



Midpeninsula Regional
Open Space District

PROCUREMENT AGENDA ITEM

R-26-76
Meeting 26-15
May 27, 2026

AGENDA ITEM 8

AGENDA ITEM

Award of Contract to TJKM Transportation Consultants for Traffic Engineering and Planning Services to Support the Long Ridge Parking Enhancement Feasibility Study at Long Ridge Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the General Manager to enter into a contract with TJKM Transportation Consultants (TJKM) for a not-to-exceed base contract amount of \$48,375.
2. Authorize a 31% contingency in the amount of \$15,000 to be reserved for unanticipated tasks related to the base scope of work, bringing the total not-to-exceed contract amount to \$63,375.
3. Authorize a separate contract allowance in the amount of \$10,480 to conduct line-of-sight analyses beyond those included in the base scope, if necessary, to explore additional parking location options, bringing the not-to-exceed contract amount to \$73,855.

DISCUSSION

With over 13.8 miles of trail available to public access, Long Ridge Open Space Preserve (Preserve) is one of the few remaining accessible preserves that to date still lacks a formal parking/staging area with an available restroom. Preserve visitors rely on roadside parking off Highway 35 and Highway 9 to access the interior trails. The closest formal parking areas to the Preserve are located offsite and across the highways, at the Caltrans Saratoga Vista Point and the Sempervirens Vista Point parking lots. As such, Midpeninsula Regional Open Space District's (District) 2014 Vision Plan, which was developed with robust public input, includes the goal to: "improve roadside parking and provide restrooms" at the Preserve. Through Measure AA, the 2014 voter-approved bond measure, taxpayer-generated funds are specifically allocated to accomplish this goal.

To proceed with fulfilling the Measure AA commitment, District staff recently solicited proposals from prequalified consultants to secure traffic engineering and planning services for the Long Ridge Parking Feasibility Study (Project). The purpose of the Project is to provide a public access staging area (parking, restroom, and trailhead amenities) for Long Ridge Open Space Preserve (Preserve). The proposed contract will provide the services necessary to

investigate potential parking/staging area locations and/or roadside parking improvements along the Highway 35 corridor to improve accessibility for the Preserve visitors. Preliminary line-of-sight analyses will be used to determine feasible locations for a new parking area and accompanying driveway and/or to improve, expand, and/or enhance the safety of existing roadside parking areas. Through the contract, traffic and parking data will be collected to understand opportunities and constraints for improved parking, and to inform conceptual design development for the Project as part of the feasibility study.

Consultant Scope of Work

The consultant team of traffic engineers and subconsultants will perform the following tasks:

1. Background Information Review and Data Collection
 - Review and compile existing plans, policies, and traffic data
 - Collect parking count data to gauge parking demand
 - Collect data on vehicular speed and traffic volume in the vicinity of potential parking locations and roadside parking areas
 - Conduct preliminary line-of-sight analysis for potential new parking locations
 - Prepare a memo summarizing existing conditions, data collection, and analysis findings
2. Conceptual Design Support
 - Review and provide comments on conceptual design documents developed by District staff
 - Collaborate with District staff on potential site and right-of-way improvements to facilitate traffic circulation, pedestrian safety, and parking area ingress/egress
3. Project Management and Public Engagement
 - Conduct project management and coordination with the District
 - Attend and present at public engagement meetings and District Board Committee and Board meetings

Contract Amount

The base contract amount covering the scope of work listed above is for a not-to-exceed contract amount of \$48,375. Given the extent of the parking evaluation across the entire Highway 35 frontage for the Preserve, the General Manager recommends authorizing an allowance in the amount of \$10,480 to cover additional line-of-sight analyses beyond those covered in the base scope of work to investigate additional sites if deemed necessary. In addition, the General Manager recommends a 31% contingency in the amount of \$15,000 for unanticipated additional services, such as additional coordination between District staff and consultants, additional data collection for alternative sites, or the exploration of parking enhancement solutions. Although the percentage number is higher than standard, the total amount of \$15,000 is small and may be necessary to account for the complexities of the highway corridors and the numerous roadside parking areas that front Highways 9 and 35.

BUDGET / FISCAL IMPACT

The current fiscal year budget for 31912: Long Ridge Parking - Feasibility Study 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.

PROCUREMENT PROCESS AND SELECTION

On April 6, 2026, staff issued a Request for Proposals using a list of prequalified consultants for traffic engineering and planning services recently developed for a similar project and solicited proposals from three prequalified firms. Evaluation criteria included the quality of the proposal and implementation approach. The District received three (3) proposals from the following firms by the April 17, 2026 deadline.

Consultant	Location	Proposed Fee
Hexagon Transportation Consultants, Inc.	San Jose, CA	\$44,170
Parametrix	Berkeley, CA	\$54,800
TJKM Transportation Consultants	Pleasanton, CA	\$48,375*

**Amount reflects a negotiated fee with reduced costs for data collection.*

After thorough review of the proposals by the selection committee, TJKM Transportation Consultants (TJKM) was deemed the best suited and most qualified for the project at a fair and reasonable price. TJKM has relevant experience conducting parking demand and driveway line-of-sight analysis for urban and rural open space projects, conducting detailed design review, and providing recommendations for traffic circulation, parking layout and circulation, signage, striping, right-of-way improvements, pedestrian safety, and overall accessibility for all users. TJKM demonstrated a clear understanding of the project goals and unique considerations for the project in their proposal through their attention to detail, ability to provide creative solutions for challenging site locations, and emphasis on communication with the District and project partners. In addition, TJKM has extensive experience engaging with the public and decision-making bodies to gather feedback and share findings from traffic and parking analysis.

PRIOR BOARD ACTION SUPPORTING THE PROJECT

None

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

This item is not a project subject to the California Environmental Quality Act (CEQA). In the future, the District will conduct CEQA review once the Board selects a preferred site alternative to evaluate.

NEXT STEPS

Pending Board approval, the General Manager will execute a contract with TJKM Transportation Consultants to begin traffic engineering services for the Long Ridge Parking Feasibility Study at the Long Ridge Open Space Preserve.

Attachment(s)

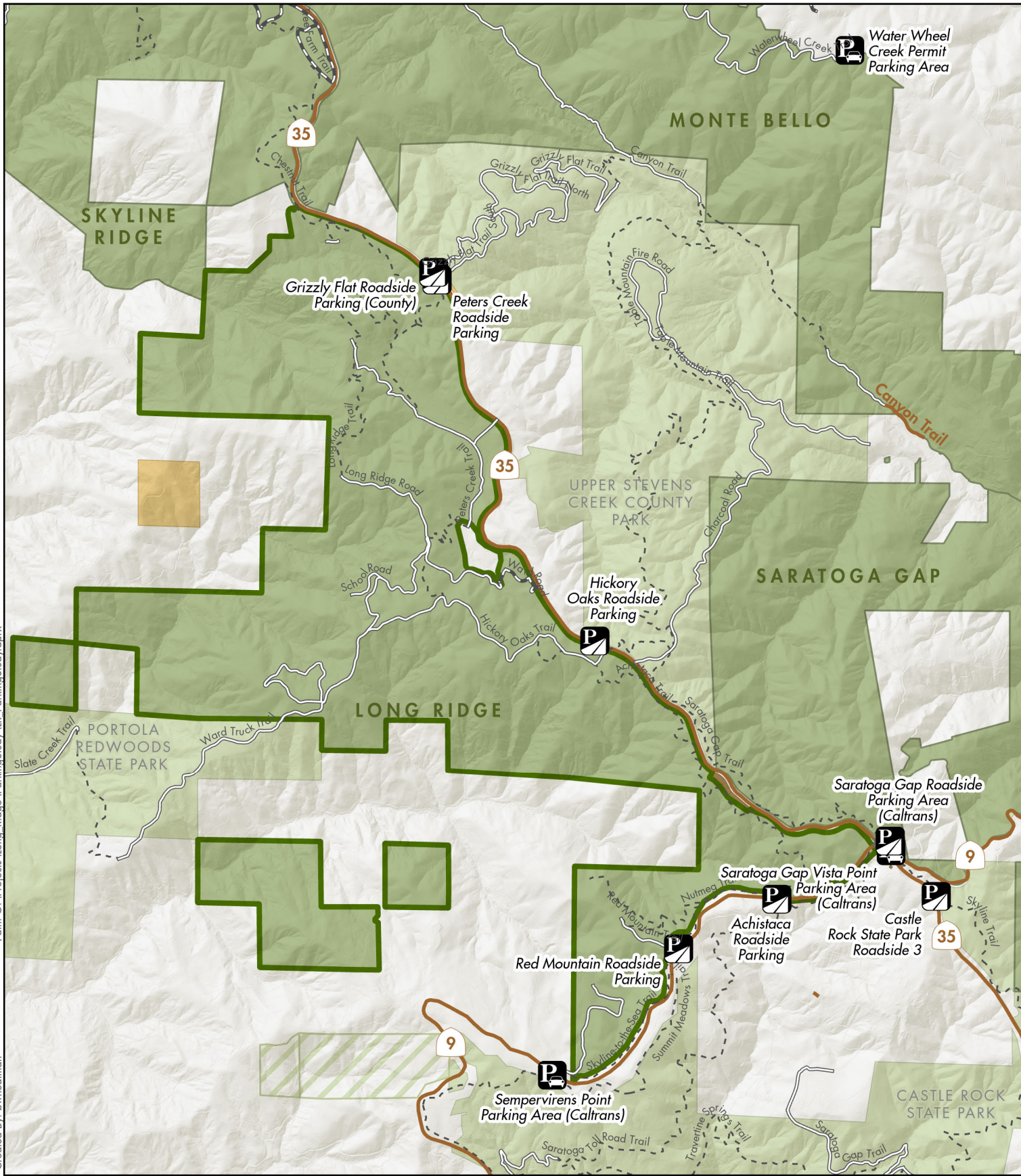
1. Location Map

Responsible Department Head:

Jane Mark, AICP, Planning Manager

Prepared by/Contact Person/Graphics prepared by:

Brittany Wheatman, AICP, Planner II, Planning Department



Path: G:\Projects\Long Ridge\ParkingStudy\LR_ParkingStudy.aprx

Created By: bwheatman

Long Ridge Parking Feasibility - Regional Location

- Midpen preserves
- Other protected lands
- Private property
- Other public agency
- Land trust
- County boundary
- Long Ridge Open Space Preserve

Midpeninsula Regional
Open Space District
(Midpen)
5/5/2026



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.