



**BOARD OF SUPERVISORS  
AGENDA LETTER**

**Agenda Number:**

**Clerk of the Board of Supervisors**  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**Department Name:** General Services  
**Department No.:** 063  
**For Agenda Of:** October 10, 2023  
**Placement:** Administrative  
**Estimated Time:** NA  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** 4/5th

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**TO:** Board of Supervisors  
**FROM:** Department Director Kirk Lagerquist, Director, General Services 805-568-4011  
Contact Info: Patrick Zuroske, Assistant Director, General Services 805-568-3096  
**SUBJECT:** Cachuma Lake Recreational Vehicle Site Renewal, General Services Project No. 20033, Third District

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DocuSigned by:  
Kirk Lagerquist

**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: Yes

**Other Concurrence:** Risk Management, CEO Budget

As to form: Yes

**Recommended Actions:**

It is recommended that the Board of Supervisors:

- a) Approve the plans and specifications for construction of the County of Santa Barbara Cachuma Lake Recreational Vehicle Site Renewal Project, County Project No. 20033, Third Supervisorial District, on file in the General Services Capital Projects Division office;
- b) Approve and authorize the Chair to execute the attached construction contract (Contract) in the base amount of \$12,650,888.00 with the lowest responsible bidder, Marcon Engineering, Inc., 876 N. Broadway, Escondido, CA 92025, subject to the provision of documents and certifications, as set forth in the Project specifications and as required under California Law;
- c) Authorize the Director of General Services, or his designee, to approve change orders under the Contract in an aggregate amount not to exceed \$645,044.40, as authorized under Public Contract Code Section 20142;
- d) Approve an amount not to exceed \$7,000,000.00 for temporary cashflow transfers from the Advance Construction Reserve in the General Fund;
- e) Approve a Budget Revision Request No. BJE-0009337 to use Advance Construction Funds in the amount of \$7,000,000.00;
- f) Approve a Percent for Art appropriation in the amount of \$149,500 to be deposited into the County Arts Fund in accordance with Section 7A-3 of the County Code; and

- g) Determine that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302 of the State Guidelines for the Implementation of CEQA which consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and have substantially the same purpose and capacity as the structure replaced; CEQA Guidelines Section 15301 which consists of the repair or minor alteration of existing facilities or topographical features, involving negligible or no expansion of existing use; and CEQA Guidelines Section 15304(b) which consists of minor alterations in the condition of land, water, and/or vegetation, including the replacement of existing conventional landscaping with water efficient landscaping, which do not involve removal of healthy, mature, scenic trees, and direct staff to file the CEQA Notice of Exemption on that basis.

### **Summary Text**

These recommended Board actions are on the agenda to award a construction contract (Contract) for the construction of the Cachuma Lake Recreational Vehicle (RV) Site Renewal, General Services Project No. 20033, Third Supervisorial District (Project). A budget revision to transfer Advance Construction Funds into the Project budget is attached and will allow the work to begin on renovating the existing RV campground. The Advance Construction Funds will be reimbursed when Certificate of Participations (COPs) funding becomes available later this fiscal year, and the remaining costs will be funded directly with the COPs debt proceeds.

### **Background:**

The Parks Division of the County of Santa Barbara Community Services Department (County), under an operating agreement with the California Department of Reclamation, administers the Cachuma Lake Campground as part of the Cachuma Lake Recreation Area located on the Santa Ynez River, approximately 25 miles northwest of Santa Barbara, California. The Cachuma Lake RV Park (RV Park) is located on eight acres within the Cachuma Lake Recreation Area and was originally built in the late 1950s as a mobile home park. The original infrastructure remains in place, including cast iron sewer lines, galvanized water lines, and aluminum direct burial electrical supply lines. The County proposes to address years of deferred maintenance and approved fire suppression upgrades, and improve the economic competitiveness and desirability of recreational opportunities at the RV Park by completing renovations, including replacement of the water, sewer and electrical utilities to meet current utility standards as well as the expectations of today's RV campers. The County additionally proposes to renovate several of the RV camper sites to be compliant with Americans with Disabilities Act (ADA) accessibility requirements, and to construct new bathroom and shower facilities.

Construction is anticipated to begin in October and end in late Spring 2024. Long lead times for equipment and materials or inclement weather could affect this schedule. During construction, the RV Park will be closed. One permanent resident resides within the RV park and will be provided ingress and egress.

On August 31, 2023, two (2) bids were opened for the Project. The apparent low bidder was Marcon Engineering, Inc., with a bid in the amount of \$12,650,888.00, which is 20% below the Engineer's Estimate. The second-lowest bid was 16% below the Engineer's Estimate.

Based on the above factors, the General Services Department recommends awarding the Contract to Marcon Engineering, Inc. as bid. This Contract was bid in accordance with the Public Contract Code, which requires the award go to the lowest responsible bidder. General Services analyzed the bids and determined the lowest bid is responsive and responsible.

**Arts Commission Fee:**

Section 7A-3 of the County Code provides that all requests for appropriations for construction projects shall include an amount equal to one percent of the estimated project cost to be deposited into the County arts fund and used for the purpose of constructing, creating, or acquiring works of art; provided that, for construction projects with estimated construction costs of more than \$7,500,000, Percent for Art projects must be presented to the Board of Supervisors for discussion and direction regarding allocation amount. Accordingly, before the Board today is a Percent for Art appropriation in the amount of one percent of the estimated Project cost (\$149,500), or such other amount as may be directed by the Board.

**California Environmental Quality Act (CEQA) Documentation:**

This Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302, Section 15301, and Section 15304(b) of the State Guidelines for the Implementation of CEQA. The Federal Bureau of Reclamation completed the required National Environmental Protection Agency (NEPA) Categorical Exclusion #CEC-22-40 on June 16, 2023.

**Fiscal and Facilities Impacts:**

Budgeted: The attached Budget Revision BJE-0009337 will provide the advance construction reserve funding needed to initiate the work on the Project under the Contract. Additional budget revisions will be presented, once the COPs debt has been issued, to account for the remaining portion of the costs to be funded directly with debt proceeds.

**Fiscal Analysis:**

<b>Funding Sources</b>	<b>Total Project Cost</b>
Advance Construction Reserve (to be reimbursed via COP issuance)	\$7,000,000.00
Direct COPs Debt Proceeds	\$8,095,000.00
<b>Total</b>	<b>\$15,095,000.00</b>

**Narrative:**

The total Project costs include construction plus contingency in the aggregate amount of \$13,295,932.40; professional services for construction and environmental oversight in the amount of \$425,000; design review and project management in the amount of \$500,000.00; testing, special inspection, and permit fees in the amount of \$725,000.00; and a Percent for Art appropriation in the amount of one percent of the estimated Project cost (\$149,500), or such other amount as directed by the Board. The funding for this phase of the Project will initially be provided by the Advance Construction Reserve fund balance established in General County Programs. The Advance Construction Reserve Fund will be reimbursed by COPs funding when it becomes available later this fiscal year, and the remaining costs will be funded directly with the COPs debt proceeds.

**Key Contract Risks:**

The Project budget is currently programmed in FY23/24. Long lead times for materials and equipment or inclement weather could lengthen the project schedule, requiring funds to be budgeted in FY24/25.

**Special Instructions: \***

Please forward the following to David Chanley, General Services, 912 West Foster Road, Santa Maria, CA:

- A certified, stamped Minute Order approving these Board actions
- One original executed contract for Clerk and two duplicate signature pages to return to General Services.

**Attachments:**

- Attachment A: Construction Contract for the Cachuma Lake Recreational Vehicle Site Renewal, General Services Project No. 20033
- Attachment B: CEQA Notice of Exemption for the Cachuma Lake Recreational Vehicle Site Renewal, General Services Project No. 20033
- Attachment C: Budget Revision BJE-0009337, General Services Project No. 20033

**Authored by:**

David Chanley, Project Manager, 805-540-0769