

- 3 Award of Contract to CMG Landscape Architecture for RFP 2025-02 Connecting People to Coyote Valley and to H.T. Harvey & Associates for RFP 2025-03 Coyote Valley Landscape Linkage (Nick Perry)

---

R-25-29  
Meeting 25-04  
March 27, 2025

**AGENDA ITEM #3**

To: Board of Directors  
Open Space Authority

From: Andrea Mackenzie  
General Manager

---

**SUBJECT**

Award of Contract to CMG Landscape Architecture for RFP 2025-02 Connecting People to Coyote Valley and to H.T. Harvey & Associates for RFP 2025-03 Coyote Valley Landscape Linkage

**RECOMMENDATION**

Staff recommends that the Board adopt two resolutions awarding the following contracts to the firms named below as the most responsible and qualified bidders and to authorize the General Manager or an Assistant General Manager to enter into master contracts with them for their services:

- Connecting People to Coyote Valley (RFP 2025-02) to CMG Landscape Architecture
- Coyote Valley Landscape Linkage (RFP 2025-03) to H.T. Harvey & Associates

**REVENUE/COST**

The two teams Staff recommends will work on the Coyote Valley Conservation Areas Master Plan ("CVCAMP") as well as other related projects in Coyote Valley. Work with both teams will be authorized and funded on an "as needed" basis through a series of Authority-issued task orders. At the direction of Authority staff, the consultant teams will be responsible for preparing task order-specific scopes and fee proposals based on the rate schedule provided in their master contracts. The consultant teams will be asked to respond to any number of task orders, issued as the planning and implementation of projects progresses. Staff has compared the rates and cost estimates of each team that responded to the RFPs and finds the recommended firms have a fair and reasonable price (See Exhibit 1).

Work by both teams will initially be funded out of the Board-approved \$1,295,000 fiscal year 2024-25 budget for CVCAMP; though it is unlikely that full amount will be spent in the current fiscal year. CVCAMP is a multi-year project that Staff estimates will need up to \$3.7 million to be completed between fiscal years 2025-26 and 2027-28. The Authority has secured approximately \$2.5 million in outside funding to support CVCAMP from the Santa Clara County Parks Department, California Wildlife Conservation Board, California Department of Water Resources and California State Coastal Conservancy. Approximately \$1.9 million of those outside funds remain and will be applied to future fiscal year CVCAMP project budgets. Future fiscal year budgets for CVCAMP and other projects assigned to the recommended teams will be developed by Staff and presented to the Board for review and consideration as part of its annual work program and budget approval process. The Authority's fiscal year 2025-26 work plan and budget will be presented to the Board at its June meeting.

After CVCAMP is complete, Staff anticipates that the teams hired via these contracts will continue working with the Authority on detailed design, engineering, and as-needed construction management support of early CVCAMP implementation projects, pending funding availability and Board approval. For this reason, these master contracts would be open-ended in terms of overall budget and end-date.

Construction work itself will be put out to bid separately. Budgets for implementation projects will be presented to the Board for review and consideration as part of future work plan and budget approvals.

### **BACKGROUND**

Coyote Valley is a remarkable natural and rural landscape between the cities of San José and Morgan Hill. Located at the narrowest point between the Santa Cruz Mountains to the west and the Diablo Range to the east, the valley serves as a critical landscape linkage for the region's wildlife, connecting over 1.1 million acres of prime habitat in the mountain ranges. The valley itself is notable for its unique valley-floor habitats, wildlife, scenic beauty, recreational areas, farmland, and water resources.

Since 2017, the Authority and its partners, the Peninsula Open Space Trust ("POST"), and the City of San José have permanently protected over 1,500 acres of valley floor land in Coyote Valley. The Authority is currently leading the creation of the Coyote Valley Conservation Areas Master Plan ("CVCAMP"), a science-based and community-informed plan focused on the future restoration and use of these recently protected valley floor lands in North and Mid-Coyote Valley ("CVCAMP properties").

The CVCAMP team divided the project into nine major planning phases to be completed in 2027. To assist with the creation of CVCAMP, the Authority entered a contract with SWCA Environmental Consultants to provide professional services for CVCAMP. In late 2022, the CVCAMP team completed Phase 1: Project Start-Up; this phase focused on SWCA-team onboarding, review and synthesis of past studies, and the completion of a data-gaps analysis report. In 2023, the CVCAMP team completed the bulk of Phase 2: Understanding Coyote Valley. This phase focused on filling data gaps identified in Phase 1 through a suite of technical studies and site assessments that will inform the upcoming visioning and design phases of CVCAMP. In summer of 2024, SWCA finalized a report titled "Understanding Coyote Valley Existing Conditions Summary Report" that summarizes the findings of Phase 2. The Authority then led a successful round of Understanding Coyote Valley community outreach with open houses in Morgan Hill, San José, and online.

On January 17, 2025, the Authority issued two RFPs for professional services for upcoming phases of CVCAMP and related Authority-led projects in Coyote Valley. The two RFPs were issued simultaneously to allow the Authority to select teams with complementary skillsets:

- **Coyote Valley Landscape Linkage Team (CVLL Team).** The CVLL Team will focus on ecology, watershed restoration, and ecological connectivity in Coyote Valley. This team will be responsible for the technical studies, modeling, engineering, planning, and design of large-scale terrestrial and aquatic habitat restoration in Coyote Valley, including conditions to support a wildlife linkage in the project area.
- **Connecting People to Coyote Valley Team (CPCV Team).** The CPCV Team will focus on how people use, experience, and travel through Coyote Valley. Building upon and coordinating with the work of the CVLL Team, this team will be responsible for carefully weaving public use and access into Coyote Valley's conserved lands. This team will thoughtfully integrate the work of the CVLL Team and incorporate scientific expert, stakeholder, and community input into holistic site plans and a compelling master plan document for CVCAMP. This team will also develop guidelines, concepts, and plans for streetscapes and public road right-of-way projects in Coyote Valley.

These teams will be closely coordinated and integrated into a larger CVCAMP Team managed by Authority staff. Both RFPs were structured to procure teams with the skills needed to continue working with the Authority on early implementation projects identified in CVCAMP's phasing plan. These skills include developing detailed design plans, permitting, and construction bid documentation. Staff also worked closely with staff at the City of San José Department of Transportation (SJDOT) to craft the

Connecting People to Coyote Valley RFP to procure a team well-suited to work with SJDOT and the Authority on the planned Monterey Road Street Design & Safety Study.

## **DISCUSSION**

RFPs prepared by Authority staff were posted on the Authority website and at the Administration Office window on January 17, 2025. The RFPs were published in a local newspaper on January 17 and January 24, 2025. The RFPs were also emailed to over 40 vendors. Proposals were evaluated based on demonstrated ability to best meet the needs of the service contract as outlined in the RFPs. A review panel composed of Authority staff and Coyote Valley project point-persons from POST and City of San José reviewed and discussed each proposal in detail. Responses are summarized below:

<b>CONNECTING PEOPLE TO COYOTE VALLEY (RFP 2025-02)</b>	
<b>Prime Consultant</b>	<b>Subconsultants</b>
CMG Landscape Architecture	Sherwood Design Engineers, Fehr + Peers, California FarmLink, ENGEO, Hunt Design, EHDD Architecture, Mar Structural Design, RMA Irrigation, Directional Logic.
Einwiller Kuehl Landscape Architecture	Second Nature Ecology + Design, Reciprocal Studio Landscape Architecture, Lotus Water Engineering, Fehr + Peers, Volume Inc., Siegal and Strain Architects, IDA Structural Engineers, ENGEO, TBD Consultants
Restoration Design Group	CSWST2, Ware Associates, Geo-Engineering Solutions, R. Borinstein Company
<b>COYOTE VALLEY LANDSCAPE LINKAGE (RFP 2025-03)</b>	
<b>Prime Consultant</b>	<b>Subconsultants</b>
Dudek	Mark Thomas & Company, USGS
H.T. Harvey & Associates	cbec eco-engineering, Pathways for Wildlife, Anthony Clevenger

The RFP review panel finds CMG Landscape Architecture (“CMG”) is the most responsible and qualified bidder for the Connecting People to Coyote Valley RFP. With Sherwood Design Engineers and Fehr + Peers as partners, CMG’s primary team combines expertise in master planning, landscape architecture, civil engineering and transportation engineering that can be employed across all CVCAMP planning phases and into implementation. CMG’s support team brings additional subconsultant expertise in agriculture, geotechnical engineering, signage design, architecture, structural engineering, irrigation design and cost estimation that can be employed as needed. CMG’s proposal and interview demonstrated a thoughtful and creative approach to planning complicated open spaces. The panel was particularly compelled by the team’s experience pulling together holistic visions that balance many competing goals and ability to create compelling graphics and collateral to build and sustain public understanding and excitement.

The RFP review panel finds H.T. Harvey & Associates (“H.T. Harvey”) is the most responsible and qualified bidder for the Coyote Valley Landscape Linkage RFP. H. T. Harvey has over 30 years of experience working on projects within lands now being planned via CVCAMP. Their proposal demonstrates in-depth experience and knowledge of the unique biogeographic resources in Coyote Valley. Their subconsultant, cbec eco-engineering, worked on prior phases of CVCAMP and will be able to seamlessly continue the hydrological modeling and ecological engineering needed to complete the plan. Subconsultants Pathways for Wildlife and Anthony Clevenger bring in-depth experience researching local wildlife movement and landscape linkage planning to the team.

The combined skillsets of the H.T. Harvey and CMG teams strongly complement one another. Firms and individuals on both teams have experience closely working together on past projects. Hiring both teams will result in a deep pool of talent that the Authority can draw on for CVCAMP and other Authority projects in Coyote Valley, such as the planned collaboration with the City of San José on the Monterey Road Street Design & Safety Study in fiscal year 2025-26.

Should the Board approve staff's recommendation, contracts will be entered into, and onboarding of both teams would take place in April. The CVCAMP timeline and schedule will be discussed and finalized with the selected teams. Staff anticipate that CVCAMP Phase 3 (Restoration Scenarios & Program Lists) will be completed in summer 2025 and soon thereafter work will begin on creating conceptual alternatives for the use and restoration CVCAMP properties. Staff anticipates presenting draft concept alternatives to the Board in late 2025. These concept alternatives would then be shared with the public for review and feedback in early 2026 through a series of workshops and outreach events. Input received will inform the creation of a project description for environmental review that is anticipated to begin in 2027.

Prepared by:

Nick Perry, Long Range Planning Manager/Coyote Valley Project Director

*Attachment(s): Resolution 25-18 – A Resolution of the Governing Board of the Santa Clara Valley Open Space Authority Authorizing the General Manager or Assistant General Manager to Enter into Contract with CMG Landscape Architecture for the Connecting People to Coyote Valley Project*

*Resolution 25-19 – A Resolution of The Governing Board of the Santa Clara Valley Open Space Authority Authorizing the General Manager or Assistant General Manager to Enter into Contract with H.T. Harvey & Associates for the Coyote Valley Landscape Linkage Project*

*Exhibit B - Rate & Budget Estimate Comparison*

**RESOLUTION 25-18**

**A RESOLUTION OF THE GOVERNING BOARD OF THE  
SANTA CLARA VALLEY OPEN SPACE AUTHORITY  
AUTHORIZING THE GENERAL MANAGER OR ASSISTANT GENERAL MANAGER TO ENTER INTO  
CONTRACT WITH CMG LANDSCAPE ARCHITECTURE FOR THE CONNECTING PEOPLE TO COYOTE VALLEY  
PROJECT**

---

**WHEREAS**, to complete the Coyote Valley Conservation Areas Master Plan and related work associated with Connecting People to Coyote Valley, the Authority requires the services of professionals with expertise in master planning, landscape architecture, site design, street design, and engineering; and

**WHEREAS**, the Authority prepared and posted a Request for Proposals (RFP) on the Authority's website and at the Administration Office window on January 17, 2025. The RFPs were published in a local newspaper on January 17 and January 24, 2025. The RFPs were also emailed to over 40 vendors; and

**WHEREAS**, three firms submitted proposals, all of which were responsive; and

**WHEREAS**, the team led by CMG Landscape Architecture submitted a responsive proposal and the firm's submittal was evaluated based on the criteria in the RFP; and

**WHEREAS**, after evaluating the responsive proposals submitted in response to the RFP, CMG Landscape Architecture meets the criteria for the most responsible and qualified bidder which include:

- A. Experience of the Vendor including past performance of firm on contracts of similar size and scope.
- B. Experience and qualifications of personnel employed by the Vendor.
- C. Demonstrated understanding of the scope of the service.
- D. Best overall financial return to the Board of Directors on the contract.
- E. A responsible Vendor who has demonstrated the attribute of trustworthiness, as well as quality, fitness, and experience to satisfactorily perform the work required.

**WHEREAS**, Staff recommends that the Board award the Connecting People to Coyote Valley contract to CMG Landscape Architecture as the most responsible and qualified bidder.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board hereby authorizes the General Manager / an Assistant General Manager to enter into a contract with CMG Landscape Architecture to provide professional services for the Connecting People to Coyote Valley project.

**BE IT FURTHER RESOLVED THAT** the General Manager is hereby authorized and directed, on behalf of the Authority and in its name, to execute and deliver such other documents and to do such acts as may be deemed necessary or appropriate to accomplish the intentions of the above resolution.

## Santa Clara Valley Open Space Authority

---

**PASSED, APPROVED AND ADOPTED** on March 27, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTION:

---

Helen Chapman, Chairperson  
Santa Clara Valley Open Space Authority

APPROVED AS TO FORM:

ATTEST:

---

William P. Parkin, Legal Counsel

---

Caroline Hernandez, Clerk of the Board

**RESOLUTION 25-19**

**A RESOLUTION OF THE GOVERNING BOARD OF THE  
SANTA CLARA VALLEY OPEN SPACE AUTHORITY  
AUTHORIZING THE GENERAL MANAGER OR ASSISTANT GENERAL MANAGER TO ENTER INTO  
CONTRACT WITH H.T. HARVEY & ASSOCIATES FOR THE COYOTE VALLEY LANDSCAPE LINKAGE PROJECT**

---

**WHEREAS**, to complete the Coyote Valley Conservation Areas Master Plan and related work associated with the Coyote Valley Landscape Linkage, the Authority requires the services of professionals with expertise in terrestrial and aquatic habitat restoration and wildlife linkage planning, design, and engineering; and

**WHEREAS**, the Authority prepared and posted a Request for Proposals (RFP) on the Authority's website and at the Administration Office window on January 17, 2025. The RFPs were published in a local newspaper on January 17 and January 24, 2025. The RFPs were also emailed to over 40 vendors; and

**WHEREAS**, three two submitted proposals, both of which were responsive; and

**WHEREAS**, the team led by H.T. Harvey & Associates submitted a responsive proposal and the firm's submittal was evaluated based on the criteria in the RFP; and

**WHEREAS**, after evaluating the responsive proposals submitted in response to the RFP, H.T. Harvey & Associates meets the criteria for the most responsible and qualified bidder which include:

- A. Experience of the Vendor including past performance of firm on contracts of similar size and scope.
- B. Experience and qualifications of personnel employed by the Vendor.
- C. Demonstrated understanding of the scope of the service.
- D. Best overall financial return to the Board of Directors on the contract.
- E. A responsible Vendor who has demonstrated the attribute of trustworthiness, as well as quality, fitness, and experience to satisfactorily perform the work required.

**WHEREAS**, Staff recommends that the Board award the Coyote Valley Landscape Linkage contract to H.T. Harvey & Associates as the most responsible and qualified bidder.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board hereby authorizes the General Manager / an Assistant General Manager to enter into a contract with H.T. Harvey & Associates to provide professional services for the Coyote Valley Landscape Linkage project.



## Santa Clara Valley Open Space Authority

---

**BE IT FURTHER RESOLVED THAT** the General Manager is hereby authorized and directed, on behalf of the Authority and in its name, to execute and deliver such other documents and to do such acts as may be deemed necessary or appropriate to accomplish the intentions of the above resolution.

**PASSED, APPROVED AND ADOPTED** on March 27, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTION:

---

Helen Chapman, Chairperson  
Santa Clara Valley Open Space Authority

APPROVED AS TO FORM:

ATTEST:

---

William P. Parkin, Legal Counsel

---

Caroline Hernandez, Clerk of the Board

**Exhibit B: Rate & Budget Estimate Comparison**

<b>CONNECTING PEOPLE TO COYOTE VALLEY (RFP 2025-02)</b>				
<b>Prime Consultant</b>	<b>Subconsultants</b>	<b>Team Lead Hourly Rate</b>	<b>Full Team Average Hourly Rate</b>	<b>Phase 3 Budget Estimate</b>
CMG Landscape Architecture	Sherwood Design Engineers, Fehr + Peers, California FarmLink, ENGEO, Hunt Design, EHDD Architecture, Mar Structural Design, RMA Irrigation, Directional Logic.	\$285	\$211.76	\$64,000
Einwiller Kuehl Landscape Architecture	Second Nature Ecology + Design, Reciprocal Studio Landscape Architecture, Lotus Water Engineering, Fehr + Peers, Volume Inc., Siegal and Strain Architects, IDA Structural Engineers, ENGEO, TBD Consultants	\$267.50*	\$265.01	\$75,000
Restoration Design Group	CSWST2, Ware Associates, Geo-Engineering Solutions, R. Borinstein Company	\$200	\$186.46	\$59,769

*\*Team Lead not identified in proposal; rate averages the hourly rates of team's Principal/Partner (\$325 p/h) and Senior Associate (\$210 p/h).*

<b>COYOTE VALLEY LANDSCAPE LINKAGE (RFP 2025-03)</b>				
<b>Prime Consultant</b>	<b>Subconsultants</b>	<b>Team Lead Hourly Rate</b>	<b>Full Team Average Hourly Rate</b>	<b>Phase 3 Budget Estimate</b>
Dudek	Mark Thomas & Company, USGS	\$300	\$207.76	\$186,517.50*
H.T. Harvey & Associates	cbec eco-engineering, Pathways for Wildlife, Anthony Clevenger	\$355	\$228.96	\$187,000

*\*Dudek Phase 3 budget estimate includes \$8,170 in services their proposal categorized as "optional" that are included in H.T. Harvey's Phase 3 budget estimate.*