



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: Community Services
Department No.: 052
For Agenda Of: September 2, 2014
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: 4/5ths

TO: Board of Supervisors
FROM: Department Renée E. Bahl, Interim Community Services Director (805) 568-2467
Director:
Contact Info: Jill Van Wie, Program & Project Business Leader (805) 568-2470
SUBJECT: Lake Cachuma Marina Cafe Project #8456 MC, Award of Construction Contract; Third Supervisorial District.

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Risk Management

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve the plans and specifications on file in the Community Services Department for the Lake Cachuma Marina Cafe Project, Project #8456 MC (the "Project");
- b) Approve the attached Budget Revision 3630 Establish net appropriations of \$694,000 in Community Services Department, Parks Division, Capital Project Fund for Capital Assets - Construction in Progress funded by unanticipated Federal Revenue (\$375,000) and release of Committed fund balance (\$319,000) (Attachment 1) (4/5ths Vote Required);
- c) Award a construction contract in the amount of \$479,650 to the lowest responsible bidder, E. Avico, Inc. (not a local vendor), for the Project (the "Contract"), 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;
- d) Approve and authorize the Chair to execute the Contract (Attachment 2) by and between the County and E. Avico, Inc. for the Project;
- e) Authorize the Director of Community Services, or designee, to order changes or additions in the work being performed for the Project via change orders in the amount not to exceed \$36,482.50 as authorized under California Public Contract Code Section 20142; and

- f) Determine that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the State Guidelines for the Implementation of CEQA which consists of the construction and location of limited numbers of new, small facilities or structures, and direct staff to file the CEQA Notice of Exemption on that basis (Attachment 3).

Summary Text:

Construction of a new café facility to replace the existing snack shop and ancillary facilities at the Lake Cachuma marina area will address Environmental Health and Safety (EHS) codes and accessibility requirements, as well as improve public services for the campers and boaters using the park in an area where there are no nearby restaurants. The bidding process for the Lake Cachuma Marina Café Project is complete, and with approval of the recommendations a construction contract will be awarded to the lowest responsible bidder, E. Avico, Inc., in the amount of \$479,650. With approval of the recommendations, Community Services anticipates construction completion in February of 2015.

Background:

A snack shop and ancillary bathroom and storage buildings have been in place at the Lake Cachuma marina area since the early 1950's. The long-time vendor vacated the snack shop in 2010, and the snack shop could not be reopened to the public with a new operational vendor without significant upgrades due to current EHS and ADA codes. Since that time, there have been many requests by users of the park, notably the boaters and campers, for some type of café/restaurant in the campground where they can obtain food. As such, in September 2013, a feasibility study analyzing the opening of a full-service restaurant at a different location (other than the marina) in the campground, reopening a fast-casual café at the marina area, or both was completed by a restaurant consultant; the recommendation was that the County proceed only with re-opening a fast-casual café at the marina.

The Lake Cachuma Marina Cafe Project involves demolition of the existing 663sf snack shop, bathroom, storage room and shed, and construction of a 1,620sf café facility, including indoor and outdoor seating and improvements to the existing site work. The estimated cost of the Project is approximately \$750,000, inclusive of construction costs and soft costs. The Project is funded equally by the Federal Bureau of Reclamation and the County; approval of the budget revision will provide the remainder of the required County match to the Federal funding. Once construction is completed, Community Services will issue a Request for Proposal for a vendor to supply non-fixed equipment and operate the new café.

On Tuesday, July 29, 2014, 7 bids were received for the Project, and E. Avico, Inc. was determined to be the lowest responsive and responsible bidder. The construction bid of \$479,650 is within the estimate of \$500,000 in construction costs. With approval of the recommendations the construction phase of the Project will commence with completion anticipated in February 2015.

Risk:

The Contract Documents for this award apply Community Services Capital Projects' standard public works construction contract terms and conditions in accordance with the California Public Contract Code and other laws and regulations governing capital public projects in the State of California. The risk mitigation includes payment and performance bonds and insurance coverage appropriate for the level of risk involved as determined by Community Services in conjunction with the County Risk Manager.

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

Bureau of Reclamation	\$	375,000.00		\$	375,000.00
In-Kind Labor & Match	\$	56,000.00		\$	56,000.00
Parks Committed Fund Balance	\$	319,000.00		\$	319,000.00
Total	\$	750,000.00	\$	-	\$ 750,000.00

Narrative:

The total cost of the project is estimated to be \$750,000, including construction and related soft costs, and is funded from United States Bureau of Reclamation Grants R10AC20610 and R13AP20020 with a required 50% County match. The 50% match will be a combination of \$56,000 in matching funds and in-kind services, and upon approval of the attached Budget Revision, the remaining \$319,000 will be allocated from the Community Services Department, Parks Division fund balance. The Project is included in the approved 2013-2018 Capital Improvement Program.

Special Instructions:

After Board action, please distribute as follows to Jill Van Wie, Community Services Department:

1. Minute Order
2. Two (2) Signed Original Contracts

Attachments:

1. Budget Revision Request #BJE-00003630
2. Construction Contract, three (3) originals
3. CEQA Notice of Exemption