



Midpeninsula Regional
Open Space District

R-15-160
Meeting 15-30
November 18, 2015

AGENDA ITEM 3

AGENDA ITEM

Contract Amendment with Restoration Design Group for Final Design Development, Production of Construction Documents, Interpretation Design, and Initial Grading Oversight for the Mount Umunhum Summit Project and Construction Oversight for the Guadalupe Creek Overlook

GENERAL MANAGER'S RECOMMENDATION

A handwritten signature in black ink, appearing to be "S. G. G.", written over the printed text of the recommendation header.

Amend a contract with Restoration Design Group (RDG) for an additional \$605,000 to complete final design development, interpretive design, production of construction documents, and oversight for the initial phase of grading for the Mount Umunhum Summit Project (Summit Project), plus construction oversight for Guadalupe Creek Overlook (Overlook) at Sierra Azul Open Space Preserve; the contract includes a 12% contingency of \$65,000 for unforeseen requirements, for a not-to-exceed total contract amount of \$979,595.

SUMMARY

Funds for this contract amendment were anticipated as part of the total project cost and included during development of the Expenditure Plan for Measure AA Project#23-4, Mount Umunhum Summit Area Restoration and Improvements. Additions to an existing contract with RDG are necessary to complete: 1) final engineering and landscape architectural design, 2) interpretive design and fabrication oversight, 3) construction documents for public bidding, and 4) initial grading oversight for the implementation of public access facilities at the summit of Mount Umunhum, and construction oversight at the Guadalupe Creek Overlook along the Mt. Umunhum Trail. To meet the target opening date of fall 2016, the General Manager recommends amending the contract with RDG to include an additional amount of \$605,000 to initiate construction in early summer 2016. This contract amendment does not include actual construction of the summit amenities, construction oversight of summit amenities, nor fabrication or installation of interpretive elements. Given the three month extension to the existing fiscal year to transition to a June-July calendar, a change that was not anticipated when the fiscal year budget was developed and approved, and the Board selection for more developed summit amenities, approximately \$200,000 of additional funding will be requested as part of the Midyear Review to ensure that sufficient funds for the recommended contract amendment are allocated in the Fiscal Year 2015-16 Budget.

MEASURE AA

The 5-year Measure AA Project List approved by the Board at their October 29, 2014 meeting includes the voter-approved Priority Action 23 (Portfolio 23) that encompasses all of the Mt. Umunhum Public Access and Interpretation Projects, in the amount of \$27.972 Million. The Expenditure Plan included an allocation of \$1,034,500 specifically for these design and

engineering “soft” costs at the summit and along the Mt. Umunhum Trail to the summit, which includes the Guadalupe Creek Overlook. The proposed total contract amount is about 6% less than the Expenditure Plan estimate. This contract amendment furthers the goals of Portfolio 23 and Project #23-4 by providing the necessary design documents suitable for public bidding and construction of the Mount Umunhum public access facilities.

BACKGROUND

In January 2015, the Board awarded a contract to RDG for \$325,735 with a contingency of \$48,860, for a total not-to-exceed contract amount of \$374,595 to design and engineer ecological restoration, visitor amenities, and interpretation on the summit of Mount Umunhum and at the Guadalupe Creek Overlook at Sierra Azul Open Space Preserve (R-15-18). The original contract award included the conceptual design and preliminary and final engineering phase and construction documents of a modest amount of amenities for the Summit Project and Overlook components. Since that time, the Board has approved a higher-than-minimal level of construction for both projects. This contract amendment reflects this elevated level of full design and construction, as well as other unanticipated additions to support the Summit Project.

DISCUSSION

At the August 26, 2015 regular meeting, the Board of Directors (Board) selected a mid-level public access facilities option known as the “Preferred Option” for the summit (R-15-126). This option includes a substantial shelter at the trailhead, a summit stairway, accessible trails, vault restrooms, and parking. In addition, the Board requested two additional shade structures at the summit (one at the vehicle turnaround and one on the east summit), resulting in an estimated total construction cost of \$4.8 million. This estimate does not include costs for development of a groundwater well at the summit, the feasibility of which is currently being investigated under a separate contract.

With the Preferred Option confirmed, it is now possible to begin finalizing the design plans and preparing construction documents for bidding purposes. The proposed contract amendment would allow for the next phase of design development to proceed. In addition, the proposed contract amendment would replenish the contingency, which has been used to fund a number of unanticipated changes to the design of the Project and Overlook, including a series of digital renderings to visualize the three long-term options for the radar tower, boring exploration for the Overlook, assistance at additional Board and Committee meetings to review the concept and schematic phases of the project, and the addition of two shade structures, summit stairs, and modifications to the equestrian area as part of the Board-approved Preferred Option.

This contract amendment represents approximately \$324,000 in public access design work, \$75,000 in interpretive design work, \$141,000 for initial rough grading oversight at the summit and construction oversight at the Overlook, plus a contingency of \$65,000, equaling \$605,000. The total recommended contract amount of \$979,595 for this phase of work so far represents 20% of the grand total overall Summit Project budget of approximately \$4.8 million. This percentage cost for design work falls at the low end of the industry standard for projects of similar magnitude, whereby the standard cost allowance ranges between 20% and 30%. Without contingency, cost for design and engineering alone (approximately \$725k) represents about 15% of the total project cost, and initial construction oversight (approximately \$141k) represents about 3% of the total project cost to date. Moreover, the \$979,595 recommended total contract cost accounts for approximately 94% of the soft cost allocation that has been set aside for this

work as part of the Measure AA Expenditure Plan, or \$1,034,500 of the total \$27,972,000 set aside for Portfolio 23 that includes all of the Mt. Umunhum Public Access and Interpretation Projects.

FISCAL IMPACT

The Planning Department's FY2015-16 budget includes \$611,000 for design and initial construction of public access improvements and site amenities at the summit, as well as \$213,000 for the Guadalupe Creek Overlook construction and steel bridge installation along Mt. Umunhum Trail. Additional funds will be requested during the mid-year budget process to accommodate a portion of this contract amendment, with the remainder requested during the FY2016-17 budget process to complete construction of the Summit Project, including interpretive fabrication and installation. In addition, funds will also be requested during the FY2016-17 budget process to complete the Mt. Umunhum Trail. Generous funding from the State Coastal Conservancy will reimburse a portion of the summit area work. Remaining costs will be reimbursed through Measure AA funds.

BOARD COMMITTEE REVIEW

The Planning and Natural Resources Committee forwarded the Preferred Option to the Board at their August 11, 2015 meeting (R-15-120). The Board confirmed the Committee's recommendation at their August 26, 2015 meeting (R-15-126) with the addition of two shade structures at the summit, and directed staff to proceed with final design development and production of construction documents.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

Construction of the Mount Umunhum Summit Area was included in the Mount Umunhum Environmental Restoration and Public Access Plan EIR, which was certified by the Board on October 17, 2012 (R-12-91).

NEXT STEPS

Pending Board approval, the General Manager would amend the contract with RDG to develop final design documents, which will form the basis for permit submittals and a Request for Bids package. Three conceptual options for interpretive signage and exhibits will be presented for Board consideration at a study session on December 9. A final contract amendment is anticipated to be brought to the Board in spring 2016 to cover construction oversight once the final designs are developed. The additional amount is fully expected to be aligned with the soft cost estimate allocated under Measure AA.

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