



Midpeninsula Regional
Open Space District

R-16-56
Meeting 16-09
April 27, 2016

AGENDA ITEM 5

AGENDA ITEM

Contracts to Complete Phase I Planning and Environmental Review and Phase II Design and Engineering for the Bay Trail Connection Project at Ravenswood Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the General Manager to enter into a new contract with Callander Associates Landscape Architecture, Inc., to complete Phase I Conceptual Planning and Environmental Review for the Bay Trail Project at Ravenswood Open Space Preserve for a not-to-exceed contract amount of \$32,195.
2. Authorize the General Manager to enter into a professional services contract with Callander Associates Landscape Architecture, Inc., for Phase II Design and Engineering Services for the Bay Trail Project at Ravenswood Open Space Preserve for an amount of \$346,844. In addition, authorize a 15% contingency of \$52,026 to cover unforeseen requirements, for a not-to-exceed total contract amount of \$398,870.

SUMMARY

The Ravenswood Bay Trail Project (Project) will close a gap in the San Francisco Bay Trail, linking Ravenswood Open Space Preserve (Preserve) with University Avenue in East Palo Alto and Menlo Park.

Phase I

Since 2010, the Midpeninsula Regional Open Space District (District) has been working with Callander Associates Landscape Architecture, Inc., (Callander) on Phase I Conceptual Planning and Environmental Review for the Project. Phase I work includes the development of a conceptual trail design and preparation of the environmental review document and is needed to secure a trail easement from the landowner, the City and County of San Francisco (San Francisco). The prior contract with Callander expired on March 31, 2016 and to complete the Phase I scope, the General Manager recommends awarding a new contract to Callander for \$32,195. This amount, when added to the original contract, would bring the total Phase I Conceptual Planning and Environmental Review services cost to \$163,248.70.

Phase II

Phase II work will include development of the final trail design and construction documents. To initiate Phase II, a Request for Qualifications and Proposals (RFQP) was released on March 4, 2016. Based on the results of the RFQP process, the General Manager recommends awarding a separate Phase II Design and Engineering services contract to Callander. The total not-to-exceed contract amount with standard contingency is \$398,869. The Fiscal Year (FY) 2015-16 budget

includes funds sufficient to cover costs associated with both contracts through the end of this fiscal year, with additional funds to be requested as part of the FY2016-17 Budget to complete this project by implementing the long-sought closure of this critical gap in the Bay Trail.

MEASURE AA

A 5-year Measure AA Project List was approved by the Board at their October 29, 2014 meeting and includes Project #2-2 (Ravenswood Bay Trail Public Access, Project). This project serves the goals of Measure AA Portfolio #2 by completing a critical gap in the Bay Trail. Measure AA Portfolio #2 includes \$5,052,000 to complete gaps in the Bay Trail, develop city-to-bay trails, support wetland restoration and associated interpretive facilities, and preserve additional bay front open space. Measure AA funds will fill funding gaps for the Project beyond the grant funds already secured to date of \$1,400,000.

DISCUSSION

On July 14, 2010, the District Board of Directors approved an exchange agreement with San Francisco whereby (1) the District would grant to San Francisco a subsurface tunnel easement underneath the Preserve to accommodate a new water pipeline spanning San Francisco Bay and (2) in exchange San Francisco would grant to the District an open space easement across a portion of the adjacent San Francisco lands with the intention of converting this open space easement into a public trail easement in the future (R-10-65). The proposed trail easement would secure the right-of-way necessary to connect the Bay Trail in the Preserve to University Avenue, and close a critical 0.6 mile gap in the Bay Trail.

Phase I

The District has worked with Callander on Phase I of the Project to identify and evaluate the new trail alignment, trail design alternatives, and develop a conceptual plan. The Phase I scope of work also includes preparation of the environmental review document to satisfy the District's obligation as lead agency under the California Environmental Quality Act. The resulting conceptual plan and environmental review document provide the information necessary to enable the District and San Francisco to fully evaluate and consider the granting and acceptance of a public trail easement.

The District entered into contracts with Callander in November 2010 and June 2014 for a total amount of \$151,009 for Phase I Planning and Environmental Review for the Project. The District's contract with Callander expired on March 31, 2016 with \$19,955.29 of authorized funding remaining. Given that the original contract has expired, a new contract for an amount not-to-exceed \$32,195 is needed to allow Callander to complete the environmental review document, as well as account for multiple rounds of drafts and edits to adequately respond to comments from San Francisco and the public.

Phase II

A RFQP for Phase II work, development of the final trail design and construction documents, was released on March 4, 2016 and sent to eight (8) landscape architecture firms and posted on the District website. Three proposals were received and evaluated as follows:

Firm	Location	Proposal Amount
Callander Associates Landscape Architecture	San Mateo	\$334,944
PGAdesign	Oakland	\$341,353
Restoration Design Group	Berkeley	\$375,862

Based on a thorough evaluation, Callander was identified as the most qualified firm given their extensive expertise and experience with similar and directly relevant public access projects. Through their work on other bay front public access projects for Menlo Park, East Palo Alto, Palo Alto, and Redwood City, Callander has acquired an intimate knowledge of the many stakeholders, multiple layers of regulatory oversight, necessary tasks, and schedule to successfully complete the Project within the expedited timeline.

The total completion cost for the Project is estimated at \$2.1 million. The design development phase was estimated at \$340,000 and includes extensive geotechnical investigation for bridge and boardwalk foundations and permitting coordination, which are included as part of the proposed contract. Fee proposals were submitted separately and were considered after the initial evaluation of each firm's qualifications. Callander's fee proposal was the lowest received and represents an excellent value given their extensive expertise in bay front public access improvements and working knowledge of the Bay Trail. Following negotiations, the scope and fee of \$8,900 for an expanded biological assessment was added to the base fee, bringing the total contract amount to \$346,844.

The District has received significant grant funding to assist with the completion of the Project. San Mateo County has awarded \$1,000,000 of Measure A funds and Santa Clara County has committed \$400,000 of Stanford Mitigation Grant Funds for the design, engineering and construction of the trail. Final trail design and preparation of construction documents will occur in tandem with the environmental review process as a streamlining measure to help meet the Measure A grant deadline of June 30, 2017.

FISCAL IMPACT

The FY2015-16 Budget contains sufficient funds to cover expenses related to the proposed new contracts with Callander through the remainder of this fiscal year. The proposed FY2016-17 Budget will include \$195,600 to complete the environmental review, begin design development and initiate permitting.

BOARD COMMITTEE REVIEW

A Real Property Committee meeting was held on February 16, 2016 in the City of East Palo Alto to provide committee members and the public with an informational presentation on the status of acquiring the Ravenswood Bay Trail easement across the lands of the SFPUC for the purpose of completing a critical Bay Trail gap.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

Approval of the recommended contracts does not constitute a project under the California Environmental Quality Act. An Initial Study/Mitigated Negative Declaration is being prepared for the Ravenswood Bay Trail Project.

NEXT STEPS

If approved by the Board, the General Manager will enter into two new contracts with Callander to finalize Phase I and Phase II of the project to complete the environmental document for Board and public review and develop the final trail design and construction documents.

Responsible Department Head:
Michael Williams, Real Property Manager
Jane Mark, AICP, Planning Manager

Prepared by:
Gretchen Laustsen, Planner III, Planning Department