



Midpeninsula Regional
Open Space District

R-12-114
Meeting 12-36
November 14, 2012

AGENDA ITEM 4

AGENDA ITEM

Authorization to Award Contract to Geoinc, Inc., for Geologic Engineering Consulting and Construction Support Services for the Mount Umunhum Demolition Project at Sierra Azul Open Space Preserve

GENERAL MANAGER'S RECOMMENDATION

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Authorize the General Manager to enter into a contract with Geoinc, Inc., of Los Gatos, CA, in the amount of \$40,000 to provide professional geologic engineering consulting services needed to support and oversee the work of the demolition contractor in execution of the Mount Umunhum Demolition Project.

SUMMARY

Geologic engineering services are needed for the Mount Umunhum Demolition Project to review the demolition contractor's Storm Water Pollution Prevention Plan (SWPPP), review and provide input on the contractor's final grading and erosion control plans, and develop supplemental site stabilization recommendations that will facilitate the District's long term objective of public access at the summit. A Request for Qualifications and Proposals was issued to three selected geologic and geotechnical firms; two proposals were received. After thorough review of the proposals, staff recommends awarding the contract to Geoinc, Inc. (Geoinc) of Los Gatos, California. Geoinc brings a depth of understanding of the local geology, along with a team well qualified in the assessment of SWPPP measures and expertise in grading, drainage, and design requirements for open space environments.

DISCUSSION

Background

In 1986, the Midpeninsula Regional Open Space District (District) acquired the former Almaden Air Force Station (Almaden AFS) and all of its remaining facilities on Mount Umunhum and Mount Thayer (refer to Report R-86-20) with the intent to restore the area to its natural condition and provide for public access. In December 2009, the United States Congress appropriated \$3.2 million for cleanup of Mount Umunhum. Due to a favorable bidding environment in Fiscal Year (FY) 2009-10, the initial hazardous materials cleanup work completed by the United States Army Corps of Engineers resulted in the less-than-expected expenditure of \$1,895,229 of the allocated federal appropriation. The remaining federal appropriation, \$1,304,771, was

transferred to the District for demolition of structures on site. On September 12, 2012, the Board approved an award of contract to American Wrecking Inc., for the demolition of structures at Mount Umunhum (with the exception of the radar tower) (refer to Report R-12-90).

A separate, District-funded project, the Mount Umunhum Environmental Restoration and Public Access Project (Restoration Project), conducted the public planning and California Environmental Quality Act and National Environmental Policy Act (CEQA/NEPA) review processes, to develop the final Mount Umunhum site plan and project description, which includes the demolition of structures. On June 12, 2012, the Board approved the adoption of a Final Environmental Impact Report for the Mount Umunhum Environmental Restoration and Public Access Project, approved the Phase I Demolition (not including the radar tower) (refer to Report R-12-59), and approved the Mitigation Monitoring Response Plan for the Phase I Demolition.

Geologic engineering consulting services are required to ensure that the demolition work complies with the mitigation measures, including:

- Reviewing of the contractor’s SWPPP
- Monitoring grading activities (specifically, where they may occur in areas of rock or soil containing naturally occurring asbestos)
- Performing compaction testing where required

Consultant Selection

A Request for Qualifications and Proposals was issued on September 19, 2012. Due to the type of consulting work required, staff selected three geologic engineering consultants who had already completed work on the site and had a depth of knowledge regarding the geologic conditions on the site.

A mandatory pre-proposal teleconference was held on October 1, 2012. Proposals were due on October 5, 2012. The proposals included a Qualifications Proposal and a separate Fee Schedule. The results are as follows:

	Bidder	Location	Anticipated T&M Fee
1.	Butano Geotechnical Engineering	Freedom, CA	Fee Schedule Submitted
2.	Geoinsite, Inc.	Los Gatos, CA	Fee Schedule Submitted

FISCAL IMPACT

The District’s FY2012-13 Action Plan and Budget for the Mount Umunhum Remediation Project is \$1,608,380 and the projected FY2013-14 Action Plan and Budget for the project is \$309,172, for a total 2-year Budget of \$1,917,552. In 2009, the District received a federal appropriation of \$3,200,000 for the clean-up work at the former Almaden Air Force Station. In FY2010-11 \$1,958,803 of the appropriation was expended by the United States Army Corps of Engineers to complete the hazardous materials remediation at the site. The remaining \$1,241,197 of the appropriation will fund the demolition of structures on site. The District will fund the remaining \$676,355 of the 2-year budget: approximately \$500,000 in FY2012-13 and \$176,355 in FY2013-14. District funds cover supplemental funding for the demolition of structures, allowances for

unforeseen conditions, and consultant fees, including the proposed contract for consulting geologic engineering services.

BOARD COMMITTEE REVIEW

No Board Committee review is required for this portion of the Project.

PUBLIC NOTICE

Public notice of this Agenda Item was provided per the Brown Act. No additional notice is required.

CEQA COMPLIANCE

On June 12, 2012 (refer to Report R-12-59), the Board approved the adoption of a Final Environmental Impact Report for the Mount Umunhum Environmental Restoration and Public Access Project, approved the Phase I Demolition (not including the radar tower), and approved the Mitigation Monitoring Response Plan for the Phase I Demolition.

NEXT STEPS

Upon approval by the Board of Directors, the General Manager will be authorized to enter into a contract with GeoinSite, Inc., to perform professional geologic engineering consulting services in support of the Mount Umunhum Demolition Project.

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Same