

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

**DATE:** April 10, 2019  
**TO:** Board of Directors  
**FROM:** Kelly McCullough, Finance Manager  
**REVIEWED BY:** Rafael Payan, General Manager  
**SUBJECT:** Consider Approval of Professional Services Agreement with Ten Over Studios for Design Services and Construction Contract Administration of Rancho Canada Unit Operational Maintenance Building, CalFire Emergency Staging Area, and Other Site Improvements

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**RECOMMENDED ACTION**

Staff respectfully recommends the Board approve the Ten Over Studio, Inc. proposal (**ATTACHMENT 1**) to prepare a program refinement and feasibility study for the Rancho Canada Unit to include the Operational Maintenance Building, CalFire Emergency Staging Area, and other site improvements, and approve the Professional Services Agreement (**ATTACHMENT 2**) for the Phase 1 Project Program and Feasibility services scope of work.

**FISCAL IMPACT:**

\$79,610

**FUNDING SOURCE:**

Staff proposes to utilize grant funds received from TPL in May of 2018, for Phase I of this project.

**FUNDING BALANCE:**

Grant funds from TPL have not been utilized to date. We received \$150,000 in May of 2018.

**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 through the reuse of site resources, developing trail networks, and proposes areas for more active recreation.

This project consists of design and construction program development services for re-use and restoration of the former golf cart barn to an operational - maintenance and offices shop; large and small dog park(s); prefabricated restroom; park trailhead, shade structures, ramada and gravel overflow parking lot. The project includes an emergency staging area with a helipad for Monterey County agencies such as CalFire, County OES,

County Public Works, and County Sheriff. It is intended this area is a shared use with the dog park(s).

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.

District policy also states, "Professional consultant services are of a technical and professional nature and, due to the nature of the services to be provided, do not readily fall within the "low bid" competitive bidding process. In addition, State law (GC 2254) requires that selection of professional consultants in the categories of architects, landscape architects, engineers, surveyors, and environmental consulting be made on the basis of demonstrated competence and the professional qualifications necessary for the satisfactory performance of the required services. Professional consultants should be individually selected for a specific project or problem with the objective of selecting the most qualified consultant at a price that is fair and reasonable."

MPRPD staff is recommending that Ten Over Studio, as a prequalified architectural consulting firm, be selected to provide Phase 1 Programming and Feasibility services for the re-use and restoration of the former golf cart barn to an operational - maintenance and offices shop; large and small dog park(s); prefabricated restroom; park trailhead, shade structures, ramada and gravel overflow parking lot. The project includes an emergency staging area with a helipad. Subject to the Board's approval of Phase I, Phase II, which entails design development (technical drawings and specifications), will be presented for the Board's consideration, upon completion of Phase I.

Staff respectfully recommends that the Board approve the attached Professional Services Agreement (**ATTACHMENT 2**) in substantially the form attached.

**ATTACHMENTS:**

1. [Ten Over Studio Proposal](#)
2. [Professional Services Agreement with Ten Over Studio](#)