays are expected to complete each work component. Where necessary, bidding parties may rely additionally on subcontracted labor, equipment or other support as needed.

River Partners requests the Task 2: Stockpiled Concrete Disposal to be a separate line item within the total bid. If both alternative approaches for the concrete stockpile (2.a.i and 2.a.ii) were estimated (preferred), please separate these estimates for comparison purposes.

Qualified bidders should be licensed, bonded and insured:

Licensing – Contractors are required to be licensed and regulated by the State Contractor's License Board for

suitable classification for this work. Provide copy of Class A Contractors License with bid submittal.

Bonding – Prior to work beginning, the awarded contractor shall furnish a performance bond in favor of Reclamation District 2092 (the grantee of the state funding supporting this work) in the following amounts: faithful performance (100%) of contract value, and labor and materials (100%) of contract value. Bonds must be issued by a California-admitted surety.

Insurance – Subcontractor shall include River Partners, Reclamation District 2092 (grantee) and the State of California (grantor) as an additional insured on a primary and noncontributing basis on its policies and provide Contractor with Certificates of Insurance. Delivery of these Certificates to Contractor shall be a condition precedent to the first payment to Contractor.

1. Comprehensive General/Commercial Liability Insurance:
2. Comprehensive Automobile Liability Insurance
3. Workers Compensation Insurance
4. Professional Liability (Errors and Omissions) Insurance appropriate to Subcontractor's profession

Prevailing Wage

Certain components of this project scope are expected to be subject to prevailing wage under the terms of the State's public funding grant, including heavy equipment operation. River Partners can support the selected contractor in determining which work categories are subject to prevailing wage and what the billable rates will be, but it is the contractor's responsibility to be registered and compliant with the Department of Industrial Relations, maintain certified payroll records, and otherwise comply with and compensate employees as required by Prevailing Wage law.

Funding Details

This work will be completed under the terms and conditions of public funding from the California Department of Water Resources (Grantor) under a grant agreement (DWR #4600015256) to local Reclamation District 2092 (Grantee). River Partners is the primary implementing contractor to Reclamation District 2092 under this grant, which includes cleanout and decommissioning of the former Hidden Valley Dairy's manure wastewater storage and settling lagoons. A copy of the DWR funding grant will be provided to all bidding parties following the bid walk, and includes certain requirements primarily on prevailing wage, drug-free workplace, insurance etc that are required to be represented in all subcontracts initiated under the grant funding.

Timeline

The following Tasks will be completed from approximately **September 21 through November 30, 2026**, in coordination with River Partners and in conjunction with certain elements of the facility's manure cleanout progress, such as removal of paddock fencing and metal stalls before completing the corresponding manure removal (which manure work may be by other contractors working in concert with the awardee under this bid) to improve access and efficiency.

All work must be complete by November 30, 2026 unless otherwise authorized, and all contractor invoicing must be received no later than December 15, 2026. Any invoicing or compensation requests received after this date may be ineligible for reimbursement under the public grant funding this work.

Work Progress

Contractor must track work completed through basic notation or records keeping of quantities, volumes, loads, or other metrics that verify progress of work to support progress verification and invoicing.

Work Practices and Safety

Work will follow requirements for safe equipment, materials, fuel and chemical storage. During any offhauling or demobilization of equipment, track-out of dirt, manure of other materials shall be limited to the greatest extent practicable beyond the site boundary. Wash-water from a nearby groundwater well can be made available at the onsite parking area for contractor use as needed.

The work will be limited to Monday through Friday. The contractor will maintain the roads during the work phase to their current condition. Contractor must respect speed limits and shared roadway use of Dos Rios Lane (access to Shiloh Road) while entering and exiting the facility in all circumstances, and wherever possible yield to other roadway users including neighboring residents and farm operators. Equipment operators must use extreme caution through shared or joint tenant areas, be alert to the possibility of other vehicles or pedestrians, and use the safest possible driving practices at low speeds. Haul trucks will be expected to yield to any people or vehicles. Residences adjacent to the work area must be respected in terms of equipment setback, daylight working hours only, minimizing dust or other impacts where practicable, limiting speeds, and operating safely. The worksite can be fenced/signage installed to inform residents to not enter the work area and be cautious of heavy equipment.

During wastewater lagoon cleanout work, native soil removal should be minimized using techniques as recommended by the Contractor, with the project's goal of removing the manure down to native soils (no liner is known to be present) while disturbing and hauling as little soil as possible.

A pre-project kickoff meeting will be held prior to mobilization to review work requirements and responsibilities and coordinate workflow.

Work will include mobilizing to site the heavy equipment such as excavators, loaders, dump trucks, fuel wagon, and/or other equipment or hand tools and personnel as needed to complete the work. A staging/parking area at the dairy facility can provide overnight equipment and materials storage, with a lockable gate.

- Refueling using an approved spill prevention method.
- Spill prevention/cleanup materials kept on hand.
- Minimize the amount of soil removed from work areas. Minimize soil hauled. Hauling that includes significant native soils will not be compensated.
- Observe and avoid fencing or flagged work area boundaries, avoid entering sensitive areas as mapped or flagged for exclusion for equipment
- Maintain roads and equipment and use basic dust control work-practices when necessary to minimize fugitive dust emissions
- Maintain heavy equipment in proper tune and, where practicable, use equipment meeting current CARB certification standards and any applicable registration requirements.
- Basic 'good housekeeping' measures required such as all trash or food waste removed daily, fluids, fuels chemicals, materials left onsite in safe storage areas; all materials, supplies, and trash removed at end of project.
- Contractor will repair any damaged roads back to pre mobilization conditions. Normal use is not considered damage.

Additional Scope Detail

The contractor will:

- Mobilize all equipment, materials, personnel required to conduct and complete:
 - Disassemble, demolish facilities within the work boundary including polebarns, sheds and buildings, fencing and stanchions, debris and miscellaneous remains of dairy operations, as shown on attached map(s) and as directed by River Partners.

- Any necessary cleaning or sorting of materials (e.g. steel scrap vs landfill-only), loading onto trucks and offhauling to waste/recycle facilities for disposal or scrapping as required by applicable law and or receiving facility guidelines.
 - Contractor may keep any scrap value to offset project costs
 - Contractor must keep and provide copy of all receipts or disposal slips from landfilling, scrapping, disposal of materials that include disposal fee, date, location, and any scrap value.

Project Timeline

The following Tasks will be completed from as soon as **September 21 through November 30, 2026**, in coordination with River Partners and in conjunction with certain elements of the facility's wastewater/manure lagoon cleanout progress (by others), such as demolishing paddock fencing and metal stalls to support the corresponding manure removal re: access and efficiency. After bid award and contracting are complete, River Partners will provide contractor with a Notice to Proceed.

All work must be complete by November 30, 2026 unless otherwise authorized, and all contractor invoicing must be received no later than December 15, 2026. Any invoicing or compensation requests received after this date may be ineligible for reimbursement under the public grant funding this work.

Responding to this Proposal

Qualifications: Bidding parties will be assessed based on the depth of experience in similar work activities and locations, overall experience and track record, proposed cost and time to complete, and familiarity with working on sites with wildlife/environmental permitting requirements.

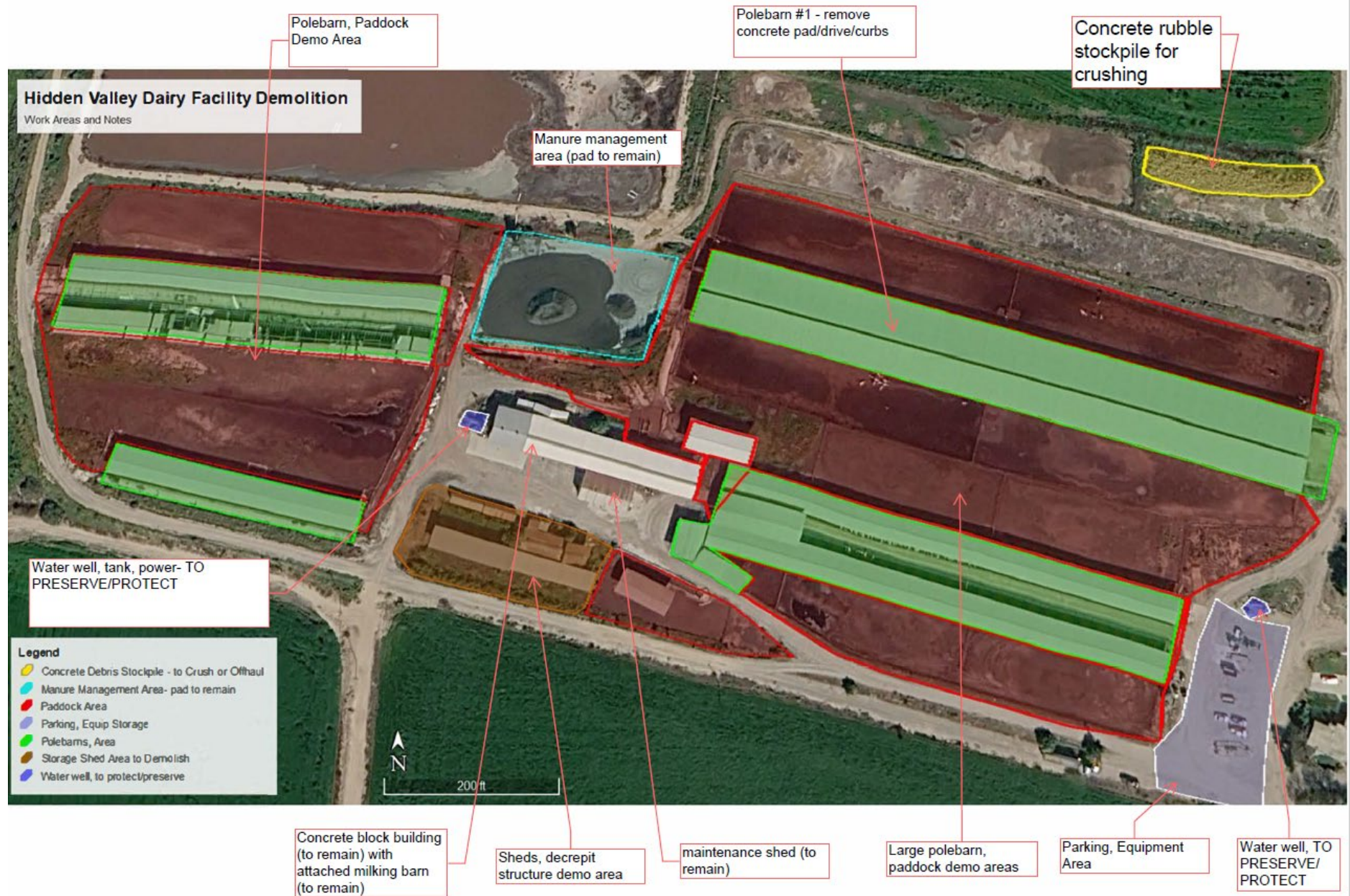
Please bring your questions on the project's scope to the mandatory public bid walk scheduled for Thursday September 3, 2026 at 9AM at the project site.

Please email your project bid, any statements on experience or qualifications, rate sheet or other supporting material for the bidded costs, Class A contractor license and DIR Registration numbers, and any other pertinent details to Amanda Brunk, ABrunk@RiverPartners.org by COB Monday 9/14/26. Responses are preferred by email but may also be provided in hardcopy by registered mail to Attn: Amanda Brunk, River Partners, 1720 G Street, Modesto, CA 95354 postmarked no later than 9/14/26.

For questions about this bid request itself, required qualifications, or bid process contact Neil Wilson at NWilson@riverpartners.org or 209-262-7944 or Amanda Brunk at (209) 402-0721 or ABrunk@riverpartners.org. No questions on scope and cost details will be answered until the bid walk date and during the open Q&A period to follow, and an addendum compiling all bid walk attendees' questions and answers will be sent to all bidding parties prior to final bid submittals to ensure all parties have access to the same details.

A Work Area scope map, a clean aerial overview map, and a location/overview map of the project site are in Appendix 1: Maps and Figures, attached.

Appendix 1: Maps and Figures



Map 1: Facility Demolition Work Areas



Map 2: Aerial close up of Hidden Valley Dairy site – NOTE THIS IS OUT OF DATE AS SOME PARTIAL DEMOLITION ON POLEBARN HAS ALREADY OCCURRED primarily Roof and roof joist removal.



Map 3: Hidden Valley Dairy site relative to major roads – 8601 Dos Rios Lane, Modesto CA 95358

Example Condition Photographs

Demolition has already been partly completed on the polebarns in particular, with substantial removal of roofing, roof joists/struts already complete. Conditions in the photos below are more representative of current status than are the aerial images shown above. Bidders will be shown the site and scope of work “as-is” during the mandatory bid walk.

The photos below are intended to help bidders understand current conditions onsite and are not committing to a particular condition, scope of work or status. Conditions at time of mandatory bid-walk should be used to develop cost estimates and bid materials.



Polebarn 1: Roof and joists already removed. Demo concrete pads, driveway and curbing under this Polebarn 1.









A range of dilapidated structures, useless old walls, and accumulated debris to be removed/disposed



Manure loading tower – demolish
Concrete pad in this area – preserve/protect



Concrete Stockpile windrow for onsite crushing and/or offhauling removal (~2200 cu yds estimated)



Water Well – to Preserve and Protect with power drop. No damage or disruption to this water service.



Two buildings to remain/not in scope: milking barn (concrete block bld with attached polebarn) and metal-sided maintenance “registration” shed.