



Midpeninsula Regional
Open Space District

R-14-14
Meeting 14-01
January 8, 2014

AGENDA ITEM 4

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Authorization to Amend a Contract with Northgate Environmental Management Inc., for Additional Soils Sampling, Abatement Monitoring, and Laboratory Analyses for the Mount Umunhum Demolition Project at Sierra Azul Open Space Preserve

GENERAL MANAGER'S RECOMMENDATION

Authorize the General Manager to execute a contract amendment with Northgate Environmental Management Inc., of Oakland, CA, for a time and materials not-to-exceed amount of \$38,443 plus a contingency of \$3,000, for a total amendment of \$41,443 to complete onsite soil sampling, additional abatement monitoring, and laboratory analyses required for the demolition project at Mount Umunhum.

SUMMARY

A contract was awarded to Northgate Environmental Management Inc., (Northgate) on December 6, 2012 (R-12-113) for a soil sampling plan, a final sampling report, and abatement monitoring for Building 212. The proposed amendment amount of \$38,433 includes the cost for onsite sampling that was informed by the sampling plan, laboratory analyses, sampling of suspect materials encountered during demolition, and abatement monitoring for Transite pipe removal (containing asbestos). A contingency of \$3,000 is also requested to address unforeseen additional sampling or analyses that may be required to support completion of the demolition work on site. The funds for the requested amendment are included in the approved FY2013-14 budget for the Mt. Umunhum remediation project.

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 (Report R-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 cleanup of Mount Umunhum. Due to a favorable bidding environment in FY2009-10, the initial hazardous materials cleanup work completed by the United States Army Corps of Engineers resulted in only a partial expenditure of the allocated federal appropriation, in the

amount of \$1,895,229. 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) (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 included the demolition of structures (except the radar tower). On June 12, 2012, the Board approved the adoption of a Final Environmental Impact Report for the Restoration Project, approved the Phase I Demolition (not including the radar tower) (R-12-59), and approved the Mitigation Monitoring Response Plan for the Phase I Demolition.

Environmental consulting services in support of the Phase I Demolition work were required to ensure compliance with mitigation measures, including preparing a soil sampling plan, conducting sampling during demolition, developing remediation plans to address contamination, and ensuring that the implementation of remediation measures is coordinated with the contractor and executed appropriately. Northgate's original scope of work included a soil sampling approach and plan, onsite meetings and coordination with the demolition contractor, and abatement monitoring at Building 212. The soil sampling plan was used to determine which buildings would need to be sampled, the methodology for sampling, the number of trips and staff hours required to complete the work, the types and quantities of samples to be collected, and the laboratory analyses required.

The cost of the actual sampling work, \$23,477, and laboratory analyses of the needed samples, \$10,770, is included in the proposed contract amendment. In addition, the amendment includes \$4,196 for sampling unanticipated suspect materials discovered during construction and additional abatement monitoring for Transite pipe removal. The total contract amendment amount is \$38,433. An additional contingency of \$3,000 is requested to address any additional sampling or analyses that may be required to support completion of the demolition work on site.

FISCAL IMPACT

The current FY 2013-14 Budget has sufficient funds to cover the proposed contract amendment amount. The District's FY2013-14 Midyear Action Plan and Budget includes \$1,674,949 for completion of the demolition project on Mount Umunhum.

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 (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 execute a contract amendment with Northgate for professional environmental services to support of the Mitigation Monitoring Response Plan for the Phase I Demolition at Mount Umunhum.

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