

Central Services
Joan Araujo, Director

Engineering Services
James O'Tousa, Director

Roads & Transportation
Anitha Balan, Director

Water & Sanitation
Joseph Pope, Director

Watershed Protection
Vacant, Director

April 23, 2024

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

Subject: Approval of the Plans and Specifications, including Addendum Nos. 1 and 2, for the Ventura County Fire Station Santa Paula No. 29 Project; Waiver of Minor Bid Irregularities; Award of, and Authorization for the Director of Public Works Agency or His Designee to Execute, a Contract to Kemcorp Construction Inc. of Ontario, California for Construction of the Project in the Amount of \$14,630,000; Authorization for the Auditor-Controller to Prepare the Necessary Accounting Transactions; Specification No. CP24-01; Project No. P6T19008; Supervisorial District No. 3. RECOMMENDATION NO. 4 REQUIRES 4/5THS VOTE

Recommendations:

1. Approve the Plans and Specifications, attached as Exhibit 2, including Addendum Nos. 1 and 2, attached as Exhibit 3, for the Ventura County Fire Station Santa Paula No. 29 Project ("Project") located in Santa Paula, California, Specification No. CP24-01, Project No. P6T19008.
2. Waive any minor irregularities in the bid.
3. Award, and authorize the Director of Public Works Agency or his designee to execute, a contract to Kemcorp Construction Inc. of Ontario, California for construction of the Project on the basis of the lowest responsible bid of \$14,630,000.
4. Authorize the Auditor-Controller to process the necessary accounting transactions to establish the following appropriations (requires 4/5th vote):

Fire District S600, Unit 2731

Increase: Capital Assets Construction by Contractor \$2,630,000

Decrease: Restricted for Public Protection



Fund Balance

\$2,630,000

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	\$	1,000,000	\$	13,630,000
Indirect – Agency/Dept.		0		0
Indirect – County CAP		0		0
Total Costs	\$	1,000,000	\$	13,630,000
Net Costs	\$	1,000,000	\$	13,630,000
Recovered Indirect Costs	\$	0	\$	0

Current Fiscal Year Budget Projections:

Current FY 2023-24 Budget Projections for Ventura County Fire District – Unit 2731				
	Adopted Budget	Adjusted Budget	Projected Budget	Estimated Savings/(Deficit)
Appropriations	38,190,000	61,336,790	52,755,209	8,581,581
Revenue	3,342,444	3,342,444	3,342,444	-
Net Cost	34,847,556	57,994,346	49,412,765	8,581,581

Discussion:

On May 15, 2018, the Ventura County Fire Protection District (Fire District) entered into a Memorandum of Agreement (MOA) with the City of Santa Paula in connection with the annexation of Santa Paula into the Fire District. The MOA provided for, among other things, the conveyance of the existing Santa Paula Fire Station No. 81 to the County of Ventura (County). With the transition, Santa Paula Fire Station No. 81 was renumbered as Ventura County Fire Station No. 29. The MOA provides that the Fire District will



diligently pursue construction of a replacement fire station and plans to commence construction on or before the fifth anniversary of the MOA.

Ventura County Fire Station No. 29 is located at 114 South 10th Street in the City of Santa Paula. The existing fire station is approximately 4,300 square feet, has 2 apparatus bays, and is enclosed by a wall that precludes simple drive-through access. Currently, it does not meet the operational needs of the Fire District. In order to meet operational needs, the existing station will be demolished and replaced with a larger modern facility on the same site.

On April 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 January 30, 2024. Addendum No. 1 was issued to extend the bid opening date. Addendum No. 2 was issued to provide clarifications and responses to Bid questions.

Bids for the Project were opened on March 13, 2024. A total of 8 bids were received. The bids have been checked and are considered to be in satisfactory form. Public Works Agency staff has determined the contractor who submitted the lowest bid to not be a responsible bidder. The lowest responsible bid in the amount of \$14,630,00 was submitted by Kemcorp Construction Inc. The bid is 22% above the Engineer's estimate.

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 total project costs are as follows:

Design (includes preliminary engineering, permitting, design):	\$ 700,000
Construction Engineering (includes testing, inspection & observation, construction administration, and project engineering):	\$ 1,500,000
Construction:	\$ 14,630,000
Owner Requirements (including furniture, equipment, security, etc):	\$ 500,000
Contingency:	\$ 1,463,000
TOTAL	\$ 18,793,000



Strategic Plan:

This item contributes to the Board of Supervisors 2024-2027 strategic priority to invest in Reliable Infrastructure and Sustainability. The Fire Protection District understands the importance of maintaining and replacing our facilities. This fire station replacement project will improve a dependable public resource to serve the needs of our diverse communities.

This item has been reviewed by the County Executive Office, the Auditor-Controller's Office, County Counsel, and the Sheriff's Office.

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 – CP24-01 Plans and Specifications
- Exhibit 3 – CP24-01 Bid Addendums 1 and 2

