

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

**DATE:** April 6, 2022  
**TO:** Board of Directors  
**FROM:** Kelly McCullough, Finance Manager  
**REVIEWED BY:** Rafael Payan, General Manager  
**SUBJECT:** Review and Acceptance of Bid from Avila Construction Company and Authorization to Enter into Agreement for Construction of Project B – Phase 2 Restroom, Shade Structure, Bus Landing and Multi-Purpose Pad Project

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**RECOMMENDED ACTION**

Staff respectfully requests that the Board approve the attached Bid from Avila Construction Company (**ATTACHMENT 1**) and provide authorization to award contract to Avila Construction Company for the prefabricated restroom, bus services, entrance plaza, multi-purpose pad, and site improvements at the Rancho Canada Unit. This project is the first phase in an overall capital improvement strategy in response to the Palo Corona General Development Plan.

**FISCAL IMPACT:**

Bid proposal: \$2,386,216  
Plus, additional (15%) \$357,932 contingency

**FUNDING SOURCE:**

RIRE Allocation \$250,000  
PROP 68 Allocation \$400,000  
6966-Palo Corona Improvements

**FUNDING BALANCE:**

6966-Palo Corona Improvements - \$2,190,357 available in FY21-22 budget year as of the writing of this report.

This construction project will cross Fiscal Years. Since this project will likely not break ground until the end of April or possibly in May, carry over of currently budgeted but unused Assessment District funds and any needed additional funds will be budgeted in the following FY from CFD funds, and from the RIRE and PROP 68 grant funds. RIRE and PROP 68 grants are reimbursable expense- based grants.

**DISCUSSION:**

In August 2018, the Board adopted as a preferred project for CEQA review, the Palo Corona Regional Park General Development Plan (GPD) which included a “Preferred Alternative for the Rancho Canada Unit” focusing on restoration of the former golf course and addressing user needs. In September 2021, the Board approved a Request for Bids (RFB) and adopted Resolution 2021-09 for the Construction of Project B – Phase 2 Elements, consisting of a

prefabricated public 8-stall restroom, entry plaza with shade structures, bus pickup/drop-off, site improvements and multi-purpose pad located at the Rancho Canada Unit entrance.

On January 19, 2022 staff posted the RFB on ProcureNow, the District's online electronic public procurement platform, after providing the required legal publication notice. Staff received two bids at the March 24, 2022 bid opening. Avila Construction Company was the lowest qualified bidder for this project with a bid of \$2,386,216 (**ATTACHMENT 1**). The bid amount is below the engineer's estimate of \$2,995,998 and includes the multi-purpose pad completion – not just pad grading.

The second and higher priced qualified bid was received from William A. Thayer Construction, Inc., in the amount of \$2,474,570 (**ATTACHMENT 2**).

Staff respectfully requests that the Board accept the bid from Avila Construction Company, and authorize staff to enter into a construction contract for the Project B – Phase 2- Restroom and Bus Services Landing project in the amount of \$2,386,216 and a 15% contingency of \$357,932 as recommended by the construction management team and consistent with industry standards for a project of this size and complexity. Waiting an month for a Board Meeting to approve funds for potential change orders will slow the project down and result in yet additional increased costs.

The pre-fabricated restroom materials are already onsite. The Districts' team is prepared to support this project with the consulting construction management firm of Ausonio. If the Board approves the contract at tonight's meeting, construction is expected to begin in May 2022 and completion by fall 2022.

**RECOMMENDED ACTION:**

Staff respectfully recommends that the Board approve the attached Bid Form from Avila Construction Company (**ATTACHMENT 1**) and authorize the General Manager to enter into and sign a public works contract for the construction of Project B – Phase 2- Restroom, Shade Structure, Bus Landing, and Multi-Purpose Pad Project.

**ATTACHMENTS:**

1. [Avila Construction Company Bid Form](#)
2. [William A. Thayer Bid Form](#)