



Midpeninsula Regional
Open Space District

R-18-87
Meeting 18-30
July 25, 2018

AGENDA ITEM 4

AGENDA ITEM

Award of a Multi-Year Contract to GEOCON Consultants, Inc., for Environmental Services at Bear Creek Redwoods Open Space Preserve to Investigate, Characterize, and Develop Remedial Actions Related to Former Disposal Site

GENERAL MANAGER'S RECOMMENDATIONS *den*

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 professional services contract with GEOCON Consultants, Inc., of Rancho Cordova, California to provide environmental services at Bear Creek Redwoods Open Space Preserve in Fiscal Year (FY) 2018-19 through FY2020-21 for a base contract amount of \$47,725.
3. Authorize a 15% contingency of \$7,158 to be expended only if necessary to cover unforeseen conditions, for a not-to-exceed total contract amount of \$54,883.

SUMMARY

A remnant disposal site associated with prior land use and ownership has been identified between the former Alma College site and Highway 17 boundary at Bear Creek Redwoods Open Space Preserve (Preserve). An environmental site assessment will determine the types of materials disposed, and inform a remediation and cleanup plan to address potential health, safety, and environmental issues. The General Manager recommends contracting with GEOCON Consultants, Inc., (GEOCON) to complete the characterization and develop remedial actions to clean the site. This work will occur in tandem with other site preparations and improvements to open the northeastern area of the Preserve to public access as part of the Preserve Master Plan Phase II implementation. The Fiscal Year 2018-19 Budget includes sufficient funds for the recommended contract.

BACKGROUND

On January 25, 2017, the Board of Directors certified the Bear Creek Redwoods Preserve Plan Final Environmental Impact Report (EIR) and approved the Bear Creek Redwoods Preserve Plan. During the preparation of the EIR, the presence of a former refuse disposal site was identified. The EIR discusses the potential impacts and includes a mitigation measure related to this disposal site under Impact 4.7-2 and Mitigation Measure 4.7-2a, which states: "Conduct a hazardous materials survey and limited Phase II investigation."

Board authorization of the recommended professional services contract will initiate the necessary technical sampling and characterization of the site, the preparation of a remedial work plan, and provide oversight of the recommended remedial actions.

Proper handling of any hazardous materials and cleanup of this former disposal site facilitates the opening of the Alma College area and other northeastern areas of the Preserve to general public use as part of the Preserve Master Plan Phase II implementation. During the course of this work, close coordination with cultural resource professionals (under separate contract) is required due the extensive history of human occupation on the property to ensure the preservation of important cultural resources (see separate FYI for the Alma College Cultural Landscape Rehabilitation Project within this Agenda Packet for additional information).

DISCUSSION

Consultant Selection

A Request for Proposals and Qualifications (RFPQ) was released on May 18, 2018, and posted on the District's web site. The District received interest from 17 consulting firms. A mandatory pre-bid site tour was conducted on May 31, 2018, and was attended by 15 firms. Proposals were due June 18, 2018 and nine proposals were received, reviewed, and ranked by Natural Resources staff. Proposals were evaluated for the quality of the proposal, the implementation approach, and the overall team expertise and qualifications.

Following the review, GEOCON Consultants, Inc., was deemed the most qualified firm with the best proposal, at a fair and reasonable price, to provide environmental site assessment services to the District at the Bear Creek Redwoods former disposal site. Given the uncertainties associated with the undocumented former disposal site, a 15% contingency is recommended to address the potential for encountering unforeseen conditions.

This RFPQ process also established a list of qualified environmental firms that are now on the District's prequalified list from which to solicit future proposals for similar services related to potential hazardous materials evaluations, investigations, and remediation at other locations.

FISCAL IMPACT

The Fiscal Year (FY) 2018-19 budget includes \$127,736 for the Bear Creek Redwoods Disposal Site Characterization and Remediation Project, MAA21-010. This contract award and contingency totals \$54,883. There are sufficient funds in the budget to cover the recommended action and expenditures.

MAA21-010	FY2018-19	FY2019-20	FY2020-21	TOTAL
Bear Creek Redwoods Disposal Site Characterization and Remediation Project Budget	\$127,736	\$100,000	\$550,000	\$777,736
Spent-to-Date (<i>as of 7/3/2018</i>):	\$0			\$0
Encumbrances:	\$0			\$0
Proposed Award of Contract (including 15% contingency):	\$29,275	\$13,608	\$12,000	\$54,883
Budget Remaining (Proposed):	\$98,461	\$86,392	\$538,000	\$722,853

The following table outlines the Measure AA 21 Portfolio budget, costs-to-date, and the fiscal impact related to recommended action.

MAA21 Portfolio Bear Creek Redwoods: Public Recreation and Interpretive Projects Allocation	\$17,478,000
Life-to-Date Spent (<i>as of 7/3/2018</i>):	\$2,679,399
Encumbrances:	\$0
Proposed Award of Contract (including 15% contingency):	\$54,883
Portfolio Balance Remaining (Proposed):	\$14,743,718

BOARD COMMITTEE REVIEW

This item was not previously reviewed by a Board committee

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

This item implements an Environmental Protection Mitigation Measure identified in the Bear Creek Redwoods Preserve Plan EIR, which the Board of Directors certified on January 25, 2017.

NEXT STEPS

Upon Board authorization, the General Manager will enter into contract with GEOCON Consultants, Inc. to begin the environmental site assessment at Bear Creek Redwoods. The assessment phase of the project is estimated to take between nine to twelve months, depending on the nature of the disposal site. Potential remediation and/or cleanup plans will be developed in 2020, with remediation/cleanup tentatively scheduled for 2021.

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