



Midpeninsula Regional  
Open Space District

R-11-86  
Meeting 11-22  
August 24, 2011

**AMENDED**

**AGENDA ITEM 5**

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Award of Contract with John Northmore Roberts & Associates or landscape and civil design services for a proposed new staging area at the former Silva property in Russian Ridge Open Space Preserve as part of the proposed Mindego Gateway Project

**GENERAL MANAGER'S RECOMMENDATION**

Authorize the General Manager to enter into a professional services contract with John Northmore Roberts & Associates of Berkeley, CA for \$66,117, plus a contingency of \$10,000, for an amount not to exceed \$76,117, to provide consulting services to complete the design and contract documents for the staging area component of the proposed Mindego Gateway Project at the former Silva property in Russian Ridge Open Space Preserve.

**SUMMARY**

A qualified landscape architect and civil engineer team is needed to complete the design and engineering for a proposed new staging area at the former Silva Property as part of the Mindego Gateway Project. Based on a preliminary analysis of parking demand, the staging area may accommodate between 20 to 25 cars, and would include a vault restroom, signage and other general amenities consistent with District standards. This staging area would connect directly to the proposed Audrey Rust Commemorative Site, the Mindego Ranch Road, and a proposed new trail that would head north to the Ancient Oaks Trail. The project would require County of San Mateo grading and building permits. In addition, because the staging area is located along Alpine road, which is a County of San Mateo scenic road, the design may be required to go before the County Planning Commission for approval. The Peninsula Open Space Trust (POST) is funding all aspects of this project.

**DISCUSSION**

The Midpeninsula Regional Open Space District (District) Board of Directors approved the purchase of the 97.5 acre POST (Silva) Property from Peninsula Open Space Trust (POST) in May 2011 (see Report R-11-14). On June 28, 2011, the District took title to the property and it was added as part of Russian Ridge Open Space Preserve (Preserve). The former Silva property, located just over one mile east of Mindego Hill, contains a graded area with frontage onto Alpine

Road that provides an ideal staging area location for the larger proposed Mindego Gateway Project. The proposed staging area site can accommodate 25 vehicles, a vault restroom facility, District-standard signage, trail connections and overflow parking for special events. The site is located along a County scenic road and would provide public access to the POST Commemorative Site, commanding beautiful views to Mindego Hill and the coast beyond. With these views in mind, the proposed staging area should be inviting and preserve scenic views to the greatest extent possible. The proposed staging area would connect directly to the Commemorative Site to the west, the existing Mindego Ridge Trail to the south, and a proposed trail to the north that would eventually connect to the Ancient Oaks Trail (refer to Attachment A, Project Area Map). These four components comprise the Mindego Gateway Project.

A Request for Qualifications and Proposals (RFQP) was released on June 16, 2011 via direct email and posting on the District website to solicit interest from qualified professionals to assist with the design of the proposed staging area. The deadline for submission of proposals was July 15, 2011. A total of ten (10) proposals were received as shown below:

<b>Firm</b>	<b>Location</b>	<b>Cost Proposal</b>
Bellinger Foster Steinmetz	Monterey	\$53,492
Callander Associates	San Mateo	\$89,752
Dillingham Associates	Berkeley	\$79,708
Firma Design Group	Petaluma	\$50,166
John Northmore Roberts & Associates	Berkeley	\$69,695
Questa Engineering	Point Richmond	\$68,588
Restoration Design Group	Berkeley	\$59,225
RHAA	Mill Valley	\$74,000
Siegfried Engineering	San Jose	\$30,000
The Planning Center/DCE	Berkeley	\$89,314

The proposals were carefully evaluated by staff to assess the qualifications of each proposer, including the quality of the proposal, the implementation approach, and overall team expertise. The two firms most qualified for this project were identified by staff: Restoration Design Group and John Northmore Roberts & Associates. Hourly rates and other consultant costs were then considered, and staff conducted interviews with the top two proposers. Staff has determined that John Northmore Roberts & Associates has the superior expertise and experience to provide the services required.

### **FISCAL IMPACT**

All costs of this component of the project, including the recommended design services contract, would be funded by Peninsula Open Space Trust per the Mindego Gateway Project partnership agreement. Therefore, Board action for this item would result in no direct impacts to the District budget.

### **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 the design and contract documents for the staging area component of the proposed Mindego Gateway Project 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)] and does not constitute Board approval of the proposed project. At tonight's Board meeting under Agenda Item 5, the Board will consider awarding a professional contract to begin the CEQA analysis for the Project. After completion of the CEQA analysis and all preliminary steps, the proposed project will be returned to the Board for review and determination whether to approve the project.

**NEXT STEPS**

Upon Board authorization, the General Manager would enter into a contract with [John Northmore Roberts & Associates](#)~~XYZ~~ landscape architects to perform the services required to design and complete the contract documents for the proposed staging area component of the Mindego Gateway Project.

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