

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

DATE: September 1, 2021
TO: Board of Directors
FROM: Kelly McCullough, Finance Manager
REVIEWED BY: Rafael Payan, General Manager
SUBJECT: Consider Approval of Request for Bids for Project B – Phase 2 Restroom, Shade Structure, Bus Landing, and Bid Alternate: Tent Pad and Approve Resolution 2021-09 Adopting Construction of Project B Elements

RECOMMENDED ACTION

Staff respectfully requests that the Board authorize staff to issue a Request for Bids (RFB) for the Project B – Phase 2 project and authorize staff to advertise for bids. Staff will develop a bid package and solicit bids based on the attached 90% construction documents (**ATTACHMENT 1**) pending Romtec prefabricated restroom specifications.

It is further recommended that the Board approve Resolution 2021-09 (**ATTACHMENT 3**) to adopt construction of the Project B – Phase 2 elements consisting of a prefabricated public 8-stall restroom, entry plaza with shade structures, bus pickup/drop-off, and site improvements located at the entrance into Palo Corona Regional Park – Rancho Canada Unit.

FISCAL IMPACT:

To be determined based on bids.

FUNDING SOURCE:

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

FUNDING BALANCE:

\$2,354,513 as of the writing of this report.

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 of the Palo Corona Regional Park” focusing on restoration of the former golf course and addressing user needs based on an extensive public outreach process. The restoration effort was separated into three primary projects for the Rancho Canada Unit centering on user needs, safety, and inclusiveness. This is “Project B – Phase 2” which consists of the construction of a prefabricated restroom, shade structure, and bus landing.

The improvements are to provide the foundation for other appropriate uses in the future. A flexible plan has been designed that will meet the desired needs of the community including an outdoor classroom, pond observation deck, increased multi-use trails and amphitheater.

Staff is requesting the Board authorize staff to finalize the draft RFB based on the completion of the construction documents. The Board previously approved (May 5, 2021) the purchase of the Romtec prefabricated 8-stall restroom in the amount of \$174,907.30 and is pending the final coordination of the plan specifications. The Board previously approved at their December 11, 2019 meeting, the issuance of a RFB for the tent pad project, however due to Covid-19 the project was placed on hold and since it is within the project boundaries will be included as an add alternate to this bid package. Resolution 2019-06 approving the tent pad project as a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) was unanimously adopted.

Staff is requesting the Board authorize staff to issue a Request for Bid (RFB) for the Project B – Phase 2 Restroom, Shade Structure and Bus landing and the add alternate Tent Pad. Authorization to award the contract shall be brought to the Board once the bids are received and a recommendation is determined.

In addition, Staff recommends the Board approve Resolution 2021-09 (**ATTACHMENT 3**), approving the construction of the Palo Corona Gateway Phase 2 projects as it qualifies as a Class 3 and as a Class 4 Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), California Code of Regulations (CCR) CEQA Guidelines Sections 15303 and 15304 and that there are no exceptions pursuant to CEQA Guidelines CCR Section 15300.2.

It is anticipated that Project B – Phase 2 plans will be submitted to the County of Monterey for plan check in mid- September 2021.

RECOMMENDED ACTION:

Staff respectfully recommends that the Board approve the attached 90% construction documents (**ATTACHMENT 1**) and cost estimate (**ATTACHMENT 2**) in support of a bid package once County permitting is complete and to adopt Resolution 2021-09 (**ATTACHMENT 3**) approving the project qualifies as a CEQA exempt project and authorize staff to issue an RFB.

ATTACHMENTS:

1. [Project B – Phase 2: Prefabricated Restroom, Shade Entrance Plaza, Bus Landing Construction Documents](#)
2. [Project B – Phase 2: 90% Construction Document Cost Estimate](#)
3. [Draft Resolution 2021-09](#)