



Midpeninsula Regional
Open Space District

PLANNING AND NATURAL RESOURCES COMMITTEE

R-15-100
June 30, 2015

AGENDA ITEM 2

AGENDA ITEM

Draft Schematic Design and Alternatives for the Mount Umunhum Summit Project

GENERAL MANAGER'S RECOMMENDATIONS

A handwritten signature in black ink, appearing to be "G.M.", is placed to the right of the "GENERAL MANAGER'S RECOMMENDATIONS" heading.

1. Confirm the draft schematic design and alternatives for the Mount Umunhum Summit Project.
2. Confirm direction on sun and wind shelter type and relative costs.
3. Review new information on permitting, maintenance, and monitoring requirements for providing potable water and provide feedback.
4. Review and provide feedback on the graphic renderings of the three radar tower options.
5. Receive an update on the potential relocation of partner agency equipment (U.S. Geological Survey and Santa Clara Valley Water District).
6. Review and provide feedback on the estimate of probable construction costs.

SUMMARY

The Mount Umunhum Summit Project will provide unique public access to one of the highest peaks in the Bay Area while still remaining in alignment with the scale and type of amenities offered at other District preserves. Preliminary public access improvements were presented to the Planning and Natural Resources Committee (Committee) at its April 21, 2015 meeting (R-15-67). Staff and consultants are returning to the Committee to present Draft Schematic Design and Alternatives, including more detailed information on sun and wind shelters and potable water for the site. This project is on an expedited timeline to be constructed and opened to the public by October 2016. The Summit Project is separate from the Guadalupe Creek Overlook Project, which is located along the Mt. Umunhum Trail; however, these two projects are included in the same contract with Restoration Design Group (RDG), the firm providing landscape architecture and design for both sites. The purpose of this meeting is for the Committee to confirm the recommended design direction to arrive at a Final Schematic Design, which would be presented again to the Committee this summer for final input before construction documentation is prepared.

MEASURE AA

The five-year Measure AA Project List was approved by the Board at the October 29, 2014 meeting. The Mt Umunhum Summit Project is included in the FY2015-16 Action Plan as Measure AA Project #23-4. This project is part of the "Mt. Umunhum Public Access and

Interpretation Projects” portfolio to complete the summit area restoration, and install new parking areas and visitor amenities to allow public access.

DISCUSSION

This Committee previously reviewed draft conceptual plans for the Summit Project and provided general feedback to staff and consultants at its meeting on April 21, 2015 (R-15-67). At that meeting, the Committee approved the general design and directed staff to: 1) continue moving forward with the design as proposed, 2) provide further cost and design options for sun and wind shelters, 3) explore the feasibility of providing potable water to the public, and 4) develop more realistic illustrations of the user experience for all of the radar tower options (Retain, Open Air, Restore). In addition to responding to this list of Committee recommendations, staff has added 5) discussion of existing partner agency facilities at the summit, and 6) estimates of probable construction costs based on the current design.

1. Draft Schematic Design and Alternatives

As part of the June 30 Committee meeting, staff and RDG will be presenting various design modifications in response to what was heard from the Committee at the April 21 meeting, as well as other draft design concepts that have been refined since then, including a vehicle turnaround, the summit trail layout, viewing cove layouts, the trailhead layout, and the proposed hang gliding launch location (Attachment 1).

2. Shelters

At the April 21 meeting, the Committee requested more information on preliminary costs for shade and wind shelters. Cost estimates are provided below for a range of basic to more elaborate structures. Costs are per shelter and are unique to the type of shelter design. The simplest design (post, beam, and trellis roof structure) is currently in the contract scope for RDG and their subconsultant John Ware, as indicated in the table. These designs, presented at the last committee meeting, have already exhausted the limited budget for this work. At the last meeting, the Committee expressed an interest in more elaborate shelter designs; draft sketches will be presented at this meeting.

SHELTER TYPE	DESIGN COST <i>excludes site-specific design requirements</i>	CONSTRUCTION COST <i>excludes general conditions, overhead and profit, etc.</i>
Simple Post+Beam+Trellis Roof <i>wood or metal construction</i>	NA (already included in current Cost Estimate)	\$80,000 assumed in current Cost Estimate
Enhanced Post+Beam+Trellis Roof <i>site specific, enhanced design</i>	\$15,000	\$100,000
Solid Roof at Trailhead <i>stone walls (Sketch-up design 4.21.15)</i>	\$35,000	\$275,000
East Summit Viewpoint Shelter Roof <i>circular solid or trellised roof design</i>	\$35,000	\$250,000
Breezeway off Tower's South Façade <i>60'x20'x14' ht trellis on simple posts</i>	\$25,000	\$200,000

3. Potable water

The Committee directed staff to investigate the feasibility of providing potable water for visitors at the summit. Previously, the concept plans called for providing non-potable water for horses and fire protection only. Prior to investigating the potential for drilling a well or other means of providing water, staff investigated the potential permitting requirements of doing so.

Preliminary response from the Regional Water Quality Control Board (RWQCB) has indicated that the intent to provide water to individuals for consumption triggers Health and Safety Code requirements for a public water system (PWS), which include the following sections:

- (h) "Public water system" means a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year. A public water system includes the following:
- (1) Any collection, treatment, storage, and distribution facilities under control of the operator of the system that are used primarily in connection with the system.
 - (2) Any collection or pretreatment storage facilities not under the control of the operator that are used primarily in connection with the system.
 - (3) Any water system that treats water on behalf of one or more public water systems for the purpose of rendering it safe for human consumption.

In this particular case, it is the provision of water for human consumption serving at least 25 individuals daily at least 60 days out of the year that pertains. According to the RWQCB, providing a spigot on a water tank classifies this location as a PWS.

If the District provided potable water only to horses, then the RWQCB would not need to be involved; however, horses can also be provided non-potable water for the same benefit without regulation. As of the writing of this report, staff is continuing to investigate the costs and regulations associated with providing a public water system and will have more information to provide as part of the June 30 Committee meeting.

4. Graphic renderings of radar tower options

The Committee requested new graphic renderings illustrating a more realistic user experience of all three options for the radar tower. With General Manager Authorization, staff proceeded with this additional task by requesting RDG to use a portion of their current contract amount to complete this work. Staff proceeded with this scope due to the sense of urgency to have these renderings in place for upcoming meetings with the Santa Clara County Historical Heritage Commission and for a future full Board meeting to express the Board's intent should insufficient funds be raised to preserve the structure. The graphic renderings will be presented at this committee meeting. To replenish the RDG contract to complete the Summit Design, a contract amendment will be needed, to be further defined at a future meeting.

5. Partner agency equipment at Mt. Umunhum summit

Currently there are two existing facilities that external agencies have previously located at the summit of Mt. Umunhum. These are: 1) United States Geological Service (USGS) ground-monitoring equipment to track earthquake activity, and 2) Santa Clara Valley Water District rainfall gage and ground-to-ground relay station for their system of transmitters for predicting climate and water storage requirements. Staff has been in contact with both agencies but has

been unable to directly communicate with USGS to date. SCVWD has requested to mount their 10-foot antenna and a 3-foot by 3-foot equipment box on the east side of the radar tower as either a permanent relocation site or temporarily while they investigate other options for relocating at Loma Prieta or Black Mountain, or both; however, this raises the practical concern that once facilities are installed on a building, it can require a great deal of momentum to relocate at a future date. A representative from SCVWD is scheduled to attend this meeting to answer specific questions directly from the Committee.

6. Draft Schematic Design Estimate of Probable Construction Costs

Estimated costs for construction that correspond to the updated draft schematic design will be presented at this committee meeting.

FISCAL IMPACT

The Planning Department's FY2015-16 Budget includes \$611,000 for schematic design, permitting, construction documents and initial construction of the new parking areas, restrooms, landing zone, other public access improvements and site amenities. Additional funds will be requested in the FY2016-17 Budget to complete the construction of the Summit Project improvements.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

Construction of the Mount Umunhum Summit Area 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

Final Schematic Design is scheduled for presentation to the Committee this August. Committee confirmation of the final schematics will mark the end of the conceptual design phase. Once final schematics are accepted, work will focus on the production of a set of bid documents for contracting and initiate permitting. No major changes would occur after the Final Schematic Design without a formal change of scope. Construction is scheduled for Spring/Summer 2016. The timeline to meet the goal of providing public access to the summit of Mt. Umunhum by October 2016 appears in the table below.

Mount Umunhum Summit Project Implementation Timeline	
Refined Conceptual Design	April 21, 2015 (completed)
Draft Schematic Design for Committee Review*	June 30, 2015 (this meeting)
Final Schematic Design for Committee Review	August 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

Attachment

1. Draft schematic design and alternatives

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