



Midpeninsula Regional  
Open Space District

R-16-60  
Meeting 16-09  
April 27, 2016

## AGENDA ITEM 6

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Contract Amendment with Restoration Design Group (RDG) for an additional \$449,327 for design, engineering, construction administration, special inspections, and interpretive signage production for the Mount Umunhum Summit Project (Summit Project).

### GENERAL MANAGER'S RECOMMENDATIONS

Amend a contract with RDG for the Summit Project in the amount of \$449,327, for a total not-to-exceed contract amount of \$1,428,922, for the following additional scope items:

1. Design, construction documents (CD), and geotechnical review for roadway work;
2. Geotechnical feasibility, design, and CD for the lower stair section;
3. Design, CD, and coordination for summit storm water management improvements;
4. Plans and specifications for volunteer-led planting restoration work;
5. An allowance for construction administration and special inspections; and
6. Fabrication of interpretive signage panels, frames, and stands.

### SUMMARY

To initiate construction of the Summit Project by early summer, the General Manager recommends amending the contract with RDG by an additional \$449,327 for the following work items: 1) final engineering, design, and construction documents (CD) for the upper portion of Mt. Umunhum Road (from flagpole to summit turnaround), to transfer this road segment in the summit area from the larger Road Repair Project to the Summit Project; 2) engineering, design, and CD for the lower stairs, as conceptually approved at the March 9, 2016 Board Meeting (R-16-06); 3) engineering, design, and CD to address recently-identified summit storm water drainage issues; 4) plans and specifications for volunteer-led native planting restoration work; 5) an allowance specifically for construction administration and special inspections during actual construction; and 6) fabrication of interpretive signage panels, frames, and stands. Sufficient funds are provided in the Fiscal Year (FY) 2015-16 budget and requested in the proposed FY16-17 budget to cover this amendment. This contract amendment does not include actual construction of the summit amenities, nor fabrication or installation of any site element with the exception of interpretive signs, frames, and stands.

### MEASURE AA

The 5-year Measure AA (MAA) Project List approved by the Board at their October 29, 2014 meeting includes the Summit Project as part of Measure AA Portfolio #23, Mt. Umunhum Public Access and Interpretation Projects, with a total funding allocation of \$27.972 Million. This contract amendment is well within the remaining funds and serves to further the goals of

Portfolio #23 by providing the necessary design documents and technical support for 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, for conceptual design and engineering related to the ecological restoration, visitor amenities, and interpretation on the summit of Mount Umunhum, as well as CD for the Guadalupe Creek Overlook, both at Sierra Azul Open Space Preserve (R-15-18). In November 2015, the Board approved the first contract amendment for \$605,000, bringing the new total to \$979,595, for the production of CD for the Summit Project. In March 2016, the Board approved the inclusion of a substantial lower stair element that was not originally part of the conceptual design and contract scope of work.

## DISCUSSION

This second recommended contract amendment reflects a series of recent scope additions and discoveries necessitating additional work in order to finalize the design and CD production for the Summit Project and avoid delays in the construction schedule, as described in the table and text below:

<b>Additional Design and Engineering Tasks (soft costs)</b>	<b>Amount</b>
1. Roadway Design	\$38,966
2. Summit Stairs	\$110,541
3. Summit Storm Water Improvements	\$14,577
4. Plans and Specifications for Volunteer Planting Restoration	\$4,554
5. Construction Administration and Special Inspections Allowance	\$200,000
<b>Subtotal Soft Costs Only</b>	<b>\$368,638</b>
<b>Additional Production Task (hard cost)</b>	
6. Interpretive Signage Fabrication	\$80,689
<b>Total Soft and Hard Costs</b>	<b>\$449,327</b>

In totality, this second Amendment for \$449,000 includes: 1) the production of CD for the additional road segment, 2) design, engineering, and CD production for the added stair element, 3) CD for the recently-identified summit storm water drainage issues, 4) plans and specifications for the volunteer-led planting restoration work, 5) construction administration and special inspections during construction (planned to begin in June 2016), and 6) fabrication of interpretive panels, frames, and stands. Construction administration and special inspection costs are dependent in part on the construction schedule, which will not be defined until one is submitted by a selected contractor. Therefore, the proposed contract amendment includes a cost allowance for a not-to-exceed amount that will be specifically reserved for these two tasks. This allowance can only be used for construction administration and special inspections work; if funds remain, they cannot be reallocated toward another expense.

### *Chronology of the Identification of Additional Scope Items*

Note: consultant work on these additional scope items has not commenced, and are pending Board approval of the proposed contract amendment.

**Late January 2016.** A portion of the Mt. Umunhum Road Repair work (roughly 0.3 miles of the upper portion near the summit) was identified for transfer from the larger Mt. Umunhum Road Repair Project to the Summit Project to eliminate potential conflicts between contractors during construction that could delay or halt the project, or result in increased mobilization costs. The cost for design, engineering, and CD production for this element is \$38,966.

**Early March 2016.** After a substantial regional winter storm, it became evident that the Radar Tower's existing storm water drainage system, which had been compromised during demolition, was causing water to pool around the base of the Radar Tower and in areas on the summit. In order to protect the re-contoured site and future Summit Project facilities, these drainage issues need to be promptly addressed. The contract amendment includes \$14,577 for the design, engineering, and CD production of new drainage improvements to daylight the drainage pipes around the base of the radar tower.

**March 9, 2016.** At their regular meeting of March 9, 2016, the Board approved the addition of a new substantial stair element to connect the trails on the summit directly to the proposed parking lot rather than having the stairs end at the road. The cost for design, engineering, and CD production for this element is \$110,541.

**Late March 2016.** To ensure that there is successful coordination between the contractor-led and volunteer-led restoration work and avoid potential delays, a site-specific restoration plan is needed that is simple and easy to read for the volunteers and that works closely in tandem with the contractor-led restoration work. RDG is best equipped to prepare this additional plan as they have already prepared the contractor-led restoration plans and specifications. The cost for the additional restoration plan and related specifications is \$4,554.

**Early April 2016.** In order to avoid delays in the construction schedule, the interpretive signage needs to be fabricated early to ensure that these items are ready in time for installation. The cost for the fabrication of the interpretive signage is \$80,689.

## **FISCAL IMPACT**

The FY2015-16 and proposed FY16-17 budgets include sufficient funds for the recommended contract amendment. These costs are fully eligible for Measure AA reimbursement; the storm water management improvements, however, will be funded by the General Fund since it relates to the Radar Tower. The total recommended contract amount of \$1,428,922, excluding interpretive signage fabrication (hard cost), includes \$1,348,233 in soft costs, which represents 25% of the Summit Project grand total budget of approximately \$5.47 million. This percentage cost for design work and construction administration falls within industry standards for projects of similar magnitude, whereby the standard soft cost allowance ranges between 20% and 30%.

## **BOARD COMMITTEE REVIEW**

The Planning and Natural Resources Committee forwarded their preferred option for the Summit Project to the full Board, which was unanimously approved at the regular August 25, 2015 Board meeting.

**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). Subsequently the Board approved an EIR Addendum on December 9, 2015 (R-15-165) for minor project modifications related to installation of gates and fencing, and acquiring a road access easement to Mount Thayer for District vehicles, contractors, and emergency access only (no general public access).

**NEXT STEPS**

Pending Board approval, the General Manager will direct staff to amend the contract with RDG to finalize construction documents, which will form the basis for permit submittals and a Request for Bids package. A construction contract is anticipated to be brought to the Board in June.

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