



Midpeninsula Regional
Open Space District

PROCUREMENT AGENDA ITEM

R-26-64
Meeting 26-14
May 13, 2026

AGENDA ITEM 5

AGENDA ITEM

Award of Contract for Trail Design and Engineering for a Planned Trail Project in Sierra Azul Open Space Preserve, former Beatty Property

GENERAL MANAGER'S RECOMMENDATIONS

1. Award a contract to Timothy C. Best, Certified Engineering Geologist, for \$62,000.
2. Authorize a 15% contingency in the amount of \$9,300 to cover unforeseen circumstances.
3. Authorize a contract allowance of \$6,000 for additional technical studies beyond those covered in the base contract, if deemed necessary, bringing the total not-to-exceed contract amount to \$77,300.

DISCUSSION

On December 10, 2025, the Midpeninsula Regional Open Space District (District)'s Board of Directors (Board) approved a recommendation to move forward with development of a new trail that would connect the Beatty property to the Priest Rock Trail in Sierra Azul Open Space Preserve. The project requires professional services to evaluate the underlying conditions of the proposed ~2.5 mile multi-use trail alignment and design free-span trail bridges. This trail will connect Santa Clara County Park's Miller Point Parking Area to the existing Priest Rock Trail in Sierra Azul Open Space Preserve and create a new loop opportunity for preserve users. The District will use the engineered plans, with support from the consultant, to secure local and regulatory permits. The project will fulfill the requirements of an easement with Santa Clara County Parks to establish a trail connection from the Beatty Property to the interior Preserve trail network.

A Request for Proposal (RFP) solicitation process conducted in February/March of 2026 resulted in the selection of the recommended consultant. Trail Design and Engineering for the project is anticipated to begin in Fiscal Year 2027.

BUDGET / FISCAL IMPACT

The current fiscal year budget for project MAA22-004 – Beatty Parking Area and Trail Connections contains:

- sufficient funds.

- insufficient funds; the next quarterly budget update will include a reallocation of unspent funds from other 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.

The following table outlines the Measure AA Portfolio 22: Sierra Azul — Cathedral Oaks Public Access and Conservation Projects allocation, costs-to-date, projected life-to-date project expenditures and projected portfolio balance remaining.

Portfolio 22: Sierra Azul — Cathedral Oaks Public Access and Conservation Projects	
Portfolio Allocation:	\$6,714,000
Grant Income (through FY29):	\$517,701
Total Portfolio Allocation:	\$7,231,701
Projected Expenditures:	
22-001 Hendrys Creek Property Land Restoration	(\$513,343)
22-003 Freudenburg Land Purchase	(\$540,587)
22-004 Beatty Parking Area and Trail Connections	(\$3,852,204)
22-005 Beatty House Site Security Improvements	(\$48,621)
22-006 San Jose Water Lands	(\$720,178)
22-007 Valoff-Pezzoli Property Acquisition	(\$386,091)
Total Projected Expenditures (life of project):	(\$6,061,024)
Portfolio Balance Remaining (proposed):	\$1,170,677

PROCUREMENT PROCESS AND SELECTION

A RFP was issued on February 20, 2026 to pre-qualified consultants pursuant to the District’s purchasing policies. Consultants who received the solicitation were pre-qualified during the August 2023 Request for Qualifications and Proposals (RFQP) process for similar services in support of the Purisima-to-the-Sea Trail Project. Staff received three (3) bids on March 20, 2026 as shown below, with Timothy C. Best, CEG identified as the most qualified proposer at a fair and reasonable price.

Consultant	Location	Proposed Fee
Timothy C. Best, CEG	Santa Cruz	\$61,780
Sherwood Design Engineers	San Francisco	\$304,695
Questa Engineering Corp	Point Richmond	\$222,752

PRIOR BOARD ACTION SUPPORTING THE PROJECT

10/21/2025 **PNR Meeting #4:** PNR selection of 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, beginning 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.

Agenda Packet: [20251021 - Agenda Packet - Planning and Natural Resources \(PNR\)](#)

Meeting Minutes: [20251021 - Minutes - Planning and Natural Resources \(PNR\)](#)

12/10/2025 **Board Meeting:** Board approval of PNR's recommendation to proceed with improvements to the Miller Point parking area to serve as the new staging area for this area of the Preserve, related trailhead amenities on the Beatty property, construction of a trail connection and loop, and funding contributions for the Newt Passage Project.

Agenda Packet: [20251210 – Agenda Packet – Board of Directors \(BOD\) - R-25-168](#)

Meeting Minutes: [20251210 – Meeting Minutes – Board of Directors \(BOD\)](#)

02/25/2026 **Board Meeting:** Board approval of an Award of Contract to LSA Associates, Inc., for Environmental Review and Permitting Services for the Beatty Parking and Trail Connections Project at Sierra Azul Open Space Preserve.

Agenda Packet: [20260225 - Agenda Packet - Board of Directors \(BOD\) - R-26-22](#)

Meeting Minutes: [20260225 - Minutes - Board of Directors \(BOD\)](#)

PUBLIC NOTICE

Public notice was provided as required by the Brown Act. Public email notices were also sent to the Sierra Azul Open Space Preserve and hiking, biking, and equestrian interested parties lists.

CEQA COMPLIANCE

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

NEXT STEPS

If approved, the General Manager will execute a contract with Timothy C. Best, CEG. Trail Design and Engineering for Beatty Trail Project is anticipated to begin in Fiscal Year 2027.

Attachment

1. Map of Proposed Alignment

Responsible Department Head:

Michael Gorman, Land Stewardship & Trails Manager

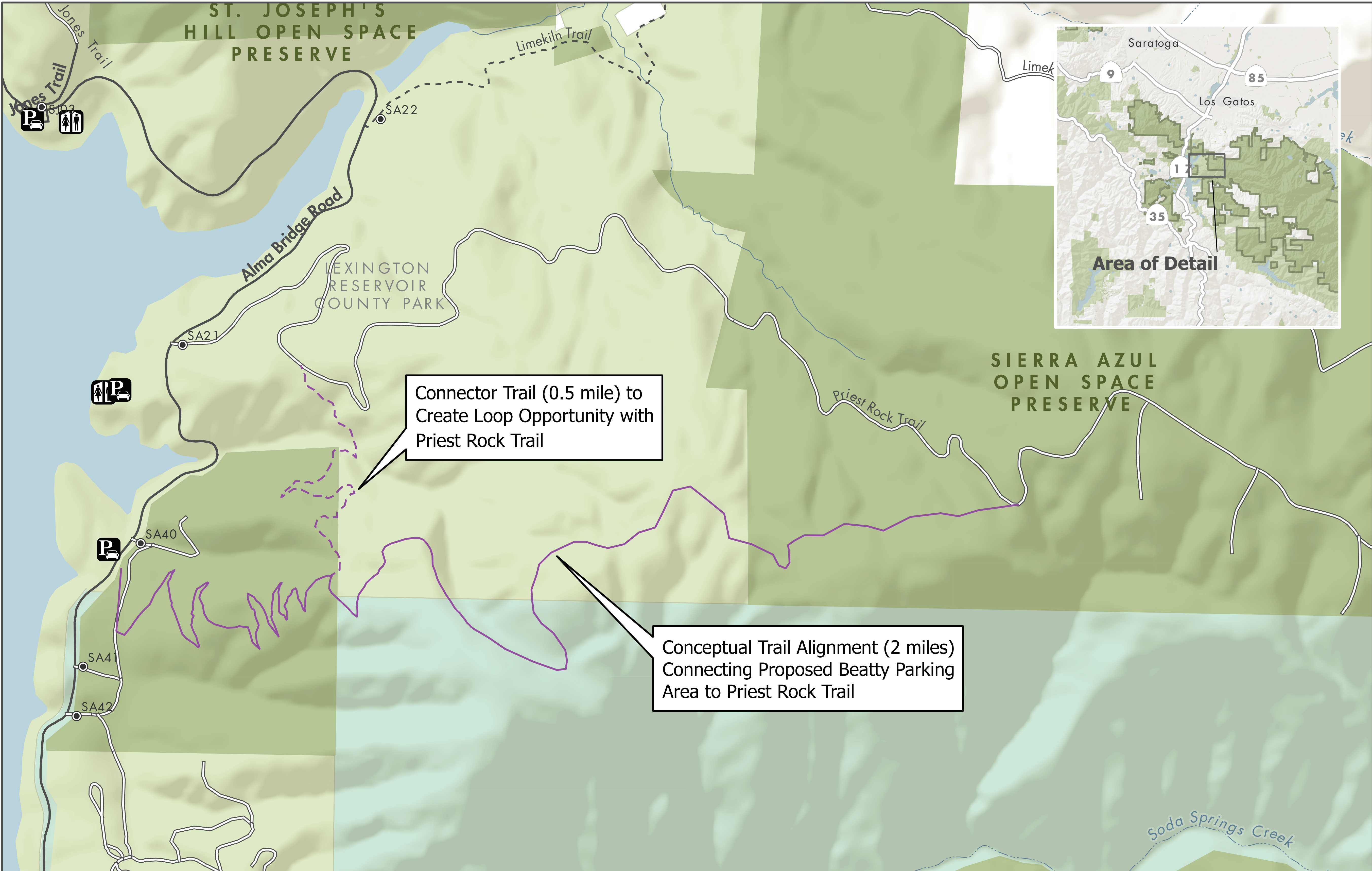
Prepared by:

Benjamin Talavera, Management Analyst II, Land Stewardship & Trails Department

Contact person:

Bryan Apple, Capital Projects Field Manager, Land Stewardship & Trails Department

Path: C:\Projects\Sierra_Azul\Beatty\ParkingLotandTrail\MyProject\MyProject.aprx
Created By: bapple



Attachment 1 - Beatty Property Conceptual Trail Alignments

- Midpen preserves
- Santa Clara County Parks & Valley Water Lands
- San Jose Water Company Land
- Conceptual Trail Alignment - Four-foot width
- Connector Trail - Four-foot width

Midpeninsula Regional
Open Space District
(Midpen)
4/29/2026

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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.