



Midpeninsula Regional
Open Space District

R-17-42
Meeting 17-08
March 22, 2017

AGENDA ITEM 8

AGENDA ITEM

Award of Contract with John Northmore Roberts and Associates to provide design, engineering, and construction administration support for the Bear Creek Stables Improvements Project at Bear Creek Redwoods Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the General Manager to enter into a multi-year professional services contract with John Northmore Roberts and Associates to provide design and engineering services, complete construction plans, and provide permitting and construction administration support for the Bear Creek Stables Improvements Project at Bear Creek Redwoods Open Space Preserve for a not-to-exceed amount of \$770,173.
2. Authorize a 10% contingency of \$77,017 to cover potential unforeseen requirements.
3. Authorize a separate contract allowance of \$75,000 specifically for additional services related to geotechnical, fault rupture, and site investigations and additional public meetings that are above and beyond the current scope of work to avoid potential implementation delays, for a combined not-to-exceed total contract amount of \$922,190.

SUMMARY

The Midpeninsula Regional Open Space District (District) is in need of a qualified consultant with experience in public access and equestrian site design to provide design and engineering services, prepare construction plans and documents, and provide permitting and construction administration support for the Bear Creek Stables Improvements Project (Stables Project) at Bear Creek Redwoods Open Space Preserve (BCROSP). Based on the results of a Request for Qualifications and Proposals (RFQP), the General Manager recommends awarding a contract to John Northmore Roberts and Associates for a total amount not-to-exceed amount of \$922,190. This includes a 10% contingency of \$77,017, and a separate contract allowance of \$75,000 to be reserved specifically for additional services related to geotechnical, fault rupture, and site investigations and additional public meetings that are beyond the current scope of work to avoid project delays. Sufficient funds for the current fiscal year are included in the Fiscal Year 2016-17 Budget. Funds for subsequent budget cycles will be included as part of the three-year Capital Improvement Program, which the Board will review and consider in May 2017.

MEASURE AA

This project is part of Measure AA Expenditure Plan (MAA) Portfolio #21, Bear Creek Redwoods: Public Recreation and Interpretive Projects, with a total funding allocation of

\$17.478 Million to, in part, open the Preserve for hiking and equestrian activities; provide parking areas and trails; and upgrade stables.

DISCUSSION

Implementation of the Stables Project will fulfill the goals of the Board-approved Bear Creek Stables Site Plan, which are to:

- Emphasize the protection of the site’s natural resources;
- Maximize public benefits by broadening public access and use of the facility, and;
- Develop a viable plan that is financially feasible for both a tenant and the District.

The Stables Project will be implemented in phases. High priority improvements focus on health, safety and environmental concerns, and include:

- Removal of dilapidated structures
- Stabilization of old stables building
- Hillside restoration
- New livery stables, public area arena, and public restroom
- Safety and drainage improvements to roads, parking, hay barn, manure dump, paddocks, shelters, and boarder arena

Additional, future, lower priority improvements would be implemented as funding and staff capacity are made available. These include:

- Replacement of the caretaker house/office and hay barn
- Additional road upgrades, including asphalt roads and parking areas
- New maintenance/storage building and vehicle/horse trailer parking lot
- Restoration of old stables building
- Additional improvements to reconfigure boarder area; additional upgrades to the paddocks, shelters, arena and round pen; and construction of an additional restroom

The professional services contract reflects the phased implementation shown above. Both high and low priority improvements will be planned for through the schematic design phases, while only high priority improvement designs will be fully developed into construction documents for bidding. This is consistent with the intention of the Bear Creek Stables Site Plan, which is to create a long-term vision for the site, while only implementing the priority improvements.

A RFQP was released on January 27, 2017, sent to 13 landscape architecture and architecture firms, and posted on the District website. The following four proposals were received:

FIRM	LOCATION	FEE PROPOSAL
BFS	Monterey, CA	\$1,138,908
TANNERHECHT	San Francisco, CA	\$815,580
JOHN NORTHMORE ROBERTS	Berkeley, CA	\$770,172
CALLANDER	Burlingame, CA	\$725,339

Based on a thorough evaluation of proposals, John Northmore Roberts and Associates (JNRA) was selected from a competitive group of teams with experience designing park, trails and equestrian improvements. JNRA was selected for their ecologically-based design approach and experience balancing public access improvements while maintaining the rustic character at environmentally sensitive sites.

In addition to selecting a consultant for the Stables Project through the RFQP process, staff deemed all consultants as qualified for similar types of architectural design work and added these consultants to a pre-qualification list from which to select for future use for a period of up to four years, consistent with Board policy 3.03.

Design and permitting of the Stables site improvements will be coordinated with the design of a new water line connection to the San Jose Water Company main on Bear Creek Road, which is the subject of a separate Agenda Item at this same meeting.

FISCAL IMPACT

The FY2016-17 Planning Department budget includes \$139,500 for the Stables Project (MAA 21-004). There are sufficient funds in the current fiscal year project budget to cover the recommended action and expenditures through June 30, 2017. Funds for subsequent budgets for remaining task, construction and monitoring services associated with the multi-year contract will be included as part of the proposed three-year Capital Improvement Program to be considered by the Board in May 2017.

	FY2016-17	FY2017-18	FY2018-19	FY2019-20
MAA 21-004 Planning Budget	\$139,000			
Spent-to-Date (as of 3/14/17):	\$0			
Encumbrances:	\$0			
Award of Contract for Design Services for Bear Creek Stables Improvements:	\$139,000	\$400,000	\$300,000	\$83,190
Budget Remaining (Proposed):	\$0			

The following table outlines the Measure AA Portfolio 23 budget, costs-to-date, and the fiscal impact related to the Stables Project (MAA 21-004). This proposed contract serves the portfolio goal to “upgrade the stables”. This table includes the fiscal of all three Board actions for award of contract scheduled for the March 22, 2017 meeting.

MAA 21 Portfolio Allocation:	\$17,478,000
Life-to-Date Spent (as of 3/14/17):	\$593,183
Total Encumbrances:	\$188,601
Award of Contract to John Northmore Roberts and Associates (MAA 21-004):	\$922,190
Award of Contract to Mesiti-Miller (MAA21-005):	\$132,894
Award of Contract to HydroScience Engineers (MAA21-003):	\$159,126
Total BCR Projects Budget Balances*:	\$1,116,295
Balance Remaining (Proposed):	\$14,365,711

*FY2017 BCR Projects Budgets *less* the proposed contracts, current encumbrances, and year-to-date expenditures, reflecting current fiscal commitments to other BCR projects this fiscal year.

BOARD COMMITTEE REVIEW

The Bear Creek Redwoods Preserve Plan involved extensive Committee and Board review. The Bear Creek Stables Site Plan, which is embedded in the Bear Creek Redwoods Preserve Plan, was approved by the Board at the January 25, 2017 meeting (R-17-15).

PUBLIC NOTICE

Public notice of this agenda item was provided as required by the Brown Act.

CEQA COMPLIANCE

The Bear Creek Stables Site Design improvements are identified and included in the Draft and Final EIR completed for the Preserve Plan, which was certified by the Board at the January 25, 2017 meeting (R-17-15).

NEXT STEPS

Upon Board authorization, the General Manager will direct staff to enter into contract with John Northmore Roberts and Associates to provide design and engineering services, prepare construction plans and documents, and provide permitting and construction administration support for the Stables Project. Board and Committee review will occur throughout the design process prior to final Board approval of the construction plans. Construction is anticipated to occur in 2019 and 2020.

Attachment

1. Bear Creek Stables Site Design, Bear Creek Redwoods Preserve Plan, January 2017

Responsible Department Head:

Jane Mark, AICP, Planning Department Manager

Prepared by:

Gretchen Laustsen, Planner III, Planning Department

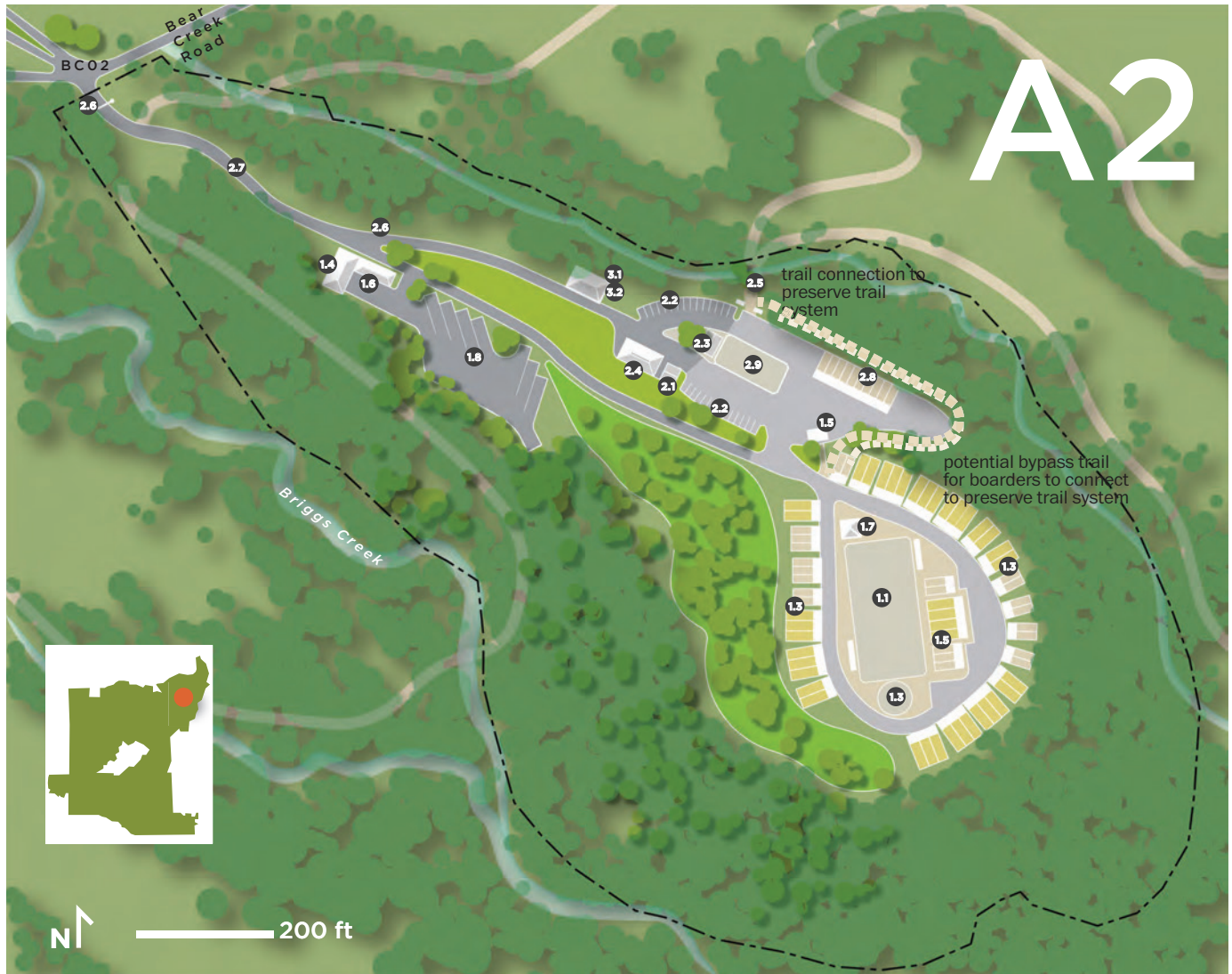


FIGURE 3-8A Bear Creek Stables Preferred Alternative (A2)

LEGEND

1. Horse Stables

- 1.1** Main Riding Arena
- 1.2** Round Pen
- 1.3** (22) Boarding Shelters + Paddocks (15x30ft)
- 1.3** (40) Boarding Shelters + Paddocks (15x40ft)
- 1.4** Hay Barn
- 1.5** Manure Dump
- 1.6** Maintenance & Storage
- 1.7** Restrooms at Arena
- 1.8** Trailer Parking (2 to 4 full trailer parking + 10 to 12 trailer storage spaces)

2. Public Access

- 2.1** Public Restrooms
- 2.2** Visitor Parking (25 to 40 spaces)
- 2.3** Visitor Facility (Welcome/Learning Center): shelter under existing tree
- 2.4** Farm Animals Barn (in older stables structure)
- 2.5** Horse/Pedestrian Trailhead
- 2.6** Directional/Informational Signage
- 2.7** Road Upgrades
- 2.8** Livery: (10) Stalls + Runs
- 2.9** 80x160-ft Outdoor Arena

3. Administration

- 3.1** Office (new building)
- 3.2** Groundskeeper House (new building)