



Midpeninsula Regional  
Open Space District

R-23-112  
Meeting 23-29  
October 11, 2023

## AGENDA ITEM 6

### AGENDA ITEM

Award of Contract for Design and Engineering Services for the Purisima-to-the-Sea Parking Area Project

### GENERAL MANAGER'S RECOMMENDATIONS

1. Award a contract to CSW/ST2 of Redwood City, California, to complete the design, engineering, permitting, and construction administration for the Purisima-to-the-Sea Parking Area Project for a not-to-exceed base contract amount of \$356,913.
2. Authorize a 15% contingency of \$53,537 to cover unforeseen tasks beyond the current scope.
3. Authorize a separate contract allowance of \$40,000 for additional traffic design, engineering, and permitting support to avoid potential implementation delays, if needed, bringing the total not-to-exceed contract amount to \$450,450.

### SUMMARY

The Purisima-to-the-Sea Parking Area (Project) is a key component of the larger Purisima-to-the-Sea Trail (Trail) project. The Trail will be an approximately 15-mile regional trail connecting Purisima Creek Redwoods Open Space Preserve (Preserve) to the San Mateo County coast, creating a critical east-west link in the regional trail network from the Bay Area Ridge Trail to the California Coastal Trail. Completion of the Trail is a Measure AA priority under Portfolio #03: *Purisima Creek Redwoods, Purisima-to-the-Sea Trail, Watershed Protection and Conservation Grazing*. The design and scope of the Project is based on the preferred design concepts from the Feasibility Study (Study) presented to the Board of Directors (Board) on May 24, 2023 (R-23-52). The selected consultant will complete the design, obtain permits, support the CEQA analysis, and provide construction administration. A request for proposals/qualifications (RFPQ) was issued on July 27, 2023, with three firms submitting proposals on August 8, 2023. Based on the results of the RFPQ, the General Manager recommends awarding a contract to CSW/ST2 (Consultant) for a base amount of \$356,913 and authorizing at 15% contingency of \$53,537 to cover unforeseen tasks beyond the current scope that may arise throughout this multi-year contract. The General Manager also recommends authorizing an allowance of \$40,000 for additional technical expertise, bringing the total not-to-exceed contract amount to \$450,450. The adopted Fiscal Year 2023-24 (FY24) project budget is insufficient to cover the recommended action and expenditures through the end of the fiscal year. A budget adjustment during a quarterly review will be proposed to shift available unspent funds from other projects.

## DISCUSSION

In 2020, the Midpeninsula Regional Open Space District (District) initiated the Purisima-to-the-Sea Trail and Parking Feasibility Study to identify a new regional trail alignment between Purisima Creek Redwoods Open Space Preserve and the existing Cowell-Purisima Coastal Trail, as well as a new public access trailhead and parking area. The study completed a series of analyses and technical studies, concluding in May 2023 with a recommended trail alignment, roadway crossings, connector trails, and parking area design. The 10-acre parking area project site is fallow farmland located along Verde Road, south of Half Moon Bay in unincorporated San Mateo County. Located within the California Coastal Zone, Highway 1 Scenic Corridor and the District's Coastside Protection Area, the Project must comply with the San Mateo County Local Coastal Program, the District's Coastal Service Plan and Environmental Impact Report, and District's Resource Management Policies.

### *Project Program*

The Project includes two key program components: Verde Road Parking Area and North Connector Trails (i.e., trail connections from the parking area to the Coastal Trail). The timing for each program component is expected to differ, with the Parking Area prioritized to coincide with the implementation of the Purisima-to-the-Sea Trail. While important to other regional trails, the North Connector Trails are not critical to the Purisima-to-the-Sea Trail and are therefore scoped through 65% design development with the expectation that final completion will be led by other project partners since its implementation would occur on lands not owned by the District.

The two programs include the following design elements:

Verde Road Parking Area: The Verde Road Parking Area proposes approximately 70 general vehicle spaces, 35 priority spaces (including ADA-accessible spaces), and 6 equestrian / shuttle / large vehicle spaces. It includes additional amenities such as an entry kiosk, a prefabricated vault restroom, stormwater treatment, bus shelter, bicycle parking, nature education area, coastal overlook, and trailhead sign boards. Refer to pg. 5 of Attachment 2 for a detailed map. The Parking Area also includes a short connector trail (Parking Connector Trail) and an on-grade multi-use crossing of Verde Road (Verde South Crossing) to connect to the Purisima-to-the-Sea Trail. Refer to pg. 4 of Attachment 2 for a detailed map.

North Connector Trails: The North Connector Trails will provide a connection to the Cowell Purisima Trailhead via the Peninsula Open Space Trust (POST) Easement Trail and an on-grade pedestrian and bicycle crossing at both Highway 1 and Verde Road (Verde North Crossing). Refer to pg. 1 of Attachment 2 for a detailed map.

### *Contract Scope of Work*

The Consultant team, which includes civil engineers, landscape architect, and surveyor, would undertake the following work under the recommended consultant contract:

Reviewing Existing Information/ Site Assessment: The Consultant will complete a site visit and review existing documents regarding traffic studies and agency collaboration. Attend meetings with Caltrans and California Highway Patrol as well as with the San Mateo County Planning

Department to establish the Coastal Development Permit and encroachment permit paths. Jurisdictional agency coordination also includes establishing a basis for San Mateo's Local Coastal Program (LCP) policies. Consultant will provide a boundary and topographic survey to establish the base for design work and ensure compliance with permitting.

35% Conceptual Design: The Consultant will refine the design to reflect the rural/agrarian character of the area, as deemed important by stakeholders during the engagement process. Plans, sections, elevations, and renderings by the Consultant will convey the intent of the design for communications with stakeholders. Meetings with the District and jurisdictional agencies such as Caltrans and San Mateo Public Works will continue in this phase. The documented 35% conceptual design will have consensus among stakeholders and serve as a basis for estimating project costs.

65% Design Development: The Consultant will prepare 65% designs and provide continued coordination with jurisdictional agencies to facilitate the permitting process. The plans and technical specifications provided by the Consultant will inform CEQA review and be used to update the cost estimate.

Coastal Development Permitting: The Consultant will prepare documentation for and obtain the Coastal Development Permit through San Mateo County Planning Department.

Additional Permitting, Final Plans and Technical Specifications: The Consultant will apply for and obtain building permits, encroachment permits, and storm water protection plan (SWPPP) approval with the 95% plans and technical specifications. Pending plan check comments, the Consultant will complete 100% plans and technical specifications to prepare for bids. The Project's cost estimate will be further revised in this phase.

Bidding, Construction Administration and Project Closeout: The Consultant will provide support during bidding and construction administration, ensuring successful project implementation and compliance with contract documents and permits.

### ***Consultant Selection***

On July 27, 2023, staff issued a request for proposals/qualifications (RFPQ) via Periscope, posted the RFPQ on the District's website, and send direct emails to a list of qualified firms. A pre-proposal site tour was held on August 8, 2023, attended by representatives from 7 firms. The following 3 firms submitted proposals by the August 23, 2023 deadline.

<b>Firm</b>	<b>Location</b>	<b>Proposed Fee</b>
SWCA Environmental	Half Moon Bay	\$385,107
CSW/ST2	Redwood City	\$356,913
PGA	Oakland	\$791,057

The proposals were evaluated using evaluation criteria outlined in the RFPQ, including quality of the proposal, implementation approach, and implementation expertise. A consultant selection panel comprised of staff from Planning, Land & Facilities, and Engineering & Construction narrowed down the selection to the SWCA and CSW/ST2 teams, whose proposals reflected an understanding of the project scope and whose fees were within the range of the budget for this work. Interviews were held with those teams on September 6, 2023, followed by reference

checks on September 8, 2023. The panel deemed CSW/ST2 as the most qualified and best suited for the project at a fair and reasonable price. CSW/ST2 is well positioned for success with recent relevant experience at the Tunitas Creek County Beach Park and the Miranda Pedestrian Bridge, Trail, and Seawall Restoration. Both projects highlight their experience working in the rural agrarian environment of the unincorporated San Mateo County coastside. Both examples have similar constraints and permitting requirements as the District’s Project.

***Contingency and Allowance***

The recommended 15% contingency requested herein supports unforeseen tasks beyond the current scope that may arise during a multi-year contract. For example, there may be additional requests and policy changes related to the LCP, CDP, San Mateo County C.3, and the Architectural and Transportation Barriers Compliance Board. Ongoing coordination with the public, neighbors, stakeholders and partners may require additional time, exhibits, meetings and considerations.

The recommended \$40,000 allowance would set aside funding for additional technical expertise to support the design process due to topographic, geotechnical, and other site-specific considerations. The complexities of the project may require additional analysis, technical reports, and exhibits from geotechnical, structural, and electrical consultants. For example, additional traffic analyses may be required by Caltrans to permit the on-grade crossings and/or to obtain the Coastal Development Permit. Expansive soils on the site complicate C.3 compliance and subsurface design specifications, potentially requiring additional technical support after the design development phase.

**FISCAL IMPACT**

The FY24 adopted budget includes \$151,056 for the Purisima-to-the Sea Parking project MAA03-009. The project budget is insufficient to cover the recommended action and expenditures through the end of the fiscal year. A budget adjustment during a quarterly review is planned that will shift unspent funds from other projects into this project budget to address the funding gap. Funds for future year expenditures will be recommended in future fiscal year budgets as a part of the annual Budget and Action Plan process.

<b>Purisima-to-the Sea Parking MAA03-009</b>	<b>Prior Year Actuals</b>	<b>FY24 Adopted</b>	<b>FY25 Projected</b>	<b>FY26 Projected</b>	<b>Estimated Future Years</b>	<b>TOTAL</b>
<b>Total Budget (Fund 30):</b>	<b>\$0</b>	<b>\$151,056</b>	<b>\$182,726</b>	<b>\$130,068</b>	<b>\$4,168,000</b>	<b>\$4,631,850</b>
Spent-to-Date (as of 09/20/23):	\$0	(\$252)	\$0	\$0	\$0	(\$252)
Encumbrances:	\$0	\$0	\$0	\$0	\$0	\$0
CSW/ST2 Contract:	\$0	(\$200,501)	(\$73,163)	(\$63,366)	(\$19,883)	(\$356,913)
15% Contingency:	\$0	(\$13,384)	(\$13,384)	(\$13,384)	(\$13,385)	(\$53,537)
Allowance:	\$0	\$0	(\$13,333)	(\$13,333)	(\$13,334)	(\$40,000)
<b>Budget Remaining (Proposed):</b>	<b>\$0</b>	<b>(\$63,081)</b>	<b>\$82,846</b>	<b>\$39,985</b>	<b>\$4,121,398</b>	<b>\$4,181,148</b>

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.

<b>MAA03 Purisima Creek Redwoods — Purisima-to-the-Sea Trail, Watershed Protection and Conservation Grazing Portfolio Allocation:</b>	<b>\$13,965,920</b>
Grant Income (through FY27):	\$318,312
Interest Income Allocation:	\$450,000
<b>Total Portfolio Allocation:</b>	<b>\$14,734,232</b>
Life-to-Date Spent (as of 09/20/23):	(\$8,222,894)
Encumbrances:	(\$11,537)
Remaining FY24 Project Budgets:	(\$634,793)
Future MAA03 project costs (projected through FY27):	(\$7,162,480)
<b>Total Portfolio Expenditures:</b>	<b>(\$16,031,704)</b>
<b>Portfolio Balance Remaining (Proposed):</b>	<b>(\$1,297,472)</b>

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

<b>MAA03 Purisima Creek Redwoods — Purisima-to-the-Sea Trail, Watershed Protection and Conservation Grazing Portfolio Allocation:</b>	<b>\$13,965,920</b>
Grant Income (through FY27):	\$318,312
Interest Income Allocation:	\$450,000
<b>Total Portfolio Allocation:</b>	<b>\$14,734,232</b>
Projected Project Expenditures (life of project):	
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)
<b>Total Portfolio Expenditures:</b>	<b>(\$16,031,704)</b>
<b>Portfolio Balance Remaining (Proposed):</b>	<b>(\$1,297,472)</b>

## PRIOR BOARD AND COMMITTEE REVIEW

**October 28, 2020 Board Meeting:** Proposed purchase of an undivided 54% interest in the Peninsula Open Space Trust (POST) South Cowell Property, located at 1000 Verde Road, Half Moon Bay, in unincorporated San Mateo County, as an addition to Purisima Creek Redwoods Open Space Preserve ([R-20-122](#), [meeting minutes](#))

**December 1, 2021 Special Board Meeting:** Purisima-to-the-Sea Regional Trail and Parking Area Feasibility Study – Opportunities and Constraints Analysis and Project Vision and Goals ([R-21-157](#), [meeting minutes](#))

**December 15, 2021 Board Meeting:** Purisima-to-the-Sea Regional Trail and Parking Area

Project Vision and Goals ([R-21-174](#), [meeting minutes](#))

**March 15, 2022 PNR Committee Meeting:** Preliminary Findings from the Purisima Creek Preserve Multimodal Access Project ([R-22-38](#), [meeting minutes](#))

**August 2, 2022 PNR Meeting:** Proposed Transportation Demand Management Strategies and Preliminary Recommendations from the Purisima Creek Preserve Multimodal Access Project ([R-22-87](#), [meeting minutes](#))

**October 11, 2022 PNR Committee Meeting:** Purisima-to-the-Sea Trail and Parking Area Feasibility Study – Trail Alignment Options and Parking Area Conceptual Design Alternatives ([R-22-111](#), [meeting minutes](#))

**November 9, 2022 Board Meeting:** Affirmation of the Findings and Recommendations of the Purisima Multimodal Access and Transportation Demand Management Study Report ([R-22-123](#), [meeting minutes](#))

**April 12, 2023 Board Meeting:** Proposed Purchase of a Remaining 33% Undivided Interest in the 611.7-acre South Cowell Property from Peninsula Open Space Trust, which is located at 1000 Verde Road, Half Moon Bay, in unincorporated San Mateo County, as an addition to Purisima Creek Redwoods Open Space Preserve ([R-23-40](#)).

**May 24, 2023 Board Meeting:** Purisima-to-the-Sea Trail and Parking Area Feasibility Study, Preferred Trail Alignment and Parking Area Conceptual Design ([R-23-52](#), [meeting minutes](#))

**June 14, 2023:** Closure of completed portfolios MAA18 and MAA23 and reallocation of the remaining portfolio funds to MAA03 ([R-23-67](#), [meeting minutes](#))

## **PUBLIC NOTICE**

Public notice was provided as required by the Brown Act. In addition, postcards were sent to project area neighbors within the Coastal Service Area and public email notices were sent to interested parties of the Preserve and hiking, biking, equestrian, accessibility, Regional Trails, and Coastal interested parties.

## **CEQA COMPLIANCE**

The award of contract for design work and engineering services is not a project under CEQA. The environmental review of the project being designed and engineered, including the Trail Alignment, Connectors Trails, Trail Crossings, and the Conceptual Parking Area Design, will occur as part of the Purisima Comprehensive Use and Management Plan California Environmental Quality Act (CEQA) document. This contract's design work is necessary to inform the environmental review process by providing project details to conduct an adequate analysis of the potential environmental impacts associated with construction and finished project not included in this scope of work.

## NEXT STEPS

Following Board approval, the General Manager will execute a contract with CSW/ST2 to begin the design, construction documentation and permitting work for the Project.

### Attachments

1. Regional Context Map
2. Preferred Conceptual Design Options

### Responsible Department Head:

Jason Lin, Engineering & Construction

### Prepared by:

Alex Harker, Capital Project Manager II, Construction & Engineering

### Contact person:

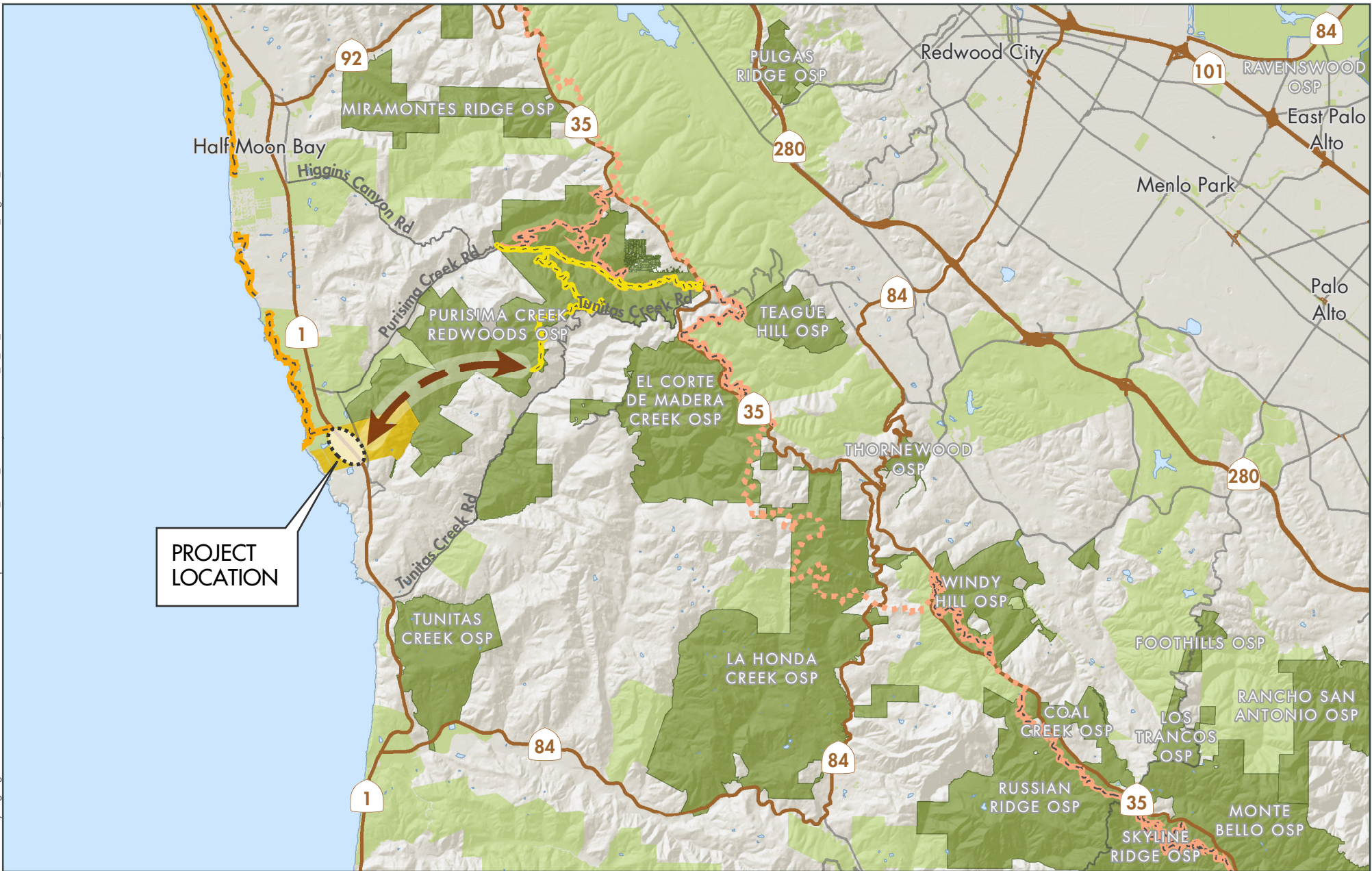
Scott Reeves, Senior Capital Project Manager, Construction & Engineering

### Graphics prepared by:

Anna Costanza, GIS Technician, IST Department

Bryan Apple, Capital Projects Field Manager, Land and Facilities Department

SWCA Environmental Consultants



### Attachment 1 Regional Map

- Midpen preserves
- Other protected lands
- Private property
- Purisima-to-the-Sea Conceptual Trail
- Existing Purisima-to-Sea Trail
- Cowell-Purisima Trail & Coastal Trail
- Existing Bay Area Ridge Trail
- Proposed Bay Area Ridge Trail

Midpeninsula Regional  
 Open Space District  
 (Midpen)  
 09/20/2023

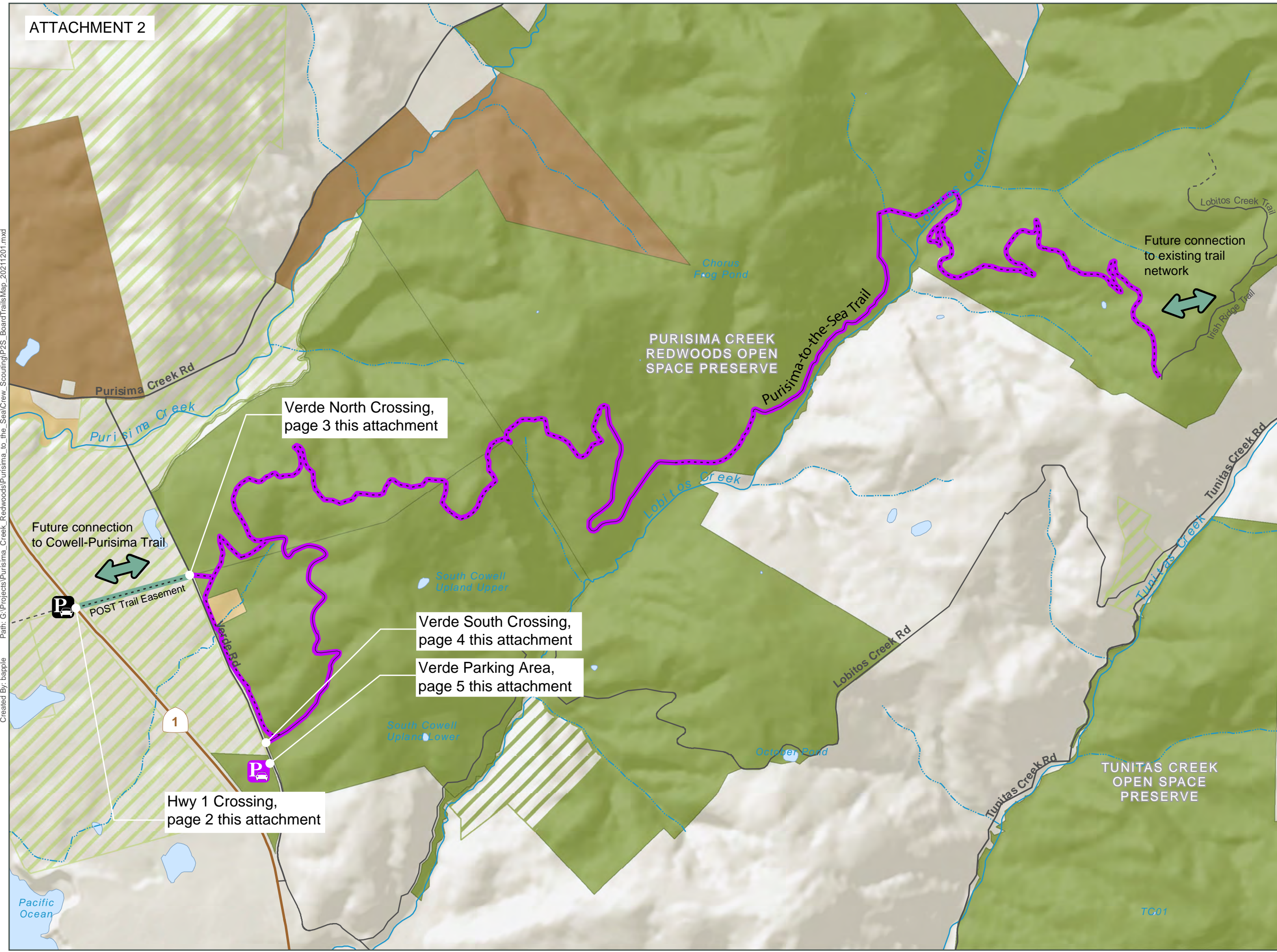


While the District strives to use the best available digital data, these data do not represent a legal survey and are merely a graphic illustration of geographic features.





Path: G:\Projects\Purisima\_Creek\_Redwoods\Purisima\_to\_the\_Sea\Crew\_Scouting\P2S\_BoardTrailsMap\_20211201.mxd  
Created By: bappple



Verde North Crossing,  
page 3 this attachment

Verde South Crossing,  
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Verde Parking Area,  
page 5 this attachment

Hwy 1 Crossing,  
page 2 this attachment

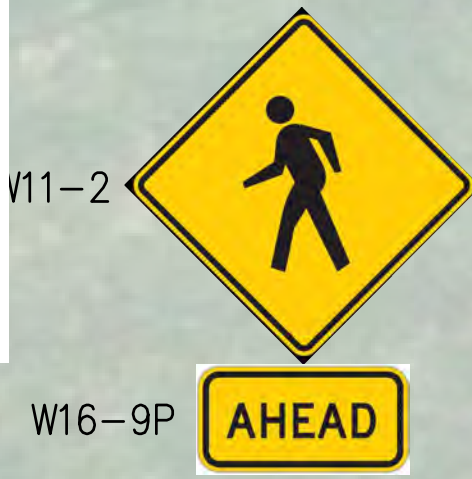
Future connection  
to existing trail  
network

Future connection  
to Cowell-Purisima Trail

**Purisima-to-the-Sea  
Trail Alignment**

- Proposed Purisima-to-the-Sea Trail Alignment
- POST Trail Easement
- Improve Existing Road/Trail
- New Trail Construction
- Proposed Parking Area
- Coastal Trail Parking Area
- Connection to Existing Trail

THIS PORTION OF THE PROJECT TO BE DESIGNED TO 65% ONLY.  
THIS PORTION OF THE PROJECT TO ACCOMMODATE HIKING / BIKING / ONLY IN ALIGNMENT WITH CALIFORNIA COASTAL TRAIL POLICY.



CABRILLO HIGHWAY STATE ROUTE 1



COWELL-PURISIMA COASTAL TRAILHEAD

MAINTAIN EXISTING CULVERT. EXTEND AS REQUIRED.

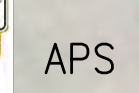


W11-2

RECTANGULAR RAPID FLASHING BEACON



W16-7P



APS

POST EASEMENT TRAIL TO BE DESIGNED TO 65% AND REQUIRES EASEMENT LOCATION.

GRADE TO DRAIN

PROVIDE BERM OR SIGNAGE TO DISCOURAGE CROSSING HERE



R1-5

BOB'S VEGETABLE STAND

W11-2

RECTANGULAR RAPID FLASHING BEACON

W16-7P

APS

YIELD LINE MARKING

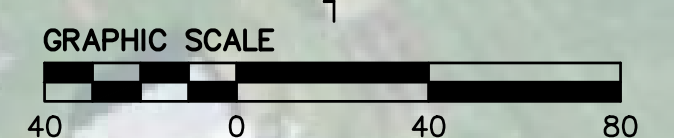
HIGHWAY 1 CROSSING TO BE DESIGNED TO 65% AND REQUIRES RIGHT OF WAY AND PROPERTY BOUNDARY LOCATION.



W11-2

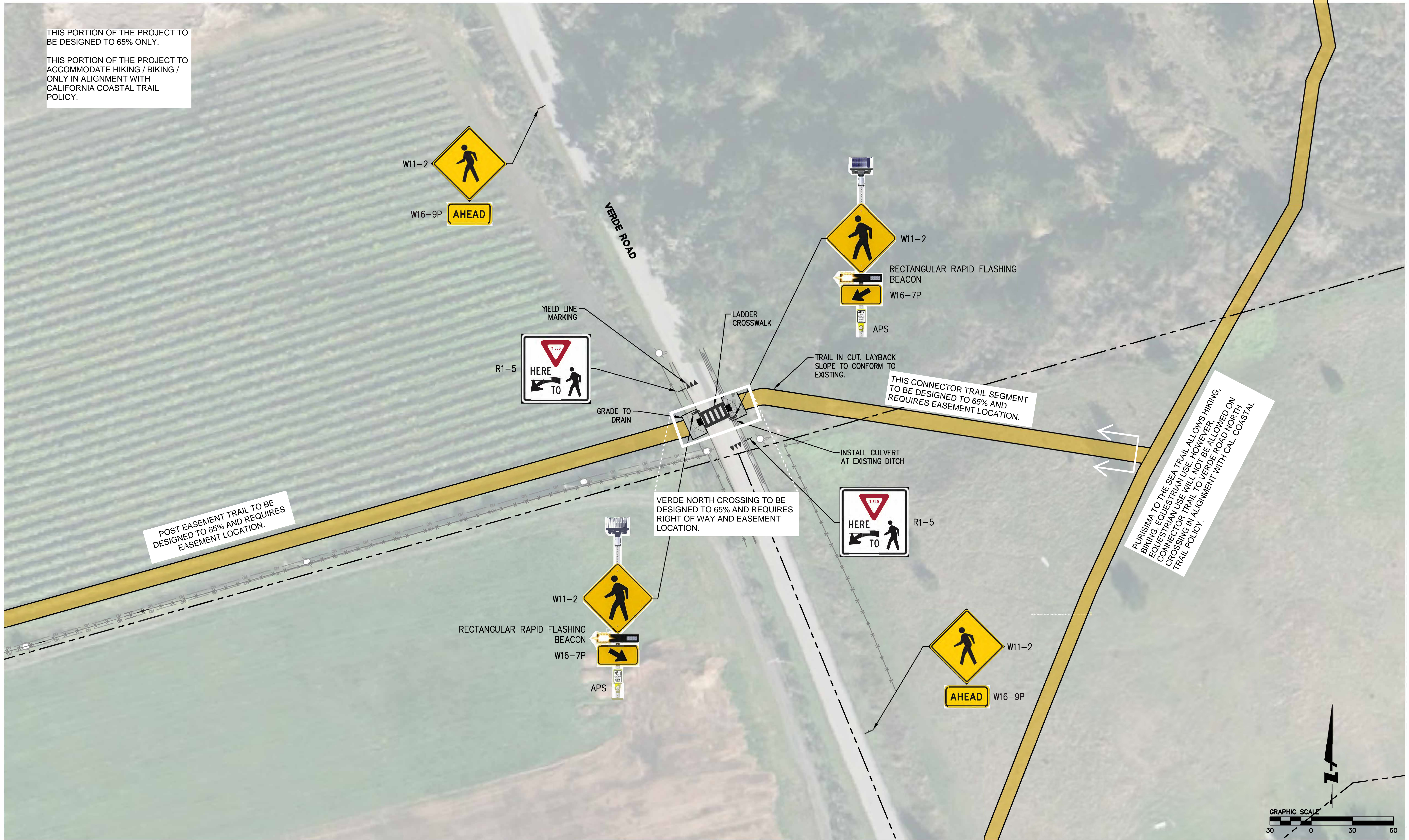
AHEAD

W16-9P



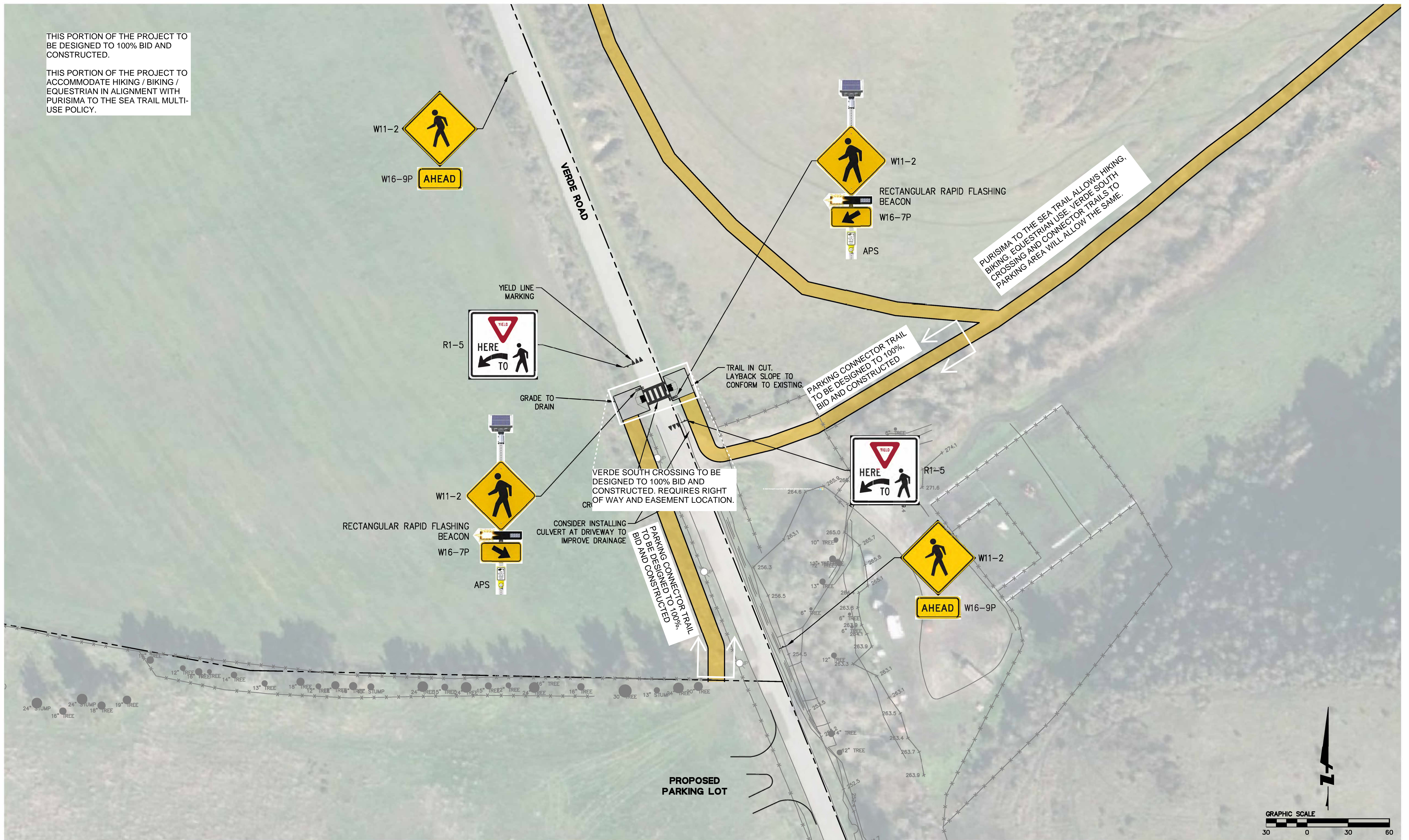
THIS PORTION OF THE PROJECT TO BE DESIGNED TO 65% ONLY.

THIS PORTION OF THE PROJECT TO ACCOMMODATE HIKING / BIKING / ONLY IN ALIGNMENT WITH CALIFORNIA COASTAL TRAIL POLICY.



THIS PORTION OF THE PROJECT TO BE DESIGNED TO 100% BID AND CONSTRUCTED.

THIS PORTION OF THE PROJECT TO ACCOMMODATE HIKING / BIKING / EQUESTRIAN IN ALIGNMENT WITH PURISIMA TO THE SEA TRAIL MULTI-USE POLICY.



# Purisima-to-the-Sea Parking Area & Trails Feasibility Study

Preferred Conceptual Design



THIS PORTION OF THE PROJECT TO BE DESIGNED TO 100% BID AND CONSTRUCTED.

THIS PORTION OF THE PROJECT TO ACCOMMODATE HIKING / BIKING / EQUESTRIAN IN ALIGNMENT WITH PURISIMA TO THE SEA TRAIL MULTI-USE POLICY.

VERDE SOUTH CROSSING AND PARKING CONNECTOR TRAIL TO BE DESIGNED TO 100% BID AND CONSTRUCTED. REQUIRES RIGHT OF WAY AND BOUNDARY LOCATION.

