



Midpeninsula Regional
Open Space District

R-18-18
Meeting 18-07
February 14, 2018

AGENDA ITEM 6

AGENDA ITEM

Award of Contract for Abatement and Remediation Services of the Exterior of the Mount Umunhum Radar Tower in Sierra Azul Open Space Preserve

ACTING GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the Acting General Manager to enter into a contract with PARC Environmental of Fresno, California for a not-to-exceed contract amount of \$363,932 (includes base bid plus additive alternates).
2. Authorize a 15% contract contingency of \$54,590 to be reserved for unanticipated issues, thus allowing the total contract amount not-to-exceed \$418,522.
3. Adopt a Resolution approving a budget increase in the amount of \$485,130 to the Fiscal Year 2017-18 District budget to fund the abatement and remediation contract and other related project expenses.

SUMMARY

Abatement and Remediation Work

The purpose of this remediation contract award is for the lead paint abatement and hazardous materials cleanup on and around the Mount Umunhum radar tower, located within the Sierra Azul Open Space Preserve. District staff released a Request for Bids on January 3, 2018 and received three (3) bid proposals on February 1, 2018. The General Manager recommends awarding the contract to PARC Environmental, the lowest responsive and responsible bidder, for a base amount of \$363,932, and authorizing a 15% contingency amount of \$54,590. The contingency amount would address unforeseen additional remediation costs related to potential weather delays. This work is estimated to finish in June 2018. To complete this work, a budget adjustment is required as this constitutes a new project that was not anticipated at the time the Action Plan and Budget were approved in June 2017.

Long-Term Radar Tower Assessment Work

The Board of Directors (Board) selected the Retain and Seal option for the radar tower on June 8, 2016 (R-16-75). The remediation contract award **does not** include the assessment of the radar tower long-term repairs, which is a separate project in the current Fiscal Year (FY) 2017-18 Action Plan and Budget. District staff will bring forth the recommended next steps for the assessment work to the Board related to this project in April 2018 and confirm the scope prior to releasing a Request for Proposals.

DISCUSSION

In 1986, the District acquired the former Almaden Air Force Station (Almaden AFS) and all of its remaining facilities on Mount Umunhum and Mount Thayer (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 the identification, evaluation, and remediation of hazardous materials within the former Almaden AFS, including the Mount Umunhum radar tower. In 2011, the United States Army Corp of Engineers completed the removal of at-risk and peeling lead-containing paint from the exterior of the radar tower, and interior, unstable lead-containing paint and other hazardous materials. Paints and coatings that did not show signs of peeling or flaking remained on the structure as part of this project. Closeout of the federally funded cleanup work included only visual inspection of the radar tower exterior to confirm that peeling and flaking paint was removed, and any remaining material was stable and adhering to the structure. Project closeout did not include chemical sampling or analysis. In August 2011, IHI Environmental certified the lead clearance work for the radar tower exterior abatement work.

Following the first storm event in the winter of 2017, flakes of paint originating from the exterior of the radar tower were observed within the immediate vicinity surrounding the radar tower. To ensure public health and safety, areas around the radar tower were immediately fenced off from public access out of an abundance of caution. The District hired Hazard Management Services, Inc., (HMS) in November 2017 to collect and test samples from the exterior of the radar tower. HMS collected bulk samples of material from the radar tower and surrounding area in November 2017. The sampling included materials taken from the exterior walls and roof of the radar tower suspected of containing asbestos, as well as ground level material that had flaked off the radar tower. With the exception of the anti-graffiti coating, all of the samples collected by HMS contained low levels of lead, but not “lead hazard” levels of lead. This included the painted metal frames around windows and doors. One paint chip sample collected from the ground level immediately surrounding the radar tower contained trace amounts of asbestos as well as lead. The trace amounts of asbestos detected in the paint chip sample require that all material must be treated and handled as asbestos-containing materials. The soil sample collected adjacent to the radar tower did not indicate any hazard level for heavy metal contamination.

HMS provided recommendations and specifications for the *complete removal* of all paint and hazardous materials from the exterior four faces of the radar tower. If the Board awards the proposed abatement contract, HMS would conduct confirmation sampling during abatement to ensure that the work is completed according to the contract specifications. Staff expects to reopen the area around the radar tower to the public once the remediation work is finished.

In addition to collecting and testing samples from the radar tower area of Mount Umunhum, HMS also collected and tested various materials suspected of containing asbestos and/or lead within the ground cover of the former Almaden Air Force Station. The sampling included pieces of vinyl, ceramic glazed tiles, plastic, metal, and painted wood mixed within the wood chip mulch that covers roughly 10.5 acres of the Mount Umunhum area. Test results indicate that the pieces of painted wood and chipped metal contained detectable levels of lead. Mastic containing asbestos was found on an old piece of equipment being stored on-site in the former Mount Umunhum Summit Project contractor staging area. Due to the detection of lead-based paint mixed within the wood chip mulch, HMS recommends removing all non-biodegradable materials and painted wood pieces from the 10.5 acres of the Mount Umunhum area covered in mulch.

To address fully all the issues identified by HMS, the following additive alternates are included in the Project:

- Removal of non-biodegradable materials and painted wood chips from 10.5 acres of ground cover.
- Application of anti-graffiti coating to the bottom 20 feet of the radar tower. The abatement work will remove the existing anti-graffiti coating.
- Removal of 4,100 gallons of rainwater collected in the radar towers elevator and conduit shaft sumps. Previous testing of the water indicates levels of lead and asbestos. This additive alternate includes the testing, pumping, and proper disposal of the water.

Contractor Selection

A Request for Bids was issued on January 3, 2018 and released to five (5) builders' exchanges. Staff posted a legal notice in the San Mateo County Times and the San Jose Mercury News, and an Invitation to Bid on the District website. District staff held pre-bid meetings on January 11, 2018 and January 18, 2018 with seven (7) contractors in attendance for both days. Staff received three (3) bids on February 1, 2018:

Bidder	Location	Base Bid	Percent +/- from Engineer Estimate \$200,000 *	Additive Alternate Total	Total
PARC Environmental	Fresno, CA	\$268,497	+34%	\$95,435	\$363,932
Bayview Environmental Services, Inc.	Oakland, CA	\$299,000	+49%	\$131,650	\$430,650
Bowen Engineering & Environmental	Fresno, CA	\$391,600	+96%	\$222,400	\$614,000

*Engineer estimate did not account for scaffolding structural design to accommodate 100 mile per hour gusts and remoteness of the project site.

PARC Environmental (PARC) was the lowest responsive and responsible bidder. PARC submitted competitive pricing for the execution of all additive alternates.

FISCAL IMPACT

The FY2017-18 Action Plan and Budget does not include a project or funds for the abatement and remediation, as this work was unanticipated and has required quick response within the current fiscal year. The Acting General Manager requests Board adoption of a resolution to amend and increase the FY2017-18 budget in the amount of \$485,130 to complete this new project titled: Mount Umunhum Radar Tower Exterior Remediation Project. If approved by the Board, expenditures to date would be transferred to the new project budget. These expenditures include the hazardous materials sampling and preparation of abatement specifications by HMS.

	<i>Consultant/Contractor</i>	<i>FY2017-18</i>
Mount Umunhum Radar Tower Exterior Remediation Project Budget		
<i>Spend-to-Date (as of 2/14/18):</i>	<i>HMS</i>	<i>\$40,000.00</i>
<i>Encumbrances:</i>		<i>\$1,607.92</i>
<i>PARC Environmental Contract with Contingency:</i>	<i>PARC</i>	<i>\$418,522.00</i>
<i>Third Party Hazmat Monitoring and Confirmation Sampling (estimated):</i>	<i>TBD</i>	<i>\$25,000.00</i>
Total Project Budget (rounded to nearest dollar):		\$485,130

The recommended action is not eligible for Measure AA reimbursement.

BOARD COMMITTEE REVIEW

No Committee review has occurred for the above project.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

The 2010 abatement project was evaluated in the Initial Study/Mitigated Negative Declaration (IS/MND) approved by the Board on August 30, 2010, for the Almaden Air Force Station Structure Abatement Project in Sierra Azul Open Space Preserve (R-10-102). In addition, the tower and hazardous materials remediation of soil were analyzed in the Mount Umunhum Environmental Restoration and Public Access Project Environmental Impact Report (“EIR”) adopted by the Board on October 17, 2012 and the Addendum to the Environmental Impact Report Mount Umunhum Environmental Restoration and Public Access Project prepared on December 9, 2015 (“Addendum”). The mitigation measures in the EIR include hazardous materials remediation. Awarding the recommended contract for the Mount Umunhum Radar Tower Exterior Remediation Project is consistent with the IS/MND, EIR, Addendum, and previous abatement work executed on the project site. All mitigation measures from the EIR, its addenda, and the Mitigation Monitoring Plan (MMP) approved by the Board on October 17, 2012 for the Mount Umunhum Environmental Restoration and Public Access Project in Sierra Azul Open Space Preserve (R-12-104) will be implemented and followed during all activities associated with the Project. No new significant environmental effects or a substantial increase in the severity of previously identified effects would result from this project beyond what was analyzed in the existing CEQA documents.

NEXT STEPS

If approved, the Acting General Manager will enter into a contract with PARC Environmental. Final contract signature is subject to meeting all District requirements. Remediation activities will begin in March 2018 and conclude by the end of June 2018, weather permitting.

Attachments:

1. Resolution Amending the Budget for Fiscal Year 2017-18

Responsible Department Head:

Jason Lin, PE, Engineering and Construction Department Manager

Prepared by:

Zachary Alexander, Capital Project Manager III, Engineering and Construction Department

RESOLUTION 18-__

RESOLUTION OF THE BOARD OF DIRECTORS OF MIDPENINSULA REGIONAL OPEN SPACE DISTRICT AUTHORIZING AN AMENDMENT TO THE BUDGET AND ACTION PLAN FOR FISCAL YEAR 2017-18 BY INCREASING THE DISTRICT GENERAL FUND BUDGET IN THE AMOUNT OF \$485,130 TO FUND THE MOUNT UMUNHUM RADAR TOWER EXTERIOR REMEDIATION PROJECT

The Board of Directors of Midpeninsula Regional Open Space District does hereby resolve as follows:

SECTION ONE. The Budget and Action Plan for the Midpeninsula Regional Open Space District for Fiscal Year 2017-18 is amended to increase the District General Fund budget in the amount of \$485,130 to fund the Mount Umunhum Radar Tower Exterior Remediation Project.

* * * * *

PASSED AND ADOPTED by the Board of Directors of the Midpeninsula Regional Open Space District on _____, 2018, at a regular meeting thereof, by the following vote:

- AYES:**
- NOES:**
- ABSTAIN:**
- ABSENT:**

ATTEST:

APPROVED:

Secretary
Board of Directors

President
Board of Directors

APPROVED AS TO FORM:

General Counsel

I, the District Clerk of the Midpeninsula Regional Open Space District, hereby certify that the above is a true and correct copy of a resolution duly adopted by the Board of Directors of the Midpeninsula Regional Open Space District by the above vote at a meeting thereof duly held and called on the above day.

District Clerk