



Midpeninsula Regional
Open Space District

R-16-25
Meeting 16-06
March 9, 2016

AGENDA ITEM 4

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Contract Amendment for Consultant Services to Finalize the Bear Creek Redwoods Open Space Preserve Plan (includes the Bear Creek Stables Site Plan and Alma College Site Rehabilitation Plan) and Environmental Impact Report

GENERAL MANAGER'S RECOMMENDATION

Approve a contract amendment with Populous, Inc., for an amount not-to-exceed \$122,545, increasing the total contract amount to \$392,425, to finalize the Bear Creek Redwoods Open Space Preserve Plan (Preserve Plan) and Environmental Impact Report (EIR).

SUMMARY

An amendment to the consultant contract is required to finalize the development and environmental review of the Bear Creek Redwoods Open Space Preserve Plan. Funds are available in the Fiscal Year (FY) 2015-16 Budget to cover expenses through June. Additional funds will be requested as part of the new FY2016-17 Budget to complete remaining tasks past June 2016.

MEASURE AA

The Bear Creek Redwoods Preserve Plan supports Measure AA Portfolio #21 Bear Creek Redwoods: Public Recreation and Interpretive Projects, and more specifically Project #21-6, Phase I Bear Creek Redwoods Public Access Improvements, Project #21-4, Bear Creek Stables Site Plan, and Project #21-5, Alma College Site Rehabilitation Plan.

DISCUSSION

In February 2015, after a competitive Request for Proposals (RFP) process, the District entered into a contract with Populous, Inc., for an amount of \$228,650 to develop site design alternatives for Bear Creek Stables and to complete the Bear Creek Redwoods Open Space Preserve Plan and environmental review (R-15-25). The contract was amended by \$41,230 in October 2015 (R-15-149) to include additional public meetings and environmental analysis. Since then, several new issues have surfaced related to the potential high capital cost of the proposed site improvements at Bear Creek Stables and the identification and incorporation of new potential water source options to support the project, requiring additional planning and environmental review assistance. In addition, Populous has been asked to provide technical assistance beyond what

was originally expected to respond to other new issues as information has emerged. These additional tasks are described in further detail below:

- Development of three additional Bear Creek Stables Site Design Alternatives as directed by the Board on February 24, 2016 to reduce up front capital costs for the District and a long-term tenant. These three additional alternatives include: (1) Phased Implementation Plan for Site Design Alternative A, (2) Phased Implementation Plan for Site Design Alternative B, and (3) New Minimal Site Design Alternative C. The fee for this scope of work is \$10,860.
- Evaluation of the Alma Water System and the Webb Creek Well as potential new water source options, evaluation of new major road and trail repair projects not previously identified as part of the development of the Preserve Plan and Draft EIR documents, as well as potential impacts to archaeological sites within the vicinity of these projects. In addition, substantial, unforeseen changes to both documents were required due to the concurrent nature of the Preserve planning and environmental analysis. These changes include: removal of the original Stables Alternative C, additional analysis of potential groundwater impacts from proposed use of the Holmes Well, additional traffic analysis based on feedback from Santa Clara County, additional analysis of septic system installation, and incorporation of a peer review analysis of the Alma College Site Rehabilitation Plan and consultation with the State Historic Preservation Office. The fee for this scope of work is \$81,685.
- Assistance with development of a Request for Proposals for a long-term tenant at Bear Creek Stables as well as a Stables Lease Agreement (led by the Real Property Department). The fee for this scope of work is \$10,000.
- In addition, a new contingency of \$20,000 is also requested at this time to address any potential future technical assistance leading up to Board approval of the project, including the potential for extensive EIR responses. The original contingency has been used to conduct additional analysis needed to address the various CEQA sections in the EIR document.

FISCAL IMPACT

The FY2015-16 Budget, with midyear adjustments, contains sufficient funds to cover the requested contract amendments through the remainder of this fiscal year. Additionally, the proposed FY2016-17 Budget will include \$289,000 to complete the Preserve Plan and EIR (including the Bear Creek Stables Site Plan and the Alma College Site Rehabilitation Plan).

BOARD COMMITTEE REVIEW

To date, there has been one Board meeting (CEQA public scoping meeting), three Planning and Natural Resources Committee meetings, and an Open House/public workshop held to discuss the Preserve Plan, Stables Site Plan and Alma College Site Rehabilitation Plan.

At their September 29, 2015 meeting, the Planning and Natural Resources Committee confirmed a comprehensive series of proposed implementation actions for the Preserve Plan for Board

consideration, including a proposed phasing plan and the addition of staff resources to open and operate the Preserve for general public use in 2018. Detailed information regarding the Stables Site Plan and various site design alternatives were considered by the full Board at their February 24, 2016 meeting.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

The recommended contract amendment does not constitute a project under the California Environmental Quality Act. An EIR is being prepared for the Bear Creek Redwoods Preserve Plan, Bear Creek Stables Site Plan and Alma College Site Rehabilitation Plan.

NEXT STEPS

If the General Manager's recommendations are approved, staff will amend the contract with Populous to finalize the Preserve Plan and EIR. It is anticipated that the Draft EIR and Preserve Plan documents will be available for public review and comment in late Spring 2016.

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