



Midpeninsula Regional
Open Space District

R-15-166
Meeting 15-31
December 9, 2015

STUDY SESSION 1

AGENDA ITEM

Interpretive Design Development Options for the Mount Umunhum Summit Project

GENERAL MANAGER'S RECOMMENDATIONS

A handwritten signature in dark ink, appearing to be "J. J. J.", is written to the right of the "GENERAL MANAGER'S RECOMMENDATIONS" heading.

1. Approve the Mid-Level Option for Fabrication, Installation, and Installation Oversight of the Interpretive Elements of the Mount Umunhum Summit Project at a cost not-to-exceed \$315,000.
2. Direct staff to proceed with the Preferred Option, which will form the basis for a Request for Bids package for fabrication.

SUMMARY

Three interpretive design options have been prepared for the Mount Umunhum Summit Project (Project), ranging in cost from approximately \$127,000 to \$315,000 for fabrication, installation, and installation oversight (see Attachment 1). Funds for interpretive design were previously included in a contract amendment with Restoration Design Group (R-15-160). This item is coming to the full Board given the high level of Board interest regarding the specific design, intent, and subject matter breadth of the Project's interpretive elements. The General Manager recommends a mid-level option (Option B, Preferred Option) range of approximately \$176k-\$211k, which represents approximately 4% of the estimated total design and construction cost for the Project. Following Board selection, staff will work with consultants to prepare the draft interpretive content for internal and partner review, and ultimately construction documents as a basis for Request for Bids for fabrication and installation. Additional funds to complete the interpretive design work associated with Board selection of a Preferred Option will be requested as part of the Fiscal Year (FY) 2015-16 Mid-year Budget Review. Also, Measure AA, Portfolio #23, identified \$27.972 million for the Mt. Umunhum Public Access and Interpretive Projects.

MEASURE AA

The 5-year Measure AA Project List approved by the Board at their October 29, 2014 meeting includes Priority Action/Portfolio #23 that encompasses all of the Mt. Umunhum Public Access and Interpretation Projects, in the amount of \$27.972 Million. The Expenditure Plan included an allocation of \$208,000 specifically for educational and interpretive materials and stewardship programs at the summit and along the Mt. Umunhum Trail to the summit, which includes the Guadalupe Creek Overlook. These numbers allocated in the Expenditure Plan align nearly exactly with the consultant estimates for a mid-level interpretive option. Selection of a preferred interpretive option furthers the goals of Portfolio #23 and Project #23-4 by providing the

necessary design documents suitable for public bidding and fabrication of the Mount Umunhum interpretive elements.

DISCUSSION

Design of interpretive elements is being carried out by Leslie Stone Associates, one of eight (8) sub-consultants to Restoration Design Group (RDG), who is the prime landscape architect consulting firm for the Project. On August 26, 2015, the Board approved a final design for the summit (R-15-126), and at the November 18, 2015 meeting, the Board approved a contract amendment for RDG, which included a placeholder for interpretive design and fabrication oversight (R-15-160) for both the summit and the Guadalupe Creek Overlook on the Mt. Umunhum Trail. Staff is now seeking direction for a relative level of interpretive options for the Project.

The Board has approved a higher-than-minimal level of site amenities and improvements for both the Summit Project and Guadalupe Creek Overlook; therefore, the recommended mid-level (Preferred) option for interpretation aligns well with the vision that has been set for Mount Umunhum. This Preferred Option includes a variety of interpretive elements including welcome signs, sign boards, interpretive signs/panels, and embedded tactile objects to welcome visitors to specific Summit areas, inform visitors of the site's importance, and provide orientation to the spectacular views surrounding the summit. Proposed signage will primarily be placed so views are unobstructed.

This agenda item presents three interpretive options or "packages", and the associated estimated costs for each option. The main differences between the options include: 1) the number of interpretive signs, 2) inclusion of embedded objects, and 3) addition of military equipment left behind in the radar tower, such as switchboxes, mounted to frames outside the building (see Attachment 1). As with the Summit Project, the Board may choose to select one option as presented, or choose to make modifications resulting in a new Preferred Option. The Board's decision will determine the next phase of interpretive design work (details, refined content, etc).

FISCAL IMPACT

The Board recently approved a contract amendment for RDG that included a placeholder for interpretive design and oversight (R-15-160). Funds will be requested during the mid-year budget process to pay for this work. Funds for fabrication and installation of interpretive materials will be requested during the FY2016-17 budget cycle.

BOARD COMMITTEE REVIEW

Given the high level of Board interest in the interpretive components of the Project, and the current timeline to open the summit to the public by fall of 2016, this item is being brought directly forward to the full Board. This decision also aligns with the Planning and Natural Resource Committee's desire to have the full Board review and confirm their selection of the summit area final design (R-15-126).

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

Construction of the Mount Umunhum Summit Area, including interpretive elements, was included in the Mount Umunhum Environmental Restoration and Public Access Plan EIR, which was certified by the Board on October 17, 2012 (R-12-91).

NEXT STEPS

Pending Board selection of a Preferred Option, the General Manager will authorize staff to work with RDG to amend the scope of work with their sub-consultant LSA to begin the design work necessary to produce draft content for interpretive elements. The finalized interpretive content for the selected design option would form the basis for a Request for Bids package for fabrication. A Request for Bids is anticipated to be brought to the Board in spring 2016 to cover fabrication of interpretive elements once the final designs are developed. Installation of interpretive elements is expected to be included in the larger, overall construction Request for Bids and contract for the summit area amenities, also in spring 2016. The additional contract amendment amount is expected to align with the soft cost estimate allocated under Measure AA.

Attachment(s)

1. Interpretive Design Concept Plan Options A, B (Preferred), and C and Associated Costs

Responsible Department Head:

Jane Mark, AICP, Planning Manager, Planning Department

Prepared by:

Meredith Manning, Senior Planner, Planning Department

Contact person:

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Mount Umunhum Summit Project Interpretive Concept Plan

ATTACHMENT 1

OPTION A \$127,360 - \$152,832

Signboard (parking lot)
Signboard (trail)
Signboard (turn around)

Interpretive Signs at West Summit

- *Summit Stairs*
- Adjacent to Ceremonial Space
- North Viewing Cove
- Radar Tower Overlook
- *Looking South*

Interpretive Signs at East Summit

- *Radar Tower Signs*
- *Artifacts Mounted on Frames*
- Viewpoint Looking South

Interpretive Sign at Guadalupe Creek Overlook

Interpretive Signs at Housing Area

- *Flagpole*
- *Swimming Pool*

Embedded Objects

- *Along Pathways*
- *In Rock Seating Walls*

OPTION B \$176,092 - \$211,310

Signboard (parking lot)
Signboard (trail)
Signboard (turn around)

Interpretive Signs at West Summit

- *Summit Stairs*
- Adjacent to Ceremonial Space
- North Viewing Cove
- Radar Tower Overlook
- *Looking South*

Interpretive Signs at East Summit

- Radar Tower Signs
- *Artifacts Mounted on Frames*
- Viewpoint Looking South

Interpretive Sign at Guadalupe Creek Overlook

Interpretive Signs at Housing Area

- *Flagpole*
- *Swimming Pool*

Embedded Objects

- Along Pathways
- *In Rock Seating Walls*

OPTION C \$262,414 - \$314,896

Signboard (parking lot)
Signboard (trail)
Signboard (turn around)

Interpretive Signs at West Summit

- Summit Stairs
- Adjacent to Ceremonial Space
- North Viewing Cove
- Radar Tower Overlook
- Looking South

Interpretive Signs at East Summit

- Radar Tower Signs
- Artifacts Mounted on Frames
- Viewpoint Looking South

Interpretive Sign at Guadalupe Creek Overlook

Interpretive Signs at Housing Area

- Flagpole
- Swimming Pool

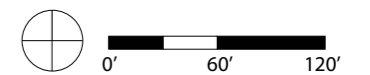
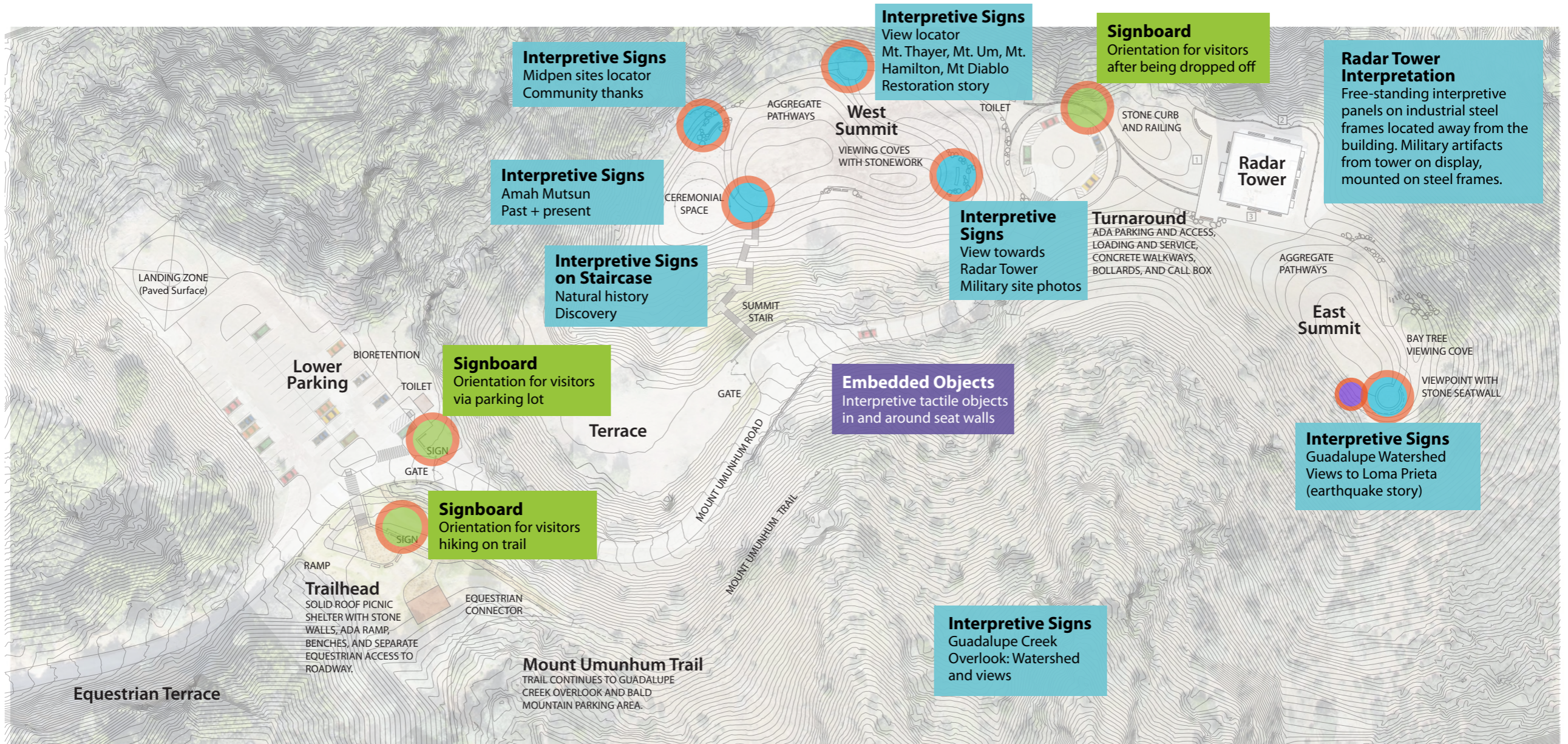
Embedded Objects

- Along Pathways
- In Rock Seating Walls



Mount Umunhum Summit Project Interpretive Concept Plan

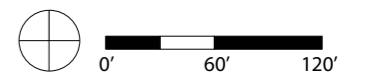
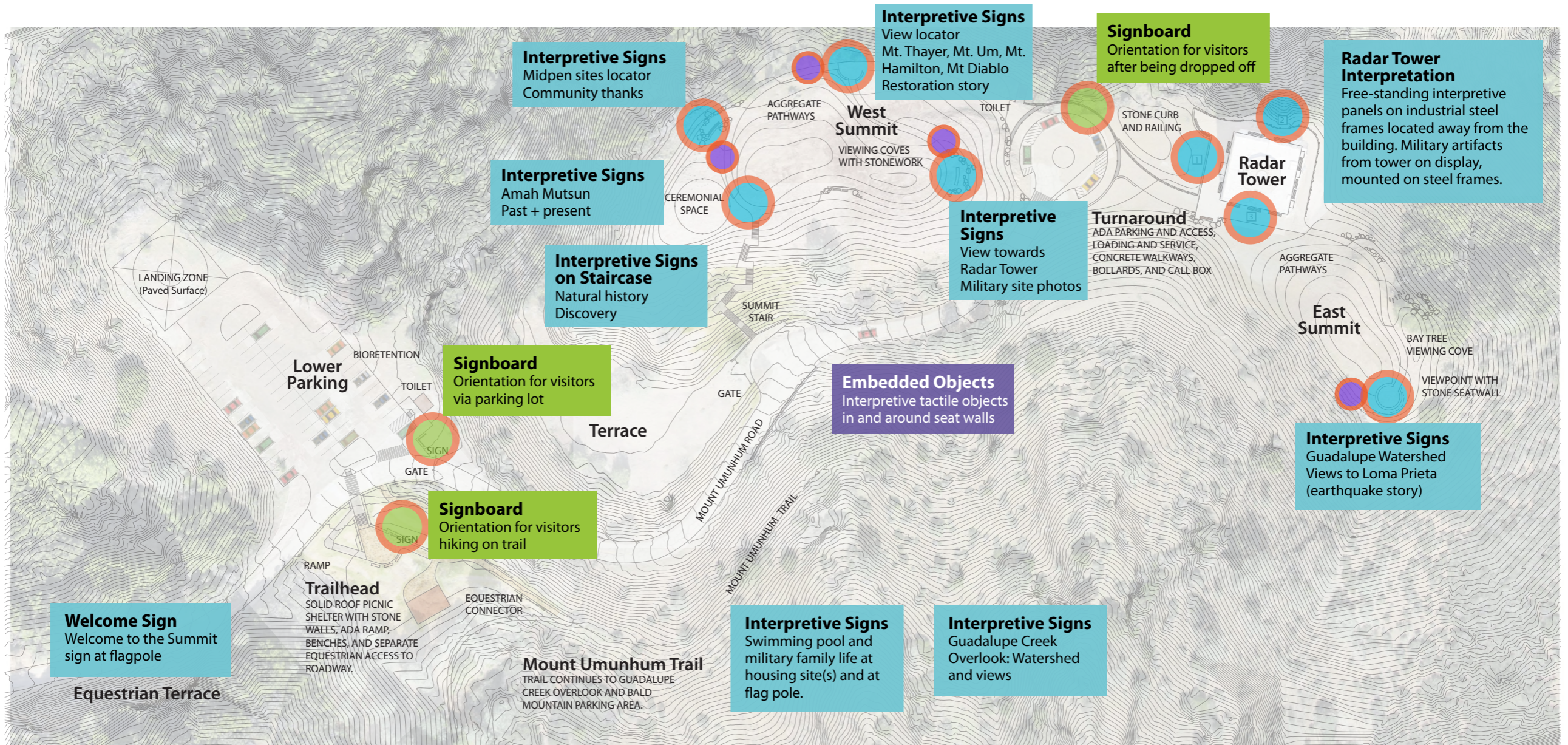
OPTION A





Mount Umunhum Summit Project Interpretive Concept Plan

OPTION B





Mount Umunhum Summit Project Interpretive Concept Plan

OPTION C

