



Midpeninsula Regional
Open Space District

R-12-113
Meeting 12-36
November 14, 2012

AGENDA ITEM 5

AGENDA ITEM

Authorization to Award a Contract to Northgate Environmental Management Inc., for Environmental Consulting and Construction Support Services for the Mount Umunhum Demolition Project at Sierra Azul Open Space Preserve

GENERAL MANAGER'S RECOMMENDATION

A handwritten signature in black ink, appearing to be "JLQ", written over the end of the "GENERAL MANAGER'S RECOMMENDATION" heading.

Authorize the General Manager to enter into contract with Northgate Environmental Management Inc., of Oakland, CA, in the amount of \$30,000, which includes an anticipated fee of \$25,718 plus a contingency amount of \$4,282, to provide environmental consulting and construction support services for the Mount Umunhum Demolition Project.

SUMMARY

Environmental consulting and construction support services are needed to complete the demolition work at Mount Umunhum. This work includes: preparation of a soil sampling plan, sampling during demolition, development of remediation plans to address any remaining and uncovered contamination, and monitoring of remediation measures to ensure proper execution by the demolition contractor. As such, a Request for Qualifications and Proposals for environmental support services was issued to three selected environmental firms; two Proposals were received. One proposal from Hazard Management Services, Inc., (HMS) was deemed non-responsive. The second proposal from Northgate Environmental Inc., was complete and fully responsive. Staff recommends awarding the contract for environmental consultant services in support of the Mount Umunhum Demolition Project to Northgate Environmental, Inc., including a contingency to address any unforeseen conditions encountered during demolition.

DISCUSSION

Background

In 1986, the Midpeninsula Regional Open Space District (District) acquired the former Almaden Air Force Station (Almaden AFS) and all of its remaining facilities on Mount Umunhum and Mount Thayer (refer to Report R-86-20) with the intent to restore the area to a natural condition and provide public access. In December 2009, the United States Congress appropriated \$3.2 million for cleanup of Mount Umunhum. Due to a favorable bidding environment in FY 2009-10, the initial hazardous materials cleanup work completed by the United States Army Corps of Engineers resulted in the less-than-anticipated expenditure of \$1,895,229 of the allocated federal

appropriation. The remaining federal appropriation, \$1,304,771, was transferred to the District for demolition of structures on site. On September 12, 2012, the Board approved an award of contract to American Wrecking Inc., for the demolition of structures at Mount Umunhum (with the exception of the radar tower) (refer to Report R-12-90).

A separate, District-funded project, the Mount Umunhum Environmental Restoration and Public Access Project (Restoration Project), conducted the public planning and California Environmental Quality Act and National Environmental Policy Act (CEQA/NEPA) review processes, to develop the final Mount Umunhum site plan and project description, which includes the demolition of structures. On June 12, 2012, the Board approved the adoption of a Final Environmental Impact Report for the Mount Umunhum Environmental Restoration and Public Access Project, approved the Phase I Demolition (not including the radar tower) (refer to Report R-12-59), and approved the Mitigation Monitoring Response Plan for the Phase I Demolition.

Environmental consulting services in support of the demolition work are required to ensure compliance with mitigation measures, including:

- Preparation of a soil sampling plan
- Conducting sampling during demolition
- Developing remediation plans to address any contamination
- Ensuring that the implementation of remediation measures are coordinated with the contractor and executed appropriately

Northgate will also conduct limited third party monitoring for abatement activities required for any remaining hazardous materials that could potentially be uncovered during the removal of structures.

Consultant Selection

A Request for Qualifications and Proposal was issued on September 19, 2012. Due to the type of consulting work required, staff sent the request to three environmental consultants who had already completed work on the site and had a depth of knowledge regarding the existing environmental conditions.

A mandatory pre-proposal teleconference was held on September 28, 2012. Proposals were due on October 5, 2012. The proposals included a Qualifications Proposal and a separate Fee Proposal. The results are as follows:

	Bidder	Location	Anticipated T&M Fee
1.	Northgate Environmental Inc.	Oakland, CA	\$25,718
2.	ERM Environmental, Inc.	Sacramento, CA	Did not Propose
3.	Hazard Management Services, Inc.	Modesto, CA	Non-Responsive Proposal

FISCAL IMPACT

The District's FY2012-13 Action Plan and Budget for the Mount Umunhum Remediation Project is \$1,608,380 and the projected FY2013-14 Action Plan and Budget for the project is \$309,172, for a total 2-year Budget of \$1,917,552. In 2009 the District received a federal appropriation of \$3,200,000 for the clean-up work at the former Almaden Air Force Station. In FY2010-11 \$1,958,803 of the appropriation was expended by the United States Army Corps of Engineers to

complete the hazardous materials remediation at the site. The remaining \$1,241,197 of the appropriation will fund the demolition of structures on site. The District will fund the remaining \$676,355 of the 2-year budget: approximately \$500,000 in FY2012-13 and approximately \$176,355 in FY 13-14. District funds cover supplemental funding for the demolition of structures, allowances for unforeseen conditions, and consultant fees, including the environmental consulting services proposed to complete sampling, analysis, remediation plans, third party monitoring, and site observation.

BOARD COMMITTEE REVIEW

No Board Committee review is required for this portion of the Project.

PUBLIC NOTICE

Public notice of this Agenda Item was provided per the Brown Act. No additional notice is required.

CEQA COMPLIANCE

On June 12, 2012 (refer to Report R-12-59), the Board approved the adoption of a Final Environmental Impact Report for the Mount Umunhum Environmental Restoration and Public Access Project, approved the Phase I Demolition (not including the Radar Tower), and approved the Mitigation Monitoring Response Plan for the Phase I Demolition.

NEXT STEPS

Upon approval by the Board of Directors, the General Manager will be authorized to enter into a contract with Northgate Environmental Management, Inc., to perform professional environmental services for the Phase I Demolition at Mount Umunhum.

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