



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: General Services  
Department No.: 063  
For Agenda Of: January 4, 2011  
Placement: Administrative  
Estimated Tme:  
Continued Item: N/A  
If Yes, date from:  
Vote Required: Majority

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**TO:** Board of Supervisors  
**FROM:** General Services Bob Nisbet, Director (560-1011)  
Contact Info: Paddy Langlands, Assistant Director (568-3096)  
**SUBJECT: Mohawk Restroom Remodel, Lake Cachuma County Park; Project # 8714/D01010  
Award of Construction Contract; Third Supervisorial District**

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**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: Yes

**Other Concurrence: Risk Management**

As to form: Yes

**Recommended Actions:**

That the Board of Supervisors:

- a) Award a Fixed Price Construction Contract for the Mohawk Restroom Remodel, Lake Cachuma (Project #8714/D01010), in the amount of \$295,420 to the lowest responsible bidder willing to honor their bid, Vernon Edwards Constructors, Inc. (a local vendor), subject to the provisions of the documents and certifications as set forth in the plans and specifications applicable to the project and as required under California Law; and
- b) Approve and authorize the Chair to execute the construction contract upon return of the Contractor's executed contract documents, and the review and approval of the County Counsel, Auditor-Controller and Risk Manager or their authorized representatives; and
- c) Authorize the Director of General Services, or designee, to approve change orders of an amount not to exceed 10% of the base amount of \$250,000 plus 5% of the bid in excess of the base amount, or \$27,271 for this contract.

**Summary Text:**

The Mohawk restroom remodel will correct the American with Disabilities Act (ADA) deficiencies of the existing 716sf facility, and build a 236sf addition to accommodate five showers, replace aging piping, plumbing fixtures, doors and windows. The total cost of the remodel, including design,

## **Mohawk Restroom Building Remodel (Project #8714/ D01010) Award of Construction Contract**

Agenda Date: January 4, 2011

Page 2 of 3

construction and administration is estimated to be \$465,500. Vernon Edwards Constructors, Inc. (a local vendor) is the lowest responsible bidder willing to honor their bid. Construction is anticipated to begin in February 2011, with completion in July 2011.

### **Background:**

The Mohawk restroom building was built in 1964, and is located at the Lake Cachuma County Park. The original fixtures and cast iron piping are aging and approaching the end of their useful life. Also, with the enactment of the ADA, the facility is non-compliant with current law and requires modification.

The Mohawk Restroom Remodel consists of remodeling the existing 716sf campground restroom and shower facility. The remodel involves demolition of the existing roof, plumbing fixtures, shower enclosures, toilet partitions, and portions of interior and exterior walls. This demolition will be performed by County Parks Department employees as an in-kind labor match to the United States Bureau of Reclamation (USBR) American Reinvestment and Recovery Act (ARRA) funding requirements. The scope of work under the construction contract is the building of new men's and women's restroom facilities and related plumbing, new doors and windows, installation of eight new skylights and a 236sf addition to the existing building footprint to house five showers. The total square footage of the new restroom will be 952sf. The total project cost, inclusive of construction and related soft costs is estimated to be \$465,500.

On October 28, 2010 there were 3 bids submitted for the Mohawk Restroom Remodel ranging from \$295,420 to \$395,049, with the low bid being approximately 45% below the Engineer's estimate of \$536,000. The low bidder, Vernon Edwards Constructors, Inc., has been determined to be a responsible company capable of performing this work, and their bid is deemed responsive. Their bid of \$295,420 is below the amount budgeted for the project. Approval of the Board recommended actions will allow Vernon Edwards Constructors, Inc. to commence construction on the project.

The Notice of Exemption for the Mohawk Restroom Remodel pursuant to California's Environmental Quality Act (CEQA) guidelines for construction was approved by the Board of Supervisors on August 18, 2009; on December 14, 2010, the Bureau of Reclamation confirmed their approval in moving forward with the Mohawk Restroom Remodel under financial assistance agreement number R10AC20R86.

### **Performance Measure:**

With approval of the recommended actions, General Services anticipates that the construction can begin in February of 2011 with completion expected in July of 2011.

### **Fiscal and Facilities Impacts:**

Budgeted: Yes

**Mohawk Restroom Building Remodel (Project #8714/ D01010) Award of Construction Contract**

Agenda Date: January 4, 2011

Page 3 of 3

**Fiscal Analysis:**

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
ARRA	\$ 232,750.00		\$ 232,750.00
In-kind labor	\$ 82,000.00		\$ 82,000.00
Parks Capital Account	\$ 150,750.00		\$ 150,750.00
Total	\$ 465,500.00	\$ -	\$ 465,500.00

**Narrative:**

The total cost of the project is estimated to be \$465,500, including construction and related soft costs, and is funded from the USBR ARRA grant R10AC20R41 with a required 50% County match. The 50% match will be a combination of \$82,000 in in-kind labor, and \$150,750 of the County Parks Department Capital Designation Account. The remodel project is noted in the approved 2009-2014 Capital Improvement Program; page B-80 'Infrastructure Improvements'. Funds are available in Fund 0030, Department 052, Account 8700, Program 1931, Project 8625AR.

**Staffing Impacts:**

**Legal Positions:**  
N/A

**FTEs:**  
N/A

**Special Instructions:** After Board action, please distribute as follows:

1. Minute Order Jill Van Wie, General Services Department
2. Minute Order Juan Beltranena, County Parks

**Attachment:**

Draft Copy of Construction Contract

**Authored by:**

Jill Van Wie, General Services Department, (805) 560-1079