

**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: Approval of Contract Amendment for the Professional Services Agreement with Ten Over Studio for Project A – Phase 3 Schematic Design and Cost Estimate

RECOMMENDED ACTION

Staff respectfully recommends that the Board approve a contract amendment with Ten Over Studio to prepare Phase 3 Schematic Design and Cost Estimate in substantially the form submitted and authorize staff to execute the Professional Services Agreement Amendment #2 (**ATTACHMENT 1**).

FISCAL IMPACT:

\$535,413 original contract
\$4,630 additional work for Potholing Analysis
\$134,500 amended scope 2, before you tonight for approval

FUNDING SOURCE:

6800-CFD Facilities; 6810-Palo Corona Improvements

FUNDING BALANCE:

\$171,108 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 Ten Over Studio (Phase 1) to provide program refinement and feasibility services for the re-use and restoration of the former golf cart barn to an Operations and Maintenance building; large and small dog park(s); prefabricated restroom; secured fleet parking, park trailhead, shade structures, ramada and gravel overflow parking lot and designated emergency staging area for Monterey County agencies such as CalFire, County OES, County Public Works, and County Sheriff. The emergency staging area is a shared use with the large and small dog park(s) and gravel overflow parking lot. This was performed in preparation for the design and construction phases and was contracted for an amount not to exceed \$79,610.

Based on the program, overall site concept, and cost estimate developed in Phase 1, the project was separated into two segments and the District approved a schematic design through construction services contract with Ten Over Studio for phase 2 on June 3, 2020 for \$535,413. This phase entails design development (technical drawings and specifications) through construction of the base program elements consisting of the Operations and Maintenance building retrofit and renovation, Ranger Station addition, prefabricated public restroom, fleet parking and site improvements. (**ATTACHMENT 2**). Discovery during this phase required additional work for potholing analysis, which was approved by staff November 2020, in the amount of \$4,630 (**ATTACHMENT 3**). The schematic design and cost estimate is now under review in preparation for design development.

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. The District intends to submit an application for Phase 3 of Project A with the dog park and multi-use trails as the primary recreational elements. In preparation for the Prop 68 Grant applications, staff engaged Ten Over Studio to submit a scope of work for schematic design and cost estimate for the remaining segment consisting of the dog park, multi-use trails, parking, and support amenities. The proposal includes grant support and community outreach efforts (**ATTACHMENT 4**).

Ten Over Studio, Inc. has been prequalified to provide architectural services for MPRPD based on a competitive request for qualifications selection process. As a prequalified consulting architectural firm, Ten Over Studio 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 #2 for Professional Services](#)
2. [Design Professional Service Agreement with Ten Over Studio for Project A](#)
3. [Amendment #1 Proposal- Potholing Analysis](#)
4. [Ten Over Studio Phase 3 Proposal](#)