



Midpeninsula Regional
Open Space District

R-20-127
Meeting 20-26
November 4, 2020

AGENDA ITEM 2

AGENDA ITEM

Award of Contract with Ascent Environmental to provide Environmental Consulting Services for the White Barn Rehabilitation and Redwood Cabin Demolition Projects at La Honda Creek Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the General Manager to enter into a contract with Ascent Environmental to provide environmental consulting services for the Redwood Cabin Removal Project and White Barn Structural Rehabilitation Project for a combined base amount of \$216,531.
2. Authorize a 10% contingency, to be expended only if necessary, to cover unforeseen conditions, for a total contract amount not-to-exceed \$238,184.

SUMMARY

In April 2020, the Board of Directors (Board) directed the General Manager to proceed with environmental review and plans and specifications to: 1) remove the La Honda Creek Redwood Cabin (Redwood Cabin) and restore the natural resource values of the former building footprint, and 2) stabilize the La Honda Creek White Barn (White Barn) primarily through foundation work, as well as minor modifications to the structure and the site to allow for interpretive opportunities. To proceed with these activities, the Midpeninsula Regional Open Space District (District) must first complete an environmental review and secure necessary permits.

In July 2020, District staff released a Request for Proposals (RFP) for environmental services in support of the Redwood Cabin and White Barn projects. Ascent Environmental (Ascent) was selected through the RFP process as the most qualified consultant at the best value. The General Manager recommends awarding a contract to Ascent for a combined base amount of \$216,531 (\$147,879 for Redwood Cabin and \$68,652 for White Barn), and authorizing a 10% contingency of \$21,653, for a total amount not to exceed \$238,184. The adopted Fiscal Year 2020-21 (FY21) budget includes sufficient funds for the White Barn work. The FY21 budget is insufficient for the Redwood Cabin, requiring a budget adjustment for this portion of the contract. Funding for future year budgets will be requested as part of the annual Budget and Action Plan process.

BACKGROUND

In August 2012, the Board approved the La Honda Creek Open Space Preserve Master Plan, which calls for an evaluation of the historical significance and structural integrity of the

Redwood Cabin and White Barn. A 2018 Historic Resources Evaluation Report concluded that the White Barn is eligible for individual listing in the National Register of Historic Places and the California Register of Historical Resources. Similarly, a 2019 Historic Resource Evaluation Report determined that the Redwood Cabin is eligible for individual listing in the California Register of Historical Resources.

On April 8, 2020, staff presented the Redwood Cabin and White Barn design alternatives to the Board for consideration. The Board voted 5-2 in favor of directing the General Manager to proceed with next steps to remove the Redwood Cabin and restore the underlying natural resource values. A key next step for this work is to prepare a focused Environmental Impact Report (EIR) given the listing eligibility of the structure and to bring these findings to the Board to confirm the final action. Given the robust discussion on April 8, the Board voted unanimously to continue the discussion of the White Barn design alternatives to April 22, 2020.

At the April 22, 2020 Board Meeting, the Board voted unanimously to stabilize the White Barn and add the following elements to the project as budget permits: enhanced foundation work, wildlife exclusion to protect the structure, interpretive signage, and plexiglass windows to allow public viewing of the interior construction and craftsmanship. The Board further directed the General Manager to return to the Board with options for exterior coatings (including a white, semi-transparent coating option) and an evaluation of potential bat habitat options near the structure. Upon further evaluation, staff has concluded that while building bat habitat near the White Barn is a feasible alternative, the barn itself provides optimal bat roosting habitat. A cost-effective solution may be to keep the bat habitat use inside the barn by installing interior bat boxes and openings for bat entry into the barn that are annually maintained by staff to protect the structure from wildlife damage. Staff has prepared an FYI memorandum for the Board regarding the use of White Barn as bat roosting habitat and will assess options for exterior coatings during the design phase. To proceed with the White Barn stabilization project, an environmental review of the project elements will need to be completed, which is expected to be an Initial Study/Mitigated Negative Declaration (IS/MND).

DISCUSSION

In late 2019, the District issued a Request for Qualifications and Proposals (RFQP) for environmental consultant services to support District projects. Out of this process, the Board awarded on-call contracts to two qualified environmental consultants in December (R-19-158). In addition, the District established a pre-qualified list of 13 consultants for future use. On July 1, 2020, staff issued a Request for Proposals to four firms on the pre-qualification list to assist the District with the environmental review for the Redwood Cabin and White Barn. On July 21, 2020, all four firms attended a mandatory preproposal site tour of the Redwood Cabin and White Barn project sites. Following the project site tour, three of the four firms submitted proposals on August 7, 2020.

After a thorough review of the proposals by the District selection committee, which included Planning and Engineering and Construction staff, Ascent was selected as the most qualified firm to complete the CEQA review for these projects at a fair and reasonable price. Ascent's scope of work for the Redwood Cabin Focused EIR and the White Barn IS/MND includes:

- Field surveys of the project areas;

- Analysis of environmental issues (including aesthetics, air quality, biological resources, cultural and historical resources, greenhouse gas emissions, and noise);
- Preparation of all required CEQA notices (Notices of Preparation, Intent, Completion, and Determination);
- Preparation of a detailed Project Description for environmental analysis and an Initial Study consistent with the environmental checklist included as Appendix G of the State CEQA Guidelines; and
- Presentations at Board meetings for CEQA approval.

Ascent's scope for the Focused EIR includes additional tasks required by CEQA:

- Evaluation of Redwood Cabin project alternatives;
- Preparation of required sections for the EIR (Cumulative Impacts, Summary of Significant and Unavoidable Impacts, etc.);
- Preparation of documents related to Responses to Public Comments, Final EIR, Mitigation Monitoring and Reporting Plan (MMRP) and CEQA Findings of Fact; and
- Preparations and presentations at a public scoping meeting for EIR.

Ascent has successfully provided CEQA services on past District projects that include historical/cultural resources, including the La Honda Creek Preserve Master Plan IS/MND, Bear Creek Redwoods Preserve Plan EIR, and Mt Umunhum Public Access and Site Restoration Plan EIR. Ascent tailored their proposal to meet the specific needs for the Redwood Cabin and White Barn, including the assignment of a cultural resources specialist as their project manager. Additionally, the Ascent proposal includes Page & Turnbull as a subconsultant to provide expert architectural historian services to support the CEQA analysis and development of mitigation measures. Ascent's fee proposal came in at the lowest cost of the three firms. During contract negotiations, staff and Ascent identified areas of potential cost savings, further reducing Ascent's CEQA costs for the Redwood Cabin project by approximately 9%.

Firm	Cost	Location
Ascent Environmental	\$216,531	Sacramento, CA
AECOM	\$252,525	Sacramento, CA
Horizon	\$281,314	Oakland, CA

Ascent's proposal for \$216,531 includes \$147,879 for the Redwood Cabin EIR and \$68,652 for the White Barn IS/MND. The General Manager recommends a 10% contingency of \$21,653 to be expended only if necessary for addressing a larger than anticipated number of public comments and to potentially complete an archaeological study. An archeological study may be needed if construction activities may affect previously undisturbed areas.

FISCAL IMPACT

The FY21 budget includes \$106,386 for the La Honda Creek White Barn Structural Rehabilitation MAA05-008 project. There are sufficient funds in the budget to cover the recommended action and expenditures.

La Honda Creek White Barn Structural Rehabilitation MAA05-008	Prior Year Actuals	FY21 Adopted	FY22 Projected	FY23 Projected	TOTAL
Total Budget:	\$81,918	\$106,386	\$202,500	\$0	\$390,804
Spent-to-Date (as of 10/01/2020):	(\$81,918)	(\$11,653)	\$0	\$0	(\$93,571)
Encumbrances:	\$0	(\$4,662)	\$0	\$0	(\$4,662)
Ascent Environmental Contract:	\$0	(\$68,652)	\$0	\$0	(\$68,652)
10% Contingency:	\$0	(\$8,120)	\$0	\$0	(\$8,120)
Budget Remaining (Proposed):	\$0	\$13,299	\$202,500	\$0	\$215,799

The FY21 budget includes \$31,386 for the La Honda Creek Redwood Cabin Assessment, Removal and Site Restoration MAA05-009. There are insufficient funds in the budget and a budget adjustment will be included in the Quarter 2 Budget Review. Project savings and/or unspent project funds may be sufficient to allow for a net zero budget adjustment. Funding for future years budgets will be requested as part of the annual Budget and Action Plan process.

LHC Redwood Cabin Assessment, Removal and Site Restoration MAA05-009	Prior Year Actuals	FY21 Adopted	FY22 Projected	FY23 Projected	TOTAL
Total Budget:	\$88,486	\$31,386	\$462,500	\$0	\$582,372
Spent-to-Date (as of 10/01/2020):	(\$88,486)	\$0	\$0	\$0	(\$88,486)
Encumbrances:	\$0	(\$9,323)	\$0	\$0	(\$9,323)
Ascent Environmental Contract:	\$0	(\$126,769)	(\$21,110)	\$0	(\$147,879)
10% Contingency:	\$0	(\$8,120)	(\$5,413)	\$0	(\$13,533)
Budget Remaining (Proposed):	\$0	(\$112,826)	\$435,977	\$0	\$323,151

The following table outlines the Measure AA Portfolio 05 La Honda Creek: Upper Area Recreation, Habitat Restoration and Conservation Grazing Projects allocation, costs-to-date, projected future project expenditures and projected portfolio balance remaining.

MAA05 La Honda Creek—Upper Area Recreation, Habitat Restoration and Conservation Grazing Projects Portfolio Allocation:	\$11,733,000
Life-to-Date Spent (as of 10/01/2020):	(\$2,488,519)
Encumbrances:	(\$128,562)
Remaining FY21 Project Budgets:	(296,079)
Future MAA05 project costs (projected through FY23):	(\$2,169,820)
Total Portfolio Expenditures:	(\$5,082,980)
Portfolio Balance Remaining (Proposed):	\$6,650,020

The following table outlines the Measure AA Portfolio 05 05 La Honda Creek: Upper Area Recreation, Habitat Restoration and Conservation Grazing Projects allocation, projected life of project expenditures and projected portfolio balance remaining.

MAA05 La Honda Creek—Upper Area Recreation, Habitat Restoration and Conservation Grazing Projects Portfolio Allocation:	\$11,733,000
Projected Project Expenditures (life of project):	
MAA05-001 La Honda Creek Land Conservation Opportunities	(\$1,756,093)
MAA05-002 Upper La Honda Creek Grazing Infrastructure	(\$209,765)
MAA05-005 La Honda Creek Red Barn Parking Area and Easy Access Trail	(\$327,513)
MAA05-008 La Honda Creek White Barn Structural Rehabilitation	(\$444,804)

MAA05-009 La Honda Creek Redwood Cabin Assessment, Removal and Site Restoration	(\$582,373)
MAA05-010 Restoration Forestry Demonstration Project	(\$1,675,357)
MAA05-011 Lone Madrone Ranch Fence Installation	(\$87,075)
Total Portfolio Expenditures:	(\$5,082,980)
Portfolio Balance Remaining (Proposed):	\$6,650,020

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

This item includes the award of contract to complete the necessary environmental review under CEQA for the Redwood Cabin and White Barn projects. Retention of professional consultants 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.

NEXT STEPS

Pending Board approval, the General Manager will execute the agreement for environmental consulting services with Ascent.

White Barn – Tentative Schedule

Milestones	Tentative Timeline
Environmental Review – IS/MND	November 2020 to June 2021
Preliminary Design	December 2020 to January 2021
Award of Design-Build Contract	Winter 2021
Construction Activities	Fall 2021

Redwood Cabin – Tentative Schedule

Milestones	Tentative Timeline
Environmental Review – EIR*	November 2020 to October 2021
Final Design / Permitting	October 2021 to March 2022
Award of Demolition & Site Restoration Contract	Spring 2022
Construction Activities	Summer 2022 to Fall 2022

*The EIR process requires a longer timeline because it involves public scoping, review of project alternatives, and additional preparation of response to public comments and MMRP

Attachment(s)

1. Project Map

Responsible Department Head:

Jane Mark, Planning Department

Jason Lin, Engineering and Construction Department

Prepared by:

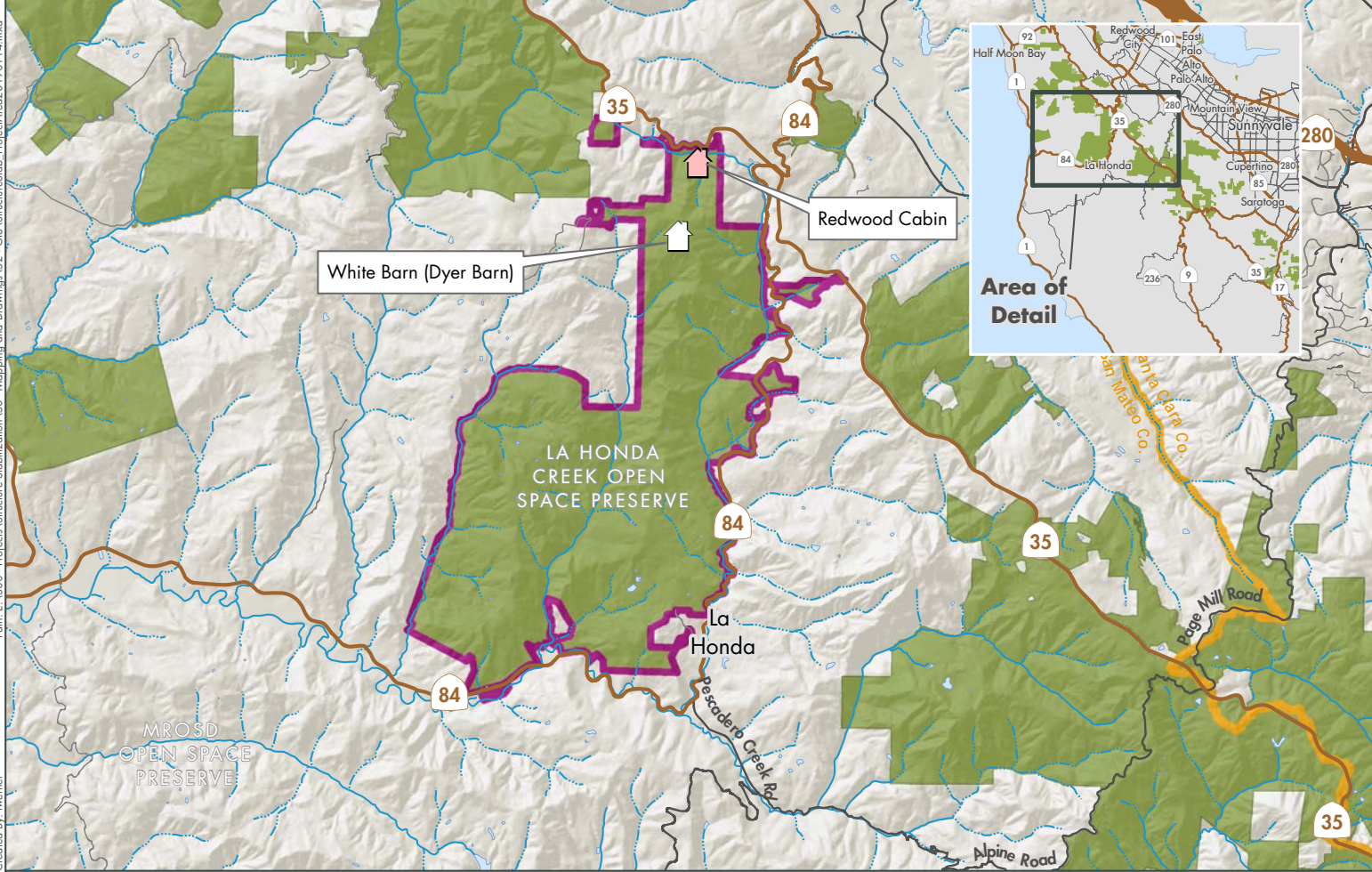
Aaron Peth, Planner III, Planning Department

Tanisha Werner, Senior Capital Project Manager





Contact person:

Aaron Peth, Planner III, Planning Department

Path: E:\300 - Projects\Structure Stabilization\30 - Mapping and Drawings\32 - GIS\StructureStab - ProjectArea20190114.mxd
Created By: Iwerner



Project Area Map

-  MROSD Preserves
-  Barn
-  County Boundary
-  Cabin

Midpeninsula Regional
Open Space District
(MROSD)
January 2019



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