



Midpeninsula Regional
Open Space District

R-15-149
Meeting 15-27
October 28, 2015

AGENDA ITEM 2

AGENDA ITEM

Amendments to Consultant Contracts in Support of Completion of the Bear Creek Redwoods Open Space Preserve Plan (Includes the Bear Creek Stables Site Plan and Alma College Site Rehabilitation Plan)

GENERAL MANAGER'S RECOMMENDATIONS

A handwritten signature in black ink, appearing to be "S. J. ...".

1. Approve a contract amendment with Populous, Inc., for a total amount not to exceed \$41,230, increasing the total contract amount to \$269,880, to complete preparation of the Bear Creek Redwoods Open Space Preserve Plan (Preserve Plan) and Environmental Impact Report (EIR).
2. Approve a contract amendment with PGA Design, Inc., for a total amount not to exceed \$18,000, increasing the total contract amount to \$168,000, to complete the Alma College Site Rehabilitation Plan and provide supporting information necessary to complete the Preserve Plan and EIR.
3. Approve a contract amendment with Hexagon Transportation Consultants, Inc., for a total amount not to exceed \$9,000, increasing the total contract amount to \$27,000, to perform additional agency coordination in support of Preserve Plan traffic safety improvement actions and provide supporting information necessary to complete the Preserve Plan and EIR.

SUMMARY

The subject consultant contracts for development and environmental review of the Bear Creek Redwoods Open Space Preserve Plan need to be amended to provide sufficient scope and budget to complete the complex planning and analysis tasks associated with Bear Creek Stables, the former Alma College Site, and the proposed pedestrian crossing as part of high-priority public access improvements. The proposed amendments add \$68,230 to the existing contract amounts which, if approved, would total \$464,880 and remain well within the \$629,000 allocated for these projects in the Planning Department's Public Access budget.

MEASURE AA

The Bear Creek Redwoods Preserve Plan supports Measure AA Project #21-6, Phase I Public Access Improvements, and includes portions of Project #21-4, Bear Creek Stables Site Plan, and Project #21-5, Alma College Landscape Rehabilitation Plan.

DISCUSSION

Populous, Inc.

In February 2015, after a Request for Proposals (RFP) process, the District entered into a contract with Populous, Inc., for an amount of \$228,650, which included a \$30,000 contingency, to develop site design alternatives for Bear Creek Stables and to complete the Bear Creek Redwoods Open Space Preserve Plan and environmental review (R-15-25). Additional professional services, totaling \$71,230, have been identified to complete the planning and environmental review process. With the existing contingency of \$30,000, an additional \$41,320 is needed to cover these costs. The additional services include:

- Consultant participation in additional site visits, facilitation of staff work sessions, preparation of materials for public meetings and additional Preserve Plan revisions. This additional scope of work has a cost of \$17,000.
- In-depth analysis of six EIR sections (Air Quality, Geology, Soils, and Seismicity, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use, Recreation, and Utilities) to fully address the potential range of proposed actions and visitor uses at both the Alma College site and Bear Creek Stables. This additional scope of work has a cost of \$28,990.
- Development and analysis of public programming alternatives and corresponding financial models for Bear Creek Stables, including presentation at Board Study Session tentatively scheduled for December 16, 2015. This additional scope of work has a cost of \$25,240.

PGA Design, Inc.

Following a RFP process, the District entered into a contract with PGA Design, Inc., in April 2015 to develop a concept plan and identify partnership opportunities for the rehabilitation, including selective demolition and potential re-use, of the former Alma College site (R-15-68). The total contract amount was \$150,000, including a \$16,225 contingency. The initial scope of work did not include PGA Design's assistance with the CEQA impact analysis or consultation with the County of Santa Clara regarding the proposed rehabilitation actions. This consultation work with the County is needed to facilitate the District's compliance with the County's Historic Preservation Ordinance, given that the former Alma College site is designated as a historic resource in the County's Heritage Resources Inventory.

PGA Design completed the concept rehabilitation plan on an accelerated schedule and has performed commendably on all project tasks. Contingency funds have already been approved and expended to complete the cultural resources impact analysis for the Draft Environmental Impact Report (EIR). This analysis primarily focuses on the potential impacts of structure demolition on the integrity of the overall Alma College site. An additional, not-to-exceed amount of \$18,000 is requested to assist staff in the consultation with County Planning and, potentially, the County Historical Heritage Commission, to ensure the timely certification of the EIR and implementation of the Preserve Plan and Alma College Rehabilitation Plan.

Hexagon Transportation Consultants, Inc.

In February 2015, pursuant to Board Policy 3.03 for standard consultant selection procedures, the District entered into an \$18,000 contract with Hexagon Transportation Consultants, Inc.,

(Hexagon) to complete traffic and transportation analyses in support of the Preserve Plan. The proposed amended contract would include tasks to analyze the safety of two proposed parking lot driveway locations as well as the proposed pedestrian crossing on Bear Creek Road. The additional scope of work also includes an analysis of the potential impact of increased Preserve visitation on local roadway traffic. More specifically, this scope includes:

- Analysis of two additional, existing driveway locations (the Stables driveway and the HWY 17 driveway at gate BC12). The Stables driveway is expected to receive increased vehicular use as a result of enhanced public programming and visitor services at the Stables. The HWY 17 driveway is planned to be used as a construction vehicle entrance to the Preserve during project implementation.
- An in-depth safety analysis and consultation with Santa Clara County Roads and Airports in support of the proposed pedestrian crossing, to ensure that this critical public access improvement can be implemented in a timely manner.

These tasks would be completed for an additional amount not-to-exceed \$9,000.

FISCAL IMPACT

The Planning Department's FY2015-16 Public Access and Education Budget includes a total of \$629,000 for these planning projects, which would be sufficient to cover the requested contract amendments with Populous, PGA Design, and Hexagon, which total \$68,230.

BOARD COMMITTEE REVIEW

During the current fiscal year, the Bear Creek Redwoods Preserve Plan process has included substantial Board, Committee, and public input. To date, there have been one Board meeting (CEQA public scoping meeting), three Planning and Natural Resources Committee meetings, and an Open House/public workshop held to discuss the Preserve Plan, Stables Site Plan and Alma College Site Rehabilitation Plan.

At their September 29, 2015 meeting, the Planning and Natural Resources Committee confirmed a comprehensive series of implementation actions for the Board's consideration in approval of the Preserve Plan, including a proposed phasing plan and the addition of staff resources required, to open the Preserve to general public use in 2018. Detailed information regarding public access phasing, Stables Site Plan implementation and funding, as well as an update on the environmental review considerations for the Alma College Site Rehabilitation Plan, will be provided at the Board Study Session tentatively scheduled for December 16, 2015.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

The recommended actions for contract amendments do not constitute a project under the California Environmental Quality Act. An EIR is being prepared for the Bear Creek Redwoods Preserve Plan, Stables Site Plan and Alma College Site Rehabilitation Plan.

NEXT STEPS

If the General Manager's recommendations are approved, staff will amend the contracts with Populous, PGA Design, and Hexagon to finalize the Preserve Plan (including the Bear Creek Stables Site Plan and Alma College Site Rehabilitation Plan) and EIR. It is anticipated that the Draft EIR and Preserve Plan document will be available for public review and comment in late Fall 2015.

Responsible Department Head:
Jane Mark, AICP, Planning Department

Prepared by:
Lisa Bankosh, Planner III, Planning Department
Gretchen Laustsen, Planner III, Planning Department

Contact person:
Lisa Bankosh, Planner III, Planning Department