



Midpeninsula Regional
Open Space District

R-23-111
Meeting 23-29
October 11, 2023

AGENDA ITEM 5

AGENDA ITEM

Award of Contract with Timothy C. Best, CEG for Trail Design, Permitting and Construction Administration Services for the Purisima-to-the-Sea Trail in Purisima Creek Redwoods Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS *den*

1. Authorize the General Manager to enter into a multi-year professional services contract with Timothy C. Best, CEG to complete design, engineering, permitting, and construction administration services for the multi-use Purisima-to-the-Sea Trail project, for a base contract amount not-to-exceed \$102,540.
2. Authorize a 15% contingency of \$15,381 to be reserved for unanticipated issues, bringing the total not-to-exceed amount to \$117,921.

SUMMARY

The Midpeninsula Regional Open Space District (District) requires assistance from a qualified trail design team to complete trail construction documents, secure permits, and assist with construction administration for the multi-use Purisima-to-the-Sea Trail project in Purisima Creek Redwoods Open Space Preserve. A Request for Qualifications and Proposal (RFQP) was issued on August 16, 2023. The General Manager recommends awarding the services contract to Timothy C. Best, CEG for a base amount of \$102,540 and authorizing a 15% contingency amount of \$15,381, for a not-to-exceed contract amount of \$117,921. The Fiscal Year 2023-24 (FY24) budget includes sufficient funds for the recommended action. Funds to continue additional years of contract work would be proposed as part of the annual budget and action plan process.

DISCUSSION

A qualified consulting firm is needed to help design and complete the construction documents for the Purisima-to-the-Sea Trail project in Purisima Creek Redwoods Open Space Preserve. The consultant will assist internal trail construction staff with evaluating proposed trail alignments, assess geological hazards, prepare plans and specifications, assist with County permitting, and provide construction administration and inspections to District crews who will construct the trail.

Trail Project Objectives

The Purisima-to-the-Sea Trail project will implement a new regional multiuse trail alignment that links between trails in Purisima Creek Redwoods Open Space Preserve and the existing

Cowell-Purisima Coastal Trail. This trail alignment will create a critical east-west connection in the regional trail network between the Bay Area Ridge Trail and the California Coastal Trail and is intended to be a contributing segment of the longer conceptual Bay to Sea Trail. In late 2020, District trail crews began field scouting efforts to evaluate potential trail connections from the existing Irish Ridge Trail to the proposed parking area on Verde Road. During the May 24, 2023 Board Meeting (R-23-52), the Board of Directors approved the preferred trail alignment. The total mileage of this proposed trail alignment is over seven (7) miles, inclusive of a trail connector loop connecting the planned parking area and trail access points on Verde Road, and a trail connection to the existing Irish Ridge Trail. Approximately 4.4 miles would be new trail construction and 2.8 miles would be improvements to existing roads/trails. Adjustments to the final trail alignment may be required as a result of future resource surveys, technical studies, and results from this more detailed design process.

The Board-approved trail alignment provides a sustainable multiuse layout with panoramic vistas of the Pacific Coast to the west, Purisima Creek Canyon to the north, and the Lobitos Creek Watershed to the south. The alignment minimizes the overlap of public access with grazing activities and infrastructure. The trail will provide an enjoyable visitor experience while avoiding/minimizing impacts to known sensitive resources and the ongoing conservation grazing operation. Connector Trails A and B will provide a unique loop trail opportunity from the proposed parking area.

Contract Scope of Work:

- *Review the Board-approved trail alignment and conduct an engineering geology assessment:* Evaluate the Board-approved alignments, provide any recommended adjustments, and assess geological hazards.
- *Develop plans, specifications, and a storm water pollution prevention plan (SWPPP):* Prepare design documents to secure permits through San Mateo County’s Planning and Building departments in compliance with Coastal Development Permit process.
- *Regulatory Permit Coordination:* Collaborate with adjacent consulting teams on regulatory permitting requirements to ensure issuance of required permits.
- *Construction Administration and Engineering services during construction:* Provide construction administration and engineering services during construction to ensure technical consistency with the project plans and adequately close out the permits.

Consultant Selection

On August 16, 2023, a Request for Qualifications and Proposals (RFQP) was released on Periscope – Bid Sync. Staff conducted an optional virtual pre-proposal conference on August 24 with nine consulting firms represented. Three (3) proposals were received by the deadline of September 7. The District reviewed and ranked the proposals and determined that Timothy C. Best, CEG is the most qualified proposer offering the required services at a fair and reasonable price, and best suited for the project based on their response to the RFQP.

Consultant	Location	Proposed Fee
Timothy C. Best, CEG	Santa Cruz, CA	\$102,540
Sherwood Design Engineers	Santa Cruz, CA	\$176,750
Questa Engineering Corp	Richmond, CA	\$324,560

FISCAL IMPACT

The FY24 adopted budget includes \$115,749 for the MAA03-010 Purisima-to-the-Sea Trail Project. There are sufficient funds in the project budget to cover the recommended action and expenditures through the end of the fiscal year. Funds for the subsequent year expenditures will be recommended as part of the upcoming Budget and Action Plan process.

MAA03-010 Purisima-to-the-Sea Trail Project	Prior Year Actuals	FY24 Adopted	FY25 Projected	FY26 Projected	Estimated Future Years	Total
District Funded (Fund 30):	\$0	\$115,749	\$265,954	\$161,733	\$735,000	\$1,278,436
Total Budget:	\$0	\$115,749	\$265,954	\$161,733	\$735,000	\$1,278,436
Spent-to-Date (as of 9/19/23):	\$0	(\$806)	\$0	\$0	\$0	(\$806)
Encumbrances:	\$0	\$0	\$0	\$0	\$0	\$0
Tim Best base contract costs:	\$0	(\$45,000)	(\$45,300)	\$0	(\$12,240)	(\$102,540)
15% contingency costs:	\$0	(\$6,750)	(\$6,795)	\$0	(\$1,836)	(\$15,381)
Budget Remaining (proposed):	\$0	\$63,193	\$213,859	\$161,733	\$720,924	\$1,159,709

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. On June 14, 2023 (R-23-67), the Board reallocated \$6.4 million more to Measure AA Portfolio #03 from other completed portfolios to reduce the funding gap to \$1.3 million. Staff will continue to seek outside grant funds to fill the remaining funding gap.

MAA03 Purisima Creek Redwoods — Purisima-to-the-Sea Trail, Watershed Protection and Conservation Grazing Portfolio Allocation:	\$13,965,920
Grant Income (through FY27):	\$318,312
Interest Income Allocation:	\$450,000
Total Portfolio Allocation:	\$14,734,232
Spent-to-Date (as of 9/19/23):	(8,222,894)
Encumbrances:	(\$11,537)
Remaining FY24 Project Budgets:	(634,793)
Future MAA05 Project Costs (through FY27):	(\$7,162,481)
Total Portfolio Expenditures:	(\$16,031,704)
Portfolio Balance Remaining (proposed):	(\$1,297,472)

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

MAA03 Purisima Creek Redwoods — Purisima-to-the-Sea Trail, Watershed Protection and Conservation Grazing Portfolio Allocation:	13,965,920
Grant Income (through FY27):	\$318,312
Interest Income Allocation:	\$450,000

Total Portfolio Allocation:	\$14,734,232
03-001 Purisima Uplands Lot Line Adjustment and Property Transfer	(\$425,113)
03-002 Purisima Upland Site Clean up and Soil Remediation	(\$1,006,061)
03-003 Purisima Creek Fence Construction	(\$169,190)
03-004 Harkins Bridge Replacement	(\$516,916)
03-005 Purisima-to-the-Sea Trail and Parking Area - Phase I Feasibility Study	(\$603,489)
03-006 South Cowell Upland Land Conservation	(\$6,209,934)
03-007 Purisima-to-the-Sea Habitat Enhancement and Water Supply Improvement Plan	(\$460,000)
03-008 Rieser-Nelson Land Purchase	(\$16,715)
03-009 Purisima-to-the-Sea Parking	(\$4,631,850)
03-010 Purisima-to-the-Sea Trail	(\$1,278,436)
03-011 Lobitos Creek Fisheries Restoration	(\$654,000)
03-012 Purisima-to-the-Sea Comprehensive Use and Management Plan	(\$60,000)
Total Projected Expenditures (life of project):	(\$16,031,704)
Portfolio Balance Remaining (proposed):	(\$1,297,472)

PRIOR BOARD AND COMMITTEE REVIEW

- **October 11, 2022:** The Planning and Natural Resources Committee forwarded the recommended trail alignment, including associated trail connectors and crossings to the full Board of Directors ([meeting minutes](#)).
- **May 24, 2023:** The Board accepted the recommended trail alignment, including associated trail connectors and crossings. ([R-23-52](#), [meeting minutes](#))
- **June 14, 2023:** The Board closed completed portfolios MAA18 and MAA23 and reallocated the remaining portfolio funds to MAA03 ([R-23-67](#), [meeting minutes](#))

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

Staff will perform the appropriate California Environmental Quality Act review for Board Certification during the design process for the Purisima-to-the-Sea Trail Project.

NEXT STEPS

Upon Board authorization, the General Manager will direct staff to enter into contract with Timothy C. Best, CEG to initiate trail design work.

Attachment(s)

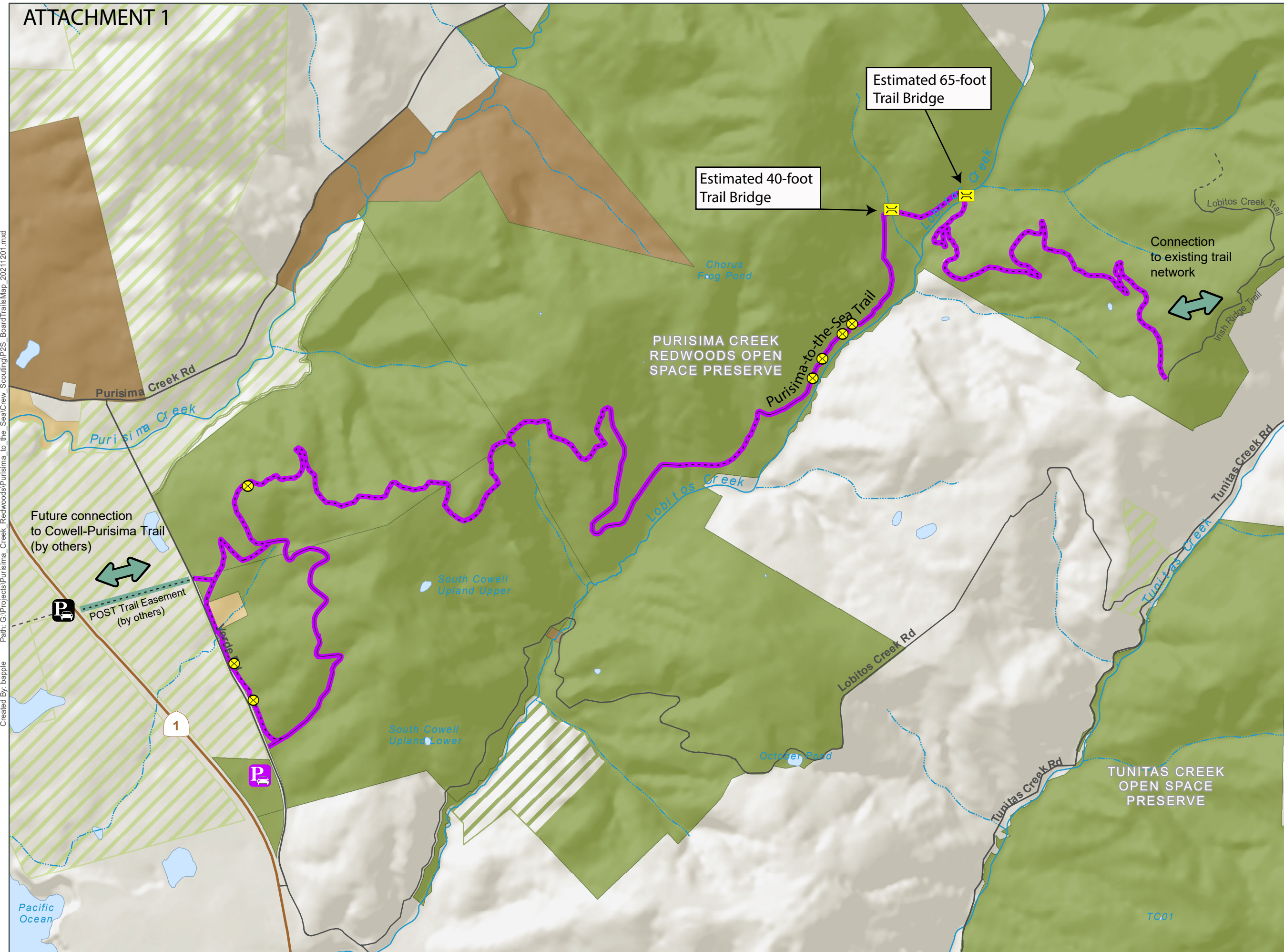
1. Map of the Board-approved Purisima-to-the-Sea Trail alignment

Responsible Department Head:

Brandon Stewart, Land & Facilities Department Manager

Prepared by / Contact Person:

Bryan Apple, Capital Projects Field Manager



Estimated 65-foot Trail Bridge

Estimated 40-foot Trail Bridge

Connection to existing trail network

Future connection to Cowell-Purisima Trail (by others)

POST Trail Easement (by others)










PURISIMA CREEK REDWOODS OPEN SPACE PRESERVE

Purisima-to-the-Sea Trail

TUNITAS CREEK OPEN SPACE PRESERVE

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Created By: bapble

Board-approved Purisima-to-the-Sea Trail Alignment

-  Proposed Purisima-to-the-Sea Trail Alignment
-  Improve Existing Road/Trail
-  New Trail Construction
-  Proposed Parking Area (Separate Contract)
-  Coastal Trail Parking Area
-  Connection to Existing Trail
-  Bridge Crossing
-  Minor Crossing
-  POST Trail Easement (by others)