



Midpeninsula Regional  
Open Space District

R-16-49  
Meeting 16-10  
May 11, 2016

## AGENDA ITEM 2

### AGENDA ITEM

Award of Contract with Harris Design for design, engineering, permitting assistance, and construction administration services for the proposed Alma College Parking Area and new Preserve Entrance at Bear Creek Redwoods Open Space Preserve

### GENERAL MANAGER'S RECOMMENDATION

Authorize the General Manager to enter into a professional services contract with Harris Design for \$210,286, and allocate a 15% contingency, for a total contract amount not-to-exceed \$241,829, to complete the design, construction documents, permitting assistance, and construction oversight for the proposed new Preserve entrance, parking area and other associated improvements as part of Phase I Public Access at Bear Creek Redwoods Open Space Preserve.

### SUMMARY

A qualified landscape architecture and civil engineering team is needed to complete the design, and engineering, assist with obtaining necessary permits, and provide construction administration services for new public access facilities at the former Alma College site at Bear Creek Redwoods Open Space Preserve (Preserve), which are part of the Phase I Actions identified in the proposed Preserve Plan. The project includes a new parking lot, an at-grade pedestrian crossing of Bear Creek Road, a vault restroom, signage, and other site furnishings consistent with District standards. A Request for Qualifications and Proposals (RFQP) was released in the fall of 2015. Based on the results of the RFQP process, the General Manager recommends awarding a contract to Harris Design for a total amount not-to-exceed \$241,829. The Fiscal Year (FY) 2015-16 budget includes sufficient funds to cover costs through the end of this fiscal year. The proposed FY2016-17 Action Plan and Budget include additional funds to complete design and engineering work.

### MEASURE AA

This project is part of Measure AA (MAA) Portfolio #21, Bear Creek Redwoods: Public Recreation and Interpretive Projects, with a total funding allocation of \$17.478 Million to, in part, "Open for hiking, equestrian activities. Provide parking areas, trails". In addition, this project is included in the Board-approved MAA 5-year Project List.

### DISCUSSION

The proposed Bear Creek Redwoods Preserve Plan and associated Alma College Site Rehabilitation Plan include construction of a new parking area and Preserve entrance as part of

the Phase I Actions to open Bear Creek Redwoods to general public access (please see Attachment 1, Project Location).

The proposed parking area would provide capacity for approximately 60 cars, a vault restroom, signage, and other site furnishings consistent with District standards. An at-grade pedestrian crossing of Bear Creek Road will also be installed, to connect visitors to the west side of the Preserve, consistent with the proposed public access phasing. The consultant scope of work includes collaboration with Hexagon Transportation Engineers (currently under contract to provide traffic safety and impact analyses as part of the Bear Creek Redwoods Preserve Plan) to consult with and secure an encroachment permit for the pedestrian crossing from Santa Clara County (County). Initial consultation has indicated that the County would concur with Hexagon's safety analysis and recommendations, and would issue the necessary encroachment permit to install the at-grade crossing at the proposed location. The parking lot and other site elements will be designed to integrate into the cultural landscape of the former Alma College site. At this time, the conceptual design includes two separate lots, as well as a new Preserve entrance situated to have adequate line of site along Bear Creek Road (Please see Project Map, Attachment 2).

The consultant scope of work also includes hydrologic and structural evaluation of a highly degraded, 500-ft culvert that conveys Webb Creek under Bear Creek Road and extends significantly into the eastern portion of the Alma College site. Due to the location of the culvert adjacent or within the proposed footprint of the new Preserve entrance, it is anticipated that repair of the culvert may be required as part of project construction, dependent on final design and results of the culvert assessment. The current contract includes culvert assessment and recommendations only. Should the culvert require an engineered repair, the contract could be amended to include this work or a separate firm selected for this task, should it be deemed necessary to allow the public access improvements to be implemented.

### Consultant Selection

A Request for Qualifications and Proposals (RFQP) was released on November 16, 2015 via direct e-mail and posting on the District website to solicit interest from qualified professionals to assist with the design and engineering of the proposed parking lot and road crossing. A mandatory pre-proposal meeting was held on December 2, 2015 and was attended by 20 persons from 15 firms. The deadline for submission of proposals was December 16, 2015. A total of five (5) proposals were received as shown below:

<b>Firm</b>	<b>Location</b>	<b>Cost Proposal</b>
Callendar Associates	San José	\$304,294
Harris Design	Berkeley	\$210,286
Nuvis Design	San Ramon	\$312,346
PGA Design	Berkeley	\$368,354
Restoration Design Group	Berkeley	\$269,606

Upon review of the proposals and the consultant's qualifications, three consultant teams were selected for interviews. The proposals were reviewed and ranked with Harris Design deemed as the most qualified and best suited for the project based on their response to the RFQP, proposed approach, and responses during subsequent interviews.

Harris Design's team includes the following sub-consultants to address various technical aspects of the project: Fall Creek Engineering for all civil engineering tasks, including parking lot and roadway design, and culvert assessment and recommendations, and Butano Geotechnical Engineering to prepare the project geotechnical report. These sub-consultants have provided high quality services on numerous District projects in the past 5 years.

### **FISCAL IMPACT**

The FY2015-16 budget includes \$183,000, and the proposed FY2016-17 budget includes \$228,000 to fund the proposed contract. No budget adjustment is required.

### **BOARD COMMITTEE REVIEW**

On June 2, 2015 and September 29, 2015, the Planning and Natural Resources (PNR) Committee reviewed the Draft Bear Creek Redwoods Preserve Plan, which includes the proposed parking lot and pedestrian crossing as part of Phase I implementation. On September 29, the PNR reviewed and confirmed Phase I Public Access Actions, including the Alma College Parking Area and pedestrian crossing (R-15-144).

The schematic design of the proposed improvements will be presented to the PNR in the first quarter of FY2016-17. The final design is anticipated to be presented to the PNR in the third quarter of FY2016-17.

### **PUBLIC NOTICE**

Public notice of this Agenda Item was provided as required by the Brown Act. No additional notice is required.

### **CEQA COMPLIANCE**

Retention of professional consultants to develop plans and specifications will not result in a direct physical change to the environment [CEQA Guidelines Section 15060(c)(2)] and does not constitute Board approval of the proposed project or related proposed project elements. The Board will consider approval of the proposed project elements as part of the EIR certification and approval of the Bear Creek Redwoods Preserve Plan, which is scheduled for summer/early fall.

### **NEXT STEPS**

Upon Board authorization, the General Manager will direct staff to enter into a contract with Harris Design to perform the design, engineering, permitting assistance, and construction administration services required for the proposed parking lot and pedestrian crossing. The table below provides a tentative project schedule, where construction would not begin until after Board approval of the Preserve Plan and EIR certification.

<b>Milestones</b>	<b>Tentative Schedule</b>
Initiate design and engineering of Phase I Public Access Improvements	May 2016
Present Schematic Design (30% Design) to PNR Committee	Summer 2016

Board of Directors considers EIR certification and approval of the Preserve Plan	Fall 2016
Present Final Design to PNR Committee	Spring 2017
Release a Request for Bids; obtain Board approval of Award of Contract; complete construction of improvements*	Summer 2017
Open western portion of the Preserve to public use	2018

\* Pending Board approval of Preserve Plan and EIR,

Attachments

1. Location Map
2. Project Map

Responsible Department Head:

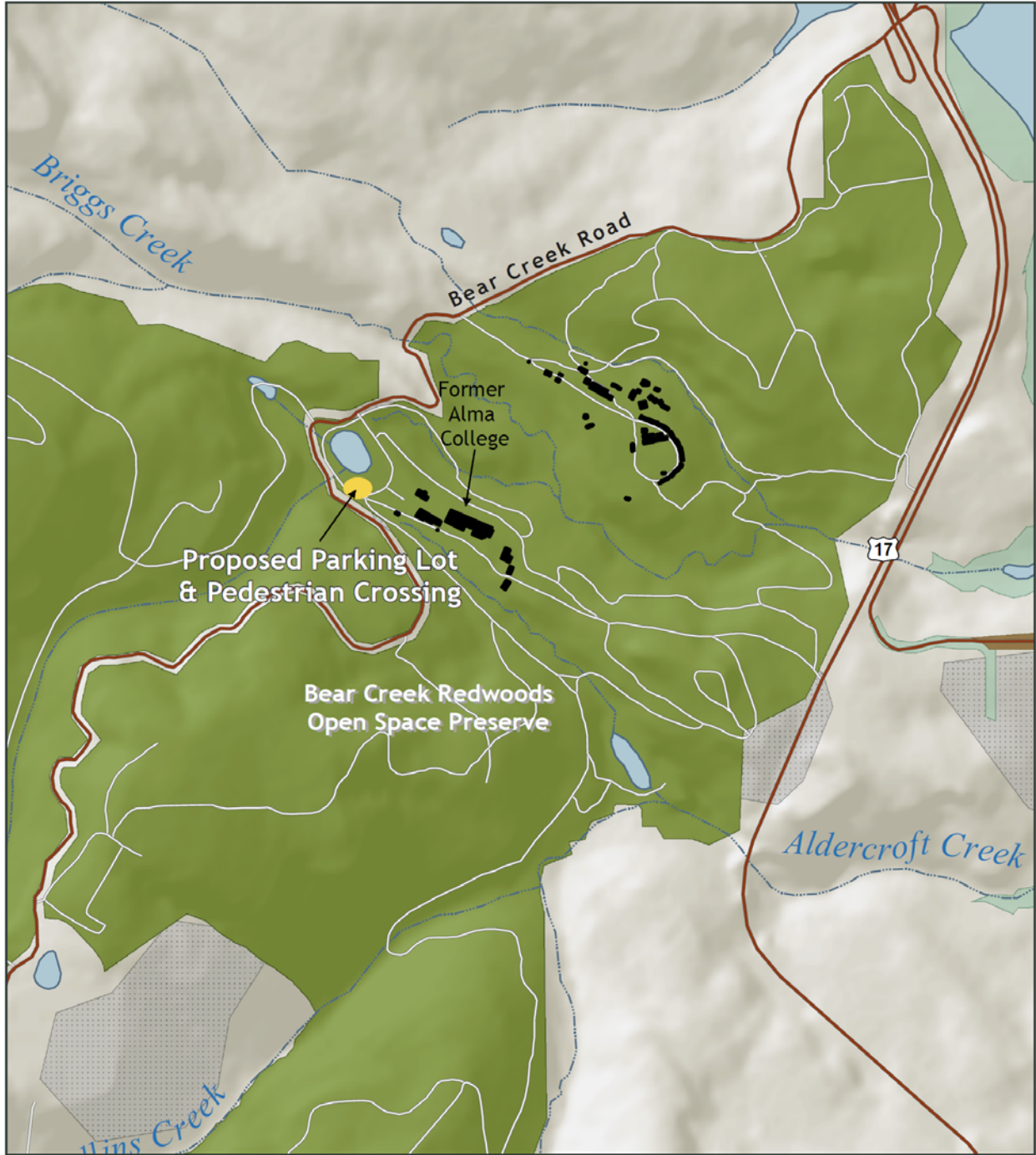
Jane Mark, AICP, Planning Manager

Prepared by:

Bryan Apple, Planner II

Lisa Bankosh, Planner III

**Attachment 1: Location of Phase I Public Access Improvements**



**Proposed Parking Lot & Pedestrian Crossing**

- MROSD Preserves
- Other Protected Open Space or Park Lands
- Watershed Land
- Urban Area

0 0.25 0.5 Miles

Midpeninsula Regional  
Open Space District  
(MROSD)

October, 2015



While the District strives to use the best available digital data, this data does not represent a legal survey and is merely a graphic illustration of geographic features.

**Attachment 2: Conceptual Site Plan**

