



Midpeninsula Regional
Open Space District

R-21-86
Meeting 21-19
June 23, 2021

AGENDA ITEM 4

AGENDA ITEM

Award of Contract with Parisi Transportation Consulting/Mead & Hunt to provide Transportation Planning Services for the Purisima Multimodal Access Study Project

GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the General Manager to enter into a contract with Parisi Transportation Consulting/Mead & Hunt of Mill Valley, CA to complete the Purisima Multimodal Access Study Project for a base amount of \$112,998.
2. Authorize a 10% contingency of \$11,300 to cover unforeseen tasks beyond the current scope for a total not-to-exceed contract amount of \$124,298.

SUMMARY

The Midpeninsula Regional Open Space District (District) is conducting a multimodal access study for Purisima Creek Redwoods Open Space Preserve (Preserve). The purpose of this study is to evaluate existing parking resources and access at the Preserve, clarify the parking and access challenges that exist, understand visitor behavior and visitation patterns, identify strategies that will address parking demand and traffic issues, increase greener modes of transit and better manage visitation, and develop an implementation plan for a variety of transportation demand management strategies appropriate to the Preserve. Based on the results of a Request for Proposals (RFP) issued on April 20, 2021, the General Manager recommends awarding a contract to Parisi Transportation Consulting/Mead & Hunt (Parisi/Mead & Hunt) for a base contract amount of \$112,998. In addition, the General Manager recommends authorizing a 10% contingency in the amount of \$11,300 to cover additional data collection, visitor survey work, or more robust public outreach support beyond the current scope, if needed. There are sufficient funds in the Fiscal Year 2021-22 (FY22) budget to initiate work on the contract. If the project schedule accelerates such that additional funds are necessary, an adjustment would be requested as part of the quarterly budget amendment process. Funding for future year budgets will be requested as part of the annual Budget and Action Plan process.

DISCUSSION

The District is initiating a multimodal access study for the Preserve in support of the Purisima-to-the-Sea Trail and Parking Area Feasibility Study and Highway 35 Multi-Use Trail Crossing and Parking Lot Expansion Feasibility Study. The Purisima Multimodal Access Study (Purisima Multimodal) evolved in response to ongoing parking challenges facing visitors accessing the Preserve by car. In general, parking demand at the Preserve is high during peak hours, holidays,

and weekends and can impact neighboring roadways. This detracts from the overall visitor experience and can lead to frustration and impacts to neighbors and visitors.

The purpose of Purisima Multimodal is to evaluate existing parking resources and visitor access at Purisima, clarify the parking and access challenges that exist, understand visitor behavior and visitation patterns, identify strategies that will address parking demand and traffic issues, increase greener modes of transit and better manage visitation, and develop an implementation plan for a variety of transportation demand management strategies appropriate to Purisima. This multimodal study will assess what transportation demand management strategies from the now completed Rancho San Antonio Multimodal Access Study (Rancho Multimodal) could be appropriate for Purisima at a preserve-wide level, including both the upper and lower parking areas (1) North Ridge, (2) Redwood Trail, and (3) Higgins Canyon parking areas (Attachment 1). This study will also look for additional solutions that will be unique to and respond to Purisima's particular location, environment, visitation characteristics, and access conditions.

Currently underway at Purisima, two other feasibility studies described below will incorporate Purisima Multimodal's findings and recommendations as appropriate:

- Purisima-to-the-Sea Trail and Parking Area Feasibility Study: This study will investigate a new parking area, trailhead, trail connections, and pedestrian crossings to support the future Purisima-to-the-Sea Trail, which will be an approximately 15-mile trail connecting Purisima to the San Mateo County coast.
- Highway 35 Multi-Use Trail Crossing and Parking Lot Expansion Feasibility Study: This study will analyze a trail crossing of Highway 35 at the Purisima North Ridge parking lot, to connect with a 6-mile trail planned by the San Francisco Public Utilities Commission. An expansion of the North Ridge parking lot is also being studied to accommodate increased trail users resulting from this multi-use crossing and new regional trail alignment that will be constructed on watershed lands.

To support and complement these parking feasibility studies, Purisima Multimodal's key scope of work includes:

- Assessing how the three existing trailhead entrances and the future Purisima-to-the-Sea parking/trailhead area work together as a system or separately;
- Interfacing closely with the two feasibility study projects, their project managers, consultant/staff teams, processes, and timelines;
- Synchronizing the public engagement effort with the other two feasibility projects, to support clear, coordinated, and productive community and stakeholder discussions;
- Supporting diversity, equity and inclusion goals with informal community pop-up events and stakeholder meetings;
- Conducting at least two rounds of full day weekday and weekend visitor surveys at the three existing parking areas during peak visitation;
- Summarizing data from observations on the number of visitors per car, the type of visitor, and the traffic and circulation patterns as people search for parking; and
- Development of an implementable action plan to seamlessly move into implementation with clear next steps.

Request for Proposals and Selection Process

The District issued a Request for Proposals on April 20, 2021 and received three proposals on May 17, 2021. Evaluation criteria included prior experience with coastal and/or rural, agricultural communities, background working in San Mateo County, similar transportation planning projects in park or recreation settings, robust public engagement, and innovative data collection methods.

Firm	Location	Proposed Base Fee
Hexagon	San Jose, CA	\$126,685
IBI Group	San Francisco/San Jose/Irvine, CA	\$99,550
Parisi/Mead & Hunt	Mill Valley, CA	\$84,523

Upon review of the proposals and consultant qualifications, the District invited all three teams for an interview. Staff ranked Parisi/Mead & Hunt as the most qualified and best suited for the project at a fair and reasonable price. Parisi Transportation Consultants, located in the City of Mill Valley, will partner with Mead & Hunt, which is a national consulting firm with a local office in Windsor. Both firms have worked together on past and recent transportation projects in the Bay Area. Parisi/Mead & Hunt have experience working on similar parking and multimodal access studies in coastal rural areas, have a robust community and stakeholder engagement background, and have local experience working with the County of San Mateo, City of Half Moon Bay, Town of Woodside, SamTrans, Caltrans, and other agencies. Examples of relevant projects completed by Parisi/Mead & Hunt include: San Mateo County Transportation and Safety Assessments, San Bruno Active Transportation Plan, Dillon Beach Resort Parking Analysis, Traffic and Safety Planning throughout San Mateo County, George Washington Memorial Parkway Multimodal Study, and Assateague Island National Seashore Multimodal Access Study.

Parisi/Mead & Hunt's proposal demonstrated a clear understanding of the project scope, significance of the parking and access issues, and the schedule requirements for providing recommendations to inform the other feasibility studies. During contract negotiations, staff negotiated an expanded scope and associated fee and schedule to include the District's public review processes and meetings, more robust local and regional engagement efforts focused on diversity, equity and inclusion, and more coordination and intersection with the other District feasibility study projects underway. The negotiated fee with the additional scope is \$112,998.

To cover potential additional scope if needed, the General Manager recommends a 10% contingency of \$11,300, for a total contract amount not-to-exceed \$124,298. Contingency funds may be necessary for additional data collection and/or visitor survey work, or more robust public engagement to support the project goals.

FISCAL IMPACT

The FY22 adopted budget includes \$60,000 for the Purisima Preserve Multimodal Access Study project #31904. There are sufficient funds in the project budget to initiate the recommended action and expenditures. If the project schedule accelerates such that additional funds are necessary, an adjustment would be requested as part of the quarterly budget amendment process.

Purissima Preserve Multimodal Access Study 31904	Prior Year Actuals	FY22 Adopted	FY23 Projected*	FY24 Projected	Estimated Future Years	TOTAL
Total Budget:	\$0	\$60,000	\$20,000	\$0	\$0	\$80,000
Spent-to-Date (as of 05/27/2021):	\$0	\$0	\$0	\$0	\$0	\$0
Encumbrances:	\$0	\$0	\$0	\$0	\$0	\$0
Parisi / Mead & Hunt Contract:	\$0	(\$60,000)	(\$52,998)	\$0	\$0	(\$112,998)
10% Contingency:	\$0	\$0	(\$11,300)	\$0	\$0	(\$11,300)
Budget Remaining (Proposed):	\$0	\$0	(\$44,298)	\$0	\$0	(\$44,298)

*The FY23 projected budget included in the FY22 Budget Book is expected to be in sufficient any will likely need to increase by \$44,300 as part of the FY23 Budget and Action Plan process.

The recommended action is not funded by Measure AA.

BOARD AND COMMITTEE REVIEW

This item was not previously reviewed by a Board Committee.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act and to the Preserve interested parties list.

CEQA COMPLIANCE

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. Additional CEQA review for specific actions recommended in the Multimodal Access Study, if warranted, would be conducted prior to project implementation.

NEXT STEPS

Following Board approval, the General Manager will direct staff to enter into a contract with Parisi/Mead & Hunt to provide transportation consulting services in support of the study. The table below provides a tentative project schedule. Following Board approval, the General Manager will execute a contract with Parisi/Mead & Hunt.

Key Milestones	Tentative Schedule
Multimodal access study	Summer 2021 – Summer 2022
Stakeholder and public engagement	Summer 2021 – ongoing
Draft report to Planning & Natural Resources Committee	Summer 2022
Final report to Board	Fall 2022 – Winter 2023

Attachment

1. Project Study Area Map

Responsible Department Head:

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Prepared by:

Tyler Smith, Planner II, Planning Department

Tina Hugg, CLA, ASLA, Senior Planner

Contact person:

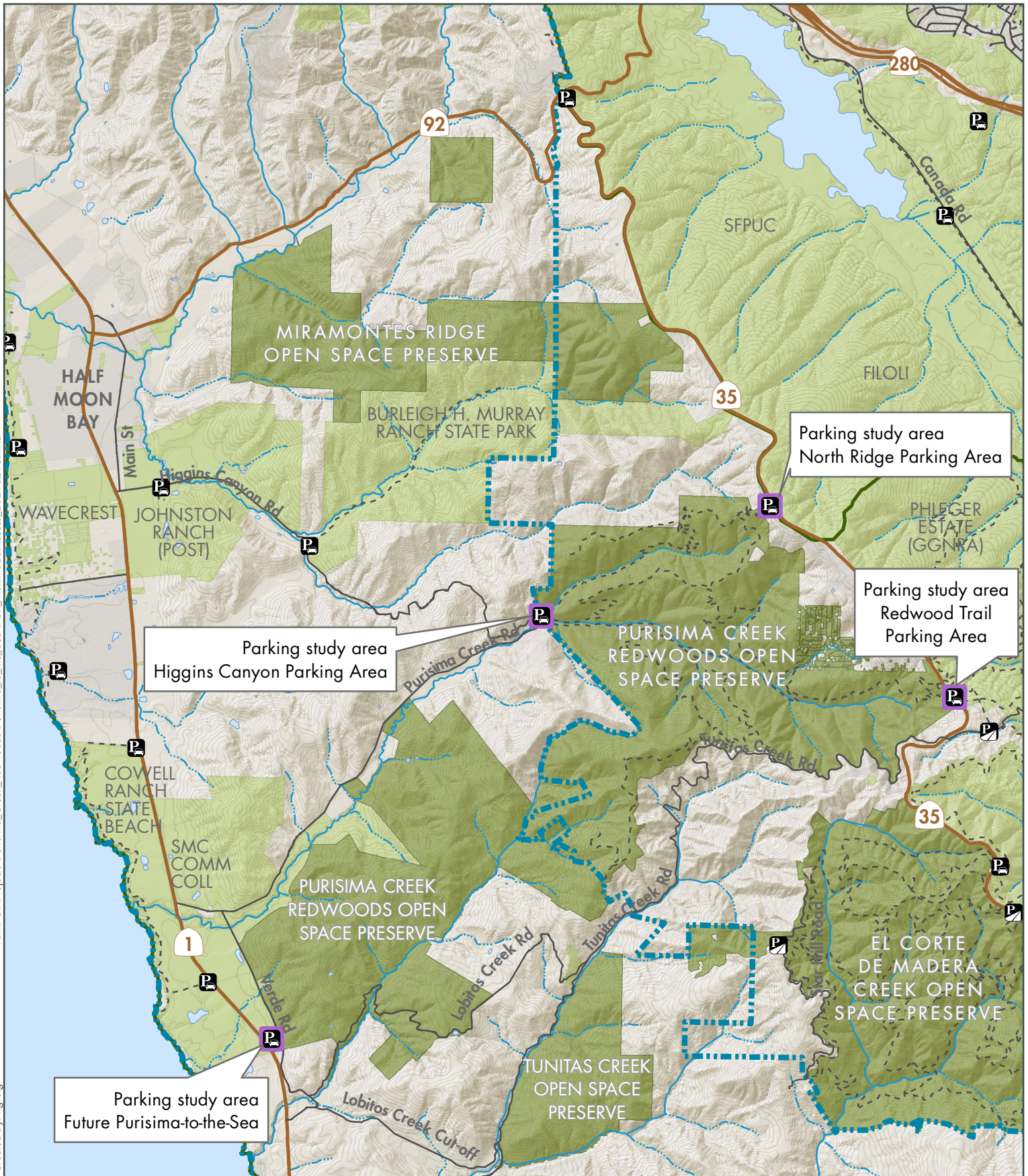
Tyler Smith, Planner II, Planning Department

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Created By: ngreig



Purisima Creek Redwoods Multimodal Access Study Area

- Midpen preserve
- Other protected land
- Existing public trail
- P Parking study area

Midpeninsula Regional
Open Space District
(Midpen)
3/10/2021



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