



**BOARD OF SUPERVISORS  
AGENDA LETTER**

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

**Agenda Number:**

**Submitted on:**  
**(COB Stamp)**

**Department Name:** General Services  
**Department No.:** 063  
**Agenda Date:** April 8, 2025  
**Placement:** Administrative Agenda  
**Estimated Time:** N/A  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors  
**FROM:** Department Director(s): Kirk Lagerquist, Director, (805) 956-1805  
Contact Info: John Green, Assistant Director, (805) 568-3096  
**SUBJECT:** First Amendment to Cachuma Lake RV Site Renewal Construction Contract

DocuSigned by:  
*John Green*  
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**County Counsel Concurrence**

As to form: Yes

**Other Concurrence:** Risk Management and County  
Executive Office

As to form: Yes

**Auditor-Controller Concurrence**

As to form: Yes

**Recommended Actions:**

That the Board of Supervisors:

- a) Approve, ratify, and authorize the Chair of the Board of Supervisors to execute the attached First Amendment (Amendment) to Board Contract 23168 with Marcon Engineering, Inc. (Agreement) for the construction of the Cachuma Lake RV Site Renewal Project (Project) increasing the Contingency Amount by \$307,685.55 for an amended Contingency Amount of \$952,729.95, and an increased maximum aggregate contract amount of \$13,603,617.95, and extending the contract Term through July 31, 2025;
- b) Approve and authorize the Director of General Services, or his Assistant Director designee, to approve Change Orders under the Agreement in an aggregate amount not to exceed \$952,729.95, and in accordance with Public Contract Code Section 20142; and
- c) Determine that the Project continues to be 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 that a Notice of Exemption on these bases was approved by the Board on October 10, 2023 and filed.

**Summary Text:**

The recommended Board actions will approve the First Amendment to Board Contract 23168 for the construction of the Cachuma Lake RV Site Renewal, County Project 20033, increasing the Contingency Amount to \$952,729.95, for an amended maximum aggregate contract amount of \$13,603,617.95 and extending the contract Term through July 31, 2025.

The Amendment includes an increased Contingency Amount for necessary additional work, including labor, materials, and equipment required to complete the construction. This work includes revisions to trash enclosures and Wi-Fi system design, and additional trench work due to weather impacts as referenced in Attachment C.

**Background:**

The Parks Division of the County of Santa Barbara Community Services Department, 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 Recreational 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. Project 20033 addresses years of deferred maintenance, provides fire suppression upgrades, and improves 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 project includes renovation of several of the RV camper sites to be compliant with Americans with Disabilities Act (ADA) accessibility requirements, and construction of new bathroom and shower facilities.

On October 10, 2023, the Board awarded the Agreement for the Project. Subsequently, on October 19, 2023, General Services issued a Notice to Proceed to the Contractor with a start date of November 3<sup>rd</sup>, 2023. Work began on December 4, 2023, and has since progressed to 66% complete.

The requested Amendment will address added work associated with unforeseen site conditions such as saturated soils due to above-average rainfall totals, shallow water table elevation, and unknown existing underground utility facilities, as well as design changes.

**Fiscal and Facilities Impacts:**

Funding for this Amendment will come from both the FY 2024-25 budgeted General Fund and Certificate of Participation Debt Proceeds and is accounted for in the Capital Outlay Fund 0030. General Services requested revision to the current year FY 2024-/25 Budget, which was approved by the Board on April 1, 2025. Project costs will extend into FY 2025/26 and the remaining unspent funds from FY 2024/25 will be re-budgeted in the Department's FY2025/26 project budget. Funds are budgeted under Project 20033, Cachuma Lake Recreational Vehicle Site Renewal.

**Fiscal Analysis:**

Funding Source	Prior Years	FY [24-25]	FY [25-26]	Total Contract w/ Amendment 1
General Fund	\$4,070,914.06	\$1,532,703.899	\$500,000.00	\$6,103,617.95
Direct Certificates of Participation Debt Proceeds		\$7,500,000.00		\$7,500,000.00
<b>Total</b>	\$4,070,914.06	<b>\$9,032,703.89</b>	\$500,000.00	<b>\$13,603,617.95</b>

**Special Instructions:**

Provide two originals of the Amendment with MarCon Engineering, Inc. and a Minute Order to Steven Manuel, 912 W. Foster Road, Santa Maria, CA, and email a copy to [stmanuel@countyofsb.org](mailto:stmanuel@countyofsb.org).

**Attachments:**

**Attachment A** – Board Contract 23168 Amendment No. 1

**Attachment B** – Original Board Contract 23168

**Attachment C** – Potential Contract Change Orders

**Attachment D** – CEQA Notice of Exemption for County Project No. 20033, approved and filed on October 10, 2023

**Authored by:**

Steven Manuel  
Contract Management Professional Sr  
[Stmanuel@countyofsb.org](mailto:Stmanuel@countyofsb.org)