



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: February 4, 2020
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 George Chapjian, Community Services Director (805) 568-2467
Director:
Contact Info: Jill Van Wie, Program & Project Business Leader (805) 568-2470
SUBJECT: Arroyo Burro Ranger Office and Site Improvements Project #8653, Award of Construction Contract, Second District

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence: N/A

As to form: N/A

Recommended Actions:

That the Board of Supervisors:

- a) Approve the plans and specifications on file in the Community Services Department for the Arroyo Burro Ranger Office and Site Improvements Project #8653 (“Project”);
- b) Award, approve and authorize the Chair to execute a contract (Attachment A) in the amount of \$1,133,024 to the lowest responsible bidder, RK&G Construction, Inc., for the Project, 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;
- c) 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 \$69,151 as authorized under California Public Contract Code Section 20142;
- d) Approve the attached Budget Revision Request (BJE No. 0006749) for completion of the Project (Attachment B)(4/5ths vote required); and
- e) 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 (Attachment C).

Summary Text:

The Project replaces the recently demolished ranger office and storage building at Arroyo Burro Beach Park, and re-aligns the storage area fencing to enhance site visibility for park rangers and the public for improved public safety. Improvements include installation of a new ADA path to the ranger office and upgrades to the existing irrigation and landscape, including the park entrance and streetscape along Cliff Drive, to reduce water usage. A new seating/waiting area will be installed near the highly used dog wash and an expanded seating area will be installed at the bus stop located inside the park entry area. Security cameras for the parking lots will also be installed. The bidding process is complete, and with approval of the recommended actions a contract will be awarded to the lowest responsible bidder, RK&G Construction, Inc., in the amount of \$1,133,024. Community Services anticipates completion of the Project by July 2020. The total cost of the project is estimated to be \$1,326,977, inclusive of soft costs.

Background:

Arroyo Burro Beach Park, located within the incorporated boundary of the City of Santa Barbara, is a 13-acre dog-friendly public beach park with over 1.3 million annual visitors. The Park is an extremely popular public park with many amenities, including a fully functioning restaurant, a recreational park area, dog wash, a Watershed Resource Center, walking trails that lead into the adjacent Douglas Preserve, and generous coastal access.

A recently demolished dilapidated storage facility/ranger office and maintenance area is located behind a fenced area in the park. The Project reconfigures this area in order to improve sight visibility for park rangers and the public and bring the new ranger office forward for a more visible public presence. Improvements include construction of a new 330 square foot ranger facility consisting of a ranger office, maintenance shop, and attached carport. New fencing and landscape improvements with an upgraded irrigation system and a water collecting cistern to reduce water usage will be installed in this area as well as a new ADA path to the ranger office. Additional site improvements include irrigation system and landscaping upgrades to the park entrance area and the streetscape along Cliff Drive. The upgrades will serve to reduce overall water usage and provide expanded seating improvements to the bus stop and dog wash waiting areas. Security cameras will be installed for views of the two parking areas at the park. The total cost of the Project is estimated to be \$1,326,977, inclusive of construction costs and soft costs.

On Tuesday, December 12, 2019, two bids were received for the Project, and RK&G Construction, Inc. was determined to be the low responsive and responsible bidder. Upon Board approval of the recommendations the Project will commence in February 2020 with completion anticipated by July 2020.

Risk:

The Contract Documents for this award apply Community Services Capital Projects' standard public works 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 Maintenance Impacts:

Budgeted: Yes

Fiscal Analysis:

The total cost of the Project is estimated to be \$1,326,977 inclusive of soft and hard costs. \$755,000 is currently budgeted under the Community Services Department Parks Division, Capital Fund pursuant to Board approvals in September 2015, February 2017 and October 2018. With approval of Budget Revision No. 0006749, \$571,977 in appropriations will be added to the Community Services Department Parks Division, Capital Fund which is inclusive of \$421,726 in Development Impact Fees (\$240,760 in AB1600 Fund 1405 South Coast West and \$180,966 in Quimby Fund 1400 South Coast West), \$150,251 in Park Operation Funds for completion of the Project. The Project is included on Page D-64 of the approved 2019-2024 Capital Improvement Program.

Staffing Impacts:

None

Special Instructions:

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

1. Minute Order
2. Construction Contract (two originals)

Attachments:

- A. Construction Contract
- B. BJE No. 0006749
- C. CEQA Notice of Exemption