



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: April 14, 2015
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 Renee 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 Vacation Rental Cabins #8646A, Award of Construction Contract
Third 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 attached Budget Revision in the amount of \$270,000 from the existing Parks Committed Fund Balance and United States Bureau of Reclamation Grant R13AP20020 for completion of the Lake Cachuma Vacation Rental Cabins, Project #8646A (the "Project") (Attachment 1) (4/5ths Vote Required);
- b) Award a construction contract in the amount of \$220,234.92 to the lowest responsible bidder, Atlas Performance Industries, Inc. (a local vendor), 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) Approve and authorize the Chair to execute the Contract (Attachment 2) by and between the County and Atlas Performance Industries, Inc. for the Project;
- d) 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 \$22,023.49 as authorized under California Public Contract Code Section 20142; 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 the replacement or reconstruction of facilities located on the same site and will have

substantially the same purpose and capacity as the facilities replaced, and direct staff to file the CEQA Notice of Exemption on that basis (Attachment 3).

Summary Text:

The Project includes fabrication and installation of four new overnight cabin rental facilities in order to improve visitor experience based on the increasing demand for this overnight accommodation campground experience, and will serve to increase revenue for Cachuma Lake County Park. The bidding process for the Project is complete, and with approval of the recommendations, a construction contract will be awarded to the lowest responsible bidder, Atlas Performance Industries, Inc., in the amount of \$220,234.92. With approval of the recommendations, Community Services anticipates construction completion in July of 2015 and the cabins being able to be occupied in August of 2015.

Background:

Cachuma Lake Recreation Area was established with the completion of Bradbury Dam by the United States Bureau of Reclamation (BOR) in 1956, and the responsibilities of managing recreation services is granted to Santa Barbara County Community Service Department Division of Parks (CSD) pursuant to the renewed management agreement #11-LC-20-0223. One aspect of management of the facilities at Lake Cachuma includes providing outdoor recreation camping experiences for visitors. During this time, CSD has incorporated a variety of camping accommodations which have proven to draw in a diverse range of regional and international visitors. The existing accommodations include basic tent/car camping, partial and full hook-up campsites, yurts, and four existing rental cabins complete with furniture and fixtures. The four existing rental cabins have averaged an 81% occupancy rate since the beginning of fiscal year 2012-13; this accounts for an average of 5% of the total annual revenue. Given the high occupancy rates, the nearly 100% occupancy rate of the current cabin inventory during peak times and many requests by users of the park for additional cabin rental opportunities, the Project will be a benefit to the park users and the County.

The Project involves off-site construction, delivery, shipping, and installation of four cabins. Installation includes proper earthquake tie-downs and matching skirting down to grade, exterior porches, and connection to the existing water, sewer and electrical site utilities. The estimated cost of the Project is \$270,000, inclusive of construction costs and soft costs, including furnishings, and is funded by both the County and the existing BOR grant #R13AP20020.

On Thursday, February 12, 2015, 1 bid was received for the Project, and Atlas Performance Industries, Inc. was determined to be a responsive and responsible bidder. The construction bid of \$220,234.92 exceeds the estimate of \$180,000 in construction costs. With approval of the recommendations the construction phase of the Project will commence with completion anticipated in July of 2015. Once installation is complete, CSD anticipates being able to furnish the units and make the cabins available to be occupied in August of 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:

Parks Committed Fund Balance	\$	160,000.00		\$	160,000.00
Bureau of Reclamation	\$	110,000.00		\$	110,000.00
Total	\$	270,000.00	\$	-	\$ 270,000.00

Narrative:

The total cost of the project is estimated to be \$270,000, including construction and related soft costs. Upon approval of the attached Budget Revision, the project will be funded from \$160,000 of Parks Committed Fund Balance and \$110,000 will be funded from the existing BOR Grant #R13AP20020. The Project is included in the approved 2013-2018 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. Two (2) Signed Original Contracts

Attachments:

1. Budget Revision Request #BJE-0003836
2. Construction Contract, three (3) originals
3. CEQA Notice of Exemption