



Midpeninsula Regional
Open Space District

R-24-36
Meeting 24-08
March 27, 2024

AGENDA ITEM 4

AGENDA ITEM

Award of Contract for Detail Design and Engineering Services for the Highway 35 Multi-use Trail Crossing and Parking Area Project at Purisima Creek Redwoods Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS

1. Award a contract to CSW/ST2 of Redwood City, California, to complete the design, engineering, permitting, and construction administration for the Highway 35 Multi-use Trail Crossing and Parking Area Project for a not-to-exceed base contract amount of \$331,204.
2. Authorize a 15% contingency of \$49,681 to cover unforeseen tasks beyond the current scope.
3. Authorize a separate contract allowance of \$30,000 for additional traffic design, engineering, and permitting services that may be required after reaching 35% design plans to avoid potential implementation delays, bringing the total not-to-exceed contract amount to \$410,885.

SUMMARY

The Highway 35 Multi-use Trail Crossing and Parking Area Project (Project) aims to expand the existing North Ridge Parking Area at Purisima Creek Redwoods Open Space Preserve (Preserve) and introduce a multi-use trail crossing at Highway 35 for eventual connections to regional trails. On November 8, 2023, the Board of Directors (Board) directed staff to move forward with the project's selected conceptual design and retain a consultant for the detailed design and engineering work ([R-23-137](#)). Following a competitive consultant selection process, the General Manager recommends awarding the contract to CSW/ST2 for a total not-to-exceed contract amount of \$410,885. There is insufficient funding in the current budget to cover the cost of the recommendation. If approved, funding will be shifted from other unspent project funds during the quarterly budget amendment process. Funds for future year costs will be recommended in future fiscal year budgets as a part of the annual Budget and Action Plan process. If this contract is approved, the Parking Area Design Guidelines, which are under development and expected to be approved by the Board in April/May, will be incorporated into the detailed design and engineering plans for the Project.

DISCUSSION

The Project is an outcome of the Highway 35 Multi-Use Trail Crossing and Parking Feasibility Study (Study), which explored public access improvements at the Preserve's North Ridge

Parking Area in support of the Bay Area Ridge Trail extension that is occurring adjacent to the Preserve. This Study was pursued in partnership with the San Francisco Public Utilities Commission (SFPUC), Bay Area Ridge Trail Council (Ridge Trail Council) and Peninsula Open Space Trust (POST). The Project would expand the existing North Ridge parking area and establish a new multi-use trail crossing over Highway 35 leading to a spur trail that connects to the new Bay Area Ridge Trail segment on SFPUC land.

Contract Scope of Work

The Project aims to expand and improve the existing 41 standard vehicle spaces within the North Ridge Parking Area with an additional 33 new standard vehicle spaces and two designated equestrian trailer parking spaces. The Project also includes access control and wayfinding improvements. The concept program and project description for the parking area expansion and trail crossing were accepted by the Board on November 8, 2023. The District is now preparing to move these concept plans forward and prepare detailed designs and engineering plans to eventually pursue permits and prepare the Project for bidding. To proceed with next steps, the services of a consultant team that includes a civil engineer, landscape architect, and surveyor are needed to complete the following tasks:

- Review Existing Information/ Site Assessment to inform detailed designs
- Complete 35% Conceptual Design Plans
- Complete 65% Design Development Plans, Specifications & Estimates (PS&E)
- Complete 100% Final PS&E
- Secure Building/Jurisdictional Permits
- Provide assistance with Bidding, Construction Administration and Project Closeout

Consultant Selection

On December 18, 2023, staff issued a Request for Proposals and Qualifications (RFPQ) via Periscope and sent direct emails to a list of qualified firms. Mandatory pre-proposal site tours were held on January 16 and 18, 2024, attended by representatives from 10 firms. The following 4 teams submitted proposals by the January 26, 2024 deadline.

Firm	Location	Proposed Fee
Aliquot/John Northmore Roberts	Walnut Creek/Berkeley	\$312,816
BKF/RHAA	Redwood City/San Francisco	\$323,655
CSW/ST2	Redwood City	\$331,204
Sherwood/PGA	Santa Cruz/Oakland	\$343,630

The proposals were evaluated based on criteria outlined in the RFPQ, including quality of the proposal, implementation approach, implementation expertise. In addition, the consultants were asked at the mandatory site walk to describe in the proposal their approach for creating a ‘sense of place’ as part of their designs. Interviews were held with two teams on February 5, 2024. The panel deemed CSW/ST2 as the most qualified and best suited for the project at a fair and reasonable price. CSW/ST2 is also the consultant on the Purisima-to-the-Sea Parking Area Project, which is tracking on a similar schedule to support efficiencies as their team works in tandem on both Preserve projects.

Contingency and Allowance

A 15% contingency is recommended to support unforeseen tasks beyond the current scope of work. During a multi-year contract, there may be changing jurisdictional standards or unanticipated requests from jurisdictions that require additional work and coordination. This may include additional requests related to the State’s Skyline Boulevard scenic corridor. Moreover, due to high public interest in the Project, ongoing coordination with the public, neighbors, stakeholders and partners may trigger additional meetings, preparation of new exhibits, and other considerations.

A \$30,000 allowance is also recommended to cover the potential need for additional technical tasks after reaching 35% design. The complexities of the project may require additional analysis, technical reports, and exhibits from geotechnical, structural, and landscape architect consultants as the design plans progress and move closer to 100% final designs, including additional reports beyond the norm that may be requested by permitting agencies. For example, Caltrans may require additional traffic analyses beyond the standard submittals to permit the multi-use trail crossing.

Incorporation of new Parking Area Design Guidelines

As the Board is aware, the District is in the processes of establishing parking area design guidelines (Guidelines) for new and reconfigured parking areas. Draft final guidelines are scheduled to be brought to the Board for review and consideration in April/May. If this contract is awarded, the Board-approved Guidelines will be incorporated into the Purisima Highway 35 parking area design.

FISCAL IMPACT

This Project is moving into detailed designs much faster than originally scheduled, consistent with Board direction received in November 2023 to expedite the project schedule ([R-23-137, Minutes](#)). As a result, the FY24 budget does not include any budget for this phase of work. If the proposed contract is approved, funding will be requested during the quarterly budget amendment process to cover the costs of the work that is planned through June 2024. Funds for future year costs will be recommended in future fiscal year budgets as a part of the annual Budget and Action Plan process.

MAA03-013 Hwy 35 Multi-Use Trail Crossing and Parking Implementation	Prior Year Actuals	FY24 Adopted	FY25 Projected	FY26 Projected	Estimated Future Years	TOTAL
District Funded (Fund 30):	\$0	\$0	\$230,000	\$160,000	\$4,122,370	\$4,512,370
Grant Amount:	\$0	\$0	\$0	\$0	\$0	\$0
Total Budget:	\$0	\$0	\$230,000	\$160,000	\$4,122,370	\$4,512,370
Spent-to-Date (as of 03/04/24):	\$0	\$0	\$0	\$0	\$0	\$0
Encumbrances:	\$0	\$0	\$0	\$0	\$0	\$0
CSW/ST2 Contract:	\$0	(\$50,000)	(\$150,000)	(\$100,000)	(\$31,204)	(\$331,204)
CSW/ST2 15% Contingency:	\$0	\$0	(\$10,000)	(\$30,000)	(\$9,681)	(\$49,681)
CSW/ST2 Allowance:	\$0	\$0	(\$15,000)	(\$15,000)	\$0	(\$30,000)
Budget Remaining (Proposed):	\$0	(\$50,000)	\$55,000	\$15,000	\$4,081,485	\$4,101,485

The following table outlines the Measure AA Portfolio 03 *Purisima Creek Redwoods — Purisima-to-the-Sea Trail, Watershed Protection and Conservation Grazing allocation*, costs-to-date, projected future project expenditures and projected portfolio balance remaining. On June 14, 2023 (R-23-67), the Board reallocated \$6.4 million to Measure AA Portfolio #03 from other completed portfolios to reduce the funding gap to about \$1 million. Staff will continue to seek outside grant funds to fill the remaining funding gap.

MAA03 Purisima Creek Redwoods — Purisima-to-the-Sea Trail, Watershed Protection and Conservation Grazing Portfolio Allocation:	\$13,965,920
Grant Income (through FY27):	\$318,312
Interest Income Allocation:	\$450,000
Total Portfolio Allocation:	\$14,734,232
Spent-to-Date (as of 03/04/24):	(8,260,224)
Encumbrances:	(272,470)
Remaining FY24 Project Budgets:	(109,966)
Future MAA03 project costs (projected through FY27):	(\$7,162,481)
Total Portfolio Expenditures:	(\$15,805,141)
Portfolio Balance Remaining (Proposed):	(\$1,070,909)

The following table outlines the Measure AA Portfolio 03 allocation, projected life of project expenditures and projected portfolio balance remaining.

MAA03 Purisima Creek Redwoods — Purisima-to-the-Sea Trail, Watershed Protection and Conservation Grazing Portfolio Allocation:	\$13,965,920
Grant Income (through FY27):	\$318,312
Interest Income Allocation:	\$450,000
Fund 40 Allocation:	\$0
Total Portfolio Allocation:	\$14,734,232
Projected Project Expenditures (life of project):	
03-001 Purisima Uplands Lot Line Adjustment and Property Transfer	(\$425,113)
03-002 Purisima Upland Site Clean up and Soil Remediation	(\$873,145)
03-003 Purisima Creek Fence Construction	(\$169,190)
03-004 Harkins Bridge Replacement	(\$516,917)
03-005 Purisima-to-the-Sea Trail and Parking Area - Phase I Feasibility Study	(\$594,340)
03-006 South Cowell Upland Land Conservation	(\$6,209,935)
03-007 Purisima-to-the-Sea Habitat Enhancement and Water Supply Improvement Plan	(\$295,000)
03-008 Rieser-Nelson Land Purchase	(\$16,715)
03-009 Purisima-to-the-Sea Parking	(\$4,682,350)
03-010 Purisima-to-the-Sea Trail	(\$1,278,436)
03-011 Lobitos Creek Fisheries Restoration	(\$654,000)
03-012 Purisima-to-the-Sea Comprehensive Use and Management Plan	(\$90,000)
Total Portfolio Expenditures:	(\$15,805,141)
Portfolio Balance Remaining (Proposed):	(\$1,070,909)

PRIOR BOARD AND COMMITTEE REVIEW

September 29, 2020: The Legislative, Funding and Public Affairs Committee (LFPAC) reviewed a partnership agreement and recommended Board adoption of a resolution authorizing the General Manager to accept \$114,000 in grant funding from the SFPUC for the Project.

- [Board Report \(R-20-101\)](#)
- [Minutes](#)

October 28, 2020: The Board adopted a resolution authorizing the General Manager to accept grant funding for the Project.

- [Board Report \(Res. 20-32\)](#)
- [Minutes](#)

April 4, 2023: The Planning and Natural Resources Committee (PNR) received a presentation on the Project and provided feedback on the Project goals, technical studies, opportunities and constraints analysis, and preliminary considerations for parking expansion.

- [Board Report \(R-23-38\)](#)
- [Minutes](#)

July 25, 2023: PNR provided feedback on conceptual parking design options and Transportation Demand Management strategies to consider at the Purisima North Ridge parking area. PNR selected a preferred parking design option to forward to the Board.

- [Board Report \(R-23-87\)](#)
- [Minutes](#)

November 8, 2023: The Board accepted a conceptual design option as the project description and scope to initiate environmental review under the California Environmental Quality Act for the Highway 35 Multi-use Trail Crossing and Parking Project (Project) and directed staff to return with the feasibility of advancing the Project ahead of other Preserve projects.

- [Board Report \(R-23-137\)](#)
- [Minutes](#)

January 10, 2024: The Board received the Hwy 35 Trail Crossing and Parking Expansion Project Delivery Streamlining Informational Memoranda.

- [Board Report \(Hwy 35 Trail Crossing and Parking Expansion Project Delivery Streamlining Informational Memoranda\)](#)
- [Minutes](#)

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

The award of contract for design work and engineering services is not a project under CEQA. The environmental review of the Highway 35 Multi-Use Trail Crossing and Parking Project will

occur as part of the Purisima Comprehensive Use and Management Plan CEQA document. This contract's design work will inform the environmental review process by providing project details necessary to analysis the potential environmental impacts associated with the project.

NEXT STEPS

Following Board approval, the General Manager will execute a contract with CSW/ST2 to begin the design, construction documentation and permitting work for the Project.

Attachments

1. Regional Context Map
2. Preferred Conceptual Design Option

Responsible Department Head:

Jason Lin, Engineering & Construction

Prepared by / Contact person:

Alex Harker, Capital Project Manager II, Construction & Engineering

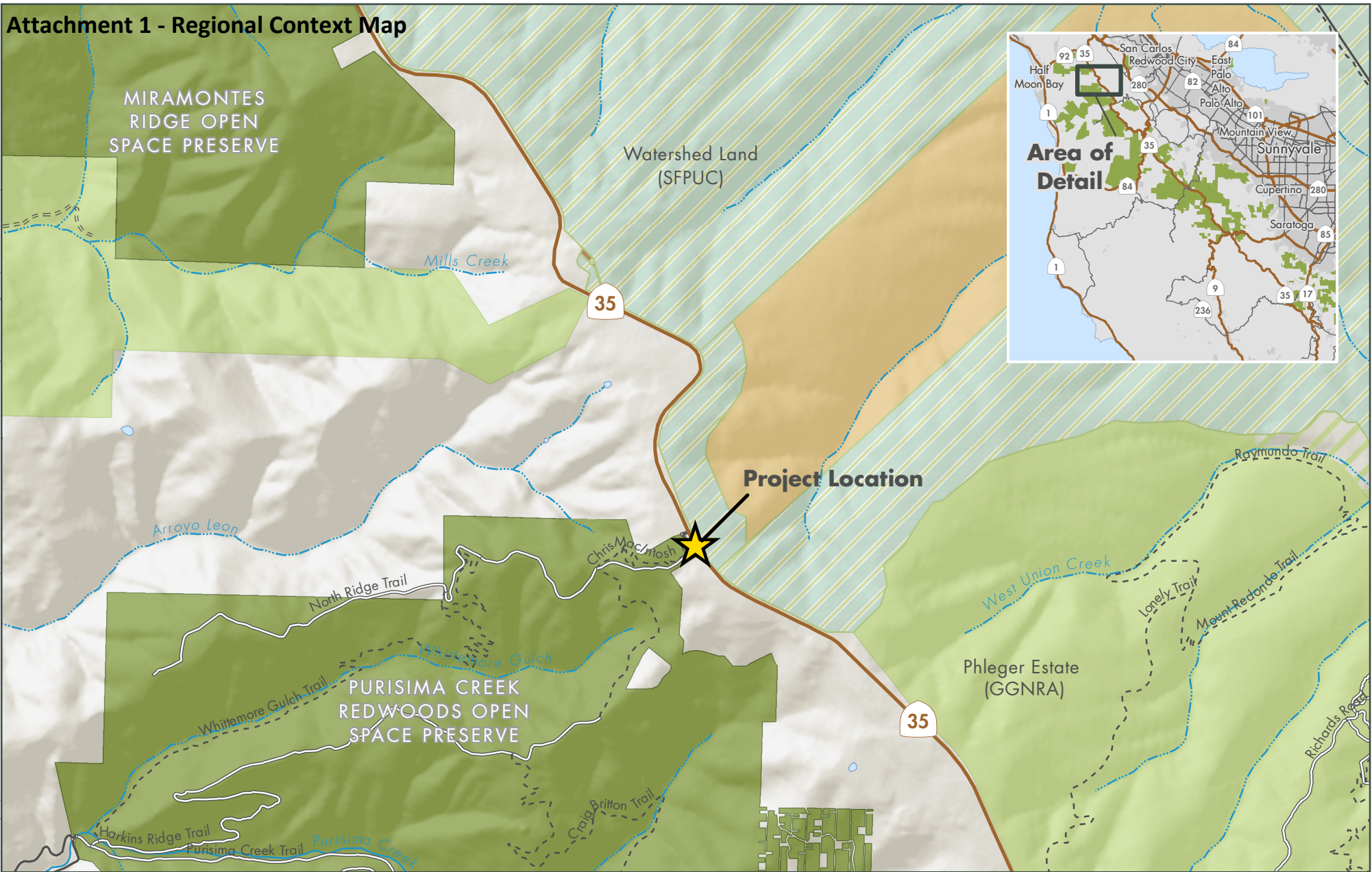
Graphics prepared by:

Scott Reeves, (former) Senior Capital Project Manager, Construction & Engineering

Alex Harker, Capital Project Manager II, Construction & Engineering

Attachment 1 - Regional Context Map

Path: G:\Projects\Purisima_Creek_Redwoods\SFPUC Hwy 35 Crossing\Project_Location_Map_20200902.mxd
Created By: apeth



Highway 35 Multi-use Trail Crossing and Parking Area Location

- | | | |
|---|---|--|
|  MROSD Preserves |  Watershed Land |  Project Location |
|  Other Protected Lands |  Land Trust | |
|  Private Property |  Other Public Agency | |

Midpeninsula Regional
Open Space District
(Midpen)
Revised 9/19/2023



Miles 

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



HWY 35 MULTI-USE TRAIL CROSSING AND PARKING AREA PREFERRED CONCEPT PLAN

PURISIMA CREEK REDWOODS OPEN SPACE PRESERVE

NORTH RIDGE PARKING LOT



Not to scale



PARKING AREA	EXISTING		A.1		A.2		B.1		B.2	
	Cars	Equest.	Cars	Equest.	Cars	Equest.	Cars	Equest.	Cars	Equest.
TOTALS										
EXISTING LOT + UPPER EXPANSION AREA	26 or 41	2 or 0	50	4	74	0	41	4	61	0
LOWER EXPANSION AREA	0	0	0	0	0	2	0	0	0	2
HWY 35 SHOULDER	10	0	3	0	3	0	3	0	3	0
TOTAL	36 or 51	2 or 0	53	4	77	2	44	4	64	2
IMPERVIOUS AREA	17,490 sf		25,000 sf		39,500 sf		22,500 sf		34,750 sf	

Addendum #1



HWY 35 MULTI-USE TRAIL CROSSING AND PARKING AREA PREFERRED CONCEPT PLAN

PURISIMA CREEK REDWOODS OPEN SPACE PRESERVE
NORTH RIDGE PARKING LOT

Not to scale

