



Midpeninsula Regional
Open Space District

R-15-68
Meeting 15-10
April 22, 2015

AGENDA ITEM 6

AGENDA ITEM

Contract Award for Landscape Architecture Services for Alma College Site Rehabilitation Plan.

GENERAL MANAGER'S RECOMMENDATIONS

A handwritten signature in dark ink, appearing to be "SJA", is written over the end of the "GENERAL MANAGER'S RECOMMENDATIONS" header.

1. Authorize the General Manager to enter into a professional services contract with PGA Design, Inc., for an amount of \$133,775 to develop a cultural landscape rehabilitation plan and identify partnership opportunities for the former Alma College site.
2. Authorize an additional contingency of \$16,225 to cover unforeseen requirements, for a total not-to-exceed potential contract amount of \$150,000.

SUMMARY

The former Alma College site is located at a prominent future access point for Bear Creek Redwoods Open Space Preserve, and as such the disposition of the site is critical to opening the Preserve to the public. Through a Request for Proposals process, PGA Design Inc. was selected to develop a concept plan and identify partnership opportunities for the rehabilitation of the cultural landscape, including selective demolition and potential re-use of the site. This information will facilitate necessary decisions regarding the site and allow overall public access planning to continue for the larger Preserve in a timely manner.

MEASURE AA

The Alma College Site Rehabilitation Plan and CEQA work is included in the Fiscal Year (FY) 2015-16 Action Plan as Measure AA Project #21-6. With the Board's approval, this project was moved onto the initial Five-Year Measure AA Implementation Plan from the "parking lot" list as part of the FY2015-16 Action Plan.

BACKGROUND

The former Alma College site is an historic district currently listed on the Santa Clara County Heritage Resource Inventory, and is eligible for listing on the National Register of Historic Places. Given this status, any future use of the site must include the protection of cultural resources, or alternatively, mitigate for the alteration and/or removal of such resources. In order to complete an expedited yet comprehensive planning and CEQA process for Bear Creek Redwoods Open Space Preserve to open the area to the public and ensure that the cultural resources associated with the former Alma College site are adequately considered, the services of a consultant team with expertise in cultural/historic landscapes is required.

DISCUSSION

Alma College's multi-layered history has been extensively documented, most recently in the 2010 Alma College Conditions Assessment Report (see report R-09-57). This history can be revived and interpreted at minimal expense through restoration of certain landscape elements, including pathways/circulation patterns, remnant shrines, fountains, and other minor site features; vegetation management to regain the site's former open and ordered character; and installation of signage and other interpretive materials. In addition, the chapel and library buildings are historically significant and retain sufficient structural and aesthetic soundness to be re-used with substantial partnership support. Design and planning assistance from an historic landscape architect, with support from an architectural historian and structural engineering consultants, is needed to develop a concept for cultural landscape rehabilitation and identify partnership opportunities for re-use of the historic structure(s).

To solicit interest from qualified professionals to assist on this project, a RFP was released on March 2, 2015, via direct email and posting to the District website, and a pre-proposal site tour was conducted on March 18. Six proposals were received as shown below.

Firm	Location	Proposal Amount
BFS Landscape Architect	Monterey, CA	\$112,795
John Northmore Roberts and Associates	Berkeley, CA	\$122,475
MIG Landscape Architects	Berkeley, CA	\$127,846
PGA Design	Oakland, CA	\$123,775
RRM Design Group	San Leandro, CA	\$124,332
SWA Design	Sausalito, CA	\$180,837

Based on an evaluation by a selection committee, the firm PGA Design Inc. was clearly identified as the most qualified given their prior experience and expertise in the field of historic landscape architecture. PGA Design Inc., who contributed to the 2010 Alma College Conditions Assessment, also demonstrated a sound knowledge of the project's background and setting, and submitted a high quality proposal. In addition, the PGA team is particularly unique in that they have included a recreation planning and economics specialist who is specifically tasked with identifying and developing potential partnership opportunities for adaptive re-use of the former Alma College site.

The Alma College Site Rehabilitation Plan budget was estimated at \$150,000. Fee proposals were submitted separately and were considered after the initial evaluation of each firm's qualifications. PGA Design's fee proposal was in the mid-range of the proposals received and represents an excellent value given the extra services provided. Following negotiations, scope and fee of \$10,000 to cover two additional public meetings (likely to be necessary due to the complex nature of the project) was added to the base fee, bringing the total contract amount to \$133,775.

FISCAL IMPACT

The FY2015-16 Budget includes sufficient funds for the proposed professional services contract for the Alma College Site Rehabilitation Plan.

BOARD COMMITTEE REVIEW

The Alma College Site Rehabilitation Plan was reviewed by the Action Plan and Budget Committee during the FY2015-16 budget process. Subsequently, the project was discussed at the Planning and Natural Resources (PNR) Committee on April 14, 2015. The PNR confirmed the proposed planning approach, which includes integrating the environmental review of the Alma College Site Rehabilitation Project into a larger Environmental Impact Report (EIR) that will be prepared for three active projects that are underway at Bear Creek Redwoods Open Space Preserve.

Previously the Sierra Azul/Bear Creek Redwoods Preserve Master Plan Ad Hoc Committee reviewed the Alma College Site Conditions Assessment and directed staff to seek partnership opportunities for re-use of the site. The project was deferred by the Board in 2010 to address other higher project priorities.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

Contracting professional services to plan and design public access facilities is not considered a project under CEQA. As discussed above, CEQA analysis of conceptual alternatives for the re-use of the former Alma College site will be conducted as part of the Bear Creek Redwoods Preserve EIR process.

NEXT STEPS

Development of the Alma College Site Rehabilitation Plan will include periodic review by the PNR committee, as shown below:

Task	Date
PNR review of Alma College Site Rehabilitation Plan project alternatives	June 2015
Board considers approval of the BCR Preserve Plan, including Alma College project alternatives, as the CEQA Project Description for environmental review purposes	June 2015
Conduct CEQA Review	Summer/Fall 2015
EIR Certification	December 2015

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