



Midpeninsula Regional  
Open Space District

R-16-26  
Meeting 16-06  
March 9, 2016

## **AGENDA ITEM 6**

### **AGENDA ITEM**

Final Design Approval of the Weather Shelters and Summit Stair for the Mount Umunhum Summit Project

### **GENERAL MANAGER'S RECOMMENDATIONS**

1. Direct the General Manager to make any desired final adjustments to the final draft design of the summit and trailhead weather shelters, summit stair, and associated updated cost estimate for the Mount Umunhum Summit Project.
2. Confirm the removal of a third weather shelter at the east summit.
3. Direct the General Manager to proceed with the production of construction documents, which will form the basis for permit submittals and a Request for Bids package.

### **SUMMARY**

A Preferred Option for the Mount Umunhum Summit Project (Summit Project) was selected by the Board in November 2015 (R-15-160), at which time the Board directed staff to complete final design development for construction. Certain elements of this Project, specifically the weather shelters and stairs, represent a substantial departure from amenities offered at other Preserves and carry significant cost. Therefore, at this time staff is returning to the Board with final designs for these shelters and stairs. Following Board confirmation, staff will finalize construction documents, which will be used to support permit application submittals and form the basis for a Request for Bids to solicit bid proposals for construction this year.

### **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 Mount Umunhum Public Access and Interpretation Projects in the amount of \$27.972 million.

### **BACKGROUND**

The Summit Project at Sierra Azul Open Space Preserve will provide a unique destination to some of the best views in the Bay Area with a grand opening date to open the site to the public scheduled for October 22, 2016. Consulting landscape architects Restoration Design Group (RDG) have developed final concept design plans for two shelters: one at the summit near the

vehicle turnaround, and one at the summit trailhead of the Mount Umunhum Trail. These designs are included as Attachment 1. RDG is also working on a final design for summit stairs, which were not yet ready for inclusion with this report, but will be distributed at or before this meeting. At this time, final Board concurrence is needed on the design for these shelters and stairs in order to advance the design development documents to 100% construction documents and maintain the schedule to meet the goal of opening the summit to the public in seven months.

## DISCUSSION

The Preferred Option selected by the Board last November includes an ADA-accessible drop-off area, accessible trails at the summit, a substantial weather shelter at the summit, a second substantial shelter at the trailhead (Attachment 1), summit stairway, vault restrooms, interpretive features, parking, restoration of natural landforms, and native vegetation restoration. The cost estimate provided in this report does not include any of the radar tower long-term options nor provision of water. Water will be trucked to the site and stored in a series of tanks for horse troughs, irrigation, and limited wildland fire suppression. Originally, the Board had approved the potential installation of a third shelter at the east summit. Further investigations since then, however, have determined that there is no ideal location for an additional shelter at the summit as another structure would compete with the existing natural views of the Guadalupe watershed and the newly restored (topographic and vegetative) peak; therefore, it is the recommendation of the General Manager and the design consultants to eliminate the shelter from this location all together.

## FISCAL IMPACT

Below is an updated cost summary table showing estimates of probable cost for the structures:

Item	Revised cost estimate	Previous cost estimate	Reason for Increase
Summit shelter	\$550,000	\$400,000	Upgrade in materials, scale, and size
Trailhead shelter	\$330,000	\$275,000	Same as above
Summit stair	\$ 845,000	\$380,000	Additional section of stair directly to parking area to avoid pedestrians sharing road with vehicles entirely

On February 10, 2015, the Board approved an increase of \$300,000 in the Planning Department's Fiscal Year (FY) 2015-16 Midyear Budget for a total of \$911,000 for schematic design, permitting, construction documents, and initial construction of the new parking areas, restrooms, landing zone, other public access improvements and site amenities. Funds in the amount of \$5.47 million will be requested in the proposed FY2016-17 budget to complete the construction of the Summit Project improvements. This estimate is higher than previously anticipated due to additional necessary soft costs, including compaction testing and special construction surveying, as well as additional fencing and an increase in the costs for the revised structure designs as shown in the table above. Costs for the Summit Project are eligible for Measure AA reimbursement (\$27.972 mission allocation, of which approximately \$26 million

remain). In addition, the Summit project will receive half of the \$1 million State Coastal Conservancy grant (\$500,000).

## **PUBLIC NOTICE**

Public notice was provided as required by the Brown Act.

## **CEQA COMPLIANCE**

Construction of the Mount Umunhum Summit Area was evaluated in the Mount Umunhum Environmental Restoration and Public Access Plan EIR, which was certified by the Board on October 17, 2012 (R-12-91). The design and construction of the summit shelters and stairs as proposed will result in no additional adverse environmental impacts not already identified and addressed in the EIR.

## **BOARD COMMITTEE REVIEW**

The Planning and Natural Resources Committee advanced their preferred option to the full Board at their August 25, 2015 meeting, where a Preferred Option was unanimously approved.

## **NEXT STEPS**

Remaining work will focus on the production of bid documents for contracting, and initiating permitting. Construction is scheduled for Spring/Summer 2016. The timeline to meet the goal of providing public access to the summit of Mount Umunhum by October 2016 appears in the table below.

<b>Mount Umunhum Summit Project Implementation Milestones</b>	
Refined Conceptual Design	April 21, 2015 (completed)
Draft Schematic Design for Committee Review*	June 30, 2015 (completed)
Final Schematic Design for Committee Review	August 11, 2015 (completed)
Board Consideration of Committee Preferred Option	August 26 (completed)
Construction Documents	May 2016
Approve Visitor Amenities Construction Contract	Spring 2016
Construction Phase	Summer - Fall 2016
Public Access Grand Opening	October 22, 2016
Restoration Planting and Irrigation	Fall 2016 – Fall 2017

A hydrogeological study was completed to assess the feasibility of establishing a potable water system for the summit. The study identified a potential well location, but recommended that a geophysical survey also be completed to better define and confirm subsurface conditions given the potential uncertainty of reaching water (estimated well depth ranges from 500 to 700 feet). The cost for the geophysical survey, well drilling, and associated infrastructure is estimated at \$125,000. Given the high cost and uncertainty of finding water, this element is being deferred until visitor use patterns and demand are better understood to confirm the need for potable water.

Attachments

1. Summit and trailhead weather shelter final designs

Responsible Department Head:

Jane Mark, AICP, Planning Manager (for vacant Engineering and Construction Manager position)

Prepared by:

Damon Adlao, Capital Project Manager, Engineering and Construction  
Meredith Manning, Senior Planner, Planning

Contact:

Damon Adlao, Capital Project Manager

STONE-CLAD  
RETAINING WALL

WOODEN PICNIC  
BENCHES

STONE & CONCRETE  
BENCHES, TYP.

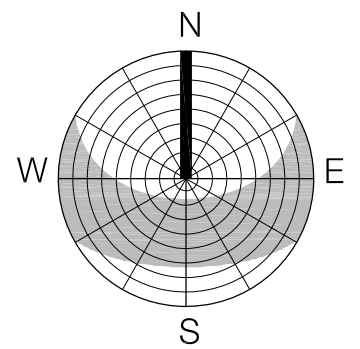
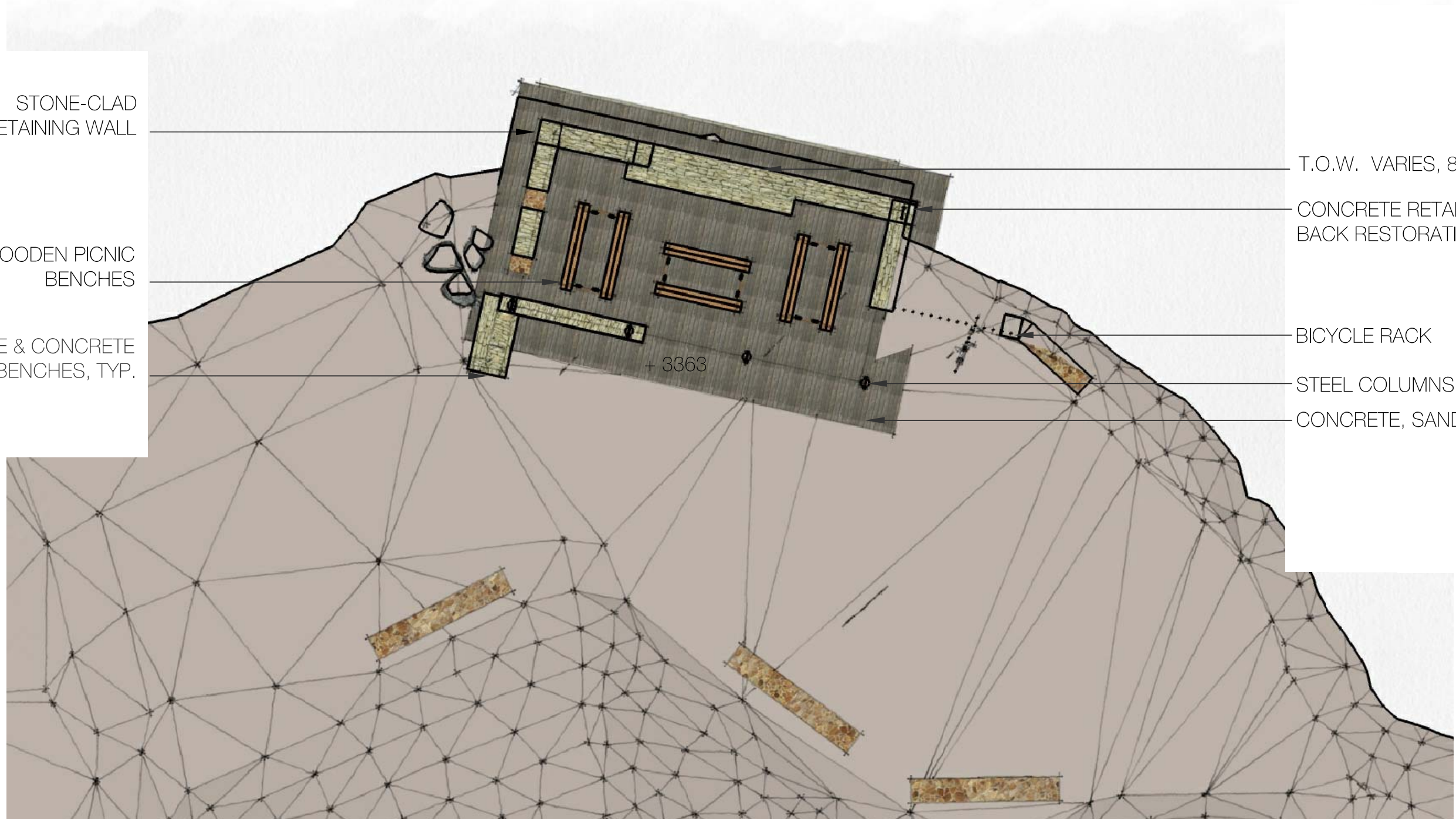
T.O.W. VARIES, 8'-6" MAX.

CONCRETE RETAINING WALLS HOLDING  
BACK RESTORATION FILL, 4'-0" MAX

BICYCLE RACK

STEEL COLUMNS

CONCRETE, SAND BLASTED PAVING, TYP.



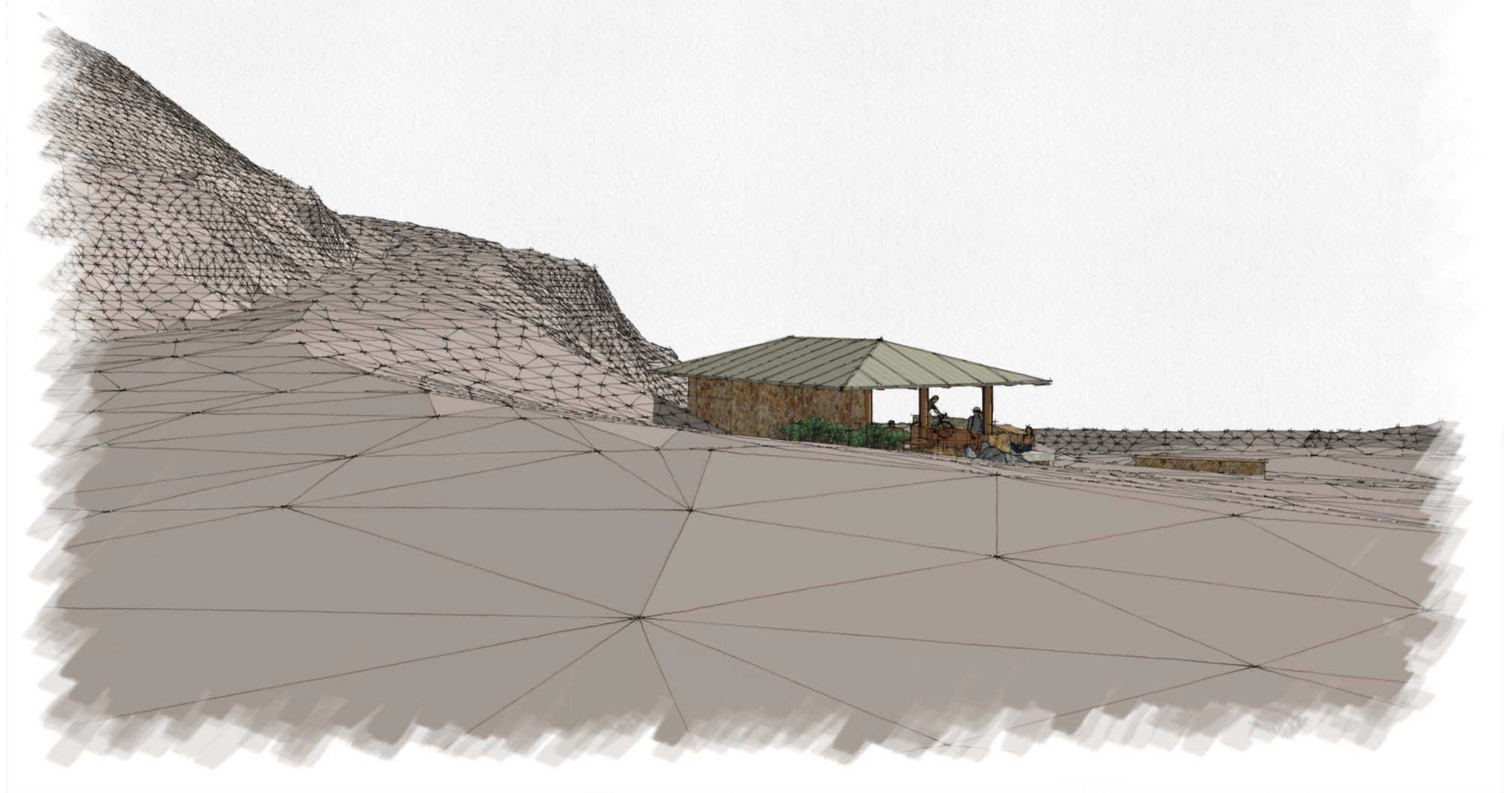
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**Trailhead Shelter Schematic Design - Plan**

**WARE ASSOCIATES**  
Architecture Engineering  
440 Grand Avenue, Suite 250 Oakland, CA 94610 T 510.922.9888 F 510.922.9624

**MOUNT UMUNHUM SUMMIT PROJECT**  
SCALE: 1":10'  
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TRAILHEAD SHELTER - HIP ROOF SCHEME - 1

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TRAILHEAD SHELTER - HIP ROOF SCHEME - 2

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TRAILHEAD SHELTER - HIP ROOF SCHEME - 3

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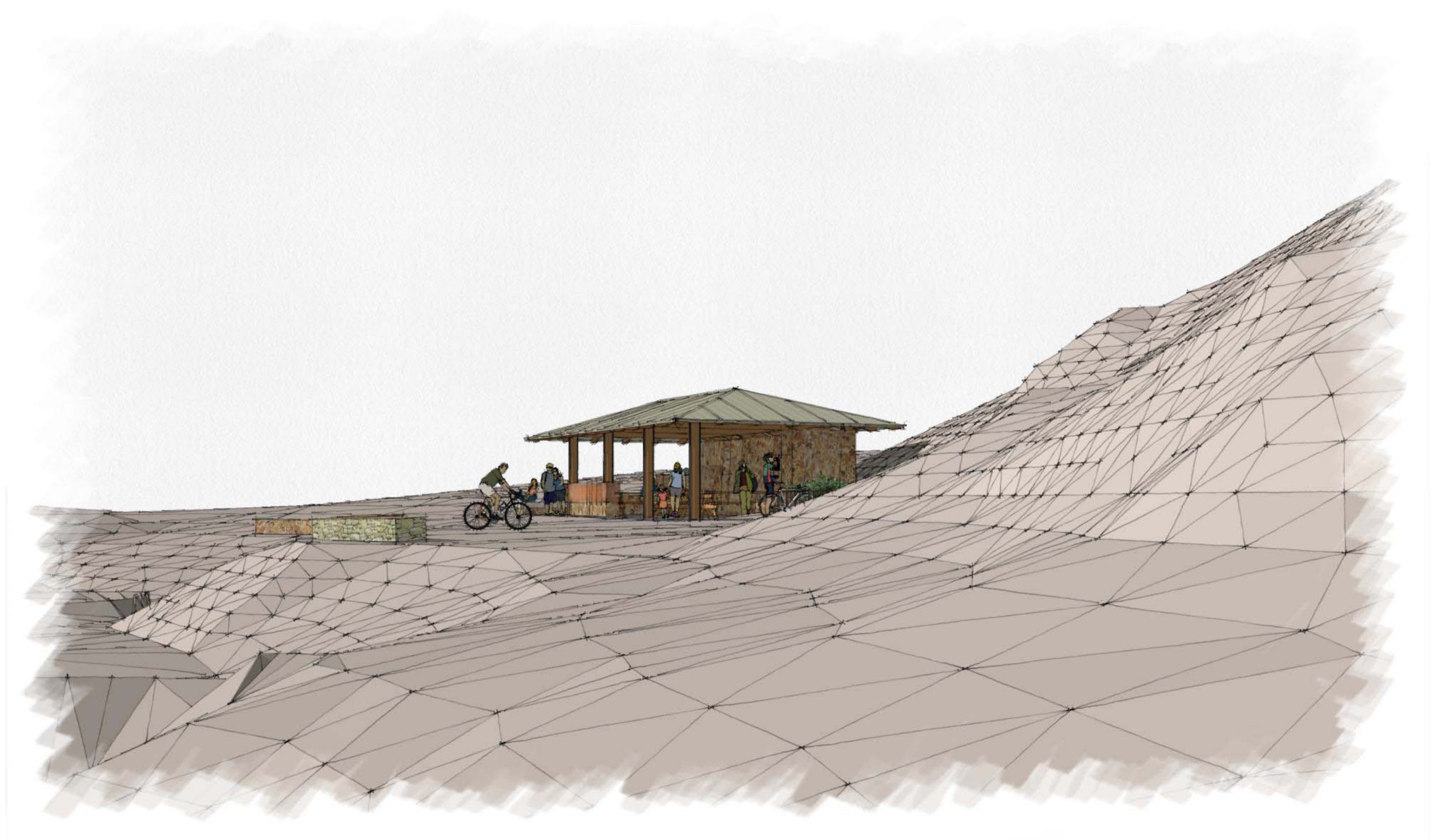
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TRAILHEAD SHELTER - HIP ROOF SCHEME - 4

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TRAILHEAD SHELTER - HIP ROOF SCHEME - 5

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TRAILHEAD SHELTER - HIP ROOF SCHEME - 6

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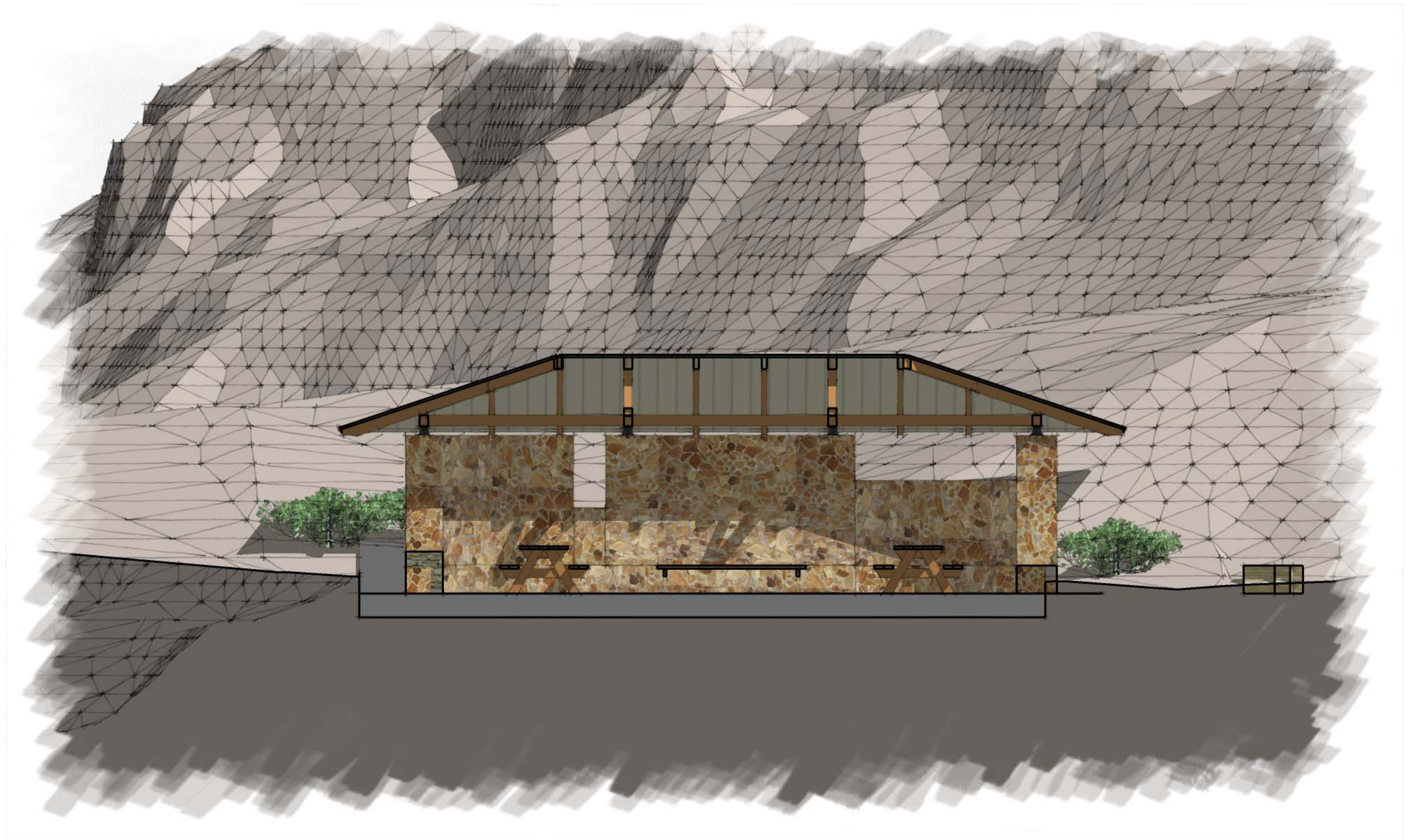
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TRAILHEAD SHELTER - HIP ROOF SCHEME - 7

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TRAILHEAD SHELTER - HIP ROOF SCHEME - 8

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TRAILHEAD SHELTER - HIP ROOF SCHEME - 9

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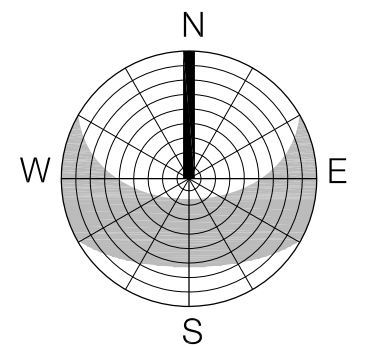
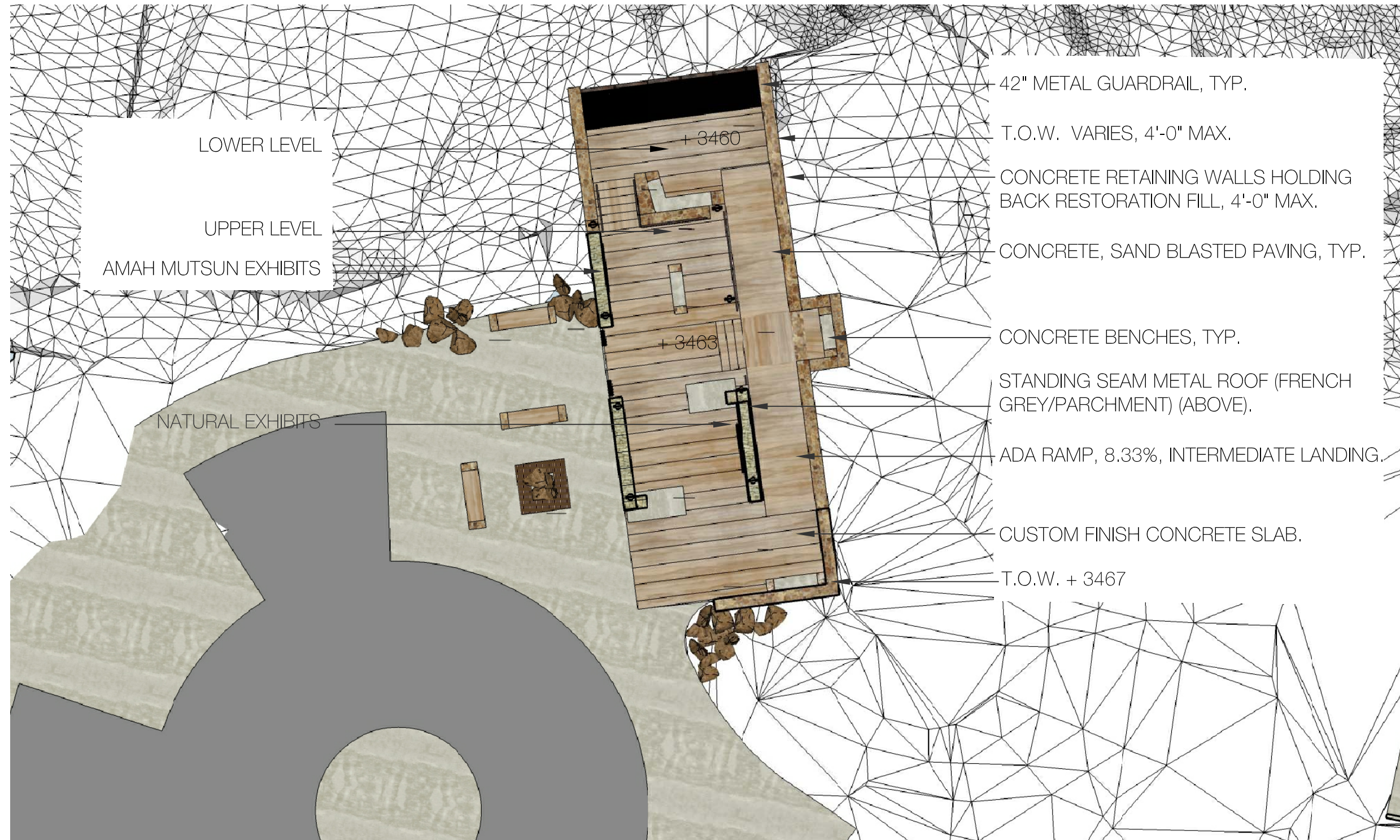
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**Summit Shelter - Hip Roof Scheme - Plan**

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SCALE: 1":10'

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SUMMIT SHELTER - HIP ROOF SCHEME - 1

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SUMMIT SHELTER - HIP ROOF SCHEME - 2

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SUMMIT SHELTER - HIP ROOF SCHEME - 3

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SUMMIT SHELTER - HIP ROOF ANGLED WALL SCHEME - 5

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SUMMIT SHELTER - HIP ROOF SCHEME - 6

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SUMMIT SHELTER - HIP ROOF SCHEME - 7

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SUMMIT SHELTER - HIP ROOF SCHEME - 8

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SUMMIT SHELTER - HIP ROOF SCHEME - 9

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