



BOARD OF SUPERVISORS  
AGENDA LETTER

Agenda Number:

LATE  
DIST

A-9

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

REPLACEMENT # 1  
DATE 10/23/08 TIME 11:45 AM

Department Name: General Services  
Department No.: 063  
For Agenda Of: October 28, 2008  
Placement: Administrative  
Estimated Tme: N/A  
Continued Item: No  
If Yes, date from:  
Vote Required: Majority

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**TO:** Board of Supervisors  
**FROM:** Department Bob Nisbet (560-1011)  
Director(s) Dan Hernandez (568-2461)  
Contact Info: Paddy Langlands, Assistant Director (568-3096)  
Jeffrey Stone (934-6145)  
**SUBJECT:** Cuyama Aquatics Complex – Award of Construction Contract  
Cuyama Aquatics Complex, Project #8656  
5<sup>th</sup> Supervisorial District

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**County Counsel Concurrence**

As to form: Yes

**Risk Management Concurrence**

As to form: Yes

**Recommended Actions:**

That the Board of Supervisors:

- A. Award and execute a Fixed Price Construction Contract in the amount of \$1,408,295.00 to the lowest responsible bidder, S.J. Deferville Construction, Inc. of Santa Maria, California (a local vendor), subject to the provisions of the documents and certifications as set forth in the plans and specifications applicable to the project and as required by California Law; and
- B. Authorize the Director of General Services to approve change orders of an amount not to exceed 10% of a base amount of \$250,000 plus 5% of the bid in excess of the base amount, or \$82,914.75 for this contract.
- C. Plan for a budget commitment of approximately \$168,000 annually to Parks Department operation costs in 2009-10.

**Auditor-Controller Concurrence**

As to form: Yes

**Summary Text:**

The small community of New Cuyama is located about an hour from the closest full-service city (Santa Maria) and is in great need of recreational and other facilities that other communities in Santa Barbara County either have or have easy access to. The Cuyama Aquatics Complex, designed by The Austin Company, will provide a recreational swimming pool, a wading pool, a restroom / shower / pool equipment building, parking and landscaping. Bids have been received and S.J. Deferville Construction, Inc., a local vendor, is the low bidder; their bid is within budget. With the Board of Supervisors approval, construction would begin in November of 2008 and be completed in eight months for pool occupancy in June of 2009. At the Board hearing on July 1, 2008, Staff was asked to obtain commitments from the community or others to help fund the operational costs estimated to be \$178,000 annually. Entrance fees are estimated to generate \$10,000 annually. Contributions of \$38,000 from the community and others have been identified to date. It is important to note that there is no contractual commitment for these donations to continue beyond fiscal year 2009-10. This leaves \$130,000 estimated annual cost that the County would need to fund during FY 2009-10 and beyond. There is some concern that these amounts will not continue past the initial year of operation, thus increasing the amount of County funding to \$168,000 for the program.

**Background:**

New Cuyama is a community of about 800 located at the extreme most northeastern edge of the County. Currently the communities only form of recreation is a recreation hall that is about 50 years old, undersized and in need of repair and modernization. The health clinic is an old 1,400 square foot home conversion that needs repair and modernization. The existing library consists of a 12 x 40 foot trailer that is at least 20 years old and inadequate. The local high school once had an aquatic facility built 50 years ago until it was condemned by the State due to safety concerns after the Paso Robles earthquake in December of 2003; it is beyond repair. A master plan was developed with the community to address their existing needs. The master plan envisioned replacement of the existing facilities described above with structures approximately 50% larger than the existing. It included a 6,000 square foot (SF) recreation hall, a 2,000 SF clinic, a 1,000 SF library, and an aquatic center with a 10-lane pool. This was estimated to cost \$14 million. Unable to fund this and based on the community's expressed priority, the Board gave authorization to proceed with, and competitively bid out, one phase of the master plan named the Cuyama Aquatics Complex which consists of a 4-lane swimming pool, a wading pool, a restroom / shower / pool equipment building, landscaping and a parking lot. A wet play area was included in the bid request as an additive alternate.

There were 7 bids submitted for the Cuyama Aquatics Complex project. S.J. Deferville Construction, Inc., the low bidder and a local vendor, has been determined to be a responsible company capable of performing this work, and their bid is deemed responsive. Their base bid is about \$200,000 lower than the construction estimate for this project. The total project cost is \$2.4 million inclusive of design, management and other typical fees.

Yearly maintenance and operational costs are estimated by the County Parks Department to be \$178,000 per year. It has been estimated that the aquatic facility would be open for, at most, 5 months during summer. Any operational duration less than that will decrease the maintenance cost by almost a proportional amount. Assumptions used and the breakdown of this cost is as follows:

- Chemical and utility costs: \$45,000
  - Buildings and grounds maintenance costs  
Including labor and supplies \$100,000
  - Two life guards: \$33,600
- \$178,000 Total**

Per the Board of Supervisors direction of July 1, 2008, sources of community revenue to assist in the yearly maintenance and operating expenses for the pool have been investigated. Representatives from the Cuyama community, Parks and General Services Departments have met with community leaders and others. The community leaders fully support the County charging an entrance fee. The Parks Department estimates a maximum of \$10,000 could be generated by charging pool users \$2 per day if utilized by 50 people per day for 5 months. The pool capacity including the wading pool is 62 maximum at any one time. For budgeting purposes, it is assumed not more than \$10,000 per year will be generated from entrance fees.

There is strong community support for this facility. It is anticipated that there will be up to \$38,000, and \$10,000 in user fees, to initially offset the operating costs of the pool. A final determination of how to fund the operating costs will be made as part of the 2009-10 budget process.

**Performance Measure:**

With approval of the recommended actions, General Services anticipates that the construction can begin in November of 2008 with pool occupancy in July of 2009.

**Fiscal and Facilities Impacts:**

Budgeted: Yes **Fiscal Analysis:**

<b><u>Funding Sources</u></b>	<b><u>Current FY Cost:</u></b>	<b><u>Annualized On-going Cost:</u></b>	<b><u>Total One-Time Project Cost</u></b>
General Fund	\$ 1,700,000.00		
State	\$ 395,000.00		
Federal			
Fees			
Other:			
<b>Total</b>	<b>\$ 2,095,000.00</b>	<b>\$ 168,000.00</b>	<b>\$ 2,395,000.00</b>

Capital Cost: \$2 million has been designated for the project from general funds, of which \$350,000 has already been transferred to the fund designation and spent to date on design, management and environmental services. An additional \$395,000 from a Community Development Block Grant (CDBG) is available for specific, CDBG-eligible non-construction and construction activities of the project in the 2008-09 fiscal year based on the May 14, 2008 approval by the Board of Supervisor's of the Community and Housing Development's (HCD) award action plan which identified the subject project as one of the recipient programs. To comply with newly identified CDBG requirements, \$395,000 of construction alternates will be bid as a separate phase of this project. Funds are available in Fund 0030, Department 063, Program 1930, Line Item 8200, Project 8656. The project is shown on Page B-229 of the current Capital Improvement Program, a component of which is the subject aquatic center.

**Operational Cost:** There is some concern that the community contribution amounts may not continue past the initial year of operation. Thus to cover this possibility, the anticipated cost that the County would need to pay is estimated to be \$168,000 per year. These include but are not limited to filtration system maintenance and repairs, lane line replacements, deck furniture, etc. It is recommended the Parks Department receive an increase in budget of this amount, to be taken from the General Fund. Depreciation of repairs and renovations have not been addressed are not included in the estimated operational budget. The alternative to a General Fund subsidy would require the Parks Department to cover the operational cost from its existing budget. To do this would require one, or a combination of, the following:

- Increase current Park fees to offset subsidy.
- Reductions in a basic level of a service countywide to offset the estimated general fund subsidy of operations of a pool in Cuyama.
- Expenditure savings from reductions of other Park maintenance activities.

The final decision on how to fund the operation of the pool will be made by the Board of Supervisors during the next budget cycle.

**Staffing Impacts:**

**Legal Positions:**

2

**FTEs:**

0.75

**Special Instructions:**

Please send two (2) signed originals of the Agreement, and a copy of the minute order to Jill Van Wie, General Services, and Jeff Stone, Parks.

**Attachments:**

None

**Authored by:**

Grady Williams, General Services, and Jeff Stone, Parks