



Midpeninsula Regional
Open Space District

R-17-108
Meeting 17-20
September 29, 2017

AGENDA ITEM 7

AGENDA ITEM

Award of Contract to Albion Environmental, Inc. for Archaeological Services at Bear Creek Redwoods Open Space Preserve in FY2017-18 and FY2018-19.

GENERAL MANAGER'S RECOMMENDATIONS

1. Determine that the recommended action has been evaluated previously under the California Environmental Quality Act.
2. Authorize the General Manager to enter into a multi-year professional services contract with Albion Environmental, Inc. of Santa Cruz, California to provide archaeological services in Bear Creek Redwoods Open Space Preserve in Fiscal Year (FY) 2017-18 and FY2018-19 for a base contract amount of \$160,937.
3. Authorize a 20% contingency of \$32,188 to be expended only if necessary to cover unforeseen conditions, for a not-to-exceed total contract amount of \$193,125.

SUMMARY

The proposed award of contract will provide necessary archaeological services, as identified in the Bear Creek Redwoods Preserve Plan/ Environmental Impact Report (EIR), in support of District efforts to construct public access and recreational improvements to open the Preserve to public access in 2018. The EIR identified numerous potentially significant cultural resources within the Preserve, and required the evaluation of these resources to determine significance, and if significant, to make recommendations to avoid or mitigate potential impacts. A Request for Proposals and Qualifications (RFPQ) was released on July 25, 2017 and posted on the District's website and eight proposals were received. After staff's thorough review of the proposals, the General Manager recommends awarding the contract to Albion Environmental of Santa Cruz, CA. The cost for these services will not exceed \$193,125 over two years.

DISCUSSION

Background

On January 25, 2017 the Midpeninsula Regional Open Space District Board of Director's certified the Bear Creek Redwoods Preserve Plan Final Environmental Impact Report (EIR) and approved the related Bear Creek Redwoods Preserve Plan (R-17-15). There are numerous cultural resources within Bear Creek Redwoods stemming from the long history of human occupation. Past studies, including studies undertaken for a formerly proposed golf course, and timber harvest plans approved prior to District purchase, have recorded a substantial number of cultural resources. A thorough Cultural Resources Analysis was prepared to support the EIR, and

included background information of past archaeological studies within what is now the Preserve and recent observations by staff, which identified and characterized known cultural resources within the Preserve (Pacific Legacy, September 2016). The Cultural Resources Analysis compiled an inventory of these resources, and identified where additional evaluations were necessary to determine if resources were eligible for inclusion in the National Register of Historic Places (NRHP) or the California Register of Historic Resources (CRHR).

There are 25 cultural resources that have been identified in the EIR which require evaluations to determine eligibility for NRHP or CRHR as well as to determine potential impacts of Preserve Plan project implementation, including potential construction related effects, and potential effects from increased visitor use. These evaluations are required prior to the implementation of certain Preserve Plan actions such as road and trail construction, site clean-up, or increased public access into sensitive areas.

Given the extensive cultural resource presence throughout the Preserve, and the substantial construction and demolition projects approved in the Preserve Plan, a 20% contingency is recommended to address the higher potential for encountering unforeseen conditions than is typical for most projects.

Consultant Selection

A request for proposals/qualifications (RFPQ) was released on July 25, 2017, and posted on the District's web site. The District received interest and requests for additional information from 10 consulting firms. An optional pre-bid site tour was conducted on August 10, 2017, and was attended by six firms.

Proposals were due August 24, 2017 and eight proposals were received, reviewed and ranked by Natural Resources and Planning Department staff.

Bidder	Location	Total Bid
Albion Environmental, Inc.	Santa Cruz, CA	\$160,937
Cogstone	Orange, CA	\$180,623
Dudek, Inc.	Santa Cruz, CA	\$134,487
Garcia and Associates	San Rafael, CA	\$175,003
LSA	Richmond, CA	On-call Services Only
Pacific Legacy, Inc.	Berkeley, CA	On-call Services Only
Past Lifeways Archaeological Studies	Sunnyvale, CA	On-call Services Only
WSA, Inc.	Orinda, CA	\$80,113

Following review, the review team determined that Albion Environmental, Inc. was the most qualified firm with the best proposal and most relevant local experience to provide archaeological services to the District at Bear Creek Redwoods.

The award of contract to Albion Environmental, Inc., will provide the archaeological services necessary to formally evaluate the cultural resources identified in the EIR. Additionally, this award of contract will provide for anticipated archaeological monitoring associated with implementing Preserve Plan actions in areas of cultural resources sensitivity.

Staff plans to also use this RFPQ process to establish up to four archaeological services on-call contracts with the most qualified firms for \$50,000 each to respond to unanticipated discoveries and smaller archaeological services needs throughout the District. Budget for the on-call archaeological services will be identified with individual project budgets, as needed, and funds are only guaranteed to consultants at the time individual projects are developed and task orders issued.

This process will also establish a pre-qualified archaeological consultants list for potential future District-wide solicitations for larger archaeological project needs.

FISCAL IMPACT

The Fiscal Year (FY) 2017-18 budget includes \$1,671,936 for the Bear Creek Redwoods Public Access (MAA21-005), and additional funds are allocated in the three-year Capital Improvement Program of \$2,064,156 in FY2018-19 and \$354,506 in FY 2019-20. This contract award for Cultural Resource Evaluations will total \$193,125. There are sufficient funds in the project budget to cover the recommended action and expenditures.

	FY2017-18	FY2018-19	FY2019-20
MAA 21-005 Budget:	\$1,671,936	\$2,064,156	\$354,506
Spent to Date (as of 08/17/2017):	\$0	\$0	\$0
Encumbrances:	\$155,000	\$0	\$0
[Recommended Action re: Cultural Resources – Costs]:	\$93,125	\$100,000	\$0
Budget Remaining (Proposed):	\$1,423,811	\$1,964,156	\$354,506

The following table outlines the Measure AA Portfolio 21 budget, costs-to-date, and the fiscal impact related to the Cultural Resource Evaluations. Completing these evaluations will allow implementation of Preserve Plan actions such as road and trail construction, site clean-up, or increased public access into sensitive areas.

MAA 21 Portfolio Allocation:	\$17,478,000
Life-to-Date Spent (as of 08/17/2017):	\$1,191,548
Total Encumbrances:	\$155,000
[Recommended Action re: Cultural Resources – Costs]:	\$193,125
Balance Remaining (Proposed):	\$15,938,327

BOARD COMMITTEE REVIEW

On January 25, 2017 the Board of Directors certified the Bear Creek Redwoods Preserve Plan Final Environmental Impact Report (EIR) and approved the related Preserve Plan. The adopted EIR directs the District to undertake the cultural resource evaluations that are the subject of this award of contract.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act. Additional notice was provided to interested parties of the Bear Creek Redwoods Preserve Plan and historic resources, as well as adjoining neighbors of Bear Creek Redwoods Open Space Preserve.

CEQA COMPLIANCE

This item implements Environmental Protection Measure CUL-1 from the Bear Creek Redwoods Preserve Plan Final Environmental Impact Report (EIR), which was certified by the Board at the January 25, 2017 meeting (R-17-15).

NEXT STEPS

Upon Board authorization, the General Manager will enter into contract with Albion Environmental, Inc. to begin the archaeological evaluations at Bear Creek Redwoods. This project is anticipated to be completed in the summer of 2019. The archaeological services on-call contracts will be executed under the General Manager's signing authority. Individual task orders will be issued, as needed, thereafter.

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