

# VENTURA COUNTY FIRE PROTECTION DISTRICT

**MARK LORENZEN**  
County Fire Chief



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November 9, 2021

Board of Directors  
Ventura County Fire Protection District  
800 South Victoria Avenue  
Ventura, CA 93009

## **SUBJECT:**

Approval of Plans and Specifications, Including Addendum No. 01, for the Ventura County Fire Protection District's Lockwood Valley Substation Garage Addition Project, Located at 15021 Lockwood Valley Road in Frazier Park, California; Waiver of Minor Bid Irregularities; Award of Contract to JTS Construction in the Amount of \$222,500; Authorization for the Fire Chief or His Designee to Execute the Subject Contract; and Delegation of Authority to the Fire Chief to Administer the Contract and to Execute Change Orders or Settle Claims, Upon Final Payment and Acceptance of the Work and with Approval of County Counsel as to Form and Legal Sufficiency, of up to Ten Percent of the Original Contract Cost; Supervisorial District No. 3

## **RECOMMENDATIONS:**

1. Approve the plans and specifications, including Addendum No. 1, for the Ventura County Fire Protection District's (Fire District) Lockwood Valley Substation Garage Addition Project, located at 15021 Lockwood Valley Road in Frazier Park, California, attached hereto as Exhibits 1 (Construction Documents), 2 (Bid Documents) and 3 (Addendum No. 01).
2. Waive any minor irregularities in the bids.
3. Award the contract to JTS Construction in the amount of \$222,500.
4. Authorize the Fire Chief or his designee to execute the subject contract.
5. Delegate authority to the Fire Chief or his designee to administer the contract and to execute change orders or settle claims, upon final payment and acceptance of the work and with approval of County Counsel as to form and legal sufficiency, of up to ten percent of the original contract cost.

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**Providing protection and preservation of life, property and environment to:** The Cities of Camarillo, Moorpark, Ojai, Port Hueneme, Santa Paula, Simi Valley, Thousand Oaks, and the unincorporated areas of Ventura County.

**FISCAL/MANDATES IMPACT:**

Mandatory: No  
Source of Funding: Fire District Budget Unit 2731  
Funding Match Required: None  
Impact on Other Departments: None

Summary of Revenues and Costs:	<u>FY 2021-22</u>	<u>FY 2022-23</u>
Revenues:	\$ 0	\$ 0
Costs:		
Direct – Dept.	\$ 222,500	\$ 0
Indirect – Count CAP	\$ 0	\$ 0
Direct	\$ 0	\$ 0
Total Costs:	\$ 222,500	\$ 0
Net Costs:	\$ 222,500	\$ 0

<b>Current FY 2021-22 Budget Projection for the Fire District – BU 2731</b>				
	Adopted Budget	Adjusted Budget	Projected Budget	Estimated Savings/(Deficit)
Appropriations	34,135,000	38,021,950	38,021,950	-
Revenue	4,000,000	4,000,000	4,000,000	-
Net Cost	30,135,000	34,021,950	34,021,950	-

Sufficient appropriations are available within the adjusted budget to accommodate the above recommendation.

**DISCUSSION:**

The Lockwood Valley Substation is a facility owned by the Ventura County Public Works Agency (PWA). The Fire District leases a portion of the property from PWA for the seasonal staffing of Patrol 16 during the approximate timeframe of mid-May through mid-November each year. The substation is located in the mountainous northern tip of Ventura County, at an elevation of about 5,000 feet above sea level. The high elevation poses recurring issues during the latter months of the year from snowfall and below-freezing temperatures. This results in atypical conditions for Patrol 16, causing the water tank and pump to freeze, rendering them inefficient for firefighting purposes. Historically, Patrol 16 has utilized heated blankets to cover the tank and pump, in order to maintain operability in the unfavorable conditions.

The purpose of this project is to construct a prefabricated metal garage to protect the Patrol 16 vehicle from the elements. The project was approved by the County of Ventura Resource Management Agency's Planning Division by an adjustment to the existing Conditional Use Permit (CUP) 3586, through permit number PL20-0034. This effort was spearheaded by the Fire District in coordination with PWA. The project was deemed categorically exempt from California Environmental Quality Act (CEQA) requirements by Section 15301, Class 1 (Existing Facilities), and Section 15303, Class 3 (New Construction or Conversion of Small Structures). The subsequent conditions of approval have been satisfied and zoning clearance for construction issued (ZC20-1211).

The prefabricated metal building was purchased last year through a separate contract for design, permitting, fabrication, delivery, and erection. This request for approval is specific to the work necessary to prepare the site for installation of the pre-purchased building. It includes, but is not limited to, grading, concrete foundations, ADA compliance, and electrical improvements. The improvement plans are depicted in Exhibit 1, described in Exhibit 2, and supplemented by Exhibit 3.

The lowest responsible bid in the amount of \$222,500 was submitted by JTS Construction, as illustrated in Exhibit 4. Although the bid is 34.2 percent above the engineer's estimate, it is seen as reasonable due to the remoteness of the project, which increases travel times, making it more difficult and expensive to obtain personnel and materials.

Recommendation No. 5 would authorize the Fire Chief or his designee to administer the contract (including accepting the work, approving payments, determining whether performance of the work is satisfactory, approving substitution of subcontractors where approved by law, and suspending the work for the benefit of the Fire District as described in Standard Specifications 2-13) and to issue change orders or settle claims, upon final payment and acceptance of the work and with the approval of County Counsel as to form and legal sufficiency, of up to ten percent of the original contract cost, as described in the Public Contract Code, Section 20142.

This letter has been reviewed by the County Executive Office, the Auditor-Controller's Office, and County Counsel. If you have any questions, I may be contacted at (805) 389-9704, or call Tom Kasper, Business Services Bureau Manager, at (805) 389-9764.

A handwritten signature in black ink, appearing to read 'Mark Lorenzen', with a stylized flourish at the end.

Mark Lorenzen  
Fire Chief

**Attachments:**

- Exhibit 1 – Construction Documents
- Exhibit 2 – Bid Documents
- Exhibit 3 – Addendum No. 01
- Exhibit 4 – Bid Results