



Midpeninsula Regional
Open Space District

R-13-03
Meeting 13-01
January 9, 2013

AGENDA ITEM 6

AGENDA ITEM

Award of contract with John Northmore Roberts & Associates for Landscape and Civil Design Services for a New Staging Area at the Bald Mountain Trailhead in the Mount Umunhum Area of Sierra Azul Open Space Preserve

GENERAL MANAGER'S RECOMMENDATION

A handwritten signature in dark ink, appearing to be "JLR".

Authorize the General Manager to enter into a professional services contract with John Northmore Roberts & Associates (JNRA) for \$82,000, with a 16% contingency of \$13,000, for a total amount not to exceed \$95,000, to provide design services to complete the engineering and contract documents for the new Bald Mountain staging area, which is a Board-approved component of the Mount Umunhum Environmental Restoration and Public Access Project.

SUMMARY

A qualified landscape architect and civil engineer team is needed to complete the design and engineering plans for a new staging area at the Bald Mountain trailhead, off Mt. Umunhum Road within Sierra Azul Open Space Preserve. The staging area is expected to accommodate between 30 to 40 cars, and include a pedestrian crossing of Mt. Umunhum Road, a vault restroom, trailhead signage, split-rail fencing, gates, and other standard District amenities. This staging area would serve Bald Mountain Trail, Barlow Road, and a future trail to the Mount Umunhum summit, for which planning is underway. A grant application has been submitted to the California Coastal Conservancy (Conservancy) in partnership with the Bay Area Ridge Trail (Ridge Trail), for construction costs associated with the staging area. If the grant funds are awarded to the District, these costs for design and permitting would qualify as a portion of the District's cost match associated with the grant.

DISCUSSION

The District Board of Directors (Board) approved the Bald Mountain Staging Area as a component of the Mount Umunhum Project in October 2012 (see Report R-12-91). At that time, the Board directed staff to proceed with staging area design. The staging area will provide parking and amenities to hikers, bikers, and equestrians wishing to access the Mount Umunhum summit via a new multi-use trail, which is expected to be constructed in summer 2015 and be made available for public use in summer 2016.

The new Bald Mountain staging area will occupy both sides of Mt. Umunhum Road, approximately 1.7 miles from its intersection with Hicks Road, and approximately 3.3 miles from the road's terminus at the former Almaden Air Force Station (refer to Attachment A). This location is adjacent to gates SA07 (Bald Mountain trailhead) and SA08 (on Mt. Umunhum Road). A preliminary review of the existing natural saddle topography indicates that the primary parking lot will be on the south side of the roadway, most likely at the Bald Mountain trailhead, with American with Disabilities Act (ADA) accessible parking, restroom, and drainage control facilities on the north side, at the base of the future trail to the summit of Mount Umunhum. The separation and arrangement of amenities will require a pedestrian crossing across Mt. Umunhum Road. Pending final design, the existing gate SA08 is expected to move slightly uphill to accommodate the pedestrian crossing, line of sight, and patrol needs for the new staging area configuration. Vehicle access would remain restricted beyond gate SA08.

Consultant Selection

In July 2011, the landscape architecture firm John Northmore Roberts & Associates (JNRA) and San Jose-based civil engineer Bak Zuhdi were one of ten consultant teams deemed qualified to provide design and engineering services for the Mindego Gateway staging area. Following a rigorous evaluation process, this team was ultimately selected and has provided creative, practical, and highly responsive service well within the project budget. According to the District's Public Contract Bidding, Vendor and Professional Consultant Selection, and Purchasing Policy (Revised January 27, 2010), staff may select a consultant from the current list of pre-qualified consultants for the performance of the same professional services, provided that the prior determination of qualification occurred within two years. Based on their exemplary service on the Mindego Gateway staging area, staff recommends selecting the JNRA and Bak Zuhdi team to design the Bald Mountain staging area.

Since the mid-1980s, JNRA has provided design services for neighborhood, community, regional, and national parks throughout the San Francisco Bay Area, and has also designed streetscape improvements, creek restorations, trails, historic facility restorations, community facilities, and public gardens. Topographic design (grading and drainage) is one the firm's strong points, and will be critical in the Bald Mountain staging area project. The proposed budget of \$82,000 with a \$13,000 contingency is well within the expected design cost range for a construction project of this size, and the consultant team is expected to create a staging area worthy of this world-class and highly anticipated public facility.

FISCAL IMPACT

The FY2012-13 mid-year adjusted budget includes \$55,000 for implementation of the Project, which is sufficient to pay for the design of the new Bald Mountain staging area and geotechnical surveys through the end of this fiscal year. The FY2013-14 budget is expected to include sufficient funds to complete the design and engineering. At the request of the Conservancy, staff submitted grant application materials in November 2012 for funding totaling \$1,000,000 for staging area construction, construction of the trail linking the staging area to the summit of Mount Umunhum, and summit amenities including benches, interpretive trails and signage, and environmental restoration. This grant application is expected to be considered for approval by the Conservancy Board of Directors at their meeting on February 14, 2013.

BOARD COMMITTEE REVIEW

Board Committee review of this agenda item was not required and staff has, on several occasions, informed the Board of the Conservancy grant opportunity.

PUBLIC NOTICE

Notice has been provided as required by the Brown Act. No additional notice is required.

CEQA COMPLIANCE

Pursuant to the California Environmental Quality Act (CEQA), the Midpeninsula Regional Open Space District (MROSD), as lead agency, approved the final portion of the Mount Umunhum Environmental Restoration and Public Access Project and adopted the Final Environmental Impact Report (FEIR) including a Mitigation Monitoring Plan (MMP) on October 17, 2012, which included findings that all potentially significant impacts from the project were either avoided or mitigated, and no findings of overriding consideration were required. On October 23, 2012, MROSD filed its Notice of Determination with the County Clerk of Santa Clara County. No challenges to the project were made.

NEXT STEPS

Upon Board authorization, the General Manager would enter into a contract with JNRA landscape architects to perform the design and engineering services required for the new Bald Mountain staging area.

Mt. Umunhum Road is currently open to the public up to the proposed staging area location and no new easement rights are required to construct or utilize the proposed staging area. However, roadway pavement is degraded and will need to be resurfaced prior to opening the staging area. Other recommended roadway improvements include replacement of existing guardrails and clearing of the roadside drainage ditch system. Improvement costs could range as high as \$700,000, assuming outside contractors complete all tasks. Costs are expected to be reduced if District staff is able to perform the roadside drainage ditch clearing. Mt. Umunhum Road improvements are currently not funded. Staff will consider future funding needs during subsequent Action Plan and Budget cycles and will include these costs as part of Capital Expenditure (CAPEX) forecasting.

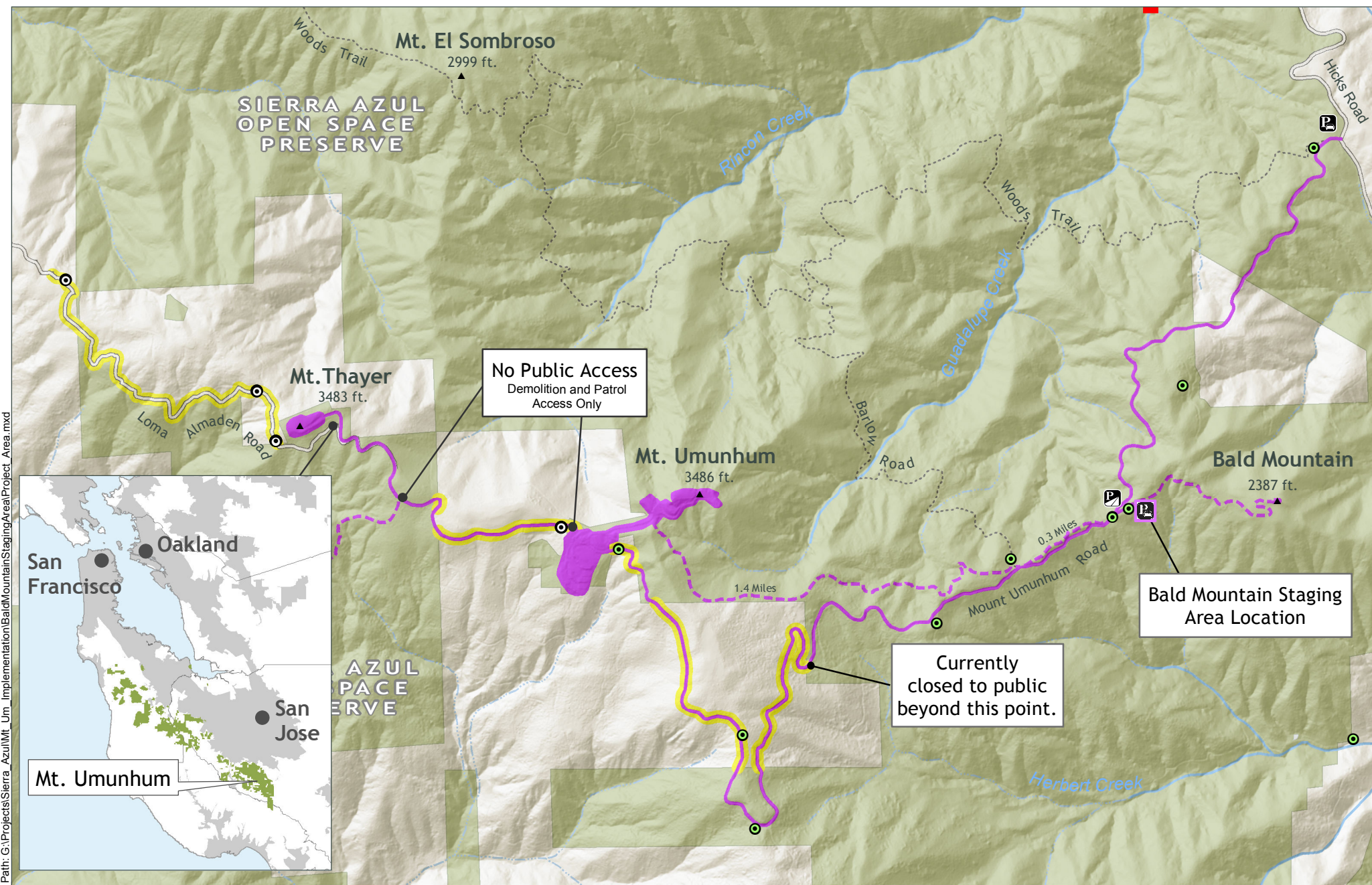
Attachments:

1. Project Area Map

Responsible Department Manager:
Meredith Manning, Acting Planning Manager

Prepared by:
Lisa Bankosh, Planner III

Contact person:
Same as above



Path: G:\Projects\Sierra_Azul\Mt_Um_Implementation\BaldMountainStagingArea\Project_Area.mxd

Attachment A

- | Project Area | | Existing Conditions | |
|---|--|---|---|
| Project Site | Mt. Umunhum Road | MROSD Preserves | MROSD Gate |
| Potential Staging Area | Proposed Trail Connection | Private Property | Private Property Gate |
| | | | Existing Trail |

Midpeninsula Regional Open Space District

December 2012

0 0.5 Miles



While the District strives to use the best available digital data, this data does not represent a legal survey and is merely a graphic illustration of geographic features.