



Midpeninsula Regional
Open Space District

PROCUREMENT AGENDA ITEM

R-26-74
Meeting 26-15
May 27, 2026

AGENDA ITEM 6

AGENDA ITEM

Contract Amendment with BKF Engineers for the Bear Creek Redwoods North Parking Area Project in Bear Creek Redwoods Open Space Preserve

GENERAL MANAGER'S RECOMMENDATION

Authorize the General Manager to execute a contract amendment in the amount of \$57,453 with BKF Engineers of Redwood City, California to provide additional design, engineering, permitting and construction administration services for the Bear Creek Redwoods North Parking Area Project, bringing the contract total to a new not-to-exceed total amount of \$300,796.

DISCUSSION

On April 4, 2024, the Midpeninsula Regional Open Space Board of Directors (Board) awarded a contract to BKF Engineers for design and engineering services for Bear Creek Redwoods North Parking Area Project (Project) ([R-24-29](#), [Meeting Minutes](#)). The Project includes a parking area with 44 standard vehicle spaces and 6 equestrian trailer spaces. Additional project elements include accessible pedestrian circulation, an accessible restroom facility, and a new trailhead connection to a future easy access loop trail constructed by Land & Trail crews. BKF completed the design and the Project went through the bidding process successfully. On April 22, 2026, the Board awarded the construction contract to Joseph J. Albanese, Inc., (R-26-43, minutes), with construction anticipated to be completed by the end of 2026 and the parking area be opened to the public in early 2027. The original project contingency funds have been exhausted largely due to late-stage design changes that required additional studies and drawing updates.

In addition to design changes, the permitting process with Santa Clara County has required additional effort beyond the original scope. The County has conducted multiple rounds of plan check review for building permits, whereas the original contract with BKF had accounted for only one. Additional reviews required BKF to revise the construction documents and, in some instances, create additional design exhibits. The additional review cycles also extended the duration of the permitting process and consequently increased time spent on project management, including ongoing coordination with the District and subconsultant team. This amendment compensates BKF for the additional work associated with the building permit process.

Additionally, this amendment increases the construction administration budget for the design team, which includes BKF Civil Engineers as the prime consultant, and their subconsultants

Zander Westbrook Landscape Architects and ZFA Structural Engineers. The original construction administration budget was established early in the project, before the design was fully developed and the team had a clear picture of the level of construction oversight would require. As the design matured and the complexity of the project became better understood, it became evident that the original budgets were insufficient to carry the project through to successful closeout.

BUDGET / FISCAL IMPACT

The current fiscal year budget for project MAA21-013 Bear Creek Redwoods North Parking Area 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 21: Bear Creek Redwoods — Public Recreation and Interpretive Projects allocation, costs-to-date, projected life-to-date project expenditures and projected portfolio balance remaining.

MAA Portfolio 21: Bear Creek Redwoods — Public Recreation and Interpretive Projects	
*Projected Portfolio Allocation:	\$27,103,212
Grant Income (through FY29):	\$5,061,090
Unfunded:	\$1,858,784
Interest Income:	\$2,709,065
Total Portfolio Allocation:	\$36,732,151
**Projected Expenditures (Life of Project):	
21-001 Moody Gulch Fence & Gate Improvements	(\$847)
21-004 Bear Creek Stables	(\$9,732,181)
21-005 Bear Creek Redwoods Public Access	(\$5,548,003)
21-006 Bear Creek Redwoods - Alma College Cultural Landscape Rehabilitation	(\$5,556,378)
21-007 Bear Creek Redwoods Preserve Plan Invasive Weed Treatment	(\$1,681,371)
21-008 Bear Creek Redwoods Ponds Restoration and Water Rights	(\$681,517)
21-009 Bear Creek Redwoods Webb Creek Bridge	(\$487,492)
21-010 Bear Creek Redwoods Landfill Characterization and Remediation	(\$511,730)

21-011 Phase 2 Trail Improvements, Bear Creek Redwoods OSP	(\$6,542,470)
21-012 Bear Creek Redwood Tree Restoration	(\$90,915)
21-013 Bear Creek Redwoods North Parking Area	(\$4,045,121)
21-014 Phase 2 Multiuse Trail, Bear Creek Redwoods	(\$1,854,125)
Total Projected Expenditures:	(\$36,732,150)
Proposed Portfolio Amount Remaining:	\$1

* Includes a proposed MAA portfolio reallocation, anticipated for Board approval in June.

** Reflects the most current project expenditure estimates to be included in the FY27 Budget Book.

PROCUREMENT PROCESS AND SELECTION

On February 12, 2024, staff issued a RFPQ via Periscope and sent direct emails to a list of qualified firms. Mandatory pre-proposal site tours were held on February 22 and 26, 2024, attended by representatives from 6 firms. The following 4 teams submitted proposals by the March 8, 2024 deadline.

Firm	Location	Proposed Fee
Aliquot/John Northmore Roberts	Walnut Creek/Berkeley	\$239,283
BKF/Zander Westbrook	Redwood City/Oakland	\$194,211
CSW/ST2	Redwood City	\$295,111
Sherwood/PGA	Santa Cruz/Oakland	\$249,815

The proposals were evaluated using evaluation criteria outlined in the RFPQ, including quality of the proposal, implementation approach, implementation expertise and their design approach for creating a ‘sense of place’. Interviews were held with three teams on March 15, 2024. The panel deemed BKF/Zander Westbrook as the most qualified and best suited for the project at a fair and reasonable price.

PRIOR BOARD ACTION SUPPORTING THE PROJECT

September 28, 2016: The Board held a Public Hearing to Receive Comments on the Preserve Plan Draft EIR. ([R-16-117](#), [minutes](#))

January 25, 2017: The Board took the following actions regarding the Preserve Plan: Adoption of a Resolution Certifying the Final EIR, Making Certain Findings of Fact, Approving a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Plan, and Approving the Bear Creek Redwoods Preserve Plan, including the Bear Creek Stables Site Plan and the Alma College Cultural Landscape Rehabilitation Plan ([R-17-15](#), [minutes](#))

September 19, 2023: The Planning and Natural Resources Committee received a presentation on the North Parking Area and recommended forwarding both options to the full Board with preference for Alternative 2. ([R-23-141](#), [minutes](#))

January 24, 2024: The Board accepted a conceptual design to proceed into environmental review and design development. ([R-24-15](#), [minutes](#))

March 13, 2024: The Board conducted a study session to review and provide early feedback on the Parking Area Design Guidelines with the understanding that the Board-approved Guidelines would be incorporated into detailed design. ([R-24-36](#), [minutes](#))

April 24, 2024: The Board approved an award of contract to BKF engineers to complete the design, engineering, permitting, and construction administration for the North Parking Area. ([R-24-29](#), [minutes](#))

May 28, 2025: The Board received an FYI Memo documenting project design updates and how they refine and improve upon the original concept design. No action was taken. ([FYI Item](#), [minutes](#))

April 22, 2026- Board approved an award of contract to Joseph J. Albanese, Inc., to complete construction of the Bear Creek North Parking Area. ([R-26-43](#), [minutes](#))

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

The environmental impacts of the proposed Project were evaluated in an Addendum to the Bear Creek Redwoods Preserve Plan EIR, which was approved by Board Resolution on April 8th, 2026 ([R-26-43](#), [minutes](#)). The Addendum's environmental analysis revealed no substantial increase in the severity of previously identified impacts, and no new mitigation measures were required. Furthermore, none of the conditions described in Section 15162 and 15164 of the CEQA Guidelines required the preparation of a Subsequent Environmental Impact Report or Negative Declaration have occurred.

NEXT STEPS

If approved by the Board, a contract amendment will be executed with BKF Engineers for the additional services. District staff are in the pre-construction phase with Josheph J. Albanese, with mobilization and construction estimated to begin in the coming weeks.

Responsible Department Head:
Scott Reeves, Engineering & Construction

Prepared by/ Contact Person:
Alex Harker, Capital Project Manager III, Construction & Engineering