



Midpeninsula Regional
Open Space District

R-13-52
Meeting 13-12
May 22, 2013

AGENDA ITEM 7

AGENDA ITEM

Award of Contract with Grossmann Design Group to Complete the Contract Documents for the Radar Tower Interim Repair Project at Mount Umunhum

GENERAL MANAGER'S RECOMMENDATION

Authorize the General Manager to enter into a professional services agreement with Grossmann Design Group in the amount of \$67,910, plus a contingency of \$4,000, for a total contract amount of \$71,910 to complete the design, engineering and construction documents for the Radar Tower Interim Repair Project (Project) at Mount Umunhum in Sierra Azul Open Space Preserve.

SUMMARY

The Project was approved in concept last year by the Board of Directors (Board) as part of the larger Mount Umunhum Environmental Restoration and Public Access Project. Of all the project elements, the decision regarding the radar tower was foremost among the public comment and concern. Following a robust public outreach process, the Board certified the EIR and approved the demolition of all structures with the exception of the radar tower on June 12, 2012 (see Report R-12-59). At the September 19, 2012 meeting, the Board approved select project elements, as well as factors to consider for structures to assist with the decision-making process for the radar tower (see Report R-12-91). In October 2012, the Board approved implementation of Interim Action A: Near-term repair and securing of the radar tower while considering external partnerships (see Report R-12-104). This agenda item would allow architectural and engineering design work to commence for interim repairs to the radar tower.

DISCUSSION

In 1986, Midpeninsula Regional Open Space District (District) acquired the former Almaden Air Force Station (AFS) and all of its remaining facilities on Mount Umunhum and Mount Thayer (see Report 86-20) with the intent to restore the area to a natural condition and provide public access. The Mount Umunhum Environmental Restoration and Public Access Project, which was completed last year, included an Environmental Impact Report (EIR) to evaluate the environmental impacts of public access, site restoration, and conceptual design of project elements under the California Environmental Quality Act (CEQA) (see Report R-12-104). The EIR also evaluated the potential for environmental impacts resulting from three options for the radar tower:

- Option 1: Retain and seal entire structure;
- Option 2: Open-air (remove most of the structure, leaving an accessible foundation); or
- Option 3: Remove entire structure and environmentally restore the footprint.

In addition to the three options listed above, two interim actions were put forth for consideration, which allowed time for partnerships and/or outside funding to be secured to implement one of the options and address its long-term management and maintenance. Addition of the two actions did not require separate CEQA analysis because these actions did not increase the severity of any environmental impact. The two actions also included consideration of external partnerships:

- Interim Action A: Near-term repair and securing of structure; or
- Interim Action B: Near-term fence around structure

The Board unanimously selected Interim Action A to perform near-term repairs to the radar tower, which would include the minimum amount of structural and safety repairs required to retain the radar tower on site for five years and allow public access to the exterior of the building only. Approval of this agenda item would allow design work to begin for these interim repairs.

Radar Tower Interim Repair Scope of Work

District staff and structural engineer Rutherford & Chekene (R&C) met with the County of Santa Clara Planning and Development Department (County) to determine the minimum requirements for satisfying “collapse prevention” (interim) repairs on the radar tower, which the County stated would be required to allow public access to the summit area around the radar tower. The County concurred with preliminary calculations prepared by R&C that minimum collapse prevention could be accomplished by repairing the cracks at the first level of the radar tower. In addition, the Project will incorporate improvements to incorporate safety repairs deemed necessary by staff to prevent trespassing into the structure (or make it much more difficult), and provide increased protection for those allowed access to the interior and/or rooftop of the structure (District employees, potential funding partners, and repair contractors):

- Seal exterior openings;
- Replace guardrail at rooftop;
- Improve interior stairs and roof ladder for maintenance access requirements;
- Replace roof access hatch;
- Install fortified locks at interior doors to each floor; and
- Cover openings in interior floors.

Consultant Selection

Staff released a Request for Qualifications and Proposals (RFQP) for professional consultant services to provide design services for the above-mentioned repairs on March 13, 2013, via email to eight architectural and engineering firms with relevant expertise.. Five firms attended the mandatory pre-proposal site visit and three firms submitted proposals:

Firm	Location	Cost Proposal
Allana Buick & Bers	Palo Alto	\$93,466
Ferrari Moe, LLP	San Rafael	\$73,915
Grossmann Design Group	San Francisco	\$67,910

Grossmann Design Group was selected because their team had the most extensive repair project experience and their proposed structural engineer is R&C, who completed a previous structural

evaluation of the radar tower; the two firms have worked together for many years on similar projects. Grossman Design Group also completed the Mount Umunhum Demolition Contract Documents for the District, and therefore is very familiar with the site.

Pre-Qualification List

At the meeting of January 27, 2010 (see Report R-10-24), the Board amended the District's policy regarding selection of consultants for professional services to state that, once a consultant has been determined to be qualified to perform the category of professional services sought via the Request for Proposals (RFP) selection process, consultants may be retained without repetition of the RFP process for a two-year period. Accordingly, the three firms who submitted proposals were determined to be qualified and competent to provide facility repair contract documents, have been placed on a pre-qualification list, and are eligible to be selected to provide the District with design and engineering services for other projects within this time frame.

BOARD COMMITTEE REVIEW

This item did not require Board Committee review.

FISCAL IMPACT

At the Special Board meeting of October 17, 2012, \$414,855 was approved as the budget to implement Interim Action A (see R-12-104). This budget includes \$87,646 for design, engineering, and permitting costs. The District FY2013-14 Action Plan includes \$89,000 for completion of design, engineering and permitting for the Interim Repair Project.

PUBLIC NOTICE

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

CEQA COMPLIANCE

Retention of professional consultants to prepare contract documents does not constitute a project under CEQA as it will not result in a direct physical change in the environment [CEQA Guidelines Section 15060(c)(2)].

NEXT STEPS

Upon Board authorization, the General Manager will execute a contract with Grossmann Design Group and design work will begin immediately for the Project as described in this report.

Responsible Department Head:
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Prepared by:
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Contact person:
Same as above