



Midpeninsula Regional
Open Space District

R-19-111
Meeting 19-20
August 28, 2019

AGENDA ITEM 9

Award of Contract for Environmental Services for the Beatty Parking Area and Trail Connections Project at Sierra Azul Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS *dem*

1. Authorize the General Manager to enter into a multi-year contract with LSA Associates, Inc., to provide environmental and permitting consulting services to support the Beatty Parking Area and Trail Connections Project for a base contract amount of \$159,124.
2. Authorize a 15% contingency of \$23,876, to be expended only if necessary to cover unforeseen conditions, for a not-to-exceed contract amount of \$183,000.

SUMMARY

The Beatty Parking Area and Trail Connections Project (Project) fulfills an obligation stemming from the 2008 partnership purchase for the former Beatty property between the County of Santa Clara (County) and Midpeninsula Regional Open Space District (District) to build a trail linking Lexington Reservoir County Park and Sierra Azul Open Space Preserve. It also meets Measure AA commitments under Portfolio 22 to develop parking in the Cathedral Oaks area of Sierra Azul. To guide the designs of the parking area and trail connection and assist with future permitting, the District seeks technical expertise to evaluate environmental site conditions, conduct technical studies, perform environmental review, consult with regulatory agencies, and prepare permit applications. Based on the results of a Request for Proposals (RFP) issued on June 14, 2019, the General Manager recommends awarding a contract to LSA Associates, Inc., for a base amount of \$159,124 and authorizing a 15% contingency, for a total contract amount not-to-exceed \$183,000. The Fiscal Year (FY) 2019-20 budget includes sufficient funds to cover expenditures through June 30, 2020. Funds to complete the contract work in FY2020-21 will be proposed as part of the annual Budget and Action Plan process.

BACKGROUND

In April 2008, the District purchased the Beatty property located at 17820 Alma Bridge Road near Lexington County Park as an addition to Sierra Azul Open Space Preserve (Preserve) (Attachment 1). The County contributed \$950,000 toward the District's purchase (R-08-14) and in exchange, the District granted the County a conservation easement over the property with the following allowances and a time-specific requirement:

- Plan, design and construct facilities for the public's use of the property, including but not limited to, multi-use trails, public parking areas, public restrooms, wildlife observation

and environmental educational facilities, visitor centers, picnic areas, backpack camps, employee residences, maintenance facilities, and related infrastructure such as water systems;

- Conduct natural resource restoration and resource management, and restoration of cultural, historical, and agricultural or natural resources;
- Construct a trail connection from the Beatty property to the Priest Rock Trail within fifteen years from the date of the recording of the easement (March 11, 2008).

While the conservation easement only calls for the District to construct a trail connection to the Priest Rock Trail within fifteen years, the Beatty property has been identified as a possible location for parking in prior District planning efforts for Sierra Azul. The Beatty property is strategically located off a main highway with areas of flat terrain that can support parking to access the trail system east of Highway 17. A new parking area and connecting trail would be eligible for Measure AA funding under Portfolio 22 (Sierra Azul: Cathedral Oaks Public Access and Conservation Projects), which includes: “Develop multi-use trail... Develop parking... Install trailside amenities”.

In 2011, the District evaluated this property as a potential field office site, but after preliminary site investigations, a field office was deemed infeasible due to the lack of water availability. In 2018, staff initiated the planning and preliminary site design for public access improvements.

DISCUSSION

The overall project consists of a parking area at the Beatty property (Attachment 1) and a trail connection from the new parking area to the Priest Rock Trail in the western area of the Preserve. Key project components include:

- New parking area with equestrian trailer spaces, trailhead infrastructure, signage, and restroom (exact location within the property and number of parking spaces pending feasibility and environmental evaluations) (Attachment 2);
- New trail connection from the Beatty property to the Priest Rock Trail (approximately 1.3 miles with multiple trail bridges/creek crossings) (Attachment 2);
- New trail connection between the new District parking area and an existing Lexington Reservoir County Park parking lot located across Alma Bridge Road;
- Minor improvements to existing interior roads;
- Possible culvert or bridge to access the new parking area, depending on final design;
- Interpretive exhibits explaining the history of the site; and
- Reuse of an existing well to water equestrian troughs.

The District is seeking an environmental and permitting services consultant to inform the final design of both the parking lot and trail. Staff plans to conduct the parking lot design in-house through the design development phase (approximately 65%). Upon Board approval of the project, an engineering consultant contract will be brought to the Board for approval to complete the construction bid documents for the parking lot. District crews will construct the trail. A

separate trail consultant will be retained to prepare technical plans necessary to secure permits from the resource agencies and County for the creek crossings.

The scope of work under the recommended environmental and permitting services contract includes the following:

- Feasibility Analysis – review and evaluate parking area options and trail alignment options to help minimize potential environmental impacts
- Environmental Feasibility – conduct jurisdictional wetland and riparian delineations, biological, archaeological, and historic resources evaluation
- Environmental Review – conduct environmental review for compliance with the California Environmental Quality Act (CEQA) and prepare the CEQA document
- Permitting Strategy – provide guidance on the most effective permitting approaches to inform project design alternatives
- Planning and Community Engagement Support – support Use and Management (U&M) Plan development and community outreach (e.g. respond to CEQA comments)
- Mitigation and Permitting – prepare necessary permits after consulting and negotiating with permitting agencies

Consultant Selection

A RFP was issued on June 14, 2019 and posted on the District website and on BidSync to solicit interest from qualified professionals with expertise in environmental planning, review, and monitoring services.

A mandatory pre-proposal meeting was held on June 20, 2019 and attended by nine (9) people from six (6) firms. The deadline for submission of proposals was July 2, 2019. A total of two (2) proposals were received as shown below:

Firms	Location	Proposed Fee
MIG	Berkeley, CA	\$310,779
LSA	Pt. Richmond, CA	\$159,124

Upon review of the proposals and consultant qualifications, the District ranked LSA Associates, Inc., as the most qualified and best suited for the project at a fair and reasonable price. LSA Associates, Inc., has experience working on similar District projects and submitted a detailed methodology for evaluating biological/cultural resources and developing a permitting strategy.

FISCAL IMPACT

The FY2019-20 adopted budget includes sufficient funds (\$404,544) for the Beatty Parking Area and Trails Connection Project MAA22-004 to cover the recommended action and expenditures.

The overall project cost will be developed and refined as the project team evaluates various parking and trail design options. On May 15, 2019, the Board of Directors (Board) approved a Grant Agreement for \$149,906 with the Santa Clara Valley Water District (Valley Water) to help fund the Beatty Trail Connection project (R-19-57). The District will continue to seek grant funding opportunities for construction and contribute Measure AA funds to the project.

Beatty Parking Area & Trails Connections MAA22-004	Prior Year Actuals	FY2019-20 Adopted	FY2020-21 Projected	Estimated Future Years	TOTAL
District Funded (Fund 30):	\$58,825	\$373,638	\$586,250	\$3,380,150	\$4,398,863
Safe, Clean Water Priority D3 Grant Amount:	\$0	\$30,906	\$19,000	\$100,000	\$149,906
Total MAA22-004 Budget:	\$58,825	\$404,544	\$605,250	\$3,480,150	\$4,548,769
Spent-to-Date (as of 07/18/2019):	(\$58,825)	\$0	\$0	\$0	(\$58,825)
Encumbrances:	\$0	\$0	\$0	\$0	\$0
LSA Associates, Inc. contract:	\$0	(\$95,000)	(\$64,124)	\$0	(\$159,124)
15% Contingency:	\$0	\$0	(\$23,876)	\$0	(\$23,876)
Budget Remaining (Proposed):	\$0	\$309,544	\$517,250	\$3,480,150	\$4,306,944

The following table outlines the Measure AA portfolio 22 Sierra Azul: Cathedral Oaks Public Access and Conservation Projects, allocation, grants received, costs-to-date, and the fiscal impact related to the Beatty Parking Area and Trails Connections project MAA22-004. The Project supports MAA22-004 by establishing a new parking area and trail connection in the Cathedral Oaks area of Sierra Azul Open Space Preserve.

MAA22 Sierra Azul: Cathedral Oaks Public Access and Conservation Portfolio Allocation:	\$6,714,000
Grants Awarded:	\$217,017
Life-to-Date Spent (as of 07/18/2019):	(\$1,085,483)
Encumbrances:	(\$188,005)
LSA Associates, Inc. Contract Including Contingency:	(\$183,000)
Portfolio Balance Remaining (Proposed):	\$5,474,529

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

Retention of professional consultants will not result in a direct physical change to the environment [CEQA Guidelines Section 15060(c)(2)] and does not constitute Board approval of the proposed project or related proposed project elements. The Board will consider approval of the proposed project elements as part of the CEQA certification and approval of the Use and Management Plan, which is scheduled for Summer 2020.

NEXT STEPS

Following Board approval, the General Manager will direct staff to enter into a contract with LSA Associates, Inc., to provide environmental services in support of the Beatty Parking Area and Trail Connections Project. The table below provides a tentative project schedule, where construction would not begin until after Board approval of the Use and Management Plan and CEQA certification.

Milestones	Tentative Schedule	Review and Approval
Feasibility evaluation, conceptual design of parking and trail connection, project description development	Fall 2019 – Spring 2020	PNR review and Board approval of project description
Technical Studies	Fall 2019 – Spring 2020	
Environmental Review and CEQA Certification, U&M Plan	Summer 2020	Board Approval of CEQA and U&M Plan

Attachments

1. Project Area Map, Former Beatty Property Site Map
2. Beatty Trail Connection General Alignment and Possible Parking Areas

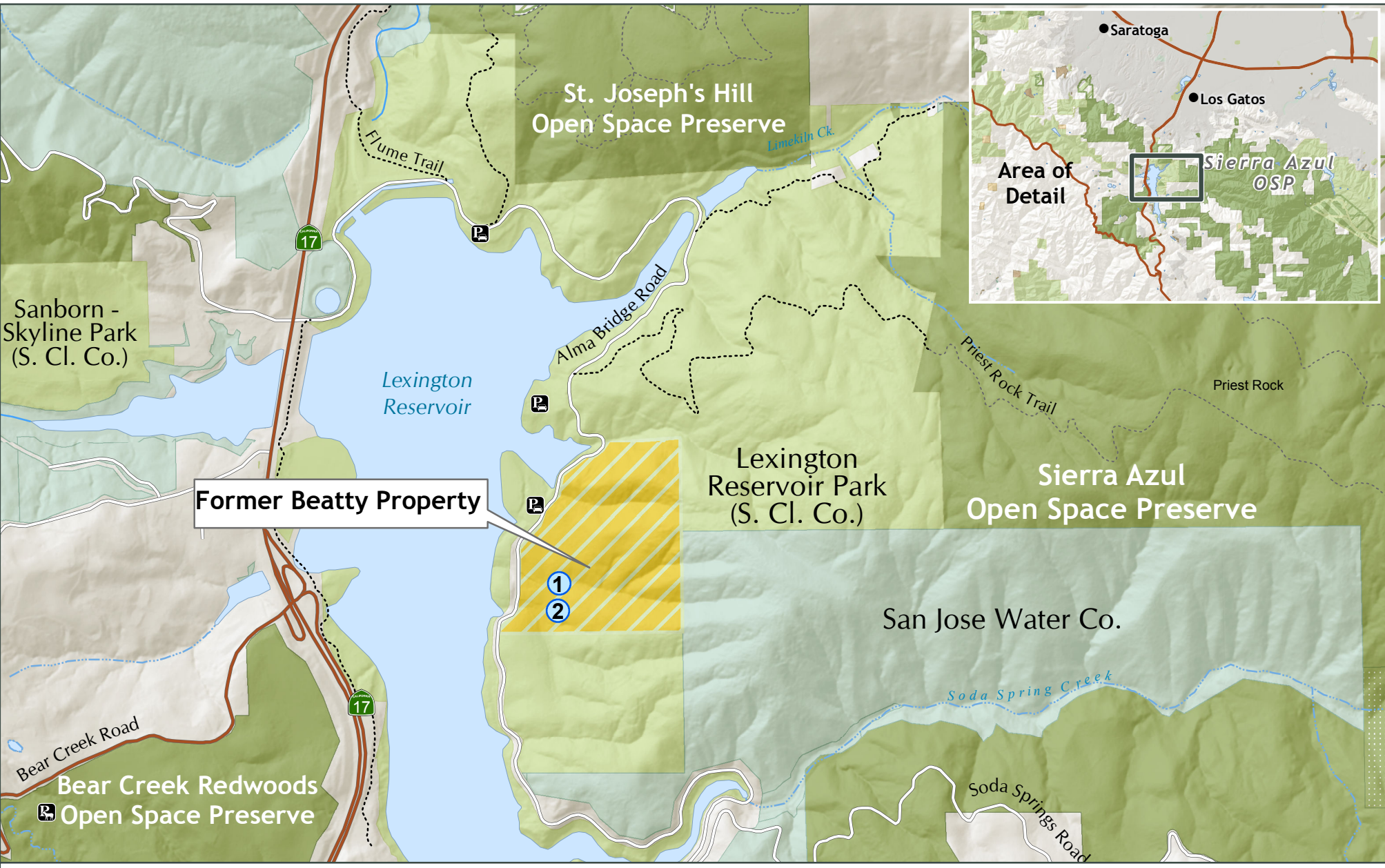
Responsible Department Head:

Jane Mark, AICP, Planning Department










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Created By: gbasson Path: G:\Projects\Sierra_Azul\Beatty\BoardReport_Weiss_contract.mxd



Attachment 1: Former Beatty Property Site Map

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|---|--|---|
|  Former Beatty Property |  Watershed Land |  Non MROSD Conservation or Agricultural Easement |
|  MROSD Preserves |  Private Property |  MROSD Conservation or Agricultural Easement |
|  Other Protected Open Space or Park Lands |  Developed Land |  Well Location |

Midpeninsula Regional
Open Space District
(MROSD)











May, 2011



While the District strives to use the best available digital data, this data does not represent a legal survey and is merely a graphic illustration of geographic features.



Attachment 2: Beatty Property: Proposed Trail and Parking Area

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|---|---|--|
|  MROSD Preserves |  Road |  Unpaved Seasonal Road |
|  Existing Parking Area |  Hiking, Bicycling, Equestrian Trail |  Juan Bautista and Bay Area Ridge Trail |
|  Proposed Parking Area |  Proposed Beatty to Priest Rock Trail Connection | |

Midpeninsula Regional
Open Space District
(MROSD)
March 2019



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