



Midpeninsula Regional  
Open Space District

R-14-158  
Meeting 14-35  
December 17, 2014

## AGENDA ITEM 6

### AGENDA ITEM

Contract to complete the Mount Umunhum Radar Tower Interior Remediation Project located at Sierra Azul Open Space Preserve

### GENERAL MANAGER'S RECOMMENDATION

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Authorize the General Manager to enter into a contract with Asbestos Management Group Inc., of Oakland, CA, for a not-to-exceed amount of \$43,670, which includes the base bid amount of \$39,700 plus a 10% contingency amount of \$3,970, to complete the Mount Umunhum Radar Tower Interior Remediation Project at Sierra Azul Open Space Preserve.

### SUMMARY

The purpose of the Mount Umunhum Radar Tower Interior Remediation Project (Project) is to complete the remaining remediation work to prepare the site for the commencement of the Mount Umunhum Interim Radar Tower Repair Project (R-14-159). The scope of work for this contract consists of the removal of lead-painted items, including roof rails, exterior window frames, door frames, stair rails, walls, as well as minor demolition work. In order to comply with safe work practices, this remediation work is necessary to prepare the site before the Mount Umunhum Interim Radar Tower Repair Project (R-14-159) can commence. The proposed structural safety repairs and improvements associated with the Mount Umunhum Interim Radar Tower Project are required to facilitate public access around the exterior base of the structure, and are the subject of a separate Agenda Item that is also scheduled for this same Board meeting. Funds to cover this remediation contract are available as part of the Fiscal Year 2014-15 Budget.

### DISCUSSION

#### Background

In 1986, the Midpeninsula Regional Open Space District (District) acquired the former Almaden Air Force Station located at the summit of Mount Umunhum as an addition to Sierra Azul Open Space Preserve (R-86-20). The Mount Umunhum Environmental Restoration and Public Access Project (Public Access Project), which was approved by the Board in 2012, included an evaluation for the long-term use and management of the Radar Tower (R-12-59, R-12-91). Following a robust public outreach process, the Board approved implementation of Interim Action A: Near-term repairs and securing of the structure while considering external partnerships (R-12-104). In May 2013, the Board awarded a contract to Grossmann Design Group to prepare the contract documents for the Project (R-13-52).

### **Bidding Process**

The Request for Bids was issued on November 11, 2014, and was sent to contractors, subcontractors and consultants who had requested to be notified of the project, as well as five (5) builders' exchanges. Legal notices were posted in the San Jose Mercury News and San Mateo County Times. The Invitation to Bid was also posted on the District website.

A mandatory pre-bid meeting and site tour was held at the Project site on November 17, 2014 and was attended by seventeen (17) contractors. Sealed bids were due on December 2, 2014, and three (3) bids were received and opened with the results as follows:

	Bidder	Location	Total Bid	Percent Difference from Engineer's Estimate of \$35,000
1.	Asbestos Management Group	Oakland, CA	\$39,700	+13.43%
2.	PARC Services, Inc	Livermore, CA	\$34,470	-1.51%
3.	TKO Construction	La Honda, CA	\$30,191	-13.74%

Evaluation of the bids revealed that the two lowest bidders, TKO General Engineering and Construction, Inc., and PARC Services, Inc., did not present complete and responsive bid proposals. The TKO bid did not include similar project experience to complete the lead-hazard work and remediation services required in the contract documents. PARC's bid proposal did not include the required non-collusion affidavit, subcontractor list, nor the Bid Guarantee. Asbestos Management Group did present a complete and responsive bid proposal and has substantial similar remediation work experience.

Upon review of the bid proposal and confirmation of the contractor's qualifications, the General Manager recommends awarding the contract to Asbestos Management Group, Inc., for a total not-to-exceed amount of \$43,670, which includes the base bid amount of \$39,700 plus a 10% contingency amount of \$3,970.

### **FISCAL IMPACT**

The District's FY14-15 Action Plan and Budget includes \$390,000 for completion of the Mount Umunhum Radar Tower Interim Repair Project, which covers costs for the repairs, remediation, cleanup and all consultant fees. The total project budget for the radar tower was set by the Board (R-12-104) at \$414,885. Refer to R-14-159 for detailed description of cumulative budget impact to the total project budget, and adjustments to FY 14/15 Budget required to complete this work.

### **BOARD COMMITTEE REVIEW**

This item has not been reviewed by a Board Committee. As noted above, the full Board approved the completion of interim repairs for the radar tower in 2012.

### **PUBLIC NOTICE**

Public notice was provided as required by the Brown Act. Additional notification was sent to the Mount Umunhum Interested Parties list.

**CEQA COMPLIANCE**

On June 12, 2012 (R-12-59), the Board approved the adoption of a Final Environmental Impact Report for the Mount Umunhum Environmental Restoration and Public Access Project, which included an environmental analysis of the radar tower interim repairs.

**NEXT STEPS**

Upon approval by the Board, the General Manager would enter into a contract with Asbestos Management Group, Inc., for the completion of the Mount Umunhum Radar Tower Interior Remediation Project, scheduled to begin in mid-February, 2015, once required paperwork is received.

Responsible Department Head:

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