



Midpeninsula Regional
Open Space District

R-19-59
Meeting 19-13
May 15, 2019

AGENDA ITEM 4

AGENDA ITEM

Contract Amendment for Design Revisions to the Vault Toilet at the New Alma Parking Area in Bear Creek Redwoods Open Space Preserve

GENERAL MANAGER'S RECOMMENDATION

Authorize the General Manager to execute a contract amendment with Harris Design for design revisions to the vault toilet at the Alma Parking Area in Bear Creek Redwoods Open Space Preserve for an amount of \$21,711, for a not-to-exceed total contract amount of \$625,876.

SUMMARY

Midpeninsula Regional Open Space District (District) has been actively implementing Phase I projects of the Bear Creek Redwoods Preserve Plan, as approved by the Board of Directors (Board) on January 25, 2017 (R-17-15). Phase I includes the design and construction of a new parking area with a vault toilet to facilitate the June 2019 public opening of the west area of the Preserve. During the permitting process, Santa Clara County informed the District that the vault toilet could not be located where originally planned. The revision to the vault toilet location required additional site assessments, surveys, and design revisions. The General Manager recommends amending the Harris Design contract for design revisions to the vault toilet at the new Alma Parking Area. Sufficient funds are included in the current Fiscal Year 2018-19 budget.

DISCUSSION

Bear Creek Redwoods Open Space Preserve (Preserve) was established in 1999 with the purchase of two large properties from Peninsula Open Space Trust. Purchase of the former Holmes Lumber Company property in 2010 brought the Preserve to its current size of 1,432 acres and closed the gap in the southernmost and upper reaches near Summit Road. On January 25, 2017 and following a robust, multi-year public planning process, the Board approved the Bear Creek Redwoods Preserve Plan (Preserve Plan) and certified the project's Environmental Impact Report (R-17-15). The Preserve Plan is a long-term use and management plan for the Preserve that identifies phased implementation actions to protect and restore natural resources, manage cultural and historic resources, and provide opportunities for low-intensity public access and interpretation. The District has been working toward implementing Phase I actions, which includes design and construction of a new parking area, formalizing a trail crossing across Bear Creek Road, and opening the west area of the Preserve to public access.

As part of Phase I, Harris Design was selected for the design contract through a Request for Qualification (RFQ) process and the Board awarded a contract in May 2016 (R-16-49). The Planning and Natural Resources Committee reviewed and forwarded the schematic design of a

new parking lot and trailhead to the full Board on March 28, 2017 (R-17-39). At the regular meeting of October 25, 2017, the full Board confirmed the design for the Alma College Parking Area and Trail Crossing. The approved design includes the first formal public parking area for the Preserve as a gateway to open the west area to general public use.

The design of the parking area was influenced by multiple site constraints, including the cultural landscape of the former Alma College site, line-of-sight issues along Bear Creek Road for the crossing and driveway locations, special-status species protections, and efforts to maximize parking to adequately meet the expected visitation levels. The layout of the new parking area and adjacent pathways attempts to recall the former grandeur and spatial relationships of the historic pathways and plantings. To ensure that the parking lot design complies with the intent of the Alma College Cultural Landscape Rehabilitation Plan, a cultural landscape specialist reviewed the parking area and landscape design for consistency with the National Park Service Standards and Guidelines for rehabilitation of cultural landscapes. The Board awarded the construction contract for the parking area to Graniterock Company in April 2018 (R-18-39) and construction started in June 2018.

The parking area design faced many site constraints, including groundwater and surface drainage, presence of seismic faults, and protection of the surrounding cultural landscape. The original location of the vault toilet was chosen in consideration of these constraints while remaining in close proximity to the parking lot. The original location was more than 100 feet from Upper Lake as required by the Santa Clara County Department of Environmental Health (DEH), avoided known faults as confirmed by a geologic trench study, and was supported by the project's cultural resources consultant.

A building permit application for the restroom was submitted to Santa Clara County (County) in November 2017. In April 2018, DEH began their review and conducted a field observation. Around May 2018, DEH notified the District that the proposed restroom location was too close to the Webb Creek Culvert, which DEH considered as a water source requiring a 100-foot setback. District staff worked with the County over the next few months to seek a variance. The District was ultimately informed that a variance would only be granted if the District could demonstrate definitively that no other locations on site would work for the vault toilet location.

Following this information, District staff worked with Harris Design and other design consultants, DEH, and the County geologist to explore alternate locations for the vault toilet. An alternative location was found away from the parking lot that satisfies all requirements. The alternative location was verified through additional site assessments in accordance with the requirements of DEH and the County geologist. The revised design was completed in February 2019 and submitted to the County for review. Staff is now working with the County to complete their review and issue a building permit so that the vault toilet can be installed prior to the June 7, 2019 ribbon-cutting event. The Harris Design contract includes design for Phase II components of the Preserve Plan, including the planned Bear Creek Road undercrossing (R-17-52). This contract amendment for the vault toilet redesign will replenish funds used from the Phase II scope of work under the Harris Design contract.

FISCAL IMPACT

The FY2018-19 budget includes \$3,817,608 for the Measure AA project *MAA21-005 Bear Creek Redwoods Public Access*. There are sufficient funds in the project budget to cover the recommended action and expenditures.

Bear Creek Redwoods Public Access MAA21-005	Prior Year Actuals	FY2018-19 Amended	FY2019-20 Projected	FY2020-21 Projected	Estimated Future Years	TOTAL
MAA21-005 Budget:	\$1,505,935	\$3,817,608	\$618,931	\$1,850,000	\$590,000	\$8,382,474
Spent-to-Date (as of 04/29/19):	(\$1,505,935)	(\$3,038,982)	\$0	\$0	\$0	(\$4,544,917)
Encumbrances:	\$0	(\$634,799)	\$0	\$0	\$0	(\$634,799)
Harris Design Contract Amendment:	\$0	(\$21,711)	\$0	\$0	\$0	(\$21,711)
Budget Remaining (Proposed):	\$0	\$122,116	\$618,931	\$1,850,000	\$590,000	\$3,181,047

The following table outlines the Measure AA Portfolio #21 budget, costs-to-date, and the fiscal impact related to the MAA21-005 Bear Creek Redwoods project. This project supports Measure AA portfolio by providing the necessary amenities to open Bear Creek Redwoods for public access.

MAA21 Portfolio Allocation:	\$17,478,000
Life-to-Date Spent (as of 04/29/19):	(\$3,796,915)
Encumbrances:	(\$1,365,435)
Harris Design Contract Amendment:	(\$21,711)
Portfolio Balance Remaining (Proposed):	\$12,293,939

BOARD COMMITTEE REVIEW

The Planning and Natural Resources Committee reviewed the schematic design of the parking lot at their March 28, 2017 meeting (R-17-39).

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

Construction of the Alma College Parking Area and Trail Crossing was included in the Preserve Plan EIR, which was certified by the Board on January 25, 2017 (R-17-15).

NEXT STEPS

Pending Board approval, the General Manager will direct staff to amend the contract with Harris Design. Construction of the vault toilet restroom is scheduled to be completed in time for the Preserve opening, pending final permit approval.

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