

**MONTEREY PENINSULA REGIONAL PARK DISTRICT  
BOARD OF DIRECTORS MEETING**

**DATE:** March 3, 2021  
**TO:** Board of Directors  
**FROM:** Kelly McCullough, Finance Manager  
**REVIEWED BY:** Rafael Payan, General Manager  
**SUBJECT:** Consider Approval of Contract Amendment of the Professional Services Agreement with Page & Turnbull for Project B– Phase 3 Schematic Design and Cost Estimate

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**RECOMMENDED ACTION**

Staff respectfully recommends that the Board approve a contract amendment with Page & Turnbull to prepare Phase 3 Schematic Design and Cost Estimate in substantially the form submitted and authorize staff to execute the Professional Services Agreement Amendment 001 (**ATTACHMENT 1**).

**FISCAL IMPACT:**

\$327,107 - original contract  
\$ 11, 640 - additional service  
\$204, 351 - amended scope 001, before you tonight for approval

**FUNDING SOURCE:**

6949-Professional Services-Assess

**FUNDING BALANCE:**

\$248,293 as of the writing of this report

**DISCUSSION:**

The Board adopted the strategic plan for the Palo Corona Regional Park, incorporating the Rancho Canada Unit, in August 2018. The plan is known as the Palo Corona Regional Park General Development Plan (GDP) and includes a “Preferred Alternative for the Rancho Canada Unit of the Palo Corona Regional Park”. The Plan for the Rancho Canada Unit focuses on restoration of the former golf course and was separated into three primary projects centering on user needs, safety, and inclusiveness.

In April 2019, the District entered into contract with Page & Turnbull to provide program refinement of the park gateway and define the function, adjacencies, and service needs of each program element in preparation for design phasing. In August 2019 their contract was amended to provide design and construction services for the event pad element to accommodate a large tent with utilities for group events and gatherings. Unfortunately, the COVID-19 pandemic has slowed the process and the event pad has been incorporated into Phase 2 and will be presented as a bid alternate in this construction package. The contract

was amended in November 2019 to provide the District with a “rough magnitude of costs” for each element so a phasing plan may be developed. This assignment enabled the District to consider program adjustments and strategically phase the project in relation to overall District Capital Projects. The programming phase services totaled \$62,000 and was completed in early 2020.

Based on the approved program, overall site concept, and cost estimate developed in Phase 1, the project was separated into three segments and the District approved a schematic design through construction services contract with Page & Turnbull for Phase 2 on June 4, 2020 in the amount of \$327,107. This phase entails Schematic Design for the entire site, including all program elements consisting of pre-fabricated restroom, shade seating, entry plaza, bus pick-up/drop off pad, nature play area, amphitheater, and multi-use trails. The contract also includes Design Development through Construction Administration for critical program elements to be constructed in the primary phase: pre-fabricated restroom, shade seating, entry plaza, bus stop and parking lot improvements. All of these primary elements are critical to support the Palo Corona Regional Park District’s Rancho Canada Unit and the PARK IT! Initiative (**ATTACHMENT 2**). The schematic design and cost estimate is complete and the primary program elements are in design development. Additional schematic design service was approved in January 2021 for \$11,640 due to building location studies.

The District has been monitoring the California Department of Parks and Recreation Office of Grants and Local Services- Prop 68 grant programs with applications due November 5, 2021. There are two grant programs under consideration; Regional Park Program and the Rural Recreation and Tourism Program. District intends to submit an application for Phase 3 of Project B with the nature playground, outdoor classroom/ramada; picnic pavilions; sand trap repurposed seating; wildlife viewing station, urban fishing pier, and multi-use trails as the primary recreational elements. In preparation for the Prop 68 Grant applications, staff engaged Page & Turnbull to submit a scope of work for schematic design and cost estimate for these remaining elements.

The amendment is for Schematic Design services and cost estimating for the remaining Phase 3 program elements. The proposal includes grant submittal support, community outreach efforts, and translation services in support of submitting a competitive grant application (**ATTACHMENT 3**). Page & Turnbull has been prequalified to provide architectural services for MPRPD based on a competitive request for qualifications selection process. As a prequalified consulting architectural firm, Page and Turnbull exhibited the expertise required to provide the professional design services required for this project.

Staff respectfully recommends that the Board approve the attached Draft Amendment 001 for Professional Services Agreement (**ATTACHMENT 1**) in substantially the form attached.

**ATTACHMENTS:**

1. [Draft Amendment 001 for Professional Services](#)
2. [Design Professional Service Agreement with Page & Turnbull for Project B](#)
3. [Page & Turnbull Phase 3 Proposal](#)