



Midpeninsula Regional
Open Space District

PROCUREMENT AGENDA ITEM

R-26-111
Meeting 26-18
July 8, 2026

AGENDA ITEM 11

AGENDA ITEM

Contract Amendment with Geocon Consultants for the Purisima Upland Cleanup Project

GENERAL MANAGER'S RECOMMENDATION

Authorize the General Manager to execute a contract amendment in the amount of \$27,799 with Geocon Consultants, Inc., of Rancho Cordova, California to provide additional hazardous material testing, permit reporting, and construction administration services for the Purisima Upland Cleanup Project, bringing the contract total to a new not-to-exceed amount of \$75,796.30.

DISCUSSION

In 2019, the Midpeninsula Regional Open Space District (District) accepted the transfer of the 240-acre Purisima Upland Property (Upland Property) as an addition to Purisima Creek Redwoods Open Space Preserve (R-19-70). The Upland Property is located off Verde Road, approximately three miles south of the City of Half Moon Bay, in unincorporated San Mateo County. The Upland Property contains the remnants of an oil production facility that was in operation from the 1920's through the 1990's, preceding District ownership. The Board-approved Preliminary Use and Management Plan for the property directed the District to proceed with cleanup of the former oil facilities and the removal of miscellaneous structures and debris across the property.

To assist with the District's acquisition of the property, the District entered into a contract with Geocon Consultants, Inc., (Geocon) in 2017 to complete an environmental site assessment of the Upland Property and develop a remediation work plan and scope of work for the cleanup and removal of all structures and hazardous materials from the Project site. Geocon was selected from a pre-qualified consultant list. Subsequently, a sole source contract with Geocon was executed in 2019 to provide construction administration and hazardous material oversight based on the firm's knowledge of the site. The Project was originally scheduled to commence in 2020, but the unexpected observance of Hickman's popcorn flower, a special-status plant, within the footprint of the Project site necessitated the delay of construction until the impacts to the popcorn flower could be mitigated. Natural Resource staff have completed the necessary mitigation by collected seeds from the Upland Property and planting these within the Irish Ridge mitigation site, allowing for the project to resume.

The Purisima Upland Cleanup Project (Project) consists of the removal of all structures and associated elements of the abandoned oil facility, including above-ground storage tanks, oil production piping, oil processing and refinement facilities, 1,200 gallons of oil and sludge, and 160 cubic yards of contaminated soil. The Project also consists of the removal of an unpermitted prefabricated modular hunting cabin, septic tank, and associated features, the removal of a vehicle dump, and regrading and revegetation of all disturbed areas to match the surrounding environment. Construction is anticipated to commence in August 2026, with Geocon contracted to provide hazardous material sampling and construction oversight.

The San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) is providing regulatory oversight of the Project under a Voluntary Cleanup Agreement that was approved in October 2025. The terms of the Voluntary Cleanup Agreement require hazardous material sampling, testing, and reporting that fall outside of Geocon's existing scope of work. The amendment adds the Voluntary Cleanup Agreement required services to Geocon's scope of work, allowing for regulatory compliance.

BUDGET / FISCAL IMPACT

The current fiscal year budget for project MAA03-002 – Purisima Upland Site Cleanup and Soil Remediation contains:

- ☒ sufficient funds.
- ☐ insufficient funds; the next quarterly budget update will include a reallocation of funds to cover this expenditure.
- ☐ insufficient funds; approval of this item requires a fiscal year budget augmentation.
- ☐ future fiscal year budgets will include additional funds to complete the contracted work.

Measure AA

- ☐ No, this contract is not part of a Measure AA project.
- ☒ Yes, this contract is part of a Measure AA project.

The following table outlines the Measure AA Portfolio 03: Purisima Creek Redwoods — Purisima-to-the-Sea Trail, Watershed Protection and Conservation Grazing allocation, costs-to-date, projected life-to-date project expenditures and projected portfolio balance remaining.

NOTE: This Measure AA portfolio contains an unfunded amount anticipated to be supported through a combination of future portfolio reallocation requests, grants, partnership funding, interest income allocations, value engineering and Fund 40 General Fund Capital monies.

MAA03: Purisima Creek Redwoods — Purisima-to-the-Sea Trail, Watershed Protection and Conservation Grazing Portfolio	
Portfolio Allocation:	\$13,965,920
Grant Income (through FY29):	\$2,577,561
Interest Income Allocation:	\$450,000
Total Portfolio Allocation:	\$16,993,481
03-001 Purisima Uplands Lot Line Adjustment and Property Transfer	(\$425,113)
03-002 Purisima Upland Site Clean Up and Soil Remediation	(\$1,372,948)
03-003 Purisima Creek Fence Construction	(\$169,190)
03-004 Harkins Bridge Replacement	(\$516,917)
03-005 Purisima-to-the-Sea Trail and Parking Area - Feasibility Study	(\$609,818)
03-006 South Cowell Upland Land Conservation	(\$6,216,270)
03-007 Purisima-to-the-Sea Habitat Enhancement and Water Supply Improvement Plan	(\$270,867)
03-008 Rieser-Nelson Land Purchase	(\$16,715)
03-009 Purisima-to-the-Sea Parking	(\$8,346,932)
03-010 Purisima-to-the-Sea Trail	(\$2,066,861)
03-012 Purisima Preserve Comprehensive Use and Management Plan	(\$271,576)
03-013 Highway 35 Multi-Use Trail Crossing and Parking Implementation	(\$4,341,573)
Total Projected Expenditures (life of project):	(\$24,624,780)
Portfolio Balance Remaining (proposed)*:	(\$7,631,299)

**Reflects the most current projected portfolio balance remaining.*

PROCUREMENT PROCESS AND SELECTION

In December 2017, staff solicited proposals from a list of pre-qualified consultants to complete an environmental site analysis and develop a Remediation Work Plan and Scope of Work for the removal of all structures and hazardous material from the Project site. Geocon was selected as the qualified consultant to develop the Work Plan and Scope of Work. In July 2019, staff determined that for reasons of operational efficiency, the District would continue to engage Geocon to provide construction administration services and hazardous material inspection and confirmation sampling for the Project. Given the long period of time during which this project has remained active and given Geocon's familiarity with the Project's hazardous materials removal and permitting requirements, awarding a sole source contract to Geocon is most cost effective for the District and ensures that the hazardous materials removal is completed properly.

PRIOR BOARD ACTION SUPPORTING THE PROJECT

May 22, 2019: The Board approved the acquisition of the Purisima Upland property. ([R-19-70](#), [Meeting Minutes](#))

October 28, 2020: The Board approved a contract with Ascent Environmental to provide archeological assessment and CEQA review services for the Project. ([R-20-119](#), [Meeting Minutes](#))

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

A contract amendment for design and engineering services is not a project subject to California Environmental Quality Act (CEQA). Potential environmental effects of the proposed construction project were evaluated and the project was found to be categorically exempt under CEQA.

NEXT STEPS

If approved, a contract amendment will be executed with Geocon Consultants, Inc., for additional services. Work is scheduled to begin in August and completed by the end of October 2026.

Attachments

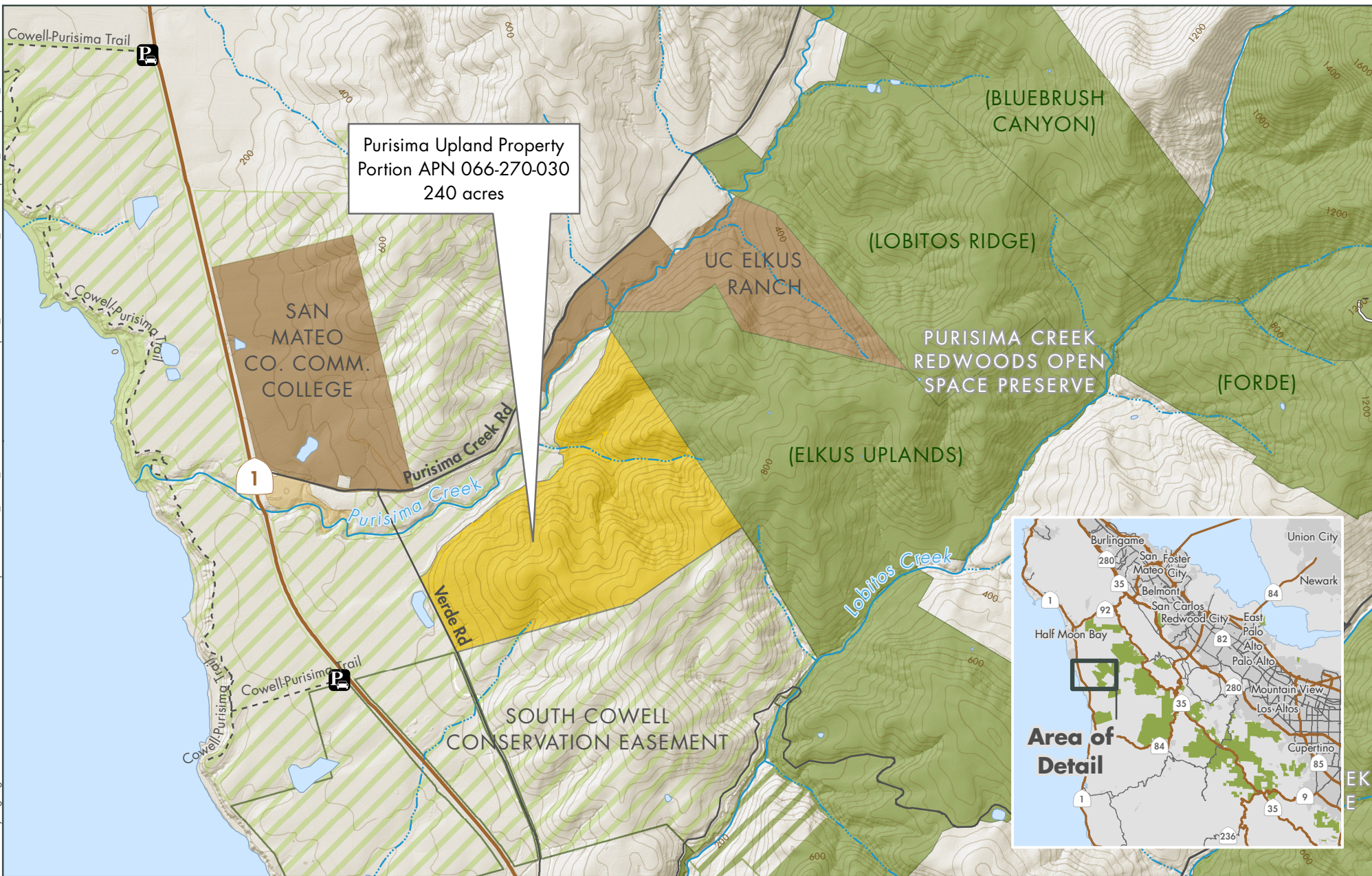
1. Location Map

Responsible Department Head:

Scott Reeves, Engineering & Construction Department

Prepared by/contact person:

Zachary Alexander, Senior Capital Project Manager, Engineering & Construction Department



Attachment 1: Location Map

- | | | |
|---|---|---|
|  MROSD Preserves |  Purisma Upland Property |  Parking Lot |
|  Other Protected Lands |  Land Trust | |
|  Private Property |  Other Public Agency | |

Midpeninsula Regional
Open Space District
(Midpen)
4/29/2026

