

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

**DATE:** June 3, 2020  
**TO:** Board of Directors  
**FROM:** Caine Camarillo, Supervising Ranger  
**REVIEWED BY:** Rafael Payan, General Manager  
**SUBJECT:** Review and Approval of Contract with Ten Over Studio for Project A, Phase II Schematic through Construction Services

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**RECOMMENDED ACTION**

Staff respectfully requests that the Board approve the attached Phase 2 contract with Ten Over Studio for Project A design, engineering and construction document services. The contract incorporates schematic design through construction administration of the Phase 2 base program elements for the Rancho Canada Unit to include the renovation and retrofit of the Operations and Maintenance Building, Ranger Station addition, Prefabricated public restroom, and Fleet parking area.

**FISCAL IMPACT:**

\$535,413 (\$20,000 reimbursable included)

**FUNDING SOURCE:**

Acct. #6966 – Palo Corona Improvements

**FUNDING BALANCE:**

\$848,561.20 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. Project A consists of design and construction services for re-use and restoration of the former golf cart barn to an Operations and Maintenance building; Ranger Station addition, prefabricated public restroom, site improvements, secured fleet parking area, 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 future proposed large and small dog park(s) and gravel overflow parking lot. (**ATTACHMENT 1**).

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. In April 2019, the District entered into contract with Ten Over Studio to provide program refinement and feasibility services (Phase 1) 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; park trailhead, shade structures, ramada and gravel overflow parking lot and emergency staging areas in support of agencies such as CalFire. This was performed in preparation for the design and construction phases and was contracted for an amount not to exceed \$79,610.

Project A Phase 1 is complete and now prepared to enter into Phase 2 which 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**).

Staff respectfully recommends that the Board approve the attached Professional Services Agreement (**ATTACHMENT 3**) in substantially the form attached.

**ATTACHMENTS:**

- 1) [Project A – Overall Site Plan](#)
- 2) Ten Over Studio Proposal
  - a) [Scope of Work](#)
  - b) [Fee Notes](#)
  - c) [Estimated Fee Schedule](#)
- 3) [Professional Services Agreement with Ten Over Studio](#)