



Midpeninsula Regional
Open Space District

PROCUREMENT AGENDA ITEM

R-25-105
Meeting 25-20
July 23, 2025

AGENDA ITEM 8

AGENDA ITEM

Award of Contract with Geocon Consultants, Inc., to provide geotechnical consulting services for the Graf House Legalization Project

GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the General Manager to enter into a contract with Geocon Consultants, Inc., to provide geotechnical consulting services in support of the Graf House Legalization Project for a base amount not to exceed \$51,910.
2. Authorize a 10% contingency of \$5,191 to cover unforeseen conditions for a total contract amount not to exceed \$57,101.

DISCUSSION

On August 28, 2024, the Board of Directors (Board) approved the purchase of the 27.63-acre Graf-Scholer Property (Property) located in Santa Clara County (APN: 562-23-006) as an addition to Sierra Azul Open Space Preserve (R-24-106). The Property is improved with four unpermitted single-family houses and one detached garage. Santa Clara County (County) Code Enforcement is aware of the unpermitted structures. The General Manager's recommendations included investigating whether it would be possible to retain one of the four houses on the Property, the Graf House, as well as the detached garage, for future staff housing, based on the cost-effectiveness to conduct the necessary site improvements to legalize the structures (i.e., if construction costs remained under \$500,000) (Graf House Legalization Project or Project). In order to explore the possibility of obtaining permits for the structures, the County requires completion of a geologic hazard investigation, including a fault rupture hazard investigation and an evaluation of slope stability. The District is seeking assistance from a qualified consultant team to complete these first steps. Based on the results of a Request for Proposals (RFP), the General Manager recommends awarding the contract to Geocon Consultants, Inc.

BUDGET / FISCAL IMPACT

The current fiscal year budget for project 20133 Graf House Legalization 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.

PROCUREMENT PROCESS AND SELECTION

On October 22, 2024 and January 28, 2025, staff requested proposals from four consulting firms. On February 11, 2025, staff held a mandatory pre-proposal site visit to the Property with three consulting firms represented. Two proposals were received by the deadline of April 11, 2025, as follows:

Consultant	Location	Proposed Fee
Bayside Geology	Santa Cruz	\$137,188
Geocon Consultants, Inc.	Livermore	\$51,910

The District reviewed and ranked the proposals and identified Geocon Consultants, Inc., as the most qualified proposer offering the required services at a fair and reasonable price and best suited for the Project based on their response.

PRIOR BOARD ACTION SUPPORTING THE PROJECT

- August 28, 2024: The Board authorized the purchase of the Graf-Scholer Property and authorized the General Manager to initiate plans for demolition of the structures on the Property with the exception of the Graf house and garage for future staff housing if site improvements to legalize the structures fell under \$500,000. ([R-24-106](#), [meeting minutes](#))

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

Investigating the feasibility of legalizing the Graf House for future staff housing and conducting necessary improvements if deemed cost-effective were included in the Preliminary Use and Management Plan adopted at the time of acquisition of the Graf Scholer Property and determined to be categorically exempt from the California Environmental Quality Act at that time.

NEXT STEPS

Following Board approval, the General Manager will execute a contract with Geocon Consultants, Inc. Results from the geologic hazard investigation and input from the County will determine whether staff will complete additional investigations to move the Project forward.

Attachment:

1. Map of Board-approved Graf-Scholer Property

Responsible Department Head:

Allen Ishibashi, Real Property Manager, Real Property Department

Prepared by:

Jasmine Leong, Real Property Agent II, Real Property Department

Contact person:

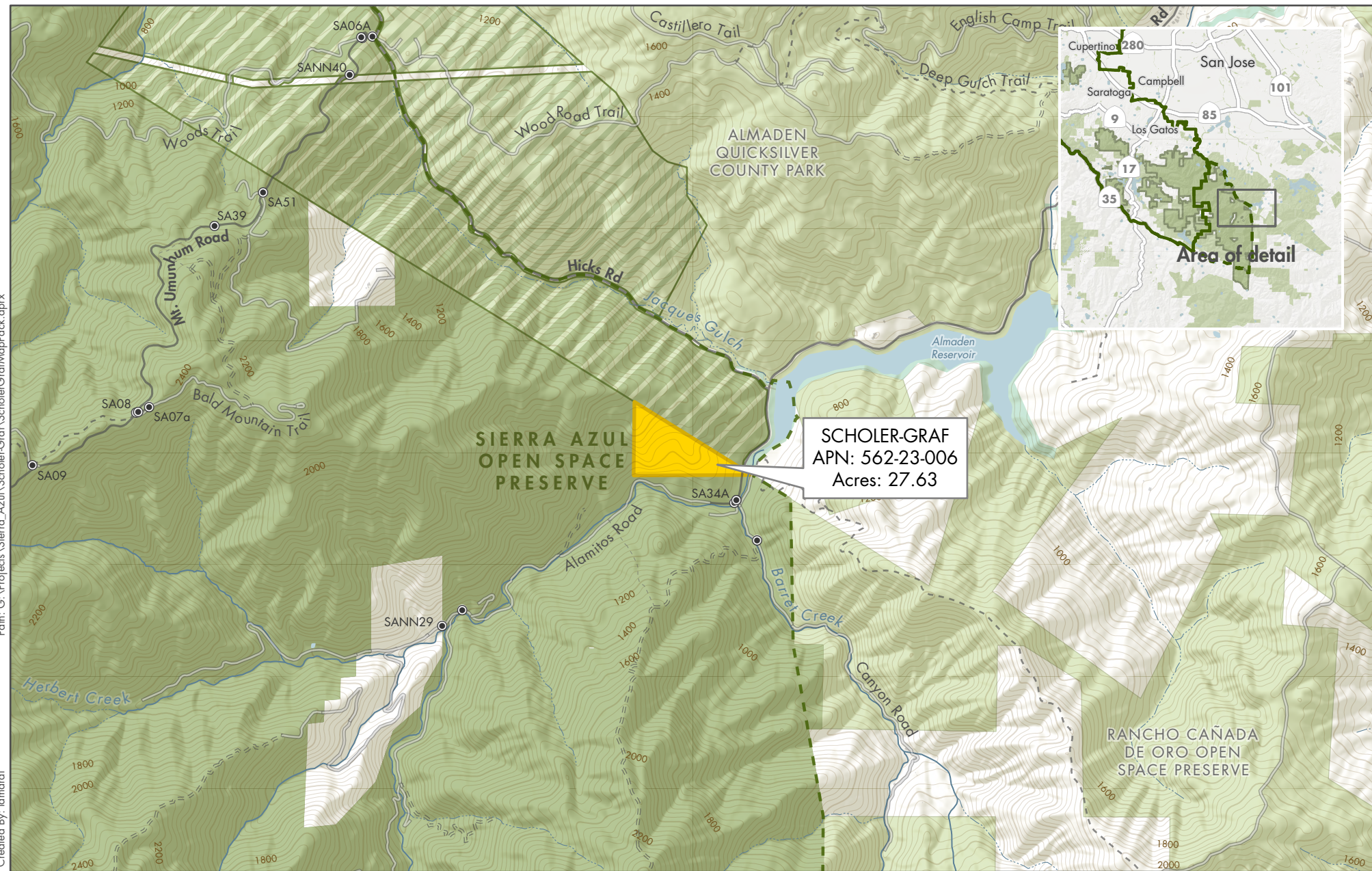
Jasmine Leong, Real Property Agent II, Real Property Department

Leigh Guggemos, Capital Project Manager III, Engineering & Construction Department

Graphics prepared by:

Lily Amaral, GIS Intern, IST Department

Path: G:\Projects\Sierra_Azul\Scholer-Graf\ScholerGrafMapPack.aprx
Created By: lamarr



Scholer-Graf

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|-----------------------|---------------------|---------------------|-----------------------|
| Scholer-Graf property | Easement over MROSD | MROSD Boundary | Paved road |
| Midpen preserve | MROSD easement | Sphere of influence | Unpaved seasonal road |
| Other protected lands | Watershed land | Private property | Trail |

Midpeninsula Regional
Open Space District
(Midpen)
7/22/2024



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.