Midpeninsula Regional
Open Space District

PROCUREMENT AGENDA ITEM

R-26-75
Meeting 26-15
May 27, 2026

AGENDA ITEM 7

AGENDA ITEM

Contract amendment with Haro, Kasunich & Associates, Inc., for the Bear Creek North Parking Area Project in Bear Creek Redwoods Opens Space Preserve

GENERAL MANAGER'S RECOMMENDATION

Authorize the General Manager to execute a contract amendment in the amount of $91,815.00 with Haro, Kasunich & Associates Inc., to provide additional geotechnical construction administration, observation, and testing services for the Bear Creek North Parking Area Project, bringing the existing contract to a new, not-to-exceed total amount of $132,629.

DISCUSSION

The Bear Creek North Parking Area Project (Project) is a new parking area along Bear Creek Road with 44 standard vehicular parking spaces and 6 equestrian trailer spaces. Additional project elements include asphalt paving, permeable paving, retaining walls, bioretention areas, decomposed granite pedestrian pathways, vault restroom, and trailhead amenities. In 2023, Haro Kasunich & Associates (Consultant) were contracted to provide numerous pre-construction services: geotechnical site investigation and reporting, testing of the backfill for a fault trench investigation, permitting and bid support. Due to their intimate knowledge of the Project, the General Manager recommends amending the contract to include additional services that support the construction phase, namely: construction administration, observations, and testing (including compaction testing).

The Project will involve site grading, subgrade preparation, drainage improvements, asphalt and permeable pavement construction, and the installation of a soldier pile retaining wall. To ensure compliance with the geotechnical report and recommendations, construction observation and testing is required throughout key phases of the Project. These services are intended to verify that field conditions are consistent with design assumptions and that construction activities comply with project specifications, County permits, and geotechnical engineering standards. The services will be performed during earthwork operations, including clearing and grubbing, grading, retaining wall construction, structural backfill, and subgrade preparation.

The geotechnical team will also coordinate with the District and Contractor to document field conditions, track testing results, and provide timely guidance and recommendations when

unexpected or unfavorable subsurface conditions arise. Construction administration efforts will include reviewing and responding to requests for information, submittals, and in-field geotechnical design changes.

BUDGET / FISCAL IMPACT

The current fiscal year budget contains:

☒ sufficient funds.

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

Portfolio 21: Bear Creek Redwoods — Public Recreation and Interpretive Projects	
Portfolio Allocation:	$27,103,212
Grant Income (through FY29):	$5,061,090
Interest Income Allocation:	$2,709,065
Unfunded Amount:	$1,858,784
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	($4,098,936)
21-014 Phase 2 Multiuse Trail, Bear Creek Redwoods	($1,854,125)
Total Projected Expenditures:	**($36,785,965)**
Proposed Portfolio Amount Remaining:	**($53,814)**

PROCUREMENT PROCESS AND SELECTION

On May 1, 2023, a Request for Proposals (RFP) was issued directly to qualified vendors. The District received four proposals. All proposals were evaluated by District staff, and Haro Kasunich & Associates was deemed the most qualified at a fair and reasonable price.

PRIOR BOARD ACTION SUPPORTING THE PROJECT

September 28, 2016: Public Hearing to Receive Comments on the Preserve Plan Draft EIR. (R-16-117,minutes)

January 25, 2017: 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: Presentation to the Planning and Natural Resources Committee on the North Parking Area, who recommended forwarding both options to the full Board with preference for Alternative 2. (R-23-141, Meeting Minutes)

January 24, 2024: Acceptance of a conceptual design to proceed into environmental review and design development.(R-24-15,minutes)

March 13, 2024: Study session to review and provide early Board 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)

Apr**il 24, 2024:** 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: Board 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- 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 8, 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. Given Board interest, it is worth noting that the CEQA document includes mitigation measures for the protection of wildlife, including bats, dusky footed woodrats, and nesting birds. In addition to, and in support of these measures, the District is conducting nesting surveys within 14 days of the start of construction.

NEXT STEPS

If approved, a contract amendment for geotechnical construction support services will be executed with Haro Kasunich & Associates, Inc., Geotechnical observations are anticipated to commence in June 2026, with construction scheduled for completion by December 2026 and the parking area opening to the public in early 2027.

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