



Midpeninsula Regional
Open Space District

R-15-18
Meeting 15-03
January 28, 2015

AGENDA ITEM 8

AGENDA ITEM

Contract Award for Design and Engineering Services for the Mount Umunhum Summit Project

GENERAL MANAGER'S RECOMMENDATION

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Authorize the General Manager to execute a contract with Restoration Design Group (RDG) for an amount of \$325,735 to design and engineer ecological restoration and visitor amenities on the summit of Mount Umunhum at Sierra Azul Open Space Preserve. In addition, authorize a 15% contingency of \$48,860 to cover unforeseen requirements, for a not-to-exceed total contract amount of \$374,595.

SUMMARY

The Mount Umunhum Summit Restoration and Visitor Amenities Project (Summit Project), approved in 2012 (R-12-104), will create a world-class visitor destination and restore the summit's unique natural habitat. The design phase for the Summit Project will begin this winter, with restoration and construction of a parking lot, summit court, accessible trails, restrooms, and interpretive signage tentatively scheduled for summer 2016. The Landscape Architecture firm Restoration Design Group has created a team of experts with unparalleled knowledge of Mount Umunhum, superior experience and qualifications, and an inspired project approach that will ensure the successful design and engineering of this highly anticipated project. The Fiscal Year (FY) 2014-15 Budget includes sufficient funds for work completed through March 31, 2014. Additional funds will be budgeted next fiscal year to continue the contract work.

BACKGROUND

In October 2012, the Board approved the Mount Umunhum Environmental Restoration and Public Access Project (R-12-104). The Project includes cleanup and demolition of the former Almaden Air Force Station (complete), construction of the Bald Mountain Parking Area (complete), the Mount Umunhum Trail (50% complete), and ecological restoration and development of visitor amenities at the summit. In October 2014, Measure AA Project 23-4, the Summit Project, was approved as part of the initial 5-year Measure AA Implementation Plan, and added to the proposed FY15-16 Action Plan. Expediting public access to the summit is a key goal of the initial phase of Measure AA Implementation.

DISCUSSION

The Summit Project will restore natural drainage patterns and native vegetation at the former Almaden Air Force Station property on the peak of Mount Umunhum, construct visitor

amenities, including restrooms, a parking area, accessible trails, picnic tables, and shade structures (see Attachment A, Conceptual Design), and interpret the site's natural and cultural history using signage and other self-guided materials. The Summit Project also includes site safety and security improvements, including a paved helicopter emergency landing zone, dedicated 911 call box, water storage tanks, and, potentially, potable water. Total Summit Project costs are estimated at \$3.2M.

The Summit Project conceptual design was developed and approved through a thorough planning process involving substantial Board, staff, and public input (see Reports 10-152, 12-59). Restoration Design Group provided exemplary service to the District throughout this process. Their design approach is based on the same principles of ecological protection and restoration that are central to the District's mission. For these reasons, and to expedite this high-priority public access project, staff previously considered the option of a sole-source contract. However, to ensure a fair and transparent selection process, a request for qualifications and proposal (RFQP) was forwarded to two additional landscape architecture firms with successful prior District project experience, consistent with Board Policy 3.03, *Public Contract Bidding, Vendor and Professional Consultant Selection, and Purchasing Policy*. One architecture firm declined to submit a proposal and two proposals were received and evaluated as follows:

Firm	Location	Proposal Amount
Restoration Design Group (RDG)	Berkeley	\$325,735
John Northmore Roberts and Associates (JNRA)	Berkeley	\$209,140

In this RFQP selection process, Restoration Design Group was identified as the stronger team based on their qualifications, demonstrated deep knowledge of the Project, their prior experience with creating world-class public spaces from disturbed landscapes, their project approach, and their team structure, which inspire truly exciting and captivating ideas for the future of Mount Umunhum.

As required by public contracting code, fee proposals are submitted separately, and are considered only after the initial evaluation of the firm's qualifications. In response to the fee difference between the two submittals, staff analyzed the detailed cost estimates and determined that the greater fee proposed by RDG is reasonable and due to the following factors:

Full-Service Design Team. The RDG proposal includes geotechnical engineering, engineering geology, soil remediation, and ecological restoration sub-consultants, as well as potable water system design, for a total of \$116,560. This consultant expertise is required for the Project. RDG contracting and management of the entire design team will result in significant time and costs savings to the District, thereby expediting the project management and implementation (as compared to requiring the District to enter into separate contracts with the required technical experts). Having RDG serve as the prime consultant responsible for managing all the technical experts will expedite the design process to meet the aggressive schedule.

Greater Principal Involvement. RDG Principal Bob Birkeland will contribute 70% more time to the Summit Project as compared to the JNRA Principal, and provide this service at a much lower rate (\$130/ hour versus \$225/hour). The approach proposed by RDG also assigns the Principal to conduct the majority of the design work and project management tasks. The high-caliber oversight and design contribution of the RDG Principal is

warranted given the importance of the Summit Project, and given the low billing rate, is at an excellent value.

Restoration Scope of Work. RDG's scope focuses on ecological restoration of natural drainage patterns and native plants, in addition to public access facilities, while JNRA does not include this expertise and cost in their project approach or fee proposal.

Finally, the total RDG contract amount of \$374,595, which includes a standard contingency of 15%, represents only 11% of the total Summit Project cost estimate of \$3.2M. By way of comparison, the recently completed Bald Mountain Parking Area had a total project cost of \$640,345, of which \$142,000, or 22%, was spent on design and engineering fees (included construction administration). Although the current RDG contract does not include the construction administration phase, as this will be contracted later to allow more accurate scoping, the relative cost for this design and engineering contract represents an excellent value.

FISCAL IMPACT

Of the \$3.2M total cost for the Summit Project, approximately \$500,000 will be reimbursed by the State Coastal Conservancy Mount Umunhum grant. All remaining expenses are eligible to be funded by Measure AA (Measure AA Project No. 21-4). The FY14-15 budget includes \$75,000 for the Summit Project, and the proposed FY15-16 budget will include \$600,000 to fund the remainder of the proposed RDG contract.

BOARD COMMITTEE REVIEW

No committee review occurred for the design and engineering contract. See Next Steps, below, for anticipated committee involvement in the design development process.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

Awarding a design and engineering contract is not considered a Project under the California Environmental Quality Act. Implementation of the Summit Project was included in the Mount Umunhum Environmental Restoration and Public Access Project Environmental Impact Report, certified in October 2012.

NEXT STEPS

The design development process for the Summit Project will include review and input from the Planning and Natural Resource Committee, as shown in the tentative project timeline provided below. Future construction and restoration contracts will be brought to the Board at a later date, once permits are in place and bids secured for this future work.

Mt. Umunhum Summit Restoration and Visitor Amenities Implementation Timeline	
Refined Conceptual Design *	Spring 2015
Schematic Design*	Summer 2015
Permitting/Construction Documents	Fall 2015

Approve Restoration Grading Contract**	Winter 2015/16
Approve Visitor Amenities Construction Contract**	Winter 2015/16
Construction Phase	Spring/Summer 2016
Restoration Planting	Fall 2016

*Planning and Natural Resource Committee review

**Board Approval

Attachment

1. Summit Project Conceptual Design

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Attachment 1. Mount Umunhum Summit Project Conceptual Design

