



Midpeninsula Regional
Open Space District

R-12-40
Meeting 12-10
March 28, 2012

AGENDA ITEM 10

AGENDA ITEM

Authorization to Amend a Contract with Restoration Design Group, LLC, for an Additional \$90,000, which includes a 14% Contingency, to Provide Additional Planning and Design Services for the Mount Umunhum Environmental Restoration and Public Access Project

GENERAL MANAGER'S RECOMMENDATION

Authorize a contract amendment with Restoration Design Group, LLC, for an additional \$90,000, which includes a 14% contingency, to provide additional design, graphic, cost estimating, and meeting facilitation services for the Mount Umunhum Restoration and Public Access Project (Project), for a total contract amount not to exceed \$146,000.

SUMMARY

Staff contracted with Restoration Design Group, LLC, (RDG) in October 2010, and the Board approved two amendments in November 2010 and November 2011, to provide conceptual designs and graphic illustrations to support the Mount Umunhum Environmental Restoration and Public Access Project (Project). RDG provided exemplary and effective design and graphic services on an extremely accelerated schedule, including "theme" graphics, vignettes, and Google Earth oblique concept plans for the public meetings held on September 30, November 17, and December 9, 2010. In December 2011, RDG led a design workshop for the Sierra Azul/Bear Creek Redwoods Ad Hoc Committee (Ad Hoc Committee) to review existing and explore new design options for the radar tower.

At the January 2012 Draft Environmental Impact Report public hearing for the Project, the Board of Directors requested additional graphics to describe and portray the vistas resulting from the various radar tower options as seen from the summit and valley; these tasks and others would be included in the proposed contract amendment with RDG.

DISCUSSION

The planning process has been underway to develop public access facilities at the summit of Mount Umunhum, which may include regional trail connections, new loop trails, benches, and interpretive signage, among other amenities. Throughout the process, it has become clear that the fate of the radar tower has produced the strongest and widest range of opinions amongst the public, staff, and agencies. To best inform the discussion and reach a final decision on the future

plans for this feature, staff and the Board have greatly benefitted and would continue to benefit from well-illustrated visuals that enable a clear and unified understanding of the resultant views and costs associated with each radar tower option. RDG is currently under contractual agreement to provide:

1. Meeting facilitation for a design charrette with the Ad Hoc Committee (completed); and
2. Cost estimates following the results of the Ad Hoc Committee meeting (ongoing).

Staff proposes to add the following tasks as part of the proposed contract amendment with RDG to prepare for the upcoming Board charrette and assemble the additional information needed for the Board to formulate a final decision on the radar tower (Attachment 1, Scope of Services). These tasks would be completed for all three radar tower options:

1. Site renderings illustrating view obstruction from the summit perspective;
2. Photo renderings from the valley perspective at various locations;
3. Meeting facilitation at an Ad Hoc Committee meeting to prepare for the Board charrette;
4. Data gathering, coordination, and scheduling of subcontractors, including cost estimator and structural engineer;
5. Follow-up tasks resulting from Board design charrette;
6. Preparation for and attendance at final Board meetings to approve the Project, including selection of the preferred radar tower option (anticipated for September 2012); and
7. Contingency for additional unanticipated tasks requested by Ad Hoc Committee or Board resulting in additional site visits, phone consultations, meetings, design sketches, cost estimate revisions, etc.

This amendment allows the full consultant team (landscape architects, structural engineer, and cost estimator) to participate in the radar tower charrette with the full Board to answer directly any questions regarding design, cost, and structural considerations for all radar tower options.

At the last Board hearing on December 2010, one Board member requested a video graphic illustrating the potential view obstruction a visitor might experience for all three radar tower options. Research and discussion with staff and RDG have resulted in a staff recommendation to instead use site renderings (drawings) to illustrate this experience. Readily available and free software, such as Google Earth, flattens topography at eye level, distorting the actual user experience of the site. Cost to provide video renderings using processors other than free software is cost-prohibitive. Staff is confident that site renderings, as proposed, can effectively illustrate the experience at much lower cost, as evident by RDG's prior work (see Attachment 2).

RDG has demonstrated a genuine enthusiasm for the project and completed exceptionally high-quality work. By continuing to work with RDG, the graphics for the Mount Umunhum Project will retain a consistent look and feel across all public meetings and in the final site plan document. By continuing to work with RDG, the District avoids potential added costs by building on prior work and RDG's established understanding of the project.

The proposed contract amendment with RDG would fall below the average cost range for these types of services. By comparison, landscape architects working on the Cooley Landing Project were awarded a contract with East Palo Alto in the amount of \$231,000 to complete similar work (conducting design workshops, creating schematic drawings). The total cost of the RDG contract, with the proposed amendment, is low partly because of a significant reduction in standard fees that RDG offered at the start of the contract.

Based on previous public hearings, staff believes that the radar tower will continue to be a focal point of the site plan decision for the larger Project. As such, the illustrations and renderings, expert advice of the structural engineer, and cost estimates for all three options will become the most critical information at upcoming hearings as the Board discusses and deliberates the final decision for the radar tower.

FISCAL IMPACT

Staff negotiated the proposed contract amendment with RDG not to exceed \$90,000, which when added to their current contract of \$56,000 (see Reports R-10-128 and R-11-109), would bring their total contract amount to \$146,000. Funds for this amendment are included in the Planning Department budget for FY2012-13.

BOARD COMMITTEE REVIEW

The Ad Hoc Committee participated in a design charrette for the radar tower in early December 2011. Led by RDG, the purpose of the charrette was to review current options being evaluated in the Draft Environmental Impact Report (DEIR) for the radar tower, develop additional options for tower design that would still fit within the range of alternatives already described in the DEIR, provide feedback on conceptual ideas, and provide direction on which options staff should pursue further with respect to feasibility and cost. The Ad Hoc Committee selected the three options described in the DEIR as those that should receive further refinement of costs and design feasibility. They requested that a similar design charrette be held for the full Board to consider the three radar tower options, design feasibility, and construction and maintenance costs. At this subsequent charrette, the Board will be able to ask questions directly of the consultants and receive all of information necessary to make an informed decision on the ultimate configuration of the radar tower. The proposed contract amendment with RDG includes the work necessary to prepare for and conduct the design charrette, scheduled for summer 2012.

PUBLIC NOTICE

Notice was provided pursuant to the Brown Act. No additional notice is necessary.

CEQA COMPLIANCE

Retention of design consultant services to prepare planning documents and displays does not constitute a project under the California Environmental Quality Act (CEQA).

NEXT STEPS

Upon Board authorization, staff will work closely with RDG to design and prepare graphic materials and update cost estimates to support the following meetings:

May 8, 2012	Ad Hoc Committee meeting to review design charrette presentation prior to Board charrette on the radar tower options;
June 12, 2012	Public hearing for Board to consider Final EIR certification;
July 18, 2012	Board design charrette on the radar tower options;
TDB, Aug 2012	Ad Hoc Committee meeting to review project site plan;
TBD, Sept 2012	Public hearing for Board to tentatively consider project approval;

TDB, Oct 2012 Public hearing for Board to consider final project approval.

The design charrette for the full Board would be facilitated by RDG and their sub-consultants, to discuss radar tower options, costs, construction feasibility, and visual impacts of each radar tower option. RDG is scheduled to also attend the public hearings for Board consideration of Project, including selection of a radar tower option. Selection of a radar tower option in fall 2012 will inform bid documents for the demolition of the former Almaden Air Force Station at Mount Umunhum, which is expected to commence in winter 2012.

ATTACHMENTS

1. Exhibit A: Scope of Services
2. Exhibit B: Examples of previous design and graphic work by RDG

Responsible Department Manager:
Ana M. Ruiz, AICP, Planning Manager

Prepared by:
Meredith Manning, Senior Planner

Contact person:
Same as above

Attachment - A

Mt. Umunhum Tower Feasibility / Revision 3

22 March 2012

Midpeninsula Regional Open Space District

Restoration Design Group / Rutherford & Chekene / TBD Consultants

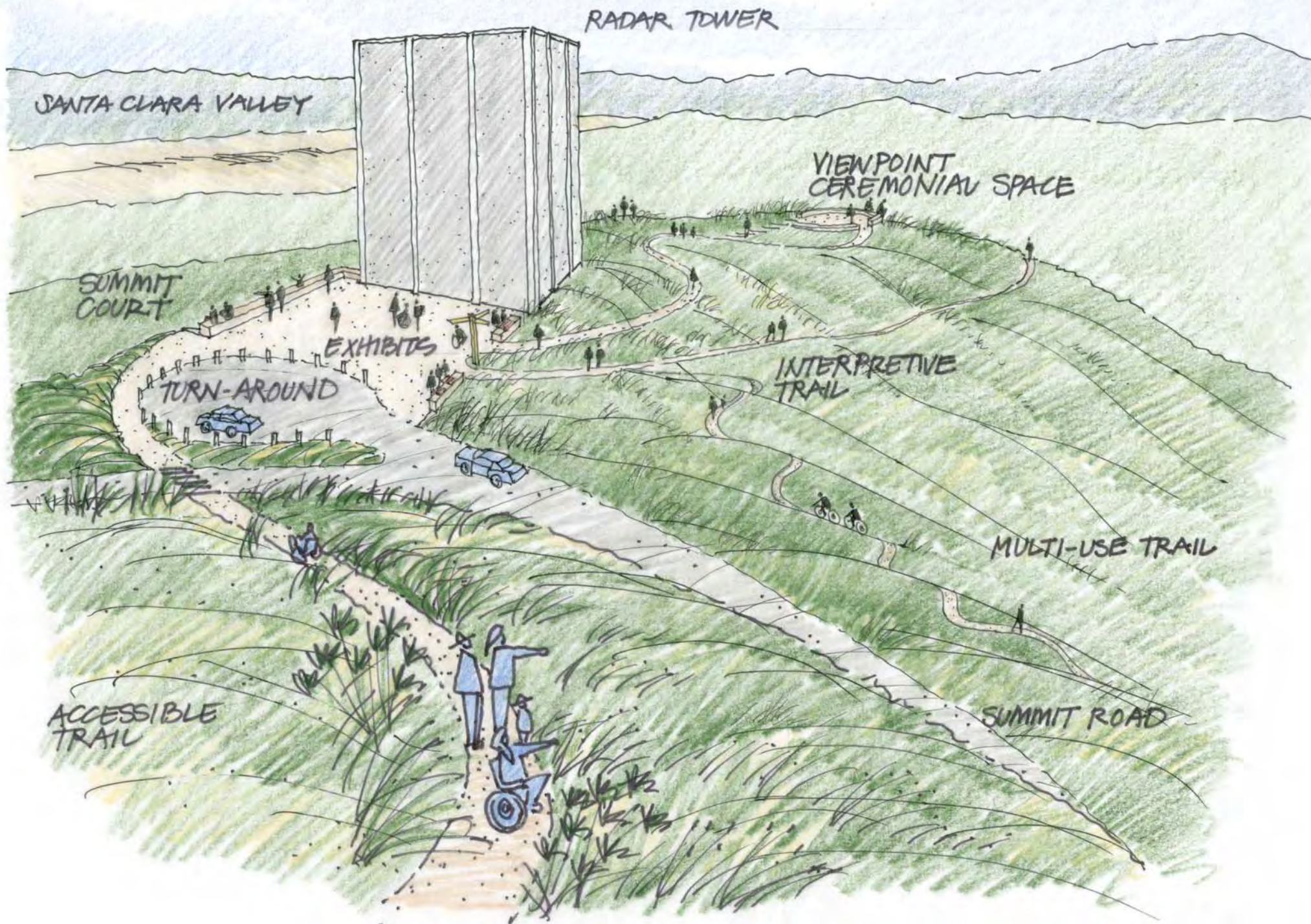
Task Description	RDG	R&C	TBD	
1.0 Cost Estimating Consulting by TBD Consultants (RDG/R&C Support)--to be completed by April 15				
	Task Total		\$12,500	
Deliverables:				
One page executive summary of cost estimate				
Cost Estimates for up to (3) Schemes by TBD				
Assumes (3) Tower Schemes: Tower, Open Air, Restoration				
2.0 Tower Photo Renderings (Valley Perspective)				
	Task Total		\$6,000	
Deliverables:				
Photographic Renderings of up to (3) valley or distant views of Mt. Umunhum and Tower.				
For each view provide (2) Versions, with and without Tower. (6) Total Photographic Renderings				
3.0 Tower and Summit Site Renderings (3) Schemes/Shade Structure				
	Task Total		\$27,200	
Deliverables:				
Freehand Sketches of Tower Schemes focused on View Obstruction. Sketches of Tower, Scheme, Open Air Scheme, Restoration Scheme. Each from (2) Vantage Points Each.				
4.0 MROSD Ad Hoc Committee Pre-Meeting				
	Task Total		\$8,350	
Deliverables:				
Post-Meeting Coordination, Meeting Notes, Debriefing, and Engineering and Cost				
5.0 MROSD Board Charrette and Public Meeting				
	Task Total		\$17,460	
Deliverables:				
Meeting Exhibits and Meeting Notes				
6.0 Follow-up Tasks from MROSD Board Charrette and Public Meeting				
	Task Total		\$7,210	
Deliverables:				
Pending				
7.0 MROSD Board Meeting for Site Plan Certification				
	Task Total		\$9,040	
Deliverables:				
Meeting Exhibits and Meeting Notes				
		RDG	R&C	TBD
TOTAL RDG TEAM FEE TASKS 1.0-7.0		\$87,760		
<i>Total Remaining Fee / 2011 Scope of Service</i>		\$9,223		
TOTAL ADDITIONAL RDG TEAM FEE		\$98,983		

Deliverables-General Notes

Graphics shall be 8.5x11 and 11x17 freehand and high resolution scans, Cost Estimating documents shall be individual documents from TBD. Structural and Design notes shall be conveyed via email correspondence. Cost Estimating and Structural Engineering analysis shall be Feasibility Study level summaries as requested by MROSD.

Additional Services (May be contracted for with an Additional Service Request)

Additional Schemes, Renderings, or Revisions
 Additional or More Detailed Cost Estimating and/or Structural Engineering Consultations
 Additional Meetings or Project Coordination
 Extended Project Schedule and Project Management



RADAR TOWER

SANTA CLARA VALLEY

VIEWPOINT CEREMONIAL SPACE

SUMMIT COURT

EXHIBITS

TURN-AROUND

INTERPRETIVE TRAIL

MULTI-USE TRAIL

ACCESSIBLE TRAIL

SUMMIT ROAD

RADAR TOWER FOUNDATION

SANTA CLARA VALLEY

VIEWPOINT

OVERLOOK

INTERPRETIVE
PANELS

REPURPOSED CONCRETE
SEATING

NATIVE
PLANTINGS

DROP-OFF
TURN-AROUND

