



Midpeninsula Regional
Open Space District

R-20-138
Meeting 20-27
November 18, 2020

AGENDA ITEM 10

AGENDA ITEM

Award of Contract with SWCA Environmental Consultants to provide Environmental Planning, Design, and Technical Analysis for the Feasibility Studies and Conceptual Designs of the Purisima-to-the-Sea Trail and Parking Area Project

GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the General Manager to enter into a contract with SWCA Environmental Consultants of Half Moon Bay, CA to complete the Feasibility Studies and Conceptual Designs of the Purisima-to-the-Sea Trail and Parking Area Project for a base amount of \$261,000.
2. Authorize an approximate 10% contingency of \$26,000 to cover unforeseen tasks beyond the current scope for a total not-to-exceed contract amount of \$287,000.

SUMMARY

The Purisima-to-the-Sea Trail (Trail) will be an approximately 15-mile regional trail connecting Purisima Creek Redwoods Open Space Preserve (Preserve) to the San Mateo County coast, creating a critical east-west link in the regional trail network from the Bay Area Ridge Trail to the California Coastal Trail. Completion of the trail is a Measure AA priority under Portfolio 03: Purisima Creek Redwoods, Purisima-to-the-Sea Trail, Watershed Protection and Conservation Grazing. A Request for Proposals (RFP) to complete feasibility studies and conceptual designs of the trail and a new parking area was issued on September 14, 2020, with ten firms submitting proposals on October 9, 2020. Based on the results of the RFP, the General Manager recommends awarding a contract to SWCA Environmental Consultants (SWCA) for a base amount of \$261,000, authorizing an approximate 10% contingency of \$26,000, for a total not-to-exceed contract amount of \$287,000. The District received \$301,000 in funding from the State Coastal Conservancy to complete this work. The Fiscal Year 2020-21 (FY21) budget includes sufficient funds for the recommended contract. Quarter 2 budget adjustments will include a net zero change to the budget to account for this contracted work that is offset by a recently secured \$301,000 in State Coastal Conservancy grant revenue. The contract work is anticipated to be completed in (FY23). Funding for future years budgets will be requested as part of the annual Budget and Action Plan process.

DISCUSSION

The Purisima-to-the-Sea Trail, a regional trail envisioned to link the Bay Area Ridge Trail with the California Coastal Trail, is a priority project for the Midpeninsula Regional Open Space District (District) as identified in the Board-approved 2014 Vision Plan and 2020-21 Capital

Improvement and Action Plan. The new trail will also support the vision of another regional trail led by Peninsula Open Space Trust (POST) known as the Bay to Sea Trail, which will encompass 40-miles of continuous east-west regional trails connecting the San Francisco Bay to the San Mateo County coast.

A feasibility study for the project will analyze several necessary elements, including new trail alignments, a new trailhead location and parking area off Verde Road or Highway 1, and trail crossings at Verde Road and Highway 1 to ultimately facilitate a link between the Preserve and the existing Cowell-Purisima Coastal Trail. The findings of the feasibility study will be used to prepare conceptual design options for the new trail, trailhead, parking area, and roadway crossings.

Implementation of the proposed project (pending environmental review, Board approval, final design plans, permitting, and funding) is likely to occur in phases. While the District would construct the trailhead, trails, and parking area, trail crossings across Verde Road and Highway 1 will require significant coordination with partners, funders, and regulatory agencies, including POST, California Coastal Conservancy and Caltrans to implement. Coordination with POST, who holds conservation and trail easements over Purisima Farms to the Cowell-Purisima Coastal Trail, has been ongoing as part of the South Cowell Upland property acquisition.

Scope of Work

SWCA's proposed scope of work includes planning and technical studies, field investigations, and design services to analyze opportunities for the multi-use trail alignment, connector trails, parking area, trailhead, and pedestrian roadway crossings (refer to Attachment 1: Purisima-to-the-Sea Feasibility Study Area).

Key tasks include:

1. Traffic studies
2. Boundary/topographic surveys
3. Biological assessment
4. Cultural resource assessment
5. Geotechnical studies
6. Opportunities and constraints analysis
7. Conceptual design options for the parking area, trailhead, connector trails, and roadway crossings
8. Support of the District's public outreach and input process

As this planning area is located within the California Coastal Zone, Highway 1 Scenic Corridor, and the District's Coastsides Protection Area, the planning process and conceptual design options will take into account guidelines and considerations in accordance with San Mateo County's Local Coastal Program, as well as the District's Coastsides Protection Area Service Plan and Environmental Impact Report (EIR) and Resource Management Policies.

As part of stakeholder engagement and public outreach, the District will consult with local property owners throughout planning processes. Planning will also include consultation with appropriate agencies and organizations, and hold public meetings to gather public input on opportunities and constraints of the site and future conceptual plans.

Multimodal Access Study

Concurrently, the District is initiating a multimodal access study for the entire Preserve (R-20-123). This multimodal study will be informed by the findings of the Rancho San Antonio Multimodal Access Study (R-20-102) and include a visitor survey on visitor behaviors and preferences in accessing the Preserve, and consider transportation demand management strategies that are appropriate for both the upper and lower parking areas (North Ridge, Redwood Trail, and Lower Purisima Creek parking areas). The multimodal access study findings will help inform the opportunities and constraints for the new Verde Road/Highway 1 parking area.

State Coastal Conservancy Grant

On January 22, 2020, the Board authorized a resolution to accept \$301,000 in funding from the State Coastal Conservancy to complete this work (R-20-12). The grant supports the District in developing a preferred regional trail alignment, preparing conceptual designs plans for a new Verde Road/Highway 1 parking area, and evaluating options for pedestrian roadway crossings and connections to the Cowell-Purisima Coastal Trail. Grant deliverables include boundary and topographical surveys, biological and cultural resource assessments, geotechnical and traffic studies, and permitting strategies. February 2022 is the deadline for the grant-funded work. Staff are working with the Coastal Conservancy to extend the grant term to December 2022.

Consultant Selection

On September 14, 2020, staff issued a Request for Proposals (RFP) via BidSync, posted the RFP on the District's website, and sent direct emails to a list of qualified firms. A mandatory pre-proposal site tour was held on September 21, 2020 and attended by representatives from 17 firms. The following 10 firms submitted proposals by the October 9, 2020 deadline.

Firm	Location	Proposed Fee
Restoration Design Group		\$304,464
WRA		\$282,873
RHAA		\$275,695
WRT		\$274,898
Callander Associates		\$274,791
Sofia Zander Design		\$272,585
PlaceWorks		\$272,010
SWCA		\$261,000*
Design Workshop		\$238,286
VERTiCA		\$158,879

*Cost reflects a negotiated 10% increase to include additional tasks associated with traffic study data collection, geotechnical investigation, and public outreach support.

Evaluation criteria were determined prior to the release of the RFP that included prior experience with similar site planning for open space recreation projects, site planning and permitting within the San Mateo County coastal region, projects involving stakeholders from coastal/agricultural communities, and professional meeting facilitation for complex projects that involve multiple stakeholders. After a thorough review of all proposals, a consultant selection team comprised of staff from Planning, Land & Facilities, and Engineering & Construction deemed SWCA as most qualified and best suited for the project at a fair and reasonable price.

SWCA, located in the City of Half Moon Bay, is a multidisciplinary firm with in-house landscape architects, biologists, archaeologists, and permitting specialists. Team members have

extensive knowledge of San Mateo County’s Local Coastal Program and experience working on lands within the project vicinity. SWCA’s proposal demonstrated a clear understanding of the project scope and schedule requirements. During contract negotiations, staff and SWCA negotiated an expanded scope to include additional geotechnical and traffic studies, and public outreach tasks.

To cover potential unforeseen costs, the General Manager recommends a 10% contingency of \$26,000, for a total contract amount not-to-exceed \$287,000 to be expended only if necessary. Contingency funds may be necessary for additional technical studies, survey work, or more robust public outreach support to complete the scope of work.

FISCAL IMPACT

Under a separate Agenda Item for this same November 18 Board meeting, the General Manager is proposing to shift funds from General Fund 10 Operating (VP03-003 Purisima-to-the-Sea Trail and Parking Area Feasibility and Plan) to Measure AA (MAA) Capital Fund 30 (R-20-140) since these expenditures are eligible for MAA reimbursement. Pending Board approval, the FY21 amended budget will include \$143,500 for the Purisima-to-the-Sea Trail and Parking Area Project MAA03-005. There are sufficient funds in the FY21 project budget to cover the recommended action and expenditures. Funding for future year budgets will be requested as part of the annual Budget and Action Plan process.

On January 22, 2020, the Board authorized a resolution accepting \$301,000 in funding from the State Coastal Conservancy to complete this work (R-20-12). The State Coastal Conservancy grant authorizes \$215,000 for consultant fees and \$86,000 to reimburse District staff time. The grant also requires the District to contribute a \$72,000 cash match towards consultant fees and an in-kind match of \$82,238 for District staff time.

Net-zero Quarter 2 Budget adjustments will be made to (1) increase Grant Revenues by \$301,000, (2) account for the District funding and staff time match, and (3) revise the projected spend schedule.

Purisima-to-the-Sea Trail and Parking Area Feasibility and Plan MAA03-005	Prior Year Actuals	FY21 Amended	FY22 Projected	*FY23 Projected	Estimated Future Years	TOTAL
District Funded (Fund 30):	\$156,130	\$0	\$0	\$0	\$0	\$156,130
Grant Amount:	\$0	\$143,500	\$143,500	\$0	\$0	\$287,000
Total Budget:	\$156,130	\$143,500	\$143,500	\$0	\$0	\$443,130
Spent-to-Date (as of 11/03/2020):	(\$156,130)	\$0	\$0	\$0	\$0	(\$156,130)
Encumbrances:	\$0	\$0	\$0	\$0	\$0	\$0
SWCA Environmental Contract:	\$0	(\$126,500)	(\$126,500)	(\$8,000)	\$0	(\$261,000)
10% Contingency:	\$0	\$0	\$0	(\$26,000)	\$0	(\$26,000)
Budget Remaining (Proposed):	\$0	\$17,000	\$17,000	(\$34,000)	\$0	\$0

**The District will be requesting authorization from the Coastal Conservancy to expend grant funds through December 2022, past the original grant schedule.*

The following table outlines the Measure AA Portfolio 03 Purisima Creek Redwoods: Purisima-to-the-Sea Trail, Watershed Protection and Conservation Grazing allocation, costs-to-date, projected future project expenditures and projected portfolio balance remaining.

MAA03 Purisima Creek Redwoods: Purisima-to-Sea Trail, Watershed Protection and Conservation Grazing Portfolio Allocation:	\$7,608,000
Grant Income (through FY23):	\$287,000
Total Portfolio Allocation:	\$7,895,000
Life-to-Date Spent (as of 11/03/2020):	(\$1,407,688)
*Encumbrances:	(\$146,485)
Remaining FY21 Project Budgets:	(\$326,950)
**South Cowell Upland Land Purchase and Other Misc. Project Costs (R-20-122):	(\$4,800,000)
Future MAA03 project costs (projected through FY23):	(\$284,244)
Total Portfolio Expenditures:	(\$6,965,367)
Portfolio Balance Remaining (Proposed):	\$929,633

*Includes FY21 encumbrances for the Bonkowski & Associates, Inc (R-20-118) and Ascent Environmental (R-20-119) contracts approved at the 10/28/2020 regular meeting.

**Acquisition approved at the 10/28/2020 regular meeting.

The following table outlines the Measure AA Portfolio 03 allocation, projected life of project expenditures and project portfolio balance remaining.

MAA03 Purisima Creek Redwoods: Purisima-to-Sea Trail, Watershed Protection and Conservation Grazing Portfolio Allocation:	\$7,608,000
Grant Income (through FY23):	\$287,000
Total Portfolio Allocation:	\$7,895,000
Projected Project Expenditures (life of project):	
MAA03-001 Purisima Uplands Lot Line Adjustment and Property Transfer	(\$425,114)
MAA03-002 Purisima Uplands Site Cleanup and Soil Remediation Assessment	(\$611,017)
MAA03-003 Purisima Creek Fence Construction	(\$169,190)
MAA03-004 Harkins Bridge Replacement	(\$516,916)
MAA03-005 Purisima Uplands Parking Area and Trail Connections	(\$443,130)
MAA03-006 South Cowell Upland Land Conservation	(\$4,800,000)
Total Portfolio Expenditures:	(\$6,965,367)
Portfolio Balance Remaining (Proposed):	\$929,633

BOARD COMMITTEE REVIEW

This item was not previously reviewed by a Board Committee. The Planning and Natural Resources Committee will begin meeting in early 2021 on this Project to guide the planning and conceptual design process.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act. Notification of this award of contract, and the initiation of the planning work was provided to neighbors of the study area and the lower Purisima parking area as well as the property's grazing tenant and Preserve and Coastal interested parties.

CEQA COMPLIANCE

The feasibility study and conceptual designs will identify and evaluate possible future actions, which the District has not yet approved, within the meaning of CEQA Section 15262. The feasibility study and conceptual designs will inform future actions that will be subject to CEQA, and subsequent environmental review will be conducted at that time. 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

Following Board approval, the General Manager will execute a contract with SWCA.

<i>Key Milestones</i>	<i>Tentative Schedule</i>
Initiate feasibility study	FY 2021, Quarter 2
Initiate multimodal access study for Preserve (separate study)	FY 2021, Quarter 4
Complete the technical study and field investigations (year 1)	FY 2021, Quarter 4
Prepare draft parking area, connector trail, and crossing layouts and conceptual plans for design alternatives	FY 2022, Quarter 2
Complete multimodal access study for the Preserve	FY 2022, Quarter 4
Complete additional field investigations (year 2)	FY 2023, Quarter 1
Prepare revised parking area, connector trail and crossing conceptual plans for design alternatives	FY 2023, Quarter 2

Attachments

1. Regional Map
2. Project Area Map

Responsible Department Head:

Jane Mark, Planning Manager, Planning Department

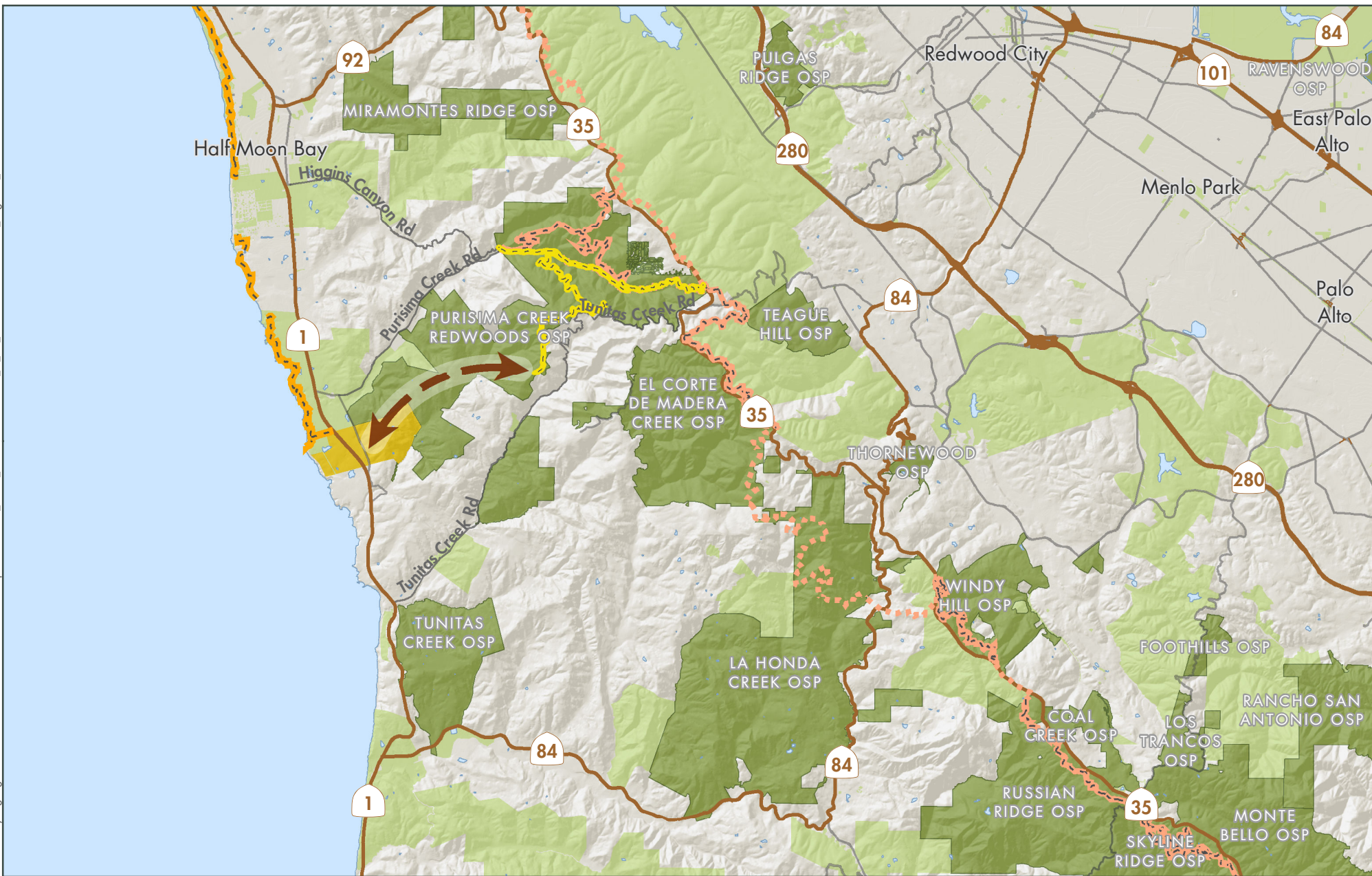
Prepared by:

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Created By: ngreig



Purisima-to-the-Sea Regional Map

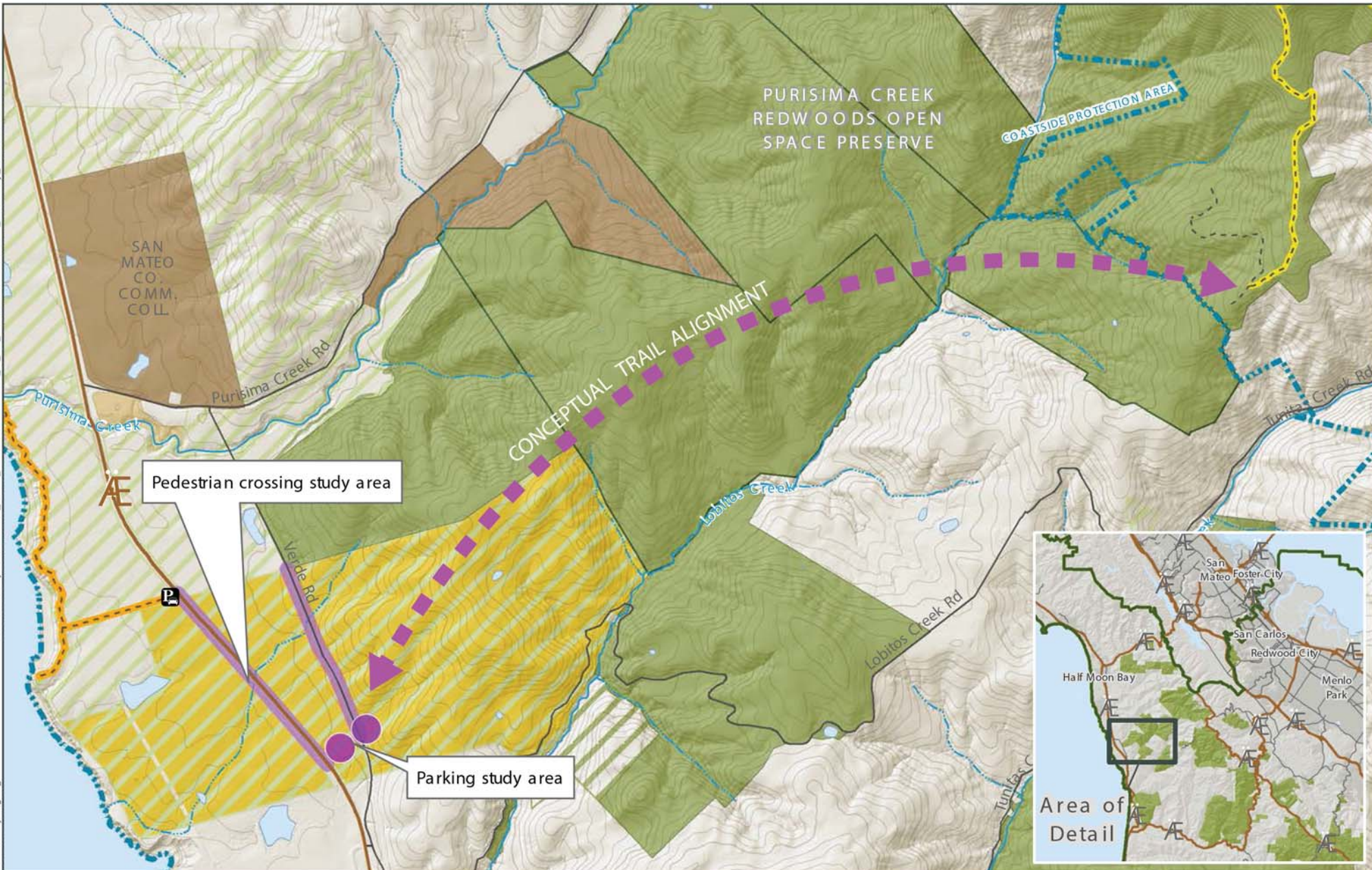
- Midpen preserves
- Other protected lands
- Private property
- Purisima-to-the-Sea Conceptual Trail
- Existing Purisima-to-Sea Trail
- Cowell-Purisima Trail & Coastal Trail
- Existing Bay Area Ridge Trail
- Proposed Bay Area Ridge Trail

Midpeninsula Regional
Open Space District
(Midpen)
11/9/2020



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.


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Purisima-to-the-Sea Trail and Parking Area Feasibility Study Area

- | | | | |
|---|-----------------------|---|---------------------------------------|
|  | Midpen preserves |  | Existing public trail |
|  | South Cowell property |  | Existing Purisima-to-the-Sea Trail |
|  | POST easement |  | Cowell-Purisima Trail & Coastal Trail |
|  | Midpen easement | | |

Midpeninsula Regional
Open Space District
(Midpen)

 11/10/2020

Miles 



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