



Midpeninsula Regional
Open Space District

R-15-103
Meeting 15-18
July 8, 2015

AGENDA ITEM 5

AGENDA ITEM

Design and Engineering Services Contract for the Mount Umunhum Road Improvement Project

GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the General Manager to enter into a professional services contract with Pavement Engineering Inc, for an amount of \$268,172 to design and engineer roadway safety and drainage improvements on Mount Umunhum Road in Sierra Azul Open Space Preserve.
2. Authorize a 15% contingency of \$40,228 to allow, if needed, additional design work due to unforeseen permitting requirements and/or uncovered subsurface issues for a not-to-exceed total contract amount of \$308,400.

SUMMARY

The Mount Umunhum Summit Restoration and Visitor Amenities Project, approved in 2012 (R-12-104), will create a major regional visitor destination atop the summit of Mount Umunhum. Mount Umunhum Road provides direct vehicular access to the summit. At this time, the upper 2.1 miles of road remains closed to general public access and is primarily used for Midpeninsula Regional Open Space District (District) patrol, maintenance activities, and neighboring landowner access. The Mount Umunhum Road Improvement Project will implement the necessary roadway improvements to accommodate future public vehicular access to the summit. Based on the results of a Request for Proposal (RFP) process, the General Manager recommends awarding a contract to Pavement Engineering, Inc. for a total amount not-to-exceed \$308,400 to provide engineering services and prepare construction plans necessary to implement the upgrades to Mount Umunhum Road. Construction is anticipated to commence in the summer of 2016. The Fiscal Year (FY) 2015-16 budget includes sufficient funds for work scheduled this fiscal year. Additional funds will be budgeted next fiscal year to complete the project.

MEASURE AA

The Measure AA 5-Year Project List was approved by the Board at the October 29, 2014 meeting. This project is Measure AA Project #23-6: Mount Umunhum Road Design, Permitting & Implementation, which is part of the Sierra Azul MAA Portfolio #23: Mount Umunhum Public Access and Interpretation Projects.

BACKGROUND

In October 2012, the Board approved the Mount Umunhum Environmental Restoration and Public Access Project (R-12-104), which includes the Bald Mountain Parking Area, the Mount

Umunhum Trail, ecological restoration and development of visitor amenities at the summit, and the implementation of roadway upgrades and safety improvements to Mount Umunhum Road to allow for future public vehicular access to the summit.

Mount Umunhum Road was last paved in the 1980s. In 2010, Pavement Engineering Inc. was contracted by the District to produce an Engineer's Report for the roadway that detailed the existing conditions and associated infrastructure, and provided recommendations for future upgrades and repairs. The Engineer's Report determined that the entirety of the roadway requires resurfacing, and that drainage improvements and slope stabilization measures are needed to maintain the roadway for future public vehicular access. The findings and recommendations in the Engineer's Report will be used as a starting point to develop the engineered plans for the road improvements.

DISCUSSION

The Mount Umunhum Road Improvement Project (Project) will complete upgrades to Mount Umunhum Road to allow for future public vehicular access to the summit. Necessary roadway improvements include resurfacing and widening the roadway where possible, and installing turnouts, curbs, guardrails, and other safety infrastructure as needed. Engineering slope stabilization measures are also needed to address a number of geologic issues associated with the roadway, including slip-outs and slope failures above and below the roadway that provide sources of erosion. The roadway's existing drainage infrastructure will also be evaluated to determine the need for drainage improvements and infrastructure replacements. Given that the roadway travels across intervening private properties, the Project will evaluate the required road right of way that is needed to implement and maintain all drainage and structural improvements.

Deliverables under the recommended contract include construction plans that incorporate all of the proposed and required roadway and infrastructure improvements, as well as ongoing support and engineering consultation services during permitting, bidding, and construction, including answering questions and updating the plan set as needed. In order to implement the roadway improvements within the private parcels, the consultant is required to determine the extent of property rights that need to be acquired and develop legal descriptions and plat maps of the associated rights.

Consultant Selection

To solicit interest from qualified professionals, a RFP was released on May 29, 2015, via direct email and posting on the District website. A mandatory pre-proposal site tour was conducted on June 10, 2015, with six consultants in attendance. A second tour was offered and conducted on June 17, 2015. Two proposals were received as shown below.

| Firm | Location | Proposal Amount |
|---------------------------|-----------------|------------------------|
| Pavement Engineering, Inc | Petaluma, CA | \$268,172 |
| RI Engineering, Inc. | Santa Cruz, CA | \$264,350 |

Based on an evaluation by the District staff selection committee, the firm Pavement Engineering Inc. was clearly identified as the most qualified given their prior experience and expertise in the field of rural roadway design and engineering. Of significance is Pavement Engineering's prior experience with road projects and in rural settings. During the RFP process, Pavement

Engineering Inc. also demonstrated responsiveness and a deep understanding of the project's background and setting, and the complexity associated with the design of the desired roadway improvements with the property rights that need to be secured. As an additional benefit, the Principal Engineer who developed the 2010 Engineer's Report will also be the Principal for this Project, providing the Pavement Engineering Inc. team with a unique set of background and institutional knowledge of the project, which will expedite the project initiation and design development. Overall, Pavement Engineering Inc. demonstrated relevant prior project experience, comprehensive knowledge of the Project's background and setting, and submitted a high quality proposal.

Fee proposals were submitted separately and were considered only after the initial evaluation of each firm's qualifications. Pavement Engineering, Inc's fee proposal was the top-range of the proposals received, \$3,822 higher than the second fee proposal, but the relative cost for this design and engineering contract represents an excellent value.

In addition, due to the potential complexity with securing property rights for implementing the project, the General Manager is recommending the Board authorize a 15% contingency amount of \$40,228. Finally, the total Pavement Engineering, Inc. contract amount of \$308,400, which includes a standard contingency of 15%, represents only 9.5% of the total Mount Umunhum Road Design, Permitting & Implementation cost estimate of \$3.28 M.

FISCAL IMPACT

The FY2015-16 budget includes sufficient funds for work to be completed under the proposed professional services contract during this fiscal year. Any remaining balance of the amount authorized under this contract will be carried over through FY2016-17 to complete the proposed consultant scope of work. Additionally, an additional budget of \$2,610,000 is anticipated for FY2016-17 to construct the roadway improvements.

BOARD COMMITTEE REVIEW

This recommended contract was not previously reviewed by a Committee. However, the full Board of Directors did approve the opening of Mount Umunhum Road to public vehicular access as part of the Mount Umunhum Environmental Restoration and Public Access Project in 2012. This contract is a required step toward opening the road.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act. Additional notice was provided to adjoining neighbors of Mount Umunhum Road.

CEQA COMPLIANCE

Awarding a design and engineering contract is not considered a Project under the California Environmental Quality Act. Further, 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 engineering design process for the Mount Umunhum Road Improvement Project will include collaboration with staff from the Planning, Real Property, and Operations Departments. Future construction contracts will be brought to the Board at a later date, once permits are in place and bids secured to construct the roadway improvements.

| Task | Date |
|---|------------------|
| Preliminary Design Work and Determination of Property Rights Required to Implement Roadway Upgrades | Summer/Fall 2015 |
| Permitting/Construction Documents | Winter 2015 |
| Board Approval of Roadway Improvements Construction Contract | Spring 2016 |
| Construction Phase | Summer/Fall 2016 |

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