

Central Services
Joan Araujo, Director

Engineering Services
James O'Tousa, Director

Roads & Transportation
Anitha Balan, Director

Water & Sanitation
Joseph Pope, Director

Watershed Protection
Glenn Shephard, Director

November 7, 2023

Board of Supervisors
County of Ventura
800 South Victoria Avenue
Ventura, CA 93009

Subject: Approval of the Plans and Specifications, Including Addendum No.1, for the Ventura County Fire Training Center Site Improvements and Structural Training Props Project; Waiver of Minor Bid Irregularities; Award of, and Authorization for the Public Works Agency Director or His Designee to Execute, a Contract to McGillivray Construction, Inc. of Ventura, California for Construction of the Project in the Amount of \$15,932,857; Project No. P6T18020; Supervisorial District No. 3.

Recommendations:

1. Approve the Plans and Specifications, including Addendum No. 1, attached as Exhibits 2 and 3, for the Ventura County Fire Training Center Site Improvements and Structural Training Props project (Project) located in Camarillo, California, Specification No. CP23-02, Project No. P6T18020.
2. Waive any minor irregularities in the bid.
3. Award, and authorize the Director of Public Works Agency (PWA) or his designee to execute, a contract to McGillivray Construction Inc. of Ventura, California for construction of the Project on the basis of the lowest responsible bid of \$15,932,857.

Fiscal/Mandates Impact:

Mandatory: No
Source of Funding: Fire Protection District – Fund S600
Funding Match Required: None
Impact on Other Department(s): None



Summary of Revenue and Total Costs:

	<u>FY 2023-24</u>	<u>FY 2024-25</u>
Revenue:	\$ 0	\$ 0
Costs:		
Direct	\$ 7,000,000	\$ 8,932,857
Indirect – Agency/Dept.	0	0
Indirect – County CAP	0	0
Total Costs	<u>\$ 7,000,000</u>	<u>\$ 8,932,857</u>
Net Costs	\$ 7,000,000	\$ 8,932,857
Recovered Indirect Costs	\$ 0	\$ 0

Current Fiscal Year Budget Projections:

Current FY 2023-24 Budget Projection for Ventura County Fire District – Unit 2731				
	Adopted Budget	Adjusted Budget	Projected Actual	Estimated Savings/(Deficit)
Appropriations	\$38,190,000	\$45,068,235	\$45,068,235	\$ 0
Revenue	\$3,342,444	\$3,342,444	\$3,342,444	\$ 0
Net Cost	\$34,847,556	\$41,725,791	\$41,725,791	\$ 0

Sufficient appropriations are available within the adjusted budget for the above recommendation.

Discussion:

On October 17, 2017, your Board approved the purchase of 22.147 acres of land from Ventura County Community College District in the City of Camarillo where the Fire District’s existing training center is located. The Fire District had been leasing the space since 1994. The existing facility has served the Fire District well, however many of the existing props are now obsolete making training activities challenging and time intensive.

The scope of the improvements to the existing Training Center include renovating existing storage buildings, remodeling an existing classroom building, demolition of existing training props and buildings, relocating existing utilities, and constructing new road improvements, new drill grounds, new drill pad, new water retention stormwater management system, and two new training prop buildings (Class A and Class B).



The new “Class A” burn building will be approximately 6,000 square feet and will be used to simulate the authentic fire and smoke development seen in the field. The new building will replace the existing “Class A” burn building (which will be demolished) and will comply with the latest safety standards published by the National Fire Protection Association (NFPA).

The approximately 16,000 square feet multi-purpose prop building will be multi-story and designed to represent typical commercial, apartment, condominium, and storefront building features. The building will also include multiple “Class B” burn props which allow instructors to cycle through training sequences quicker and maintain a more controlled environment.

The site improvements are also focused on providing realistic conditions. The primary element is a main boulevard roadway that will include streetlights, utility boxes, hydrants, medians, and sidewalks. Adjacent to this boulevard will be the new drill grounds which will provide open space for a variety of training exercises.

On July 21, 2020, your Board found the Project categorically exempt from the California Environmental Quality Act (CEQA) under section 15332.

Plans and Specifications for the Project became available for public bidding on August 31, 2023. Addendum No. 1 was issued to provide clarifications and responses to Bid questions.

Bids for the Project were opened on October 5, 2023. A total of 4 bids were received. The Bid Abstract is attached as Exhibit 4. The bids have been checked and are considered to be in satisfactory form. The lowest responsible bid in the amount of \$15,932,857 was submitted by McGillivray Construction Inc. The bid is 2% below the Engineer’s estimate of \$16,300,000.

The plans have been approved by Ventura County Building and Safety and a permit is ready for issuance to the contractor.

Permits or approval of plans have been obtained from all other agencies having jurisdiction.



The estimated project costs are as follows:

Design (includes preliminary engineering, permitting, design):*	\$ 2,400,000
Construction Engineering (includes testing, inspection & observation, construction administration, and project engineering):	\$ 3,000,000
Construction Contract:	\$ 15,932,857
Owner Requirements (FireBlast Burn Props):	\$ 1,310,822
Contingency:	\$ 1,400,321
TOTAL	\$ 24,044,000

*\$655,405 in Design costs were incurred in prior fiscal years

A vicinity and location map has been included as Exhibit 1.

This item has been reviewed by the County Executive Office, the Auditor-Controller's Office, County Counsel, and the Ventura County Fire Protection District.

If you have any questions concerning this item, please contact:

<u>Person</u>	<u>Telephone No.</u>	<u>Subject Matter</u>
Brian D'Anna	805-654-2025	Contracting, Project Management and Technical requirements
Tom Kasper	805-389-9764	Project Justification and Financing

Sincerely,



James O'Tousa
Director
Engineering Services

Attachments:

- Exhibit 1 – Vicinity and Location Map
- Exhibit 2 – CP23-02 Plans and Specifications
- Exhibit 3 – CP23-02 Bid Addendum No. 1
- Exhibit 4 – CP23-02 Bid Abstract

