

AGENDA ITEM NO. 6-J

MONTEREY PENINSULA REGIONAL PARK DISTRICT BOARD REPORT

DATE: April 1, 2026
TO: Board of Directors
FROM: Caine Camarillo, Supervising Ranger
REVIEWED BY: Eric Morgan, General Manager *E. S. Morgan*
SUBJECT: Approval to Reject Bids for Kahn Ranch Cabin Repairs Project

SUMMARY

Staff released a request for bids for the Kahn Ranch Cabin Repairs Project (Project), located in Carmel Valley, CA. on February 5, 2026, following Board authorization at the February 4, 2026, Board meeting. The RFB process resulted in The District receiving a single bid in the amount of \$246,458.61, which is significantly over the estimated/budgeted amount for this Project. The released RFB package (**ATTACHMENT 1**) and the single submitted Bid (**ATTACHMENT 2**) are included for reference. Staff respectfully recommend that the Board reject all bids and authorize staff to rebid the Project.

FISCAL IMPACT

N/A

FUNDING SOURCE

Capital Projects: 6475-Kahn Ranch

FUNDING BALANCE

\$165,000

DISCUSSION

Located within Garland Ranch Regional Park, the Kahn Ranch Addition includes two existing vacant cabins that have been previously rented out by MPRPD employees. Property inspection reports performed on both structures identified a series of recommended repairs to improve the condition of each prior to further occupancy. The Project consists of minor flooring, window, electrical, plumbing, and carpentry repairs, as well as fumigation and occupancy-ready cleaning. Ranger staff are capable of performing a small number of the repairs, but the bulk will need to be performed by a contractor. These improvements will achieve the District's goal of once again renting these units, ideally to District staff. To that end, the Board approved release of the RFB

package at the February 4, 2026, Board meeting, after which a mandatory site visit was scheduled and attended by 4 licensed General Contractors on February 24, 2026. Ultimately, only one (1) General Contractor submitted a bid for the Project, Commercial Solutions Group, in the amount of \$246,458.61. This bid amount exceeds the estimated/budgeted amount by \$81,458.61.

RECOMMENDED ACTION

Staff respectfully recommend that the Board reject all bids for this Project and authorize staff to rebid the project substantially as to form at a future date.

ATTACHMENTS:

1. [Kahn Ranch Cabin Repairs Project Request for Bid Package](#)
2. [Commercial Solutions Group Bid](#)