

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

**DATE:** June 3, 2020  
**TO:** Board of Directors  
**FROM:** Kelly McCullough, Finance Manager  
**REVIEWED BY:** Rafael Payan, General Manager  
**SUBJECT:** Consider Approval of Professional Services Agreement with Page & Turnbull, Inc. for Design Services and Construction Contract Administration of the Palo Corona Regional Park - Rancho Canada Unit Project B Program Elements

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**RECOMMENDED ACTION**

Staff respectfully requests that the Board approve the attached Phase 2 Professional Services Agreement with Page & Turnbull, Inc. (**ATTACHMENT 1**) for Project B design and engineering services. The Agreement incorporates schematic design of the entire Project B site; and design development through construction administration for the Phase 1 critical program elements, consisting of a pre-fabricated or equivalent restroom, shade seating, entry plaza, bus pad, and parking lot improvements, which are being developed and designed to accommodate the PARK IT! initiative.

**FISCAL IMPACT:**

Not to exceed \$327,107 (\$9,500 reimbursable included)

**FUNDING SOURCE:**

6949 – Professional/Special Services

**FUNDING BALANCE:**

FY2020-21 Budget, which is being reviewed at this meeting tonight.

**DISCUSSION:**

In August 2018, the Board adopted as a preferred project for CEQA review the strategic plan known as the Palo Corona Regional Park General Development Plan (GDP) including 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. Project B consists of design services for a prefabricated or equivalent restroom building, special event and group staging area, entry plaza, outdoor classroom, nature playground, amphitheater, and bus pickup/drop-off pad (**ATTACHMENT 2**).

Page & Turnbull has been prequalified to provide design services for the District based on a competitive request for qualifications selection process. As a prequalified consulting design firm, Page & Turnbull exhibited the expertise required to provide the professional design services required for this project. In April 2019, the District entered into an agreement with Page & Turnbull to provide programming refinement services of the Project B site and

define the function, adjacencies, and service needs of each program element in preparation for design and construction phases. The program phase scope of work was contracted for a cost not to exceed \$25,000.

A contract amendment was also approved in August 2019 in the amount of \$27,000 for Page & Turnbull to provide design services for an event pad to accommodate a large tent with utilities and ADA accessible paths. This specific amenity was expedited as a separate project due to the construction deadline required to meet scheduled events. Event pad design is complete and pending County permits. Unfortunately, the COVID-19 pandemic has slowed the process and the events have been cancelled for this year. Due to this unforeseen occurrence, the event pad has been incorporated into the Phase 2 proposal and will be presented as a bid alternate.

In November 2019 the Board approved a second amendment of \$10,000 with Page & Turnbull to provide a “rough magnitude of costs” cost analysis for each program element. This assignment enabled the District to consider program adjustments and strategically phase the project in relation to overall District Capital Projects.

Project B Phase 1 is complete and is now prepared to enter into Phase 2 which entails design development (technical drawings and specifications) through construction of the Phase 1 critical program elements. Specifically, Page & Turnbull’s Phase 2 proposal (**ATTACHMENT 3**) contains:

**Schematic Design** for the entire site, including all program elements listed: primary multi-cabin pre-fabricated or equivalent public restroom, adjacent shade seating; entry plaza, bus pickup/drop off pad, nature play area, single pre-fab or equivalent restroom, picnic pavilions, ramada/classroom and amphitheater.

**Design Development through Construction Administration** for critical program elements, specifically: primary multi-cabin pre-fabricated or equivalent public restroom, adjacent shade seating; entry plaza and bus pickup/drop off pad, and minor parking lot improvements.

All of these Phase 2 elements are critical elements to support the Palo Corona Regional Park District’s Rancho Canada Unit and the PARK IT! initiative. Extensive effort went into negotiations with the consultant to obtain the most cost-effective fee for the services required.

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

**ATTACHMENTS:**

1. [Professional Service Agreement with Page & Turnbull](#)
2. [Project B General Development Plan Program Concept](#)
3. [Page & Turnbull Proposal](#)