



Midpeninsula Regional
Open Space District

R-24-11
Meeting 24-03
January 24, 2024

REVISED AGENDA ITEM 5

AGENDA ITEM

Award of Contract to Bellecci & Associates for Engineering and Design Services for the Service Road and Path Improvement Project at Rancho San Antonio Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the General Manager to execute a contract with Bellecci & Associates to complete the design, engineering, permitting, and construction oversight for the Service Road and Path Improvement Project for a base contract amount not-to-exceed \$176,102.
2. Authorize an allowance of \$46,089 for specific additional services that may be required for the project, for a total project budget of \$222,191.
3. Authorize a 10% contingency of \$22,219 to be reserved for unanticipated issues, bringing the total not-to-exceed contract amount to \$244,410.

SUMMARY

On September 21, 2023, the Midpeninsula Regional Open Space District (District) issued a Request for Qualifications and Proposal (RFQP) for design and engineering services in connection with the Service Road and Path Improvement Project (Project) at Rancho San Antonio Open Space Preserve. The General Manager recommends awarding an engineering services contract to Bellecci for a base contract amount of \$176,102. In addition, the General Manager recommends an allowance of \$46,089 for specific additional services that may be required for the project, for a not-to-exceed total contract amount of \$222,191. The General Manager also recommends authorizing a 10% contingency amount of \$22,219 for a total not-to-exceed contract amount of \$244,410. The scope under the recommended contract will provide services for technical studies, design, and regulatory local permitting, ~~and construction oversight~~ for the project. There are sufficient funds in the adopted Fiscal Year 2023-24 (FY24) project budget to cover the recommended action and expenditures through the end of the fiscal year. Funding for future years' budgets will be requested as part of the annual Budget and Action Plan process.

DISCUSSION

The Project is located on the eastern side of Rancho San Antonio Open Space Preserve (Preserve) between the parking area and Deer Hollow Farm. The Project area consists of

approximately 0.6 mile of the existing service road and approximately 0.2 mile of the existing Lower Meadow Trail. The service road between the Preserve parking area and Deer Hollow Farm experiences a high level of use from pedestrians, cyclists, authorized vehicle traffic to Deer Hollow Farm, and ranger patrol and maintenance staff access to the Preserve. A vehicular gate with a keypad along the service road beyond the public parking area restricts public vehicle access for pedestrian safety. The road pre-dates District ownership of the land. The road previously served as access to former homesteads and rangeland in the area.

Over the years, minor road repairs and resurfacing activities have been implemented, but this has not adequately addressed the heavy use of the road and existing subgrade conditions. The resulting road grade and surface is uneven and frequent potholes require maintenance. Sections of the roadway have also eroded, resulting in a road width as narrow as 10 feet in some locations. Retaining walls may be necessary to stabilize the adjacent creek bank and allow for widening of the service road to a desired 12-foot width.

In addition to improving the service road for emergency access and service vehicles, the District has a desire to improve trail accessibility along this corridor to meet ADA standards (or the Architectural Barriers Act (ABA) if ADA is infeasible due to topography and/or resource concerns) as identified in the ADA Transition Plan Update. Alternatives for accessible pathways along this corridor have been evaluated using combinations of the existing Lower Meadow Trail and service road by an ADA consultant (*Rancho San Antonio Accessible Trail Pre-Feasibility Assessment Memorandum, BKF Engineers, May 2023*). As part of this contract, the selected consultant will further evaluate the alternatives and propose the most viable ADA or ABA pathway along this corridor, including any recommended accessibility improvements.

Scope of the Recommended Contract

The base contract tasks include:

- Project Management to coordinate with the District and the environmental consultant;
- Review existing studies and documentation, including the Accessible Trail Pre-Feasibility Study, Deer Hollow Farm Historic Resources Evaluation, Road Geotechnical Assessment, and previous rare plant and botanical studies;
- Perform technical studies, including a biological assessment, botanical survey, jurisdictional delineation, riparian habitat impact assessment, and mitigation plan;
- Prepare a permitting strategy;
- Perform geotechnical investigations and report on slope stability, topographic and geotechnical constraints and develop long-term treatment alternatives;
- Topographic survey;
- Prepare a Basis of Design with required site improvements and design criteria;
- Prepare detailed retaining wall design;
- Develop schematic alternatives, design plans, technical documents for regulatory permitting;
- Prepare County and regulatory permit applications;

- Provide ~~construction administration and oversight as necessary during the support during Request for Bids. construction phase to ensure technical consistency with project plans.~~

There are a few additional tasks that may be deemed necessary for the project. These additional tasks are reserved under the recommended allowance. These tasks would only be pursued if required:

- Assistance with environmental permitting negotiations;
- Preparation and submittal of a 404 Permit;
- Preparation of materials and attendance at public outreach meetings;
- Utility location;
- Design of a soldier pile wall taller than four (4) feet.

The District is separately soliciting proposals for an environmental consultant to provide environmental services, including, but not limited to the California Environmental Quality Act (CEQA) documentation and cultural resource surveys.

Consultant Selection

On September 21, 2023, the District released the RFQP on Periscope. Staff conducted a mandatory pre-proposal site tour of the Lower Meadow Trail and Service Road at Rancho San Antonio on October 3, 2023 with three consulting firms in attendance. Two proposals were received on October 25, 2023. Bellecci was identified as the most qualified, with their proposal at a fair and reasonable price, and therefore best suited for the project based on their response to the RFQP.

Consultant	Location	Proposed Fee
BKF	Redwood City, CA	\$274,786
Bellecci	Concord, CA	\$222,191

FISCAL IMPACT

There is sufficient funding in the adopted budget to cover the cost of the recommendation. Funds for future year costs will be recommended in future fiscal year budgets as a part of the annual Budget and Action Plan process.

The recommended action is not funded by Measure AA.

PRIOR BOARD AND COMMITTEE REVIEW

- August 9, 2017 - presentation about accessibility at the District and consideration of a contract award for MIG to prepare the ADA Plan Update ([R-17-99](#), [Meeting Minutes](#)).
- February 28, 2018 - overview of ADA Title II requirements and the planning process to complete the ADA Plan Update ([R-18-20](#), [Meeting Minutes](#)).
- August 22, 2018 - presentation on the draft ADA Plan Update ([R-18-96](#), [Meeting Minutes](#)).
- May 15, 2019: The Board of Directors (Board) approved the District-wide Americans with Disabilities Act Self-Evaluation and Transition Plan Update ([R-19-28](#), [Meeting Minutes](#))

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

The award of a contract for design and engineering services is not a project subject under the California Environmental Quality Act (CEQA). Potential environmental effects of the proposed project will be evaluated pursuant to CEQA prior to an award of contract for construction of the project.

NEXT STEPS

Upon Board authorization, the General Manager will execute a contract with Bellecci to initiate engineering and design work.

Attachments

1. Area Map
2. Site Plan

Responsible Department Head:

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Prepared by:

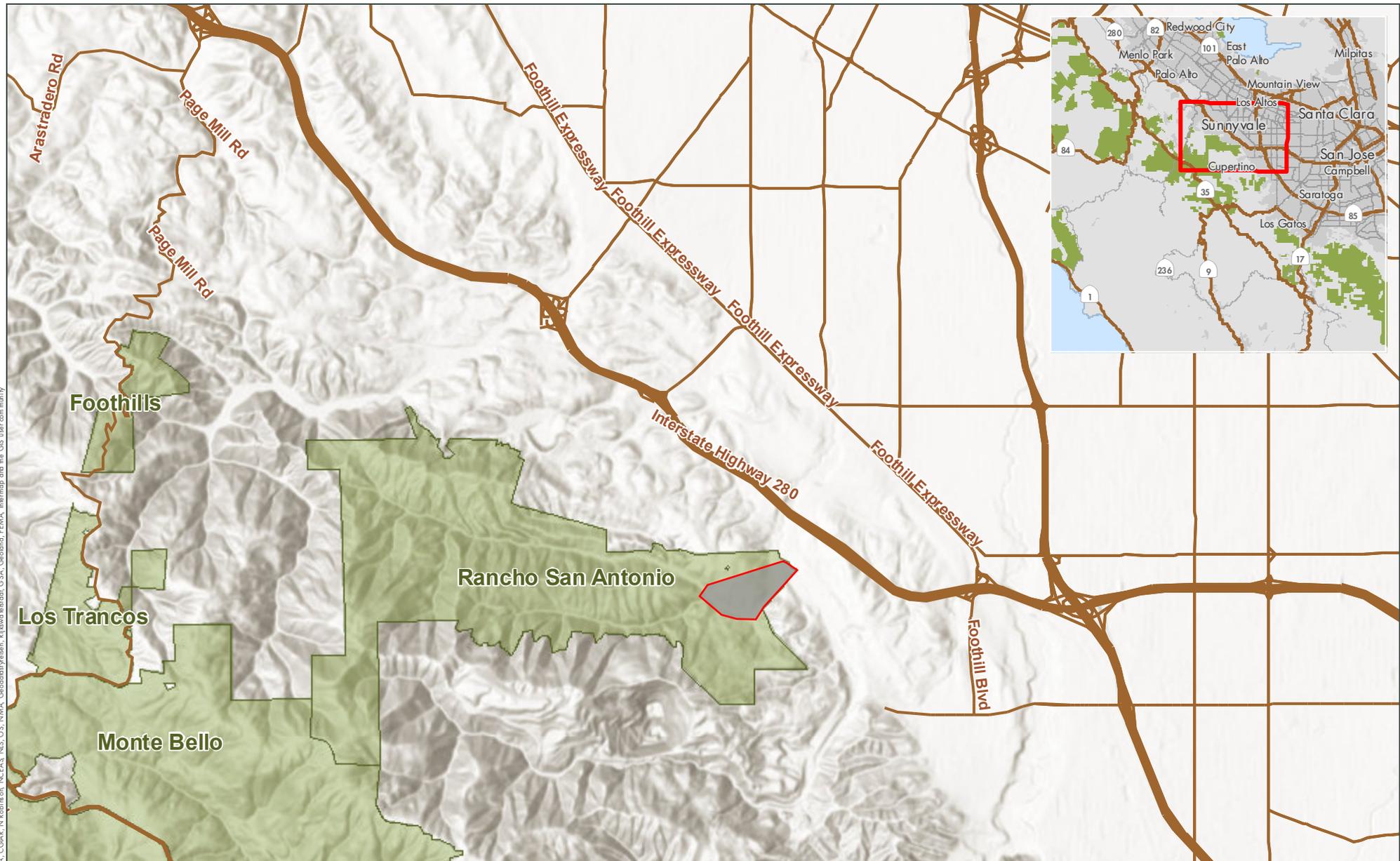
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Attachment 1. Rancho San Antonio Area Map

- Project Area

- Preserve Boundary (fill)

Midpeninsula Regional
Open Space District
(MROSD)
12/21/2023



Data Source(s): Esri, Airbus DS, USGS, NGA, NASA, CCGAR, N Robinson, NCEAS, NIS, OS, NIMA, Geodatasystemen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

Attachment 2 - Site Plan

LEGEND

- TRAIL SEGMENT 1 - DEER HOLLOW TO MORA TRAIL CROSSING
- TRAIL SEGMENT 2 - MORA TRAIL CROSSING TO SERVICE ROAD CROSSING AT PERMITTED PARKING LOT
- TRAIL SEGMENT 3 - SERVICE ROAD CROSSING AT PERMITTED PARKING LOT TO TRAIL END AT PEDESTRIAN CROSSING
- TRAIL SEGMENT 3 - ALT 2 ON LOWER MEADOW TRAIL

