



# 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

**Submitted on:**  
(COB Stamp)

<b>Department Name:</b>	General Services
<b>Department No.:</b>	063
<b>Agenda Date:</b>	October 07, 2025
<b>Placement:</b>	Administrative Agenda
<b>Estimated Time:</b>	N/A
<b>Continued Item:</b>	No
<b>If Yes, date from:</b>	
<b>Vote Required:</b>	4/5

**TO:** Board of Supervisors  
**FROM:** Department Director(s): Kirk Lagerquist, Director  
Contact Info: John Green, Assistant Director  
**SUBJECT:** Third Amendment to Cachuma Lake RV Site Renewal Construction Contract

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KLL

**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 the amended plans for the construction of the County of Santa Barbara Cachuma Lake Recreational Vehicle Site Renewal Project, County Project No. 20033, Third Supervisorial District, on file in the General Services Capital Projects Division office;
- b) Approve, ratify, and authorize the Chair of the Board of Supervisors to execute the attached Third 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 \$500,000.00, for an amended Contingency Amount of \$1,452,729.95, and an increased maximum aggregate contract amount of \$14,103,617.95, and extending the contract Term from December 31, 2025, through June 30, 2026;
- c) Approve and authorize the Director of General Services, or his designee, to approve Change Orders under the Agreement in an aggregate amount not to exceed \$1,452,729.95, and in accordance with Public Contract Code Section 20142, including force account change orders involving modifications or adjustments of underground utility infrastructure in an aggregate amount not to exceed \$500,000.00, provided that no single change order may exceed \$210,000.00;
- d) Approve Budget Revision Request BJE-0010833; and
- e) 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 Third Amendment to Board Contract 23168 for the construction of the Cachuma Lake RV Site Renewal, County Project 20033, increasing the Contingency Amount from \$952,729.95 to \$1,452,729.95, for an amended maximum aggregate contract amount of \$14,103,617.95, and extending the contract Term from December 31, 2025 to June 30, 2026.

The requested increase is associated with extra work involving the modification and adjustment of underground utility infrastructure. The work will address elevation issues with the water line and provide details on how to acquire separation requirements with other utilities, and add more durable fittings for the lateral water connections. The amended plans are available for review at the General Services Department Capital Division Office. The extended Term is to allow completion of Critical Path work that has been delayed due to the identified extra work.

Upon approval of Amendment No. 3 to the Agreement with Marcon Engineering, Inc., the extra work will be incorporated into a Force Account Change Order, to be authorized by the Director of General Services or his designee.

**Background:**

The Parks Division of the County of Santa Barbara Community Services Department, under a management agreement with the U.S. Bureau 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 decades 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, 2023. Work began on December 4, 2023, and has since progressed to 90% complete. On April 8, 2025, the Board approved a First Amendment to the Agreement increasing the maximum aggregate contract amount to \$13,603,617.95 and extending the Term through July 31, 2025. On August 19, 2025, the Board approved a Second Amendment to the Agreement extending the Term through December 31, 2025.

The requested Amendment No. 3 will address added work associated with design changes as well as delays to the Critical Path of construction due to underground utility installation challenges.

**Fiscal and Facilities Impacts:**

This Agreement is budgeted and accounted for in the Capital Outlay Fund 0030 Project 20030. Funding sources are from the General Fund and Certificate of Participation (COP) Debt Proceeds.

COP Debt Proceeds have been fully utilized for this project to date. The attached Budget Revision, BJE-0010833, once approved, will provide the additional funding needed for the Third Amendment to the Marcon Engineering contract for this project. The budget revision request re-allocates available budgeted General Funds remaining from several projects in the Capital Outlay Fund 0030 that are completed and closed out.

**Fiscal Analysis:**

<b>Funding Sources – Marcon Engineering Inc. Contract</b>	<b>Prior Years</b>	<b>FY 2024-25</b>	<b>FY 2025-26</b>	<b>Total Contract w/ Amendment 3</b>
General Fund	\$4,070,914.06	\$1,978,089.89	\$554,614.00	<b>\$6,603,617.95</b>
Certificates of Participation Debt Proceeds	\$0	\$6,364,013.32	\$1,135,986.68	<b>\$7,500,000.00</b>
<b>Total</b>	<b>\$4,070,914.06</b>	<b>\$8,342,103.21</b>	<b>\$1,690,600.68</b>	<b>\$14,103,617.95</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. 3

**Attachment B** – Original Board Contract 23168

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

**Attachment D** – Board Contract 23168 Amendment No. 2

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

**Attachment F** – Budget Revision Request BJE-0010833

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**Authored by:**

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Contract Management Professional Sr

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