



Midpeninsula Regional
Open Space District

PROCUREMENT AGENDA ITEM

R-26-53
Meeting 26-12
April 22, 2026

AGENDA ITEM 7

AGENDA ITEM

Award of Construction Contract for the Bear Creek Redwoods Open Space Preserve North Parking Area

GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the General Manager to enter into a contract with Joseph J. Albanese, Inc., of Santa Clara, CA as the lowest responsible and responsive bidder for a not-to-exceed base amount of \$1,904,963.
2. Authorize the award of a Bid Alternate in the amount of \$88,825 for the installation of planting and \$21,000 for the use of Corten steel edging in lieu of aluminum edging, bringing the base contract amount to \$2,014,788.
3. Authorize a contingency of 20% in the amount of \$402,958 to be reserved for unanticipated issues, bringing the total-not-to-exceed contract amount to \$2,417,746.

DISCUSSION

The Bear Creek Redwoods Preserve Plan (Preserve Plan) was approved by the Midpeninsula Regional Open Space (District) Board of Directors (Board) on January 25, 2017 (Resolution No. 17-02). The Preserve Plan recommended construction of a new passenger vehicle and equestrian parking area at the north edge of the Preserve to address an anticipated increase in visitors as a result of the Phase II Trail Improvements. The Phase II Trail Improvements were completed and opened to the public in October 2024. On January 24, 2024, the Board reviewed and approved the conceptual plan for the Bear Creek Redwoods North Parking Area Project (Project) ([R-24-15](#), [Minutes](#)). Following approval, District entered into contract with BKF Engineers and Zander Westbrook Design (Consultant) to provide plans for permitting, bidding, and construction.

The Project is approximately 1.8 acres and includes 6 equestrian trailer parking spaces on permeable concrete, 44 vehicular parking spaces, an ingress/egress drive from Bear Creek Road supported by a soldier pile retaining wall, bioretention areas, stabilized decomposed granite pedestrian walkways and various trailhead amenities such as a two-stall vault restroom, signage, seating and bike racks. The Project builds in programmatic flexibility to repurpose one (1) or two (2) of the equestrian stalls with up to nine (9) angled standard parking stalls to support special events or repurpose two (2) parallel equestrian stalls for use by a shuttle or buses to support

specific group programs. Per 2025 California Green Building Code, the Project will have four Level 2 EV chargers installed and an additional four Level 2 EV charger capable spaces. Electrical connections to the EV spaces are part of this contract and installation of the chargers themselves and ongoing management will be part of a separate contract led by the Fleet & Facilities Department. The design of the Project is consistent with the *Staging/Parking Area and Trailhead Design Standard Guidelines* ([R-24-98](#), [Minutes](#)), as described previously in the FYI Memo provided to the Board at the meeting on May 28, 2025 ([FYI Item](#), [Meeting Minutes](#)).

Following a competitive public bid process, Joseph J Albanese was deemed the lowest responsible and responsive bidder. Planting was identified as an additive alternative to the scope of work, allowing flexibility to separate it into a future project phase if construction bids exceeded the available budget. Similarly, the base bid specified an aluminum edging for the stabilized decomposed granite pedestrian pathways, with Corten steel edging which is aesthetically preferable as an additive alternative. As the bid came in below budget, the General Manager recommends including the two additive alternatives in the contract with Joseph J. Albanese, Inc. Additionally, the General Manager recommends a 20% contingency for unforeseen conditions. The recommended contingency is slightly higher than the typical 15% due to the presence of clay soil within the project area. Encountering clay soils may require over excavation of the subgrade to meet geotechnical requirements. The amount of over excavation is unknown at this time and will be determined by a qualified geotechnical engineer during construction based on site conditions.

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 funds from VP21-005 (General Fund Capital) to MAA21-013 (Measure AA Capital) to cover this expenditure, now that this project is eligible for Measure AA reimbursement.
- 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.

Portfolio 21: Bear Creek Redwoods — Public Recreation and Interpretive Projects	
Portfolio Allocation:	\$17,478,000
Grant Income (through FY29):	\$5,061,090
Interest Income Allocation:	\$2,493,000
Fund 40 Allocation:	\$4,365,000
Total Portfolio Allocation:	\$29,397,090
Projected Expenditures (Life of Project):	
21-001 Moody Gulch Fence & Gate Improvements	(\$847)
21-004 Bear Creek Stables	(\$9,490,587)
21-005 Bear Creek Redwoods Public Access	(\$5,548,003)
21-006 Bear Creek Redwoods - Alma College Cultural Landscape Rehabilitation	(\$5,505,659)
21-007 Bear Creek Redwoods Preserve Plan Invasive Weed Treatment	(\$1,702,695)
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	(\$511,731)
21-011 Phase 2 Trail Improvements, Bear Creek Redwoods OSP	(\$5,320,192)
21-012 Bear Creek Redwood Tree Restoration	(\$90,915)
21-013 Bear Creek Redwoods North Parking Area*	(\$4,035,121)
Total Projected Expenditures:	(\$33,374,759)
Proposed Portfolio Amount Remaining: **	(\$3,977,669)

*Includes planned adjustment of funds from VP21-005 (General Fund Capital) to MAA21-013 (Measure AA Capital)

** This overage is expected to be partially addressed through a reallocation of funds from other portfolios, to be presented for Board approval in June 2026.

PROCUREMENT PROCESS AND SELECTION

On February 18, 2026, a Request for Bids (RFB) was issued via BidNet, released to San Francisco Builders Exchange, Builders' Exchange of Santa Clara and sent directly to qualified contractors. Legal notices were posted in the San Jose Mercury News, and a link to the solicitation was posted on the Midpeninsula Regional Open Space District (District) website. Two mandatory pre-bid site tours were held on March 3 and March 10, 2026, with 23 contractor representatives in attendance.

The District received and publicly opened bids on March 26, 2026. JJ Albanese, Inc., was determined to be the lowest responsible and responsive bidder. The detailed breakdown of bids received is as follows.

Contractor	Location	Total Base Bid	Percent Over/Under Cost Estimate of \$3,182,682
JJ Albanese, Inc.	Santa Clara	\$1,904,963.00	-40%
GradeTech, Inc.	Livermore	\$2,340,505.99	-26%
Graniterock	San Jose	\$2,663,997.50	-16%
Brannon Corporation	Morgan Hill	\$2,681,183.00	-16%
Granite Construction	Santa Clara	\$2,689,911.00	-15%
DACO Construction	San Jose	\$3,120,875.52	-2%
Azul Works, Inc.	San Francisco	\$3,230,068.00	1%

PRIOR BOARD ACTION SUPPORTING THE PROJECT

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

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

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

May 28, 2025: The Board received an FYI Memo documenting project design updates and conformance with District Design Standard Guidelines. ([FYI Item](#), [Meeting Minutes](#))

April 8, 2026: The Board adopted an Addendum to the Bear Creek Redwoods Preserve EIR for the Bear Creek Redwoods North Parking Lot Project. ([R-26-43](#), [Meeting Minutes](#); Attachment 3)

PUBLIC NOTICE

Public notice was provided as required by the Brown Act. Supplemental notifications were provided via email to individuals who opted in to the Bear Creek Redwoods preserve interested parties list.

CEQA COMPLIANCE

In accordance with the California Environmental Quality Act (CEQA), the environmental impacts of the proposed Project were evaluated in the Bear Creek Redwoods Preserve Plan EIR (certified by the Board in 2017) and in an Addendum to the Bear Creek Redwoods Preserve Plan

EIR, approved by Board Resolution on April 8, 2026 (Resolution No. 26-04). The Addendum's environmental analysis revealed no substantial increase in the severity of previously identified impacts, and none of the conditions occurred as described in Sections 15162 and 15164 of the CEQA Guidelines requiring preparation of a Subsequent Environmental Impact Report .

NEXT STEPS

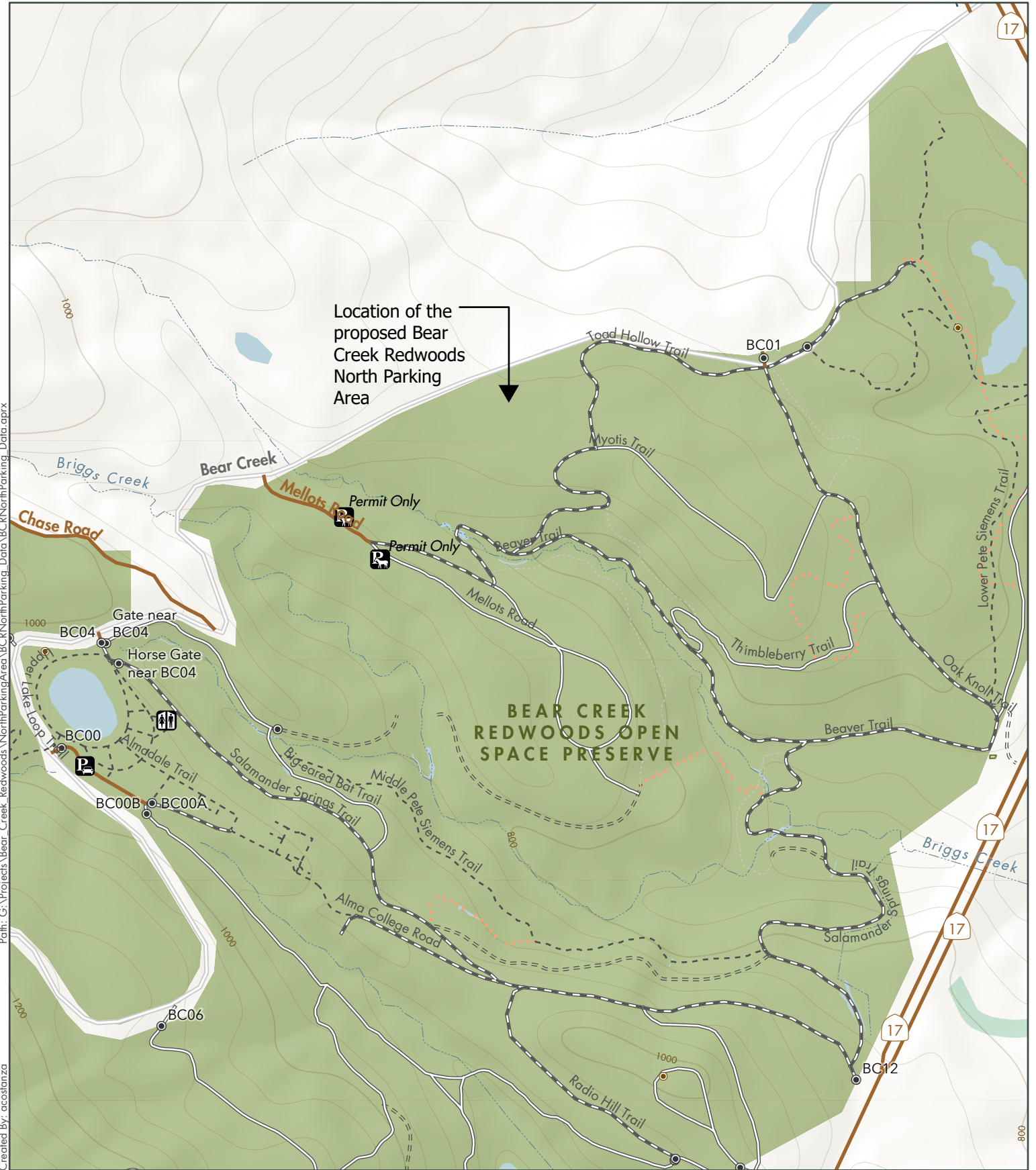
If approved, a contract for construction services will be executed with Joseph J Albanese, Inc. Work is scheduled to begin in May 2026 and completed by the end of December with the parking area opening to the public in early 2027.

Attachments

1. Location Map
2. Site Plan
3. Draft Meeting Minutes for April 8, 2026 Board Meeting

Responsible Department Head:
Scott Reeves, Engineering & Construction Department

Prepared by/contact person:
Alex Harker, Capital Project Manager III, Engineering & Construction Department



Path: G:\Projects\Bear_Creek_Redwoods\NorthParkingArea\BCRN\NorthParking_Data.aprx
Created By: acostanza

Bear Creek Redwoods North Parking Area Location Map

 Bear Creek Redwoods Open Space Preserve Extents

Midpeninsula Regional
Open Space District
(Midpen)
4/8/2026



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.



- ① Equestrian trailer parking spaces
- ② Equestrian trailer parking or shuttle stop
- ③ Trailhead and amenities
- ④ Vista point
- ⑤ Bioretention
- ⑥ Picnic seating
- ⑦ Retaining wall

Total standard parking spaces: 44
 Total equestrian parking spaces: 6
 Impervious area: 39,396 SF
 Trees to be removed: 14
 Retaining wall: 185 LF

Bear Creek North Parking Area

ATTACHMENT 2

May 28, 2025

Site Plan

NOT TO SCALE



Midpeninsula Regional
Open Space District

April 8, 2026
Board Meeting 26-10

SPECIAL AND REGULAR MEETING

BOARD OF DIRECTORS MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

Wednesday, April 8, 2026

*The Board of Directors conducted this meeting in accordance with
California Government Code section 54953.*

DRAFT MINUTES

SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE MIDPENINSULA REGIONAL OPEN SPACE DISTRICT – CLOSED SESSION

President Kersteen-Tucker called the special meeting of the Midpeninsula Regional Open Space District to order at 6:05 p.m.

ROLL CALL

Members Present: Jed Cyr, Craig Gleason, Karen Holman, Zoe Kersteen-Tucker, Yoriko Kishimoto, Margaret MacNiven, and Curt Riffle

Members Absent: Director MacNiven

Staff Present: General Manager Ana Ruiz, General Counsel Hilary Stevenson, Assistant General Manager Brian Malone, and District Clerk/Assistant to the General Manager Maria Soria

President Kersteen-Tucker announced that the public has the opportunity to comment on the agenda, and the opportunity to listen to this meeting through the internet or via telephone. This information can be found on the meeting agenda, which was physically posted at the District's Administrative Office, and on the District website.

1. **CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION**
 - A. **Significant exposure to litigation, Government Code Section 54956.9(d)(2):
(one potential case)**

Public comment period opened.

District Clerk/Assistant to the General Manager Maria Soria reported no public comments were submitted for the closed session.

Public comment period closed.

Director MacNiven joined the meeting at 6:06 p.m. using the “just cause” exemption due to illness.

The Board convened into closed session.

ADJOURNMENT

President Kersteen-Tucker adjourned the special meeting of the Board of Directors of the Midpeninsula Regional Open Space District at 6:59 p.m.

REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

President Kersteen-Tucker called the regular meeting of the Midpeninsula Regional Open Space District to order at 7:04 p.m.

ROLL CALL

Members Present: Jed Cyr, Craig Gleason, Karen Holman, Zoe Kersteen-Tucker, Yoriko Kishimoto, and Curt Riffle

Members Absent: Margaret MacNiven

Staff Present: General Manager Ana Ruiz, General Counsel Hilary Stevenson, Assistant General Manager Susanna Chan, Assistant General Manager Brian Malone, Chief Financial Officer/Director of Administrative Services Stefan Jaskulak, District Clerk/Assistant to the General Manager Maria Soria, Executive Assistant/Deputy District Clerk Shaylynn Nelson, Wildlife Ecologist III Matt Sharp Chaney, Land Stewardship and Trails Manager Michael Gorman, Senior Planner Jared Hart, Natural Resources Manager Kirk Lenington, Engineering & Construction Manager Scott Reeves

President Kersteen-Tucker announced that the public has the opportunity to comment on the agenda, and the opportunity to listen to this meeting through the internet or via telephone. This information can be found on the meeting agenda, which was physically posted at the District’s Administrative Office, and on the District website.

REPORT OUT OF CLOSED SESSION

President Kersteen-Tucker reported the Board met in closed session, and no reportable action was taken.

ORAL COMMUNICATIONS

Public comment period opened.

District Clerk Maria Soria reported there were no public speakers for this item.

Public comment period closed.

Director MacNiven joined the meeting at 7:05 p.m.

Director MacNiven announced that she is participating in the meeting via teleconference using the “just cause” exemption due to illness and disclosed that no one over the age of 18 years is present at her remote location.

ADOPTION OF AGENDA

Motion: Director Cyr moved, and Director Gleason seconded the motion to adopt the agenda.

ROLL CALL VOTE: 7-0-0

CONSENT CALENDAR

Director Holman pulled agenda item #4 *Addendum to the Bear Creek Redwoods Preserve Plan Environmental Impact Report for the Bear Creek Redwoods North Parking Lot Project.*

Public comment period opened.

Ms. Soria reported there were no public speakers for this item.

Public comment period closed.

Motion: Director Kishimoto moved, and Director MacNiven seconded the motion to approve Consent Calendar Items 1, 2, 3, and 5.

ROLL CALL VOTE: 7-0-0

1. **Approve the March 25, 2026 Board meeting minutes**
2. **Approve Claims Report**
3. **Report from the Bond Oversight Committee to the Board of Directors for the review period from July 1, 2024 to June 30, 2025 (R-26-42)**

Bond Oversight Committee’s Recommendation: The Bond Oversight Committee recommends that the Board of Directors accept this report.

4. **Addendum to the Bear Creek Redwoods Preserve Plan Environmental Impact Report for the Bear Creek Redwoods North Parking Lot Project. (R-26-43)**

General Manager’s Recommendation: Adopt a resolution approving an Addendum to the Bear Creek Redwoods Preserve Plan Environmental Impact Report (Resolution No. 17- 02) in conformance with the California Environmental Quality Act to address minor changes in the layout and footprint of the North Parking Area and the addition of an Easy-Access Trail.

Senior Planner Jared Hart presented. Natural Resources Manager Kirk Lenington, Engineering & Construction Manager Scott Reeves, General Manager Ana Ruiz, and General Counsel Hilary Stevenson assisted in answering questions.

Director Kishimoto commented that the mitigation measure that is written in the Preserve Plan states that a bird survey will be done no less than 14 days and no more than 30 days. She asked about clarifying the description of the mitigation measure to align with the District's current practice that surveys are done within a two-week period of the project starting.

Mr. Hart responded that a careful review of the EIR indicated that the mitigation measure as written is sufficient to reduce potential impacts to less than significant levels. Nonetheless, the contract with the consultant will state that the survey will be conducted in no less than 14 days.

Public comment period opened.

Shani Klienhaus, Santa Clara Valley Bird Alliance spoke against the item and urged the Board not to adopt the EIR addendum.

Dashiell Leeds, Sierra Club Loma Prieta Chapter Conservation Coordinator, asked the Board to consider not building a parking lot, trail, and other elements of the project during the nesting season.

Public comment period closed.

Director Holman commented that there is value in changing the mitigation in the EIR addendum to change the number of days for the mitigation period to no more than 14 days.

General Counsel Hilary Stevenson stated that the environmental analysis conducted as part of the addendum concluded that the minor changes to the project do not necessitate changes to the mitigation measures. Furthermore, the environmental analysis and addendum concluded that the mitigation measures already in place as part of the EIR sufficiently reduce potentially significant impacts to less than significant levels. She noted that the mitigation measure references pre-construction surveys, and it also contains a comprehensive description about what happens if active nests are found at any point during the project. She reaffirmed that the existing EIR indeed contains mitigation measures that reduce potential impacts to less than significant levels.

Director Kishimoto commented that the Board has heard from staff that 100% of the bird surveys would be done within a two-week period. She suggested that the Board could adopt the resolution that pertains to the addendum and also include a directive to staff that the bird surveys would be done within two weeks.

Ms. Stevenson stated that the addendum affirms that the mitigation measures identified in the EIR are those that would be required for the project and are sufficient for the purpose of mitigating potential environmental impacts. She added that, while the Board may choose to direct the General Manager to proceed as staff has described, any such direction would be a separate action that is not incorporated into the CEQA record.

President Kersteen-Tucker noted that the Board must balance natural resource protection with the mandate to fulfill Measure AA commitments and to provide public access. She explained that

this project is not different than any other project that navigates sensitive species. She expressed confidence in the care that staff provides to protect the natural resources when performing work.

Director Holman emphasized that adding a separate Board directive to complete bird nesting surveys within 14 days of starting this specific project will serve to record what staff already intends to do as part of their work.

Motion: Director Riffle moved, and Director Cyr seconded the motion to approve Consent Calendar agenda item # 4.

Director Holman commented that she would not be able to support the recommendation without a inclusion of a separate directive regarding the timing of the nesting surveys. She proposed a substitute motion to adopt a resolution approving an Addendum to the Bear Creek Redwoods Preserve Plan Environmental Impact Report (Resolution No. 17-02) in conformance with the California Environmental Quality Act to address minor changes in the layout and footprint of the North Parking Area and the addition of an Easy-Access Trail and a directive to staff to maintain the current practice of conducting bird nesting surveys no further out than 14 days from the project.

Director Riffle stated that he would not support the substitute motion, noting that staff have already explained their current practices. He questioned the need for an additional step for something already being implemented and expressed concern about setting a precedent for similar discussions on future projects.

Director Holman stated the purpose of including it in the motion is to create a record and to communicate to the public that the District's existing practice is even more conservative than the EIR mitigation measure, which was separately reviewed and deemed sufficient to reduce potential impacts to less than significant levels.

Motion: A substitute motion was moved by Director Holman and seconded by Director Kishimoto to adopt the General Manager's recommendation for agenda item #4 and separately add a directive to staff that bird surveys take place no further out than 14 days from the start of the project.

ROLL CALL VOTE: 4-3-0 (Motion Passed)

In Favor: Directors Gleason, Holman, Kersteen-Tucker, and Kishimoto

Opposed: Directors Cyr, MacNiven, and Riffle

5. Award of Contract for the Fremont Older House Re-Roofing Project in Fremont Older Open Space Preserve (R-26-44)

General Manager's Recommendations:

1. Award a contract to SAE Consulting Engineering of San Jose, CA for a base amount of \$170,000 plus a bid alternate amount of \$18,000, for a total not-to-exceed contract amount of \$188,000.
2. Authorize a 15% contingency in the amount of \$28,200 to be reserved for unanticipated issues, bringing the total not-to-exceed contract amount to \$216,200.

BOARD BUSINESS**6. Santa Cruz Kangaroo Rat Genetic Analysis Presentation (R-26-45)**

Wildlife Ecologist III Matt Sharp Chaney provided opening remarks and assisted with answering questions. Mark Statham, professor and professional researcher at the University of California, Davis, presented.

Public comment period opened.

Ms. Soria reported there were no public speakers for this item.

Public comment period closed.

No Board action required.

7. Wildland Fire Resiliency Program Oral Update from Land Stewardship & Trails

Land Stewardship and Trails Manager Michael Gorman, Management Analyst II Ben Talavera, Field Resource Specialist Chelsea Young, and Field Resource Specialist Christian Bonner, and Santa Clara Firesafe Council Chief Executive Officer Seth Schalet presented.

Director Riffle left the dais at 9:33 p.m. and returned at 9:35 p.m.

Public comment period opened.

Ms. Soria reported there were no public speakers for this item.

Public comment period closed.

No Board action required.

INFORMATIONAL REPORTS**A. Committee Reports**

Director Riffle reported on the March 31, 2026 Planning & Natural Resource Committee meeting.

B. Staff Reports

Chief Financial Officer/Director of Administrative Services Stefan Jaskulak provided an update of the Bond Oversight Committee's three vacancies terms that will expire in June 2026.

General Manager Ana Ruiz provide an update of the District's Staff Assembly held April 1, 2026.

C. Director Reports

Director Gleason reported that he attended the Stevens Creek Watershed Summit held on March 26. He also joined a hike at Jasper Ridge, which was led by Grassroots Ecology.

Director Cyr reported that he attend the April 8 Santa Clara Valley Water Commission meeting. Director Holman reported that she attended the neighborhood access gate celebration at Ravenswood Open Space Preserve held on April 4.

Director Kishimoto reported on the Stevens Creek Watershed Summit. She also attended a LAFCO meeting on April 1, and the Planning & Natural Resource Committee meeting held on March 31.

President Kersteen-Tucker reported attending the District's Staff Assembly held on April 1.

ADJOURNMENT

President Kersteen-Tucker adjourned the regular meeting of the Board of Directors of the Midpeninsula Regional Open Space District meeting at 10:07 p.m.

Maria Soria, MMC
District Clerk