



R-24-49
Meeting 24-11
April 24, 2024

AGENDA ITEM 4

AGENDA ITEM

Award of Contract for Detail Design and Engineering Services for the Bear Creek Redwoods North Parking Area Project at Bear Creek Redwoods Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS

1. Award a contract to BKF Engineers of Redwood City, California, to complete the design, engineering, permitting, and construction administration for the Bear Creek Redwoods North Parking Area Project for a not-to-exceed base contract amount of \$194,211.
2. Authorize a 15% contingency of \$29,132 to cover unforeseen tasks beyond the current scope.
3. Authorize a separate contract allowance of \$20,000 for additional professional services that may be required, bringing the total not-to-exceed contract amount to \$243,343.

DISCUSSION

On January 24, 2024, the Board of Directors (Board) selected a conceptual design for the Bear Creek Redwoods North Parking Area Project (Project) and directed staff to move forward with retaining a consultant for the detailed design and engineering work ([R-24-15](#)). The Project is one of the proposed parking areas identified in the Bear Creek Redwoods Open Space Preserve Plan, approved by the Board in January 2017. The Project includes a parking area with approximately 49 passenger vehicle spaces and 6 equestrian trailer spaces. The parking area will include accessible pedestrian circulation, an accessible restroom facility, and a new trail head. Based on the results of a Request for Qualifications and Proposals (RFQP) issued on February 12, 2024, the General Manager (GM) recommends awarding BKF Engineers a contract to complete the design, engineering, construction documentation, permitting, and construction administration. The GM also recommends a 15% contingency for unforeseen tasks beyond the current scope of work, such as additional surveying work or public outreach. Additionally, the GM recommends an allowance to specifically cover additional technical studies if necessary, such as additional geotechnical reports or structural engineering studies that may be required by the County for permitting review due to the project's proximity to a geologic fault. The contract work is anticipated to cover multiple fiscal years. Note: the District is in the process of developing Parking Area Design Guidelines. These Guidelines are scheduled to be brought to the Board for review and approval consideration in May/June. If this contract is awarded, the Board-approved Guidelines will be incorporated into the detailed designs for the North Parking Area Project.

BUDGET/ FISCAL IMPACT

The current fiscal year budget 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

On February 12, 2024, staff issued a RFPQ via Periscope and sent direct emails to a list of qualified firms. Mandatory pre-proposal site tours were held on February 22 and 26, 2024, attended by representatives from 6 firms. The following 4 teams submitted proposals by the March 8, 2024 deadline.

Firm	Location	Proposed Fee
Aliquot/John Northmore Roberts	Walnut Creek/Berkeley	\$239,283
BKF/Zander Westbrook	Redwood City/Oakland	\$194,211
CSW/ST2	Redwood City	\$295,111
Sherwood/PGA	Santa Cruz/Oakland	\$249,815

The proposals were evaluated using evaluation criteria outlined in the RFPQ, including quality of the proposal, implementation approach, implementation expertise and their design approach for creating a sense of place. Interviews were held with three teams on March 15, 2024. The panel deemed BKF/Zander Westbrook as the most qualified and best suited for the project at a fair and reasonable price.

PRIOR BOARD AND COMMITTEE REVIEW

September 28, 2016: The Board held a Public Hearing to Receive Comments on the Preserve Plan Draft EIR. ([R-16-117](#), [Meeting Minutes](#))

January 25, 2017: The Board took the following actions regarding the Preserve Plan: Adoption of a Resolution Certifying the Final EIR, Making Certain Findings of Fact, Approving a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Plan, and Approving the Bear Creek Redwoods Preserve Plan, including the Bear Creek Stables Site Plan and the Alma College Cultural Landscape Rehabilitation Plan. ([R-17-15](#), [Meeting Minutes](#))

September 19, 2023: The Planning and Natural Resources Committee received a presentation on the North Parking Area and recommended forwarding both options to the full Board with preference for Alternative 2. ([R-23-141](#), [Meeting Minutes](#))

January 24, 2024: The Board accepted a conceptual design to proceed into environmental review and design development. ([R-24-15](#), [Meeting Minutes](#))

March 13, 2024: The Board conducted a study session to review and provide early feedback on the Parking Area Design Guidelines. Draft final guidelines are scheduled to be brought to the Board for review and consideration in May/June. If this contract is awarded, the Board-approved Guidelines will be incorporated into detailed design. ([R-24-36](#), [Meeting Minutes](#))

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

Award of contract for design and engineering services is not a project subject to the California Environmental Quality Act (CEQA).

A Final Environmental Impact Report (FEIR) was adopted by Board Resolution No. 17-02 on January 25, 2017 that evaluated the potential environmental effects of implementing the Preserve Plan, including the proposed North Parking Area. The conceptual design for the proposed parking area approved by the Board on January 24, 2024 is consistent with the scope and intensity of the North Parking Area contemplated in the approved Preserve Plan and FEIR to the Preserve Plan. If it is determined after the detailed design phase that specific project details were not previously analyzed that necessitate the need for minor additions or changes to the FEIR, additional CEQA review as needed would occur prior to project implementation.

NEXT STEPS

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

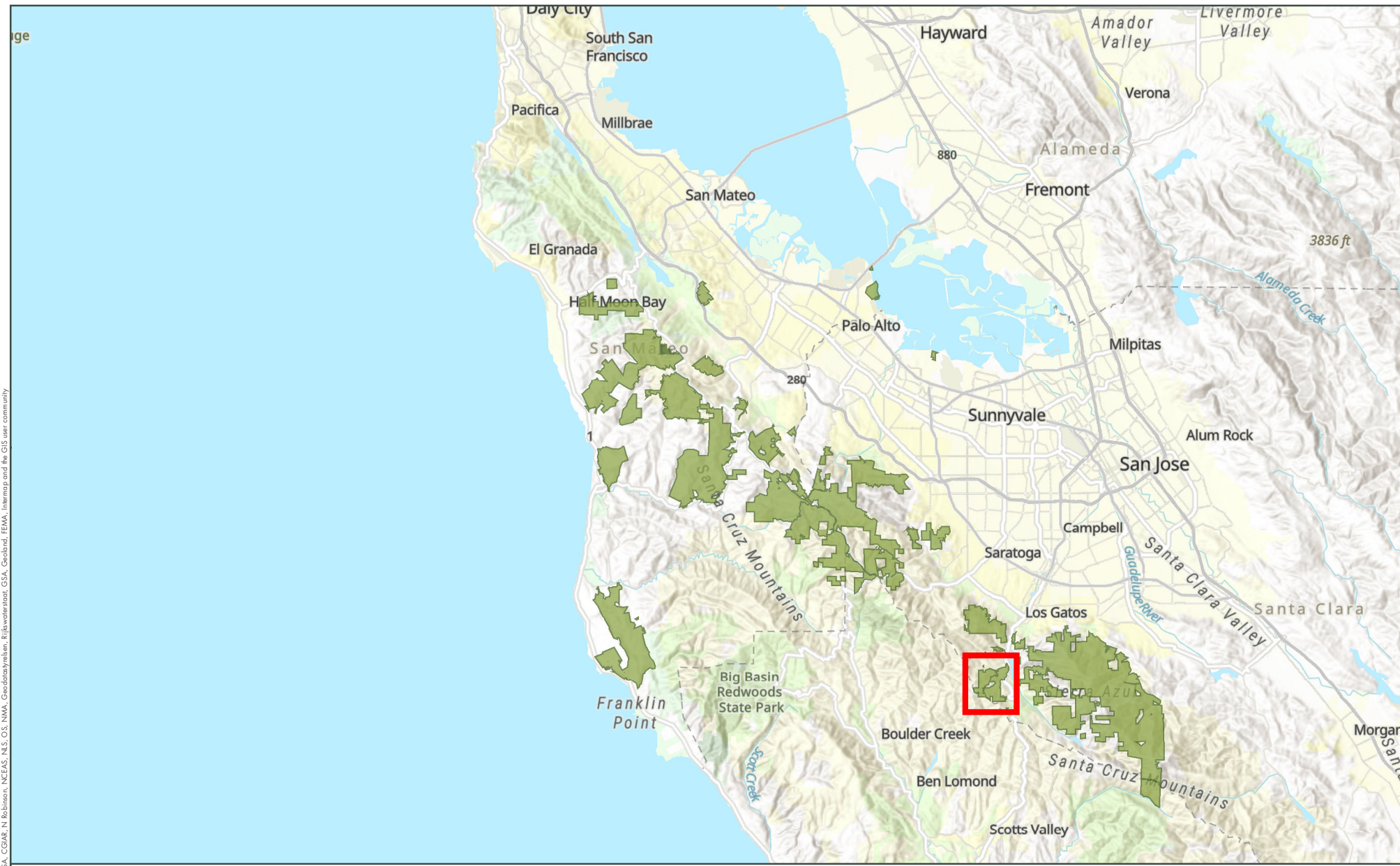
Attachments

1. Project Area Map
2. Project Vicinity Map
3. Conceptual Design

Responsible Department Head:
Jason Lin, Engineering & Construction

Prepared by / Contact person:
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Graphics prepared by:
Alex Harker, Capital Project Manager II, Construction & Engineering
Bryan Apple, Capital Projects Field Manager, Land & Facilities
Scott Reeves, (former) Senior Capital Project Manager, Construction & Engineering



Bear Creek Redwoods Preserve Area Map

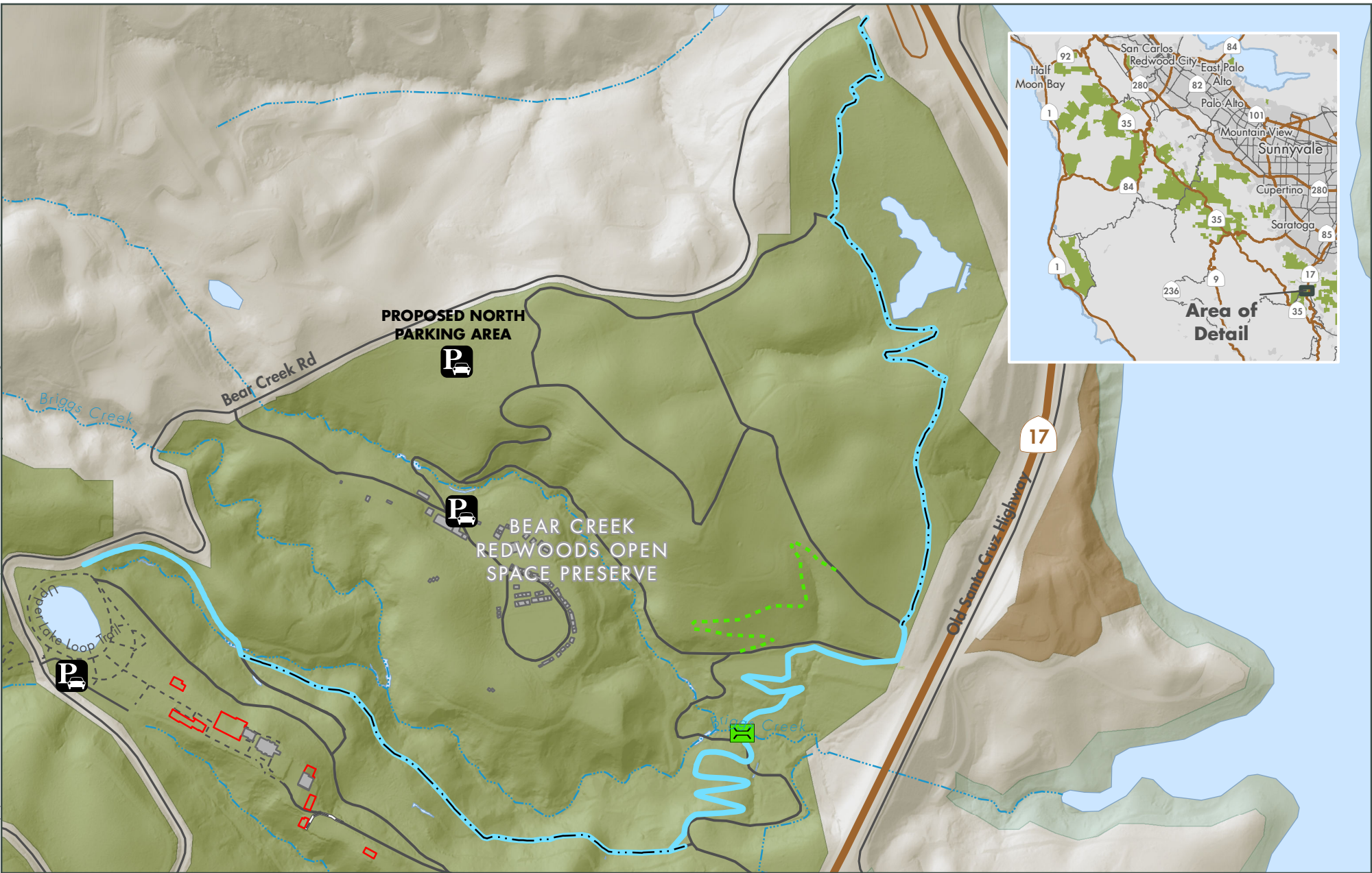
ATTACHMENT 1

Midpeninsula Regional
Open Space District
(MROSD)
3/28/2024



Data Source(s): Esri, Airbus DS, USGS, NGA, NASA, CCGAR, N. Robinson, NCEAS, NLS, O.S. NMA, Geodatasystemen, Rijkswaterstof, GSA, Geoland, FEMA, Intermap and the GIS user community

Path: G:\Projects\Bear_Creek_Redwoods\North Parking Area\BCR_NorthParkingArea_20240229.mxd
Created By: ihart



Bear Creek Redwoods Proposed North Parking Area

- Bridge (future)
- Equestrian Bypass (future)
- Trail - Complete
- Multi Use Trail (future)
- Existing Roads & Trails

ATTACHMENT 2 Midpeninsula Regional
Open Space District
(Midpen)
2/29/2024



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.



VP21-005 NORTH PARKING AREA
BEAR CREEK REDWOODS OPEN SPACE PRESERVE
 September 19, 2023

ATTACHMENT 3



Not to scale



	1	2
PARKING SPACES	50 cars / 8 equestrians	49 cars / 6 equestrians
TREES REMOVED	8	14
GRADING WORK	950 cy	600 cy
RETAINING WALLS	1,000 lf	55 lf
IMPERVIOUS AREA	46,000* sf	41,000 sf

*Impervious areas over 1 acre require hydromodification

CONCEPTUAL DESIGN ALTERNATIVE 2