



Midpeninsula Regional
Open Space District

R-20-40
Meeting 20-09
April 22, 2020

AGENDA ITEM 3

AGENDA ITEM

Award of Contract for Design Revisions and Construction Administration of the Alma Cultural Landscape Rehabilitation Project at Bear Creek Redwoods Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the General Manager to execute a contract with PGA Design, Inc., for design revisions and construction administration of the Alma Cultural Landscape Rehabilitation Project in the amount of \$174,866.
2. Authorize an approximate 15% contingency of \$26,250 for additional unanticipated project support through end of construction and project closeout, for a total contract amount not-to-exceed \$201,116.

SUMMARY

The Alma Cultural Landscape Rehabilitation Project (Project) addresses public safety issues while preserving important elements of the cultural landscape at the Alma site in Bear Creek Redwoods Open Space Preserve (Preserve) to make the area publicly accessible as part of the Preserve Phase II trail improvements. In 2015, the Midpeninsula Regional Open Space District (District) began working with PGA Design, Inc., (PGA) to develop a cultural landscape rehabilitation plan (R-15-68). In 2017, the District Board of Directors (Board) approved a PGA contract for design, engineering, and permitting services (R-17-86). The recommended contract provides funds to assist with the final phases of the project: permit design revisions and construction administration. Sufficient funds for the contract are included in the adopted Fiscal Year 2019-20 (FY20) budget.

DISCUSSION

On January 25, 2017, the Board approved implementation of the Alma Cultural Landscape Rehabilitation Plan as part of the Bear Creek Redwoods Preserve Plan (R-17-15). The Rehabilitation Plan aims to implement a fiscally-sustainable site clean-up and rehabilitation of the Alma site that allows the site's cultural significance to be understood and safely enjoyed by the public while remaining within the District's mission.

Original Contract

In June 2017, the District entered into contract with PGA to provide design and engineering services, complete construction plans, and provide permitting support for a total contract amount not-to-exceed \$590,008. Since 2017, the District and PGA have achieved many project accomplishments and completed the following scope items:

- Interpretive Plan, including two wayside exhibits and a self-guided Interpretive Walk implemented with the Phase I Preserve opening;
- Documentation of Existing Structures;
- Site Surveys, Environmental Site Assessment, and Remediation Workplan;
- Modifications of the Carport into Bat Replacement Habitat;
- Approval of a County of Santa Clara Landmark Alteration Permit;
- Draft 100% Construction Documents;
- Issuance of County building and demolition permit submittals; and
- Award of Construction Contract for bat deterrents, abatement, and structure demolition (R-20-21).

Through the design and permitting process, contingency funds were exhausted to complete the following unanticipated project requirements:

- Additional Environmental Scope:
 - Hazardous materials testing in the mansion ruins, dormitory ruins and garage;
 - Exploration of existing underground storage tanks potentially located on site based on historic documents;
 - Additional analysis of asbestos-containing material samples;
 - Specifications for the remediation and removal of lead and asbestos; and
 - Health and safety plan update and a site management plan to address newly found hazardous materials.
- Additional Engineering Scope:
 - Engineering and administrative guidance for the structural testing of retaining walls;
 - Engineering and design services for structural stabilization of mansion ruins; and
 - Unanticipated grading and drainage requirements.
- Landmark Alteration Permit:
 - Attendance at additional site tours and Historical Heritage Commission (HHC) meetings;
 - Preparation for HHC presentations; and
 - Additional time and expenses related to the prolonged timeframe and starting and stopping for design during the Landmark Alteration Permit process.
- Additional Interpretive Scope:
 - Development of the interpretive wayside exhibits.
- Maintenance Plan:
 - Input and assistance in developing the maintenance plan.

New Contract Scope

A new contract is now necessary to complete the following work:

Additional Design Work: In February 2018, PGA and MIG (the District's on-call ADA consultant) recommended the use of the Accessibility Guidelines for Outdoor Developed Areas (AGODA) to address access to the Alma site. These guidelines are specifically intended for trails, camping areas, and other remote outdoor areas where terrain or other factors make compliance with ADA standards impractical. The plans were developed to 90% complete and submitted to the County of Santa Clara for building permits in July 2019. In October and

December 2019, the County communicated their preference for full ADA compliance. To assist the District with an evaluation of the potential cost and site impacts, PGA prepared concept sketches for a second public access alternative. The District is currently communicating with the County to determine whether full ADA compliance will be required.

Construction Administration: The construction administration services include bidding support, site visits to review construction compliance with the design, teleconferences for project coordination, responses to Requests for Information (RFI) from the contractor, construction material submittal reviews, development of as-built drawings, and project closeout.

FISCAL IMPACT

The FY20 budget includes \$945,854 for the Alma Cultural Landscape Rehabilitation Project (MAA21-006). There are sufficient funds in the project budget to cover the recommended action and expenditures in the current fiscal year. Additional funds will be requested in the proposed FY21 budget to complete the contracted work.

BCR - Alma College Cultural Landscape Rehabilitation MAA21-006	Prior Year Actuals	FY20 Adopted	FY21 Projected	TOTAL
Budget	\$1,025,218	\$945,854	\$4,629,416	\$6,600,488
Spent-to-Date (as of 3/6/2020):	(\$1,025,218)	(\$86,053)	\$0	(\$1,111,271)
Encumbrances:	\$0	(\$84,803)	\$0	(\$84,803)
PGA Base Contract:	\$0	(\$50,000)	(\$124,866)	(\$174,866)
PGA Contingency:	\$0	(\$6,563)	(\$19,688)	(\$26,250)
Budget Remaining (Proposed):	\$0	\$718,436	\$4,484,862	\$5,203,298

The following table outlines Measure AA Portfolio 21: Bear Creek Redwoods: Public Recreation and Interpretive Projects allocation, costs-to-date, projected future project expenditures and projected ending balance at the portfolio level.

MAA21: Bear Creek Redwoods - Public Recreation and Interpretive Projects Portfolio Allocation:	\$17,478,000
Grant Income (through FY23):	\$3,741,424
Committed General Fund Capital (Fund 40) funds:	\$500,000
Board-approved allocation of available MAA interest earnings:	1,223,530
Total Portfolio Allocation:	\$22,942,954
Projected Project Expenditures (life of project):	
MAA21-001 Moody Gulch Fence & Gate Improvements	\$847
MAA21-002 Bear Creek Redwoods Preserve Plan	(\$14,369)
MAA21-003 Bear Creek Redwoods Stables Water System	\$200,038
MAA21-004 Bear Creek Stables Site Plan Implementation	\$5,334,890
MAA21-005 Bear Creek Redwoods Public Access	\$5,873,159
MAA21-006 Bear Creek Redwoods Alma College Cultural Landscape Rehabilitation	\$6,600,488
MAA21-007 Bear Creek Redwoods Preserve Plan Invasive Weed Treatment	\$1,131,036
MAA21-008 Bear Creek Redwoods Ponds Restoration and Water Rights	\$712,619

MAA21-009 Bear Creek Redwoods Webb Creek Bridge	\$487,492
MAA21-010 Bear Creek Redwoods Landfill Characterization and Remediation	\$413,913
MAA21-011 Phase II Trail Improvements, Bear Creek Redwoods OSP	\$2,395,000
MAA21-012 Bear Creek Redwood Tree Restoration	\$101,893
Total Portfolio Expenditures:	\$23,237,006
Portfolio Balance Remaining (Proposed):	(\$294,052)

BOARD COMMITTEE REVIEW

Rehabilitation of the Alma site was guided by committee and public input at three meetings of the Planning and Natural Resources Committee, including one neighborhood meeting, held in Los Gatos on April 29, 2015. In addition, the full Board received a presentation of the Rehabilitation Plan at its June 24, 2015 meeting, and reviewed the information on March 23, 2016 and May 11, 2016. The Alma College Cultural Landscape Rehabilitation Plan was approved by the Board as part of the larger Bear Creek Redwoods Preserve Plan on January 25, 2017.

PUBLIC NOTICE

Public notice of this Agenda Item was provided per the Brown Act.

CEQA COMPLIANCE

The Alma Cultural Landscape Rehabilitation Plan was 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

Following Board approval, the General Manager will direct staff to execute the contract with PGA to provide design revisions and construction administration services for the Project. The project is scheduled to go out to Bid in June/July 2020 and construction will start as early as September of 2020.

Responsible Department Head:

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Prepared by:

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