Midpeninsula Regional
Open Space District

R-18-42
Meeting 18-15
April 25, 2018

STUDY SESSION AGENDA ITEM 1

AGENDA ITEM

Project goals and delivery process for the Mount Umunhum Radar Tower Long-Term Repair Project at Sierra Azul Open Space Preserve

ACTING GENERAL MANAGER'S RECOMMENDATIONS

Review and amend or approve the project goals, project delivery process, and timeline for the Mount Umunhum Radar Tower Long-Term Repair Project.

SUMMARY

The Board of Directors (Board) budgeted $236,000 in Fiscal Year (FY) 2017-18 to complete the Mount Umunhum radar tower assessment to inform the subsequent design of the long-term repair plans for the structure. The purpose of the Mount Umunhum Radar Tower Long-Term Repair Project (Long-Term Repair Project) is to carry out Board policy to "Retain and Seal" the structure over the long term. On April 25, 2018, the Board will receive a presentation on the project history, emerging issues, proposed project goals, project delivery process, and timeline. The Board will have an opportunity to amend or approve the goals, the proposed project delivery process, and timeline. Approval of the project goals and delivery process will establish Board policy direction to finalize the Request for Proposals (RFP) to solicit engineering services for the tower assessment and development of long-term repair plans.

BACKGROUND

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 and provide public access. In December 2009, the United States Congress appropriated $3.2 million for the identification, evaluation, and remediation of hazardous materials and site cleanup at the former Almaden Air Force Station (AFS) site, which included abatement of 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, as well as removal of unstable lead-containing paint and other hazardous materials from the interior. Following the federally funded remediation project, Midpen completed site demolition and landform restoration at the former Almaden AFS site in 2014 (R-12-90). Through this work, Midpen restored many of the natural contours and removed all, but one structure from the mountaintop, leaving only the radar tower.

Recent History

Interim Repair – January 2015

On January 28, 2015, the Board authorized short-term interim structural repairs to the radar tower prior to making a final decision on the future disposition of the structure. The Interim Repair Project included: repairs to the first floor caused by the Loma Prieta earthquake; sealing all first floor openings to prevent the public from entering the structure; and "collapse prevention" repairs required by the County of Santa Clara (County) to allow for public access to the exterior perimeter of the structure as part of the summit grand opening. The Interim Repair Project received final signoff and approval from the County in July 2016. With these Interim Repairs completed, Midpen was able to move forward with the summit improvements and open Mount Umunhum to the public in September 2017. The repairs were designed to be short-term and last at least five years pending a Board decision on the radar tower.

Retain and Seal – June 2016

On May 10, 2016, the County Board of Supervisors listed the radar tower on the County Heritage Resource Inventory. Given this action and implications on the future disposition of the radar tower, the General Manager recommended and the Board approve the Retain and Seal option for the structure on June 8, 2016. The Board-approved Retain and Seal decision results in the sealing and stabilization of the structure with no visitor access to the interior.

Conservation Easement – December 2017

On December 6, 2017, the Board authorized the Quitclaim of a Cultural Conservation Easement (conservation easement) to protect and preserve the Mount Umunhum Summit in perpetuity. The conservation easement permits the following as it pertains to the radar tower and its future repairs:

> *"To repair and maintain the Tower, consistent with the District's approved Retain and Seal option and to any degree required by the County of Santa Clara, based on its general health and safety regulatory authority, or based on the structure's status on the County's Heritage Resource Inventory, or as needed in the District's discretion for nature resource management, health and safety purposes, provided in all cases that the Tower is not expanded in footprint or height or use."*

Current Remediation Project – February 2018

Following the first storm event in the winter of 2017, flakes of paint from the exterior of the radar tower were observed within the immediate vicinity surrounding the radar tower. Out of an abundance of caution to ensure public health and safety, staff immediately closed the area around the radar tower to public access. Simultaneously, Midpen hired Hazard Management Services, Inc., (HMS) in November 2017 to collect and test samples from the exterior of the radar tower. The collected samples contained low levels of lead, and one sample also contained trace amounts of asbestos. Soil samples collected adjacent to the radar tower, however, did not contain hazard levels for heavy metal contamination, including lead.

Staff presented this new information to the Board in early 2018. On February 14, 2018, the Board authorized funding for the Mount Umunhum Radar Tower Exterior Remediation Project, and approved a contract with PARC Environmental to complete the removal of all remaining hazardous materials from the exterior four walls of the structure (R-18-18). Upon completion of the project, only clean and bare concrete and metal will remain on the exterior four faces of the

radar tower. The project is scheduled to be completed in June 2018. When the project is complete, the exterior perimeter of the radar tower will reopened to public access.

DISCUSSION

Long-term repairs of the radar tower will ensure the long-term stability of the structure, the continued safety of the public visiting the summit around the outside of the building, and the safety of staff who must enter the building, albeit infrequently, to address maintenance issues.

Since completing the interim repairs in 2015, new issues have emerged that are requiring ongoing monitoring and maintenance. These new issues, which are planned to be evaluated as part of upcoming assessment, include:

- Water intrusion;
- Wildlife entry through small openings;
- Remnant internal lead and asbestos contamination;
- Concrete spalling; and,
- Roof integrity.

Retain and Seal Long-Term Repair – Project Purpose, Goals, and Delivery Process

Project Purpose and Goals
The purpose of the Long-Term Repair Project (Project) is to Retain and Seal the structure over the long term, with the repairs expected to last between 30 to 50 years. To proceed with the Project, a second structural assessment is needed. This second assessment will reevaluate the structure with the long-term stabilization goals in mind, and consider any changed conditions. Prior assessment information will be used to inform the second assessment. To establish a clear framework that will guide the second assessment and the development of subsequent repair recommendations, the following project goals are proposed for Board consideration:

- Ensure safe visitor experience near and around the structure;
- Minimize long-term maintenance;
- Provide safe conditions for interior and exterior maintenance; and
- Adhere to the Board's decision to Retain and Seal the structure.

Project Delivery Process (Design-Bid-Build)
Following passage of Senate Bill 793 and effective January 1, 2018, Midpen has the option to pursue one of two project delivery methods: (1) *Design-Build* and (2) *Design-Bid-Build*. Staff has identified the pros and cons for each method and the Acting General Manager recommends the use of Design-Bid-Build for this project to maximize control over the design, project scope, and costs from start to finish. This project delivery approach also provides greater flexibility in responding to technical and political uncertainties that may warrant significant design modifications during design and construction.

Long-Term Repair Project Approach
Staff anticipates issuing a Request for Proposal (RFP) in May 2018. (See the tentative timetable below.) The project scope will require the consultant to review existing documents and perform tests and assessments on the radar tower. Findings from the assessments will be summarized in a

Basis of Design (BOD) report that includes recommended repairs, schematic plans, and cost estimates to complete the Long-Term Repair Project and meet the Board-approved project goals. Once the BOD is complete, the Board will receive a presentation of the repair recommendations, preliminary cost estimates, and outline next steps. Following Board approval of the proposed repairs in the BOD, the consultant will proceed with preparing construction documents and refining the cost estimates at each major design deliverable stage. The Acting General Manager will continue to update the Board through Bi-Weekly and Board Agenda FYI Memorandums. The Long-Term Repair Project will return to the Board one last time to consider an Award of Contract to construct the repairs.

Task	**Tentative Date**
Issue Request For Proposal	May 2018
Select Consultant	July 2018
Provide Basis of Design (BOD)	October,2018
Board Approval of the BOD	December 2018
Prepare Long-Term Repair Plans and Secure Permits	January thru August, 2019
Solicit Construction Bids and **Board Approval** of Award for Contract	October 2019
Construction	November 2019

FISCAL IMPACT

The recommended action has no direct fiscal impact, but future implementation activities will have fiscal impacts. The Fiscal Year (FY) 2017-18 Action Plan and Budget includes sufficient funds to cover project costs through June 30. Additional funds are proposed in the upcoming FY2018-19 budget to complete the work.

Project implementation costs are not eligible for Measure AA reimbursement.

BOARD COMMITTEE REVIEW

Given the level of Board interest, this item is coming to the full Board.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act. Notices were also sent to interested parties on the Mount Umunhum mailing list.

CEQA COMPLIANCE

On August 30, 2010 the Board approved in the Initial Study/Mitigated Negative Declaration (IS/MND) for the Almaden Air Force Station Structure Abatement Project (R-10-102), which included an evaluation of potential repairs and work on the exterior of the radar tower. In addition, on October 17, 2012 the Board adopted the Mount Umunhum Environmental Restoration and Public Access Project Environmental Impact Report, which included an analysis of the Retain and Seal option for the radar tower. The Board also adopted an Addendum to the Environmental Impact Report for the Umunhum Environmental Restoration and Public Access Project prepared on December 9, 2015. Approving the Goals & Delivery Process of the Mount

Umunhum Radar Tower Long-Term Assessment & Repair Project is consistent with the IS/MND, EIR, Addendum, and repair work previously executed on the project site. No new significant environmental effects or 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

Following Board approval of the project goals, delivery process, and timeline, staff will finalize and release the Request for Proposals (RFP) for professional structural engineering design services for the Mount Umunhum Radar Tower Long-Term Repair Project. Award of contract for the design firm is expected in Summer 2018, with the BOD completed in the Fall. Construction is planned to begin in Summer 2019.

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