



Midpeninsula Regional
Open Space District

PROCUREMENT AGENDA ITEM

R-26-71
Meeting 26-15
May 27, 2026

AGENDA ITEM 3

AGENDA ITEM

Award of Contract for Design and Engineering Services for Beatty Parking Area and Trail Connections Project at Sierra Azul Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the General Manager to award a contract to Callander Associates (CALA) of San Jose, California, to complete the design, engineering, permitting, and construction administration services for the Beatty Parking Area and Trail Connections Project for a not-to-exceed base contract amount of \$195,196.
2. Authorize a 15% contingency in the amount of \$29,280 to be reserved for unanticipated issues, bringing the total not-to-exceed contract amount of \$224,476.

DISCUSSION

The goal of the Beatty Parking Area and Trail Connections Project (Project), located off Alma Bridge Road (Attachment 1), is to provide a public staging/parking area and connecting trail to the Priest Rock Trail in Sierra Azul Open Space Preserve. As scoped, this project meets two separate commitments: (1) fulfilling a conservation easement condition made to Santa Clara County (County) affecting the underlying property that requires the trail connection, and (2) a Measure AA commitment to establish public access in the Cathedral Oaks area of Sierra Azul Open Space Preserve (Preserve). On December 10th, 2025, the Midpeninsula Regional Open Space (District) Board of Directors (Board) selected a conceptual design for the Project and directed staff to move forward with the project, including retaining a consultant for detailed design and engineering services ([R-25-168](#), [Meeting Minutes](#)).

The Project intends to co-share the existing Miller Point Parking Area as the parking and staging area for visitors entering the Cathedral Oaks Area of the Preserve. Miller Point Parking Area is managed by Santa Clara County Parks. The co-sharing arrangement will be formalized through a Memorandum of Understanding (MOU) with Santa Clara County Parks. To properly connect the Miller Point Parking Area to the Preserve, the Project includes an on-grade crossing of Alma Bridge Road, and a short access trail that will take visitors to the new trailhead within the adjacent Beatty Property. The Project proposes typical trailhead amenities within the Beatty Property, including sign boards and a vault restroom. The short access trail will be 12-foot wide

to support maintenance (including restroom pumping) and emergency vehicle access to the trailhead (Attachment 2).

The scope of services under the recommended contract includes conceptual design (through 30% designs); design development (through 60% designs); construction documentation (100% construction plans and technical specifications); CEQA, permitting, and bidding support; and construction administration during construction activities.

BUDGET / FISCAL IMPACT

The **current fiscal year budget** for project MAA22-004 Beatty parking Area and Trail Connections Project contains:

- sufficient funds.
- insufficient funds; the next quarterly budget update will include a reallocation of unspent funds from other project budgets to cover for this expenditure.
- insufficient funds; approval of this item requires a fiscal year budget augmentation.
- future fiscal year budgets will include additional funds to complete the contracted work.

Measure AA

- No, this contract is not part of a Measure AA project.
- Yes, this contract is part of a Measure AA project.

PROCUREMENT PROCESS AND SELECTION

A Request for Qualifications & Proposals (RFQP) was issued on March 26, 2026, via Bidnet. Two mandatory pre-proposal site walks were held on April 2, 2026, and April 7, 2026, with eighteen (18) total consultants in attendance across both walks.

The District accepted proposals submitted by April 23, 2026. Below is a list of all proposals received:

| Consultant | Location | Proposed Fee |
|-----------------------------|-----------------|---------------------|
| Callander Associates (CALA) | San Jose | \$195,196 |
| CSWST2 | Redwood City | \$269,037 |
| H.T. Harvey / Integral | Los Gatos | \$257,369 |
| Kankel Conroy Rose & Hill | Los Gatos | \$173,400 |
| NCE | Oakland | \$157,275 |
| Sherwood | Santa Cruz | \$361,730 |
| SSA | Santa Cruz | \$317,109 |
| Tanaka | San Francisco | \$231,300 |

| | | |
|--------|----------|-----------|
| Zander | Berkeley | \$174,967 |
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Staff reviewed the proposals and determined that CALA was the most qualified consultant and offers its services at a fair and reasonable price.

PRIOR BOARD ACTION SUPPORTING THE PROJECT

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| 8/28/2019 | <p>Board Meeting: Board awarded a multi-year contract with LSA Associates, Inc., for environmental review services.</p> <p>Agenda Packet: 20190828 - Agenda Packet - Board of Directors Meeting Minutes: 20190828 - Minutes - Board of Directors</p> |
| 1/14/2020 | <p>PNR Meeting #1: PNR visited the property to familiarize themselves with the site, its opportunities and constraints, and Project scope. PNR provided early feedback on program elements, such as the preferred access driveways, where to place parking, and how many equestrian trailer parking spaces to minimally provide, and asked staff to explore the possibility of partnering with County Parks on the use of their Miller Point parking lot. PNR also requested information regarding ongoing newt mortality on Alma Bridge Road based on concerns received from the Audubon Society.</p> <p>Agenda Packet: 20200114 - Agenda Packet - Planning and Natural Resources Meeting Minutes: 20200114 - Minutes - Planning and Natural Resources</p> |
| 8/4/2020 | <p>PNR Meeting #2: PNR reviewed a reduced Project program/scope that scaled down the project to a small, 7 to 8-space seasonal permit lot. The permit lot and connecting trail would be closed during the rainy season when newts are known to seasonally migrate to and from Lexington Reservoir to breed. PNR recommended deferral of project to allow time for analysis of the newt population.</p> <p>Agenda Packet: 20200804 - Agenda Packet - Planning and Natural Resources Meeting Minutes: 20200804 - Minutes - Planning and Natural Resources</p> |
| 9/23/2020 | <p>FYI Memo to Board: Summarized the outcomes of the August 4, 2020 PNR meeting. PNR advised the General Manager to defer the Project until the District and stakeholders complete a population and mortality study (newt study) for the California newts (<i>Taricha torosa</i>) and rough-skinned newts (<i>Taricha granulosa</i>) (R-20-104). In response to the memorandum, the Board requested to bring this item forward for full Board consideration.</p> <p>Agenda Packet: 20200923 - Agenda Packet - Board of Directors Meeting Minutes: 20200923 - Minutes - Board of Directors</p> |
| 1/13/2021 | <p>Board Meeting: The Board received a presentation on the Beatty Parking Area and Trail Connections Project Options and voted to defer the Project until completion of a newt study to incorporate its findings.</p> |

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| | <p>Upon deferral of the project, District staff worked with the County to extend the agreement that required the District to construct the trail connection from the property to the Priest Rock Trail. This amended agreement now obligates the District to complete the trail connection by April 18, 2028.</p> <p>5-2-0</p> <p>Agenda Packet: 20210113 - Agenda Packet - Board of Directors Meeting Minutes: 20210113 - Minutes - Board of Directors</p> |
| 4/29/2025 | <p>PNR Meeting #3: Informed by new findings and recommendations from the Newt Passage Project, PNR reviewed several updated options for the Beatty Parking Area project, including a phased approach that would begin with a seasonal permit lot and funding to complete a portion of the adjacent Newt Passage Project that fronts the property. PNR forwarded this option to the Board and directed staff to return with additional information regarding the potential for shared use of the Miller Point Parking Area with County Parks and alternate locations for the initial newt passage improvements.</p> <p>Agenda Packet: 20250429 - Agenda Packet - Planning and Natural Resources Meeting Minutes: 20250429 - Minutes - Planning and Natural Resources</p> |
| 10/21/2025 | <p>PNR Meeting #4: Informed by the additional requested information regarding the Miller Point Parking Area and alternate locations for the initial newt passage improvements, PNR reviewed and selected a revised recommended option for the Beatty Parking Area project to forward to the full Board of Directors for approval. This revised option includes a phased approach that would begin with the trail connection and improvements to the Miller Point Parking Area and a funding contribution to complete a portion of the adjacent Newt Passage Project in the highest priority zone of the roadway improvements.</p> <p>Agenda Packet: 20251021 - Agenda Packet - Planning and Natural Resources Meeting Minutes: 20251021 - Minutes - Planning and Natural Resources</p> |
| 12/10/2025 | <p>Board Meeting: The Board received a presentation on the Beatty Parking Area and Trail Connections Project conceptual design and voted to move the conceptual design forward with the project.</p> <p>Agenda Packet: 20261210 - Agenda Packet - Board of Directors Meeting Minutes: 2051210 - Minutes - Board of Directors</p> |

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

The award of contract for design, construction documentation and construction administration services is not a project subject to the California Environmental Quality Act.

NEXT STEPS

Following Board approval, the General Manager will execute a contract with CALA to begin the design, construction documentation and construction administration work for the Project.

Attachments:

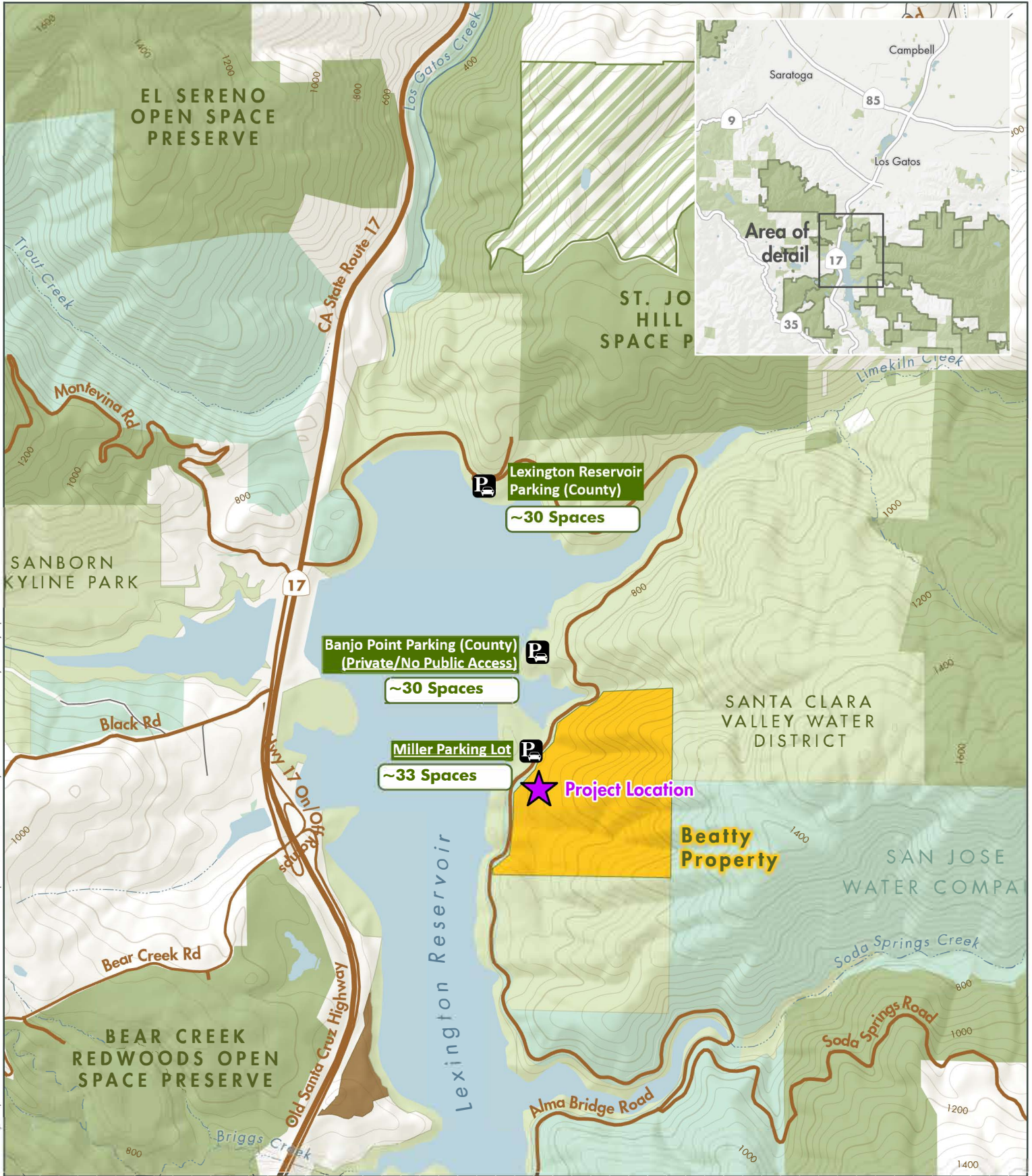
1. Project Area Map
2. Conceptual Design

Responsible Department Head:

Scott Reeves, Engineering and Construction Department

Prepared by / Contact person:

Ayden Sabharwal, Capital Projects Manager I, Engineering and Construction Department



Path: G:\Projects\Sierra_Azul\Beatty_TrailEasement\Beatty_Beatty.aprx
Created By: flopez

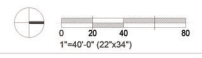
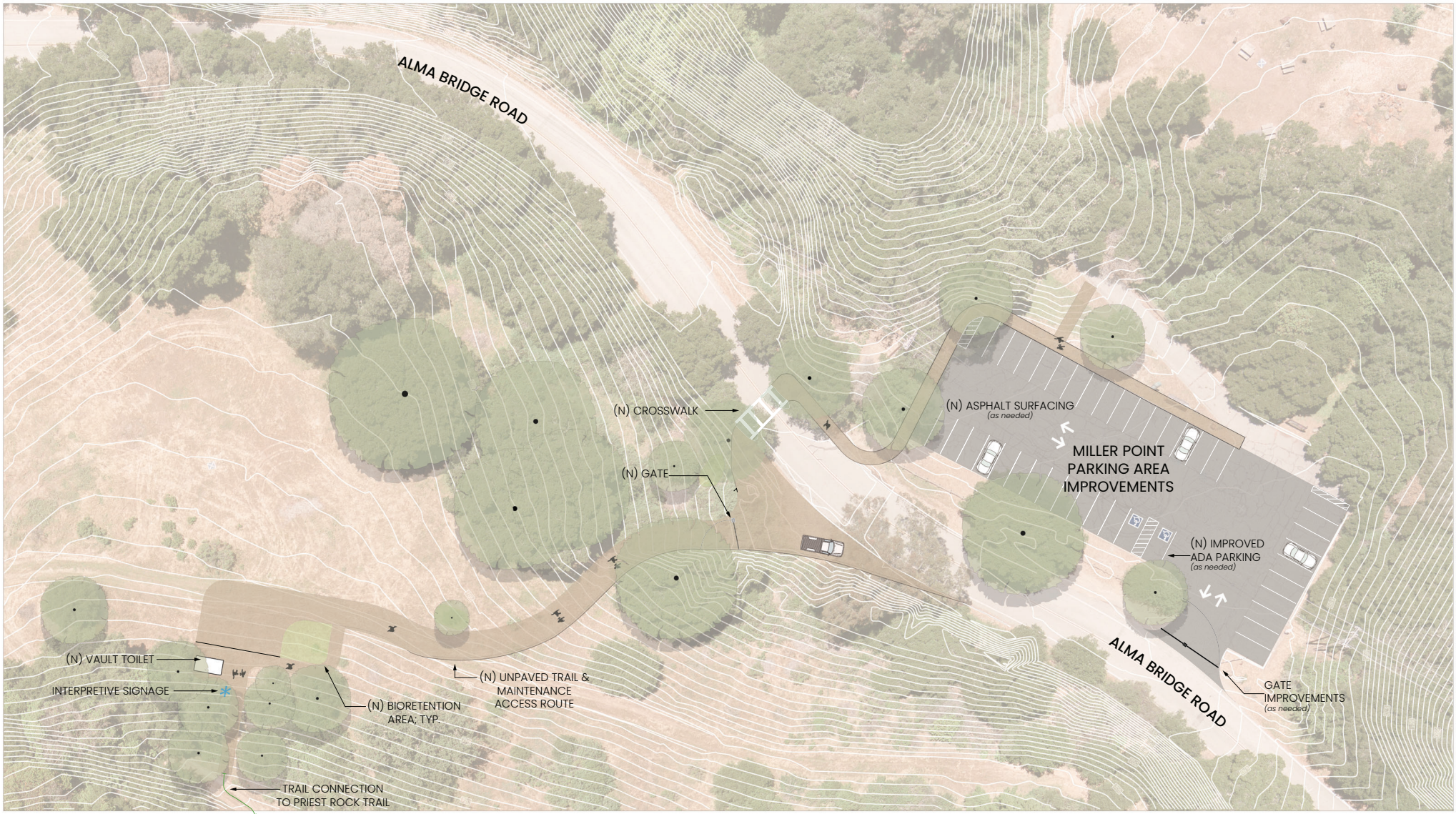
Beatty Property

- Midpen preserves
- Watershed land
- Other protected lands
- Other public agency
- Former Beatty Property

Midpeninsula Regional
Open Space District
(Midpen)
4/23/2025



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.



MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

SCALE: 1"=40'-0"

DATE: 12/02/2025

BEATTY PARKING AREA CONCEPTUAL DESIGN