



Midpeninsula Regional
Open Space District

PROCUREMENT AGENDA ITEM

R-26-52
Meeting 26-12
April 22, 2026

AGENDA ITEM

AGENDA ITEM 6

Award of Contract for Engineering Design and Construction Support Services for the Miramontes Crossing Replacement Project at Miramontes Ridge Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the General Manager to execute a contract with Biggs Cardosa Associates Inc., to provide engineering design and construction support services for the Miramontes Crossing Replacement Project for a not-to-exceed base contract amount of \$249,799.
2. Authorize an allowance in the amount of \$20,000 for additional technical studies if required by regulatory agencies to obtain jurisdictional permits.
3. Authorize a 10% contingency in the amount of \$24,980 for unforeseen tasks or construction support beyond the current scope, bringing the total not-to-exceed contract amount to \$294,779.

DISCUSSION

Midpeninsula Regional Open Space District (District) solicited proposals from prequalified consultants to provide engineering design and construction services for the Miramontes Crossing Replacement Project (Project) in Miramontes Ridge Open Space Preserve (Preserve). A structural investigation conducted in 2013 indicated that an existing vehicular bridge is underrated for bearing equipment weight. Although Miramontes Ridge Open Space Preserve is not currently open to the public, the vehicular bridge is along a key fire access route and used primarily for patrol access, vegetation management, PG&E, and equestrians boarding at the adjacent Madonna Creek Ranch. The District seeks to replace this existing underrated weight bridge to improve fire and operational access in the Preserve.

Consultant Scope of Work

The consultant team, led by a structural engineering firm, includes civil, geotechnical, hydraulic engineering subconsultants, as well as land surveyors, to perform the following tasks:

- Project management and coordination with the District
- Review existing information, conduct site investigations
- Prepare Hydrologic and Hydraulic Report
- Conduct Geotechnical Investigations and prepare report

- Perform Topographic Survey
- Prepare Basis of Design and Alternatives Report
- Develop Construction Documents, Specifications, Estimates, Environmental Impact Evaluation
- Bidding Support
- Construction Support
- Project Close Out

Contract Amount

The base contract amount covering the scope of work listed above is not-to-exceed \$249,790. Because detailed permitting requirements are unknown at this time, the General Manager recommends authorizing an allowance in the amount of \$20,000 to cover additional technical studies if required by the regulatory agencies for securing permits. In addition, the General Manager recommends a ten percent (10%) contingency in the amount of \$24,980 for unanticipated additional services, such as additional coordination with the environmental consultants or addressing unforeseen field conditions during construction.

BUDGET / FISCAL IMPACT

The current fiscal year budget for MAA01-009: Replace Bridge MRBR1 in Miramonte 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 #01 allocation, costs-to-date, projected life-to-date project expenditures and projected portfolio balance remaining.

Measure AA Portfolio 1: Miramontes Ridge — Gateway to the Coast Public Access, Stream Restoration and Agriculture Enhancement	
Portfolio Allocation:	\$27,774,000
Grant Income (through FY26):	\$738,925
Total Portfolio Allocation:	\$28,512,925
01-004 Remediation Plan and Ranch Debris Cleanup, Madonna Creek Ranch	\$(419,791)
01-005 Johnston Ranch Land Acquisition	\$(4,942,101)
01-006 Madonna Creek Habitat Enhancement, Water Supply and Bridge Replacement	\$(1,707,800)
01-007 Alves Property Open Space Acquisitions	\$(1,745)

01-008 Johnston Ranch Habitat and Agricultural Water Supply Improvements	\$(2,427,615)
01-009 Replace Bridge MRBR1 in Miramonte	\$(986,000)
Total Projected Expenditures (life of project):	\$(10,485,052)
Portfolio Balance Remaining (proposed):	\$18,027,873

PROCUREMENT PROCESS AND SELECTION

On February 13, 2026, staff issued a Request for Proposals utilizing Engineering and Construction Department's prequalification list and performed outreach to the prequalified firms. Evaluation criteria included quality of the proposal, understanding of the project site environment, and implementation approach. A mandatory pre-proposal site tour was held on February 26, 2026 with three (3) representatives in attendance. The District received two (2) proposals from the following firms by the March 16, 2026 deadline.

Consultant	Location	Proposed Fee
Biggs Cardosa Associates Inc	Oakland, CA	\$249,799
ZFA Structural Engineers	Redwood City, CA	\$329,359

After thorough review of the proposals by the selection committee, Biggs Cardosa Associates Inc., was deemed the most qualified and best suited for the project at a fair and reasonable price. Biggs Cardosa Associates Inc., has relevant experience working on similar crossing replacement projects and demonstrated a clear understanding of the project goals. Additionally, they have presented strategic implementation approaches for streamlining design and regulatory permitting.

PRIOR BOARD ACTION SUPPORTING THE PROJECT

No prior Board action was taken for this project.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

Award of contract for consulting services is not a project subject to CEQA. Retention of professional consultants will not result in a direct physical change to the environment [CEQA Guidelines Section 15060(c)(2)] and does not constitute Board approval of the proposed project or related proposed project elements. Potential environmental effects of the Project will be evaluated in accordance with CEQA prior to an award of contract for construction.

NEXT STEPS

Pending Board approval, the General Manager will execute a contract with Biggs Cardosa to begin design development services for the Miramontes Crossing Replacement Project at Miramontes Ridge Open Space Preserve.

Attachment(s)

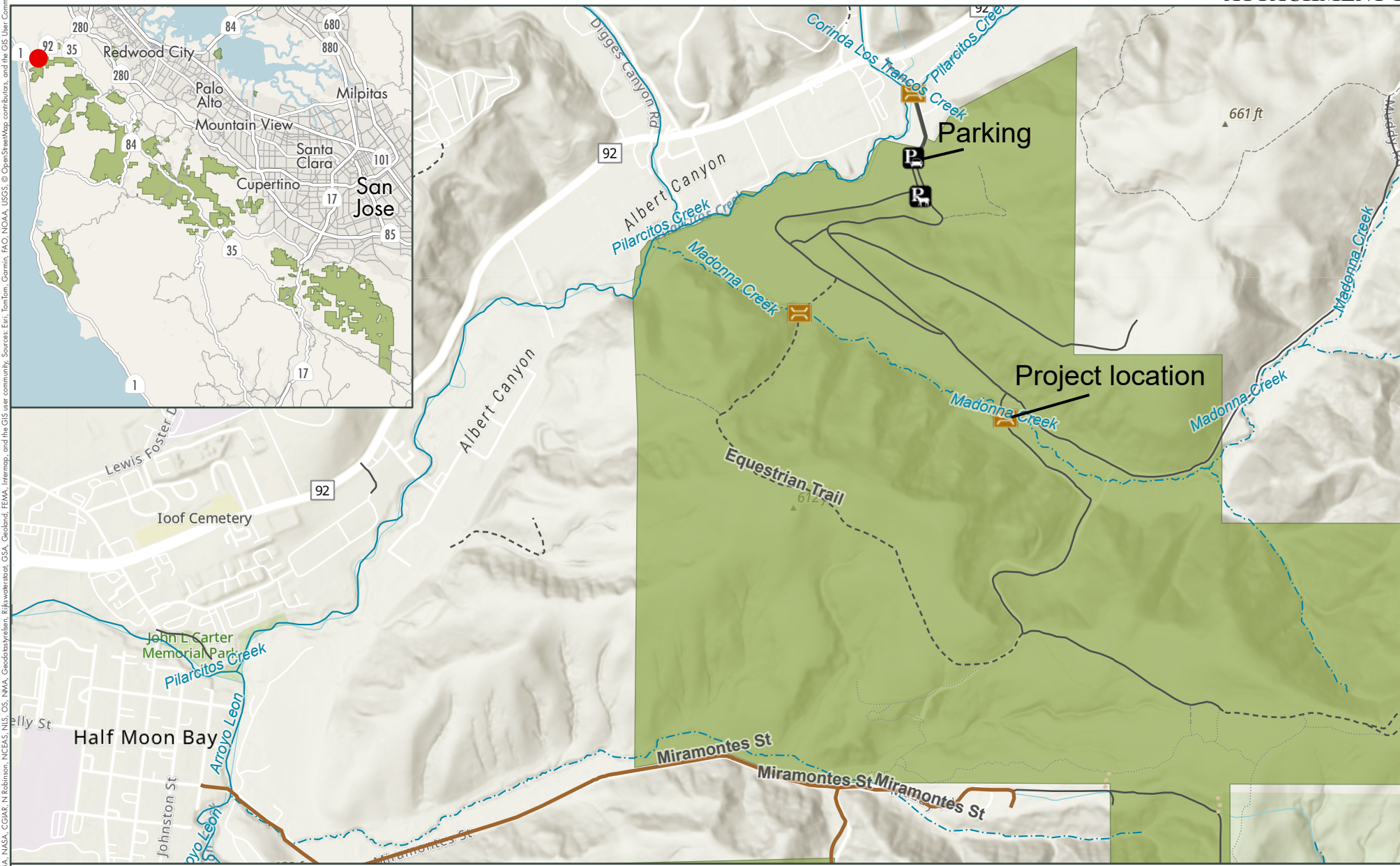
1. Miramontes Bridge Location Map
2. Miramontes Bridge Site Photos

Responsible Department Head:

Scott Reeves, Engineering & Construction Department Manager

Prepared by/Contact Person/Graphics prepared by:

Ivana Yeung, Capital Project Manager III, Engineering & Construction Department



Project location, Bridge 01, Miramontes Ridge

- | | | | |
|-------------------------|-------------------------|----------|--------------------------------|
| Stream | Bridge | --- | Trail |
| Perennial | Present | - - - - | Abandoned / Unmaintained Road |
| Intermittent | Trail | | Abandoned / Unmaintained Trail |
| Parking Location | Paved Road | Restored | Preserve Boundary |
| Lot | Unpaved All-Season Road | | |
| Equestrian | Unpaved Seasonal Road | | |

Midpeninsula Regional
Open Space District
4/9/2026



Data Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasystem, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community. Sources: Esri, TomTom, Garmin, PAC, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Miramontes Ridge Open Space Preserve

Miramontes Ridge Bridge 01

Project Photographs



Figure 1. Miramontes (Madonna) Bridge, facing west.



Figure 2, 3. Timbered supports and guard rails (addition by District staff). Creek bed with vegetation. Photograph taken in September 2025.



Figure 4. Log supported deck; non-existent footing, eastern end.



Figure 5. Log girders and stringers; non-existent footing, western end.



Figure 6. Detail: deck separating from girder.



Figure 7. Detail: Log stringers deteriorating.