



Midpeninsula Regional
Open Space District

PROCUREMENT AGENDA ITEM

R-26-137
Meeting 26-24
September 23, 2026

AGENDA ITEM 4

AGENDA ITEM

Award of Contract for the Districtwide Bat Roosting Habitat Suitability Analysis

GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the General Manager to enter into a contract with Stillwater Sciences to conduct a district-wide assessment of natural bat roosting habitat with a written report and to update bat training materials for a base contract amount not to exceed \$232,171.
2. Authorize a 10% contingency of \$23,217 to cover unforeseen tasks beyond the current scope, bringing the total not-to-exceed contract amount to \$255,388.

DISCUSSION

The Bat Roosting Habitat Suitability Analysis is a project to define the natural roosting habitat present in undeveloped areas within Midpeninsula Regional Open Space District's (District's) jurisdiction and sphere of influence, to inform survey strategies, best management practices, and mitigation efforts. Currently, there is a heavy reliance on artificial bat structures for conservation and mitigation work, but little is understood about the availability of natural roosting habitat, which provides ideal habitat conditions compared to artificial structures, with no need for construction or ongoing maintenance. This project will provide the District with the best available science about natural bat roosting habitat on which to base internal bat management decisions, habitat protection, and coordination with regulatory agencies such as the California Department of Fish and Wildlife. The analysis includes all undeveloped lands within the District's jurisdiction and sphere of influence to inform future land acquisition decisions and open up new opportunities to highlight the conservation benefits of land preservation for local bat populations with regulatory agencies and grant funders.

BUDGET / FISCAL IMPACT

The current fiscal year budget for project 80102 Districtwide Bat Roosting Habitat Suitability Analysis 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.
- ☐ This Measure AA portfolio contains a funding gap anticipated to be filled through a combination of future portfolio reallocation requests, grants, partnership funding, interest income allocations, value engineering, and Fund 40 General Fund Capital monies.

PROCUREMENT PROCESS AND SELECTION

A Request for Proposals and Qualifications (RFPQ) was posted on June 1, 2026, followed by a mandatory pre-proposal site visit on June 23, 2026, where the goals for this work and potential applications of the deliverables were discussed. Five firms attended the site visit, and the following three firms submitted proposals.

Consultant	Location	Proposed Fee
Integral	Los Gatos, CA	\$199,990
MIG	San Jose, CA	\$199,852
Stillwater Sciences	Berkeley, CA	\$232,171

Proposals were reviewed by a committee of three staff members, and evaluated based on the following categories:

- Quality of proposal
- Implementation approach
- Implementation expertise
- Additional considerations (cost saving strategies, communication plan, etc.)

After reviewing the three proposals, Stillwater Sciences, though they had the highest estimated cost, best addressed all four categories and had the most robust and scientifically defensible modeling approach for their analysis. Stillwater Sciences also provided additional valuable optional tasks and offered cost-sharing for several tasks to reduce the overall cost of the proposal.

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.

This project is categorically exempt from CEQA as it consists of basic data collection, research, experimental management, and resource evaluation which do not result in a serious or major disturbance to an environmental resource (CEQA Guidelines section 15306). The research project and associated activities are strictly for information gathering purposes, or as part of a study leading to an action that a public agency has not yet approved, adopted, or funded. Any proposed future actions of the District will be subject to environmental review and completed at a later date, prior to implementation.

NEXT STEPS

Pending Board approval, the General Manager will execute a contract with Stillwater Sciences to conduct a district-wide assessment of natural bat roosting habitat and provide associated deliverables.

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