



Midpeninsula Regional
Open Space District

PROCUREMENT AGENDA ITEM

R-26-149
Meeting 26-25
October 14, 2026

AGENDA ITEM 4

AGENDA ITEM

Award of Contract for the preparation of a Sensitive Species Protection Program for Bayfront Preserves and the associated California Environmental Quality Act (CEQA) compliance document

GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the General Manager to execute a contract with Integral Consulting, Inc., to prepare a Sensitive Species Protection Program for Bayfront Preserves and the associated CEQA compliance document for a base amount not to exceed \$295,399.
2. Authorize a 15% contingency of \$44,310 to cover unforeseen conditions beyond the current scope of work.
3. Authorize a separate contract allowance of \$75,412 for regulatory permits to implement the option of high tide refuge islands (or other landscape habitat enhancements) as part of sensitive species protection actions, bringing the total not-to-exceed contract amount to \$415,121.

DISCUSSION

The Baylands of the South San Francisco Bay (Bay), including two Midpeninsula Regional Open Space District (District) Preserves, consist of a mosaic of marshes and salt ponds containing breeding habitat for multiple sensitive species that are listed as either threatened or endangered under the federal Endangered Species Act (ESA) and/or the California Endangered Species Act. Many agencies and entities are working to protect these species and recover populations through habitat improvements, restoration projects, and direct management of predation pressure. Several of these agencies are managing wildland habitat zones to the north and south of the District's Ravenswood Open Space Preserve and Stevens Creek Shoreline Nature Study Area (SCSNSA).

The District is proposing to prepare a Sensitive Species Protection Program (Program, SSPP) that will provide programmatic guidance with graduated levels of active management actions to reduce predation pressures. This work includes preparation of a CEQA environmental review compliance document. The Planning and Natural Resources Committee (PNR) received a presentation regarding the framework of the proposed Program, and provided input at their April 27, 2026 meeting ([R-26-57](#)). The Board received an FYI memo summarizing this meeting as part of the June 10, 2026 Board packet ([FYI Item](#)).

An element that is under evaluation for inclusion as of the new Program is the construction of additional high tide refuge islands within Ravenswood Open Space Preserve as a potential measure to reduce predation for protected species. The scope of the proposed contract, therefore, includes an allowance for an additional task to prepare regulatory permits should the District choose to pursue this type of habitat or infrastructure management (or similar) action (which would involve fill, or temporary impacts to listed

species). Necessary permits may include a Clean Water Act Section 404 permit from the U.S. Army Corps of Engineers (USACE), Section 401 Water Quality Certification from the San Francisco Bay Regional Water Quality Control Board (RWQCB), Restoration Management Permit from the California Department of Fish and Wildlife (CDFW), and Biological Opinion from the U.S. Fish and Wildlife Service (USFWS). Additionally, a 15% contingency of the base scope amount is included to cover any unforeseen circumstances.

The District anticipates that future external or other supplemental funding would be needed to implement certain one-time SSPP actions (such as the possible construction of additional refuge islands) while smaller, ongoing SSPP management actions would be funded by internal department operational budgets. Arriving at a Board-approved SSPP that is CEQA certified will help facilitate the solicitation of future partner and grant funding to support Program implementation.

Habitat Enhancement Plans for the SCSNSA

Separately and related, the District has explored pursuing a future, larger-scale habitat enhancement project at SCSNSA. Implementation of this type of large-scale enhancement project will be dependent on partnerships and grant or federal funding given the anticipated costs of this work and the regional shoreline efforts needed to support habitat restoration throughout the south bay.

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 budgets to cover 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

On July 27, 2026, staff issued a Request for Proposals and Qualifications (RFPQ) via Bidnet. Six interested consulting firms attended a mandatory pre-proposal site visit on August 10 at SCSNSA and Ravenswood. Staff instructed the consulting firms to prepare proposals with a base cost, including all required tasks listed in the RFPQ, and to identify any optional tasks that could improve the final product based on their experience and expertise. Three firms submitted proposals by the deadline of August 31. Costs are shown in the table below as the base fee alone, and with optional tasks added.

Consultant	Location	Proposed Fee
Integral Consulting, LLC	Los Gatos, CA	Base Fee: \$295,399
		With Optional Tasks: \$370,811

FirstCarbon Solutions	Walnut Creek, CA	Base Fee: \$219,109
		With Optional Tasks: \$261,032
Catalyst Environmental Solutions	Oakland, CA	Base Fee: \$709,752
		With Optional Tasks: \$1,034,252

The General Manager recommends Integral due to their relevant knowledge of bayfront ecosystems, species and predator dynamics, and permitting needs. Their applicable previous project experience with predator management for California Least Tern at Alameda Point and other bayfront sites, including work for the Strategy to Advance Flood protection, Ecosystems, and Recreation along San Francisco Bay (SAFER Bay) Project, demonstrates their qualifications for this work, and the proposed fee is reasonable for the scope of work described in this report.

PRIOR BOARD ACTION SUPPORTING THE PROJECT

April 27, 2026: PNR received a presentation on the development of a Sensitive Species Protection Program for Bayfront Preserves. PNR provided concurrence that the proposed program is sufficient to release a Request for Proposals for the work. ([R-26-57](#), [Minutes](#))

June 10, 2026: The Board of Directors received an FYI Memo summarizing the PNR meeting on the Sensitive Species Protection Program and were notified that a Request for Proposals would be release and the award of contract brought to the Board for approval ([FYI Item](#), [Minutes](#))

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

Award of the contract for preparation of a sensitive species protection program is not a “project” under the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15378 and 15061(b)(3). Potential environmental effects of the Sensitive Species Protection Program for Bayfront Preserves (Program) will be evaluated in accordance with CEQA prior to consideration and approval of the Program.

NEXT STEPS

Pending Board approval, a contract agreement with Integral Consulting, Inc., will be executed and services will begin in Winter 2026/27. Initial tasks include a project initiation meeting and review of existing background information.

- Winter 2026/2027 – Development of SSPP
- Spring/Summer 2027 - CEQA review process begins
- Summer/Fall 2028 - Board review and consideration of CEQA certification and SSSP approval

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