



Midpeninsula Regional
Open Space District

R-17-77
Meeting 17-15
June 28, 2017

AGENDA ITEM 6

AGENDA ITEM

Contract amendment with H.T. Harvey & Associates for Bat Relocation and Habitat Replacement at the former Alma College site at Bear Creek Redwoods Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS

Amend a contract with H.T. Harvey & Associates for the Alma College Bat Relocation and Habitat Replacement Project in an amount of \$71,432, and allocate a separate contingency of \$9,473, for a total not-to-exceed contract amount of \$104,207.

SUMMARY

The Alma College Cultural Landscape Rehabilitation Project includes demolition of several hazardous structures, and sealing and stabilization of the Chapel and 1934 Library. In accordance with the Board-certified Environmental Impact Report for the Bear Creek Redwoods Preserve Plan, which includes the Alma College Cultural Landscape Rehabilitation Plan, bat colonies that occupy the structures need to be excluded and relocated prior to demolition or stabilization to avoid impacts to bat populations. The General Manager recommends amending an existing contract with H.T. Harvey & Associates to complete the design and permitting of the bat exclusion and habitat replacement work. Sufficient funds are available in the Fiscal Year 2017-18 budget for work completed next fiscal year. Funds for work completed in subsequent fiscal years, including monitoring, is included in the three-year Capital Improvement Program.

DISCUSSION

In September 2015, the District executed a contract with H.T. Harvey & Associates to complete bat population surveys at the former Alma College in the amount of \$23,302. The original project scope included completion of fall, winter, and spring surveys accompanied by a bat survey report, as well as the preparation of a Bat Exclusion and Habitat Replacement Plan. The surveys determined that the former Alma College buildings support day-roosting and maternity roosting habitat for various species of bats, including Yuma myotis, Mexican free-tailed bat, pallid bat and/or big brown bat, and Townsend's big-eared bat. The chapel supports a significant maternity colony of bats with upwards of 500 individuals. Pallid bat and Townsend's big-eared bat are listed as Species of Special Concern by the California Department of Fish and Wildlife.

In January 2017, the Board approved the Bear Creek Redwoods Preserve Plan and certified the Environmental Impact Report (EIR), which evaluates potential impacts related to the demolition of hazardous structures, stabilization of key structures, and rehabilitation of cultural landscape elements (See R-17-15). These actions could result in direct impacts to special status bats, or indirect impacts to the local bat populations due to loss of roosting habitat. The demolition and

stabilization of the structures within the former Alma College site is dependent upon the humane exclusion and relocation work of the existing bat colonies, which currently occupy many of the remaining structures.

The Bear Creek Redwoods Preserve Plan includes actions to protect and maintain bat colonies inhabiting the dilapidated structures at the former Alma College site. Since these structures will be demolished or sealed as part of the site rehabilitation project, creation of replacement habitat is included in the Preserve Plan. Habitat replacement is also required mitigation for loss of suitable breeding habitat for the special-status Townsend's big eared bat and pallid bat. Construction of bat houses are recommended for the majority of species known to occur at the site. However, due to the particular roosting requirements of Townsend's big eared bat, a cave-roosting species, retention and minor improvements to the mansion carport structure (Attachment 2) were recommended by H.T. Harvey and Associates, and included in the Preserve Plan. The carport would remain closed to the public. Measures to enhance public safety around the carport and associated mansion ruins are included in the design of the Alma College Cultural Landscape Rehabilitation Project (see R-17-186).

The recommended contract amendment would provide specific plans and specifications to construct the bat houses and make minor improvements to the carport structure to enhance its habitat value (such as painting the ceiling black). The contract amendment also includes five years of post-construction monitoring to determine if the retained and replacement habitat is functioning and if not, whether additional adaptive management is needed to improve the performance success of the relocated habitat. The bat exclusion and replacement work will allow the demolition and sealing of the Alma College structures to proceed on schedule.

More specifically, the contract amendment includes the following:

1. Preparation of design features for replacement and retained habitat
2. Preparation of a five-year mitigation and monitoring plan (MMP), which will identify remedial measures for elements that do not meet performance criteria
3. Regulatory agency consultation (California Department of Fish and Wildlife)
4. Bat removal prior to demolition/sealing and construction biological monitoring
5. Five years of post-construction monitoring and reporting
6. Bear Creek Stables winter and summer surveys to inform the stables site improvement work

FISCAL IMPACT

This project is part of Measure AA Portfolio #21, Bear Creek Redwoods Public Recreation and Interpretation Projects. The Planning Department's Fiscal Year (FY) 2017-18 Budget for the Bear Creek Redwoods Alma College Cultural Landscape includes funds for bat relocation and habitat replacement.

	FY16-17	FY17-18	FY18-19	FY19-20
MAA 21-006 Planning Budget	\$347,050	\$575,000	\$900,550	\$2,177,300
Spent to Date (as of 05/31/17):	\$179,964	--	--	--
Encumbrances:	\$8,804	--	--	--
PGA Design Inc., Agreement Proposed Amount:	\$0	\$300,000	\$290,008	

Proposed Contract Amendment (H.T. Harvey):	\$0	\$35,000	\$15,000	\$7,000
Budget Remaining (Proposed):	\$258,282	\$240,000	\$595,542	\$2,170,300

The following table outlines the Measure AA #21 Portfolio budget, costs-to-date, and the fiscal impact related to the Alma College Bat Relocation and Habitat Replacement Project. This project supports the Measure AA #21 Portfolio by mitigating the impacts to bat colonies that would otherwise result from demolition and rehabilitation of the former Alma College.

MAA 21 Portfolio Appropriation:	\$17,478,000
Life-to-Date Spent (as of 05/31/17):	\$649,814
Encumbrances:	\$622,869
PGA Design/Alma College Cultural Landscape Rehabilitation	\$590,008
Alma College Bat Relocation and Habitat Replacement Project	\$80,905
Portfolio Balance Remaining (Proposed):	\$15,534,404

BOARD COMMITTEE REVIEW

The Board of Directors approved the Alma College Cultural Landscape Rehabilitation Project, which includes the proposed bat removal and habitat replacement on January 25, 2017 as part of the Bear Creek Redwoods Preserve Plan.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

The relocation of bats from Alma College and construction of habitat replacement was included in the Bear Creek Redwoods Preserve Plan EIR, which was certified by the Board on January 25, 2017 (R-17-15).

NEXT STEPS

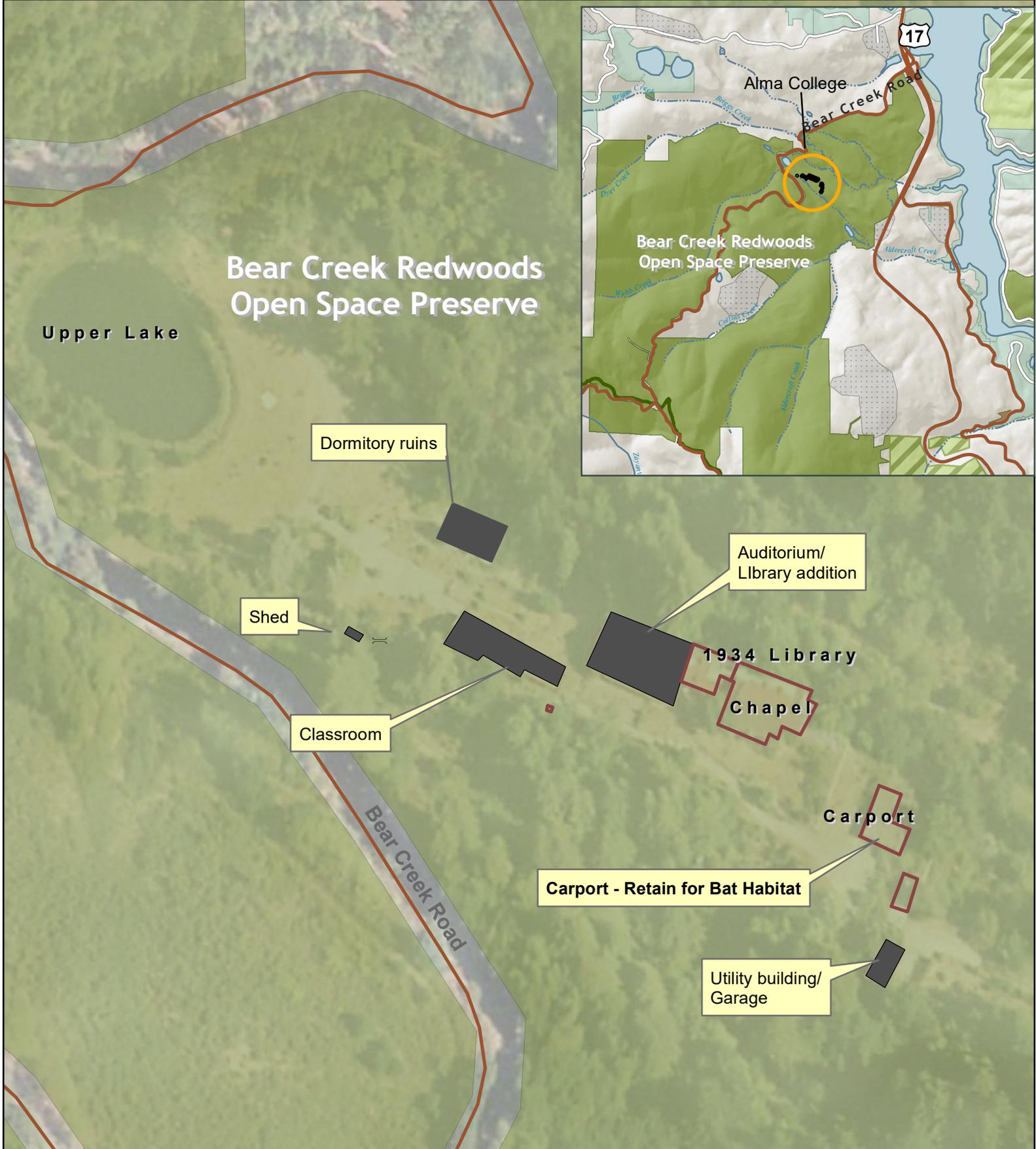
Pending Board approval, the General Manager will direct staff to amend the contract with H.T. Harvey to finalize the bat exclusion and habitat replacement recommendations. In the fall of 2017, staff will work with H.T. Harvey and a contractor to complete the construction work for the habitat replacement features to allow for the subsequent sealing and stabilization of the chapel, and prepare for future demolition work.

Attachment(s)

1. Location Map
2. Photos of the Former Alma College Carport

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Prepared by:
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Attachment 1 - Project Location - Former Alma College

-  MROSD Preserves
-  Retain and Stabilize
-  Remove/Demolish

Midpeninsula Regional
Open Space District
(MROSD)
June 2017



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 – PHOTOS OF FORMER ALMA COLLEGE CARPORT



Northwest exposure of carport



Open-air interior of the carport



Open-air interior of the carport looking toward the rooms



Room inside the carport