



Camarillo City Council

AGENDA REPORT

Date: June 12, 2024

To: Honorable Mayor and City Councilmembers

From: Greg Ramirez, City Manager

Submitted by: Mitchell Cameron, Director of Administrative Services/Chief Innovation Officer

Subject: Award CC Agreement No. 2024-127 to Bodagger Builders for the Camarillo Ranch Improvements, Specification No. AS-2023-2

BACKGROUND

The Camarillo Ranch facility provides a venue for community events hosted by the Camarillo Ranch Foundation. The Camarillo Ranch Foundation and Docents provide house tours, sharing the history of the Adolfo Camarillo family, and provide education and cultural programs and events.

To support the operation and maintenance of the property, the City and Command Performance entered into an agreement in February 2019, to operate and manage the facility through catered private paid services such as weddings, corporate and special events. The area for catering preparation is not adequate or safe in certain weather conditions.

DISCUSSION

The Camarillo Ranch Barn has a small kitchen that is not equipped to cook food. Command Performance cooks the food at their offsite facility which is then brought to the Ranch in special food warmers. Command Performance utilizes an area between the Barn and the offices to set up tables and prepare the food for serving. This area is currently covered with dirt and soil, which is problematic during windy and rainy weather, and it is not graded for proper drainage.

Staff worked with a local consulting firm to create construction drawings for two separate concrete pads equipped with proper water drainage and ADA access compliance. The proposed primary concrete pad located between the Barn and the offices is approximately 40 feet wide x 50 feet long and will be utilized for the caterer's tables to prepare the food for serving. This primary concrete pad will also include in-ground sleeves for the caterers to stabilize their tents for shade and install a temporary privacy fence during events to prohibit event goers from entering the food preparation area. The proposed second concrete pad is located behind the Barn and is approximately 25 feet x 40 feet, it will be used for additional catering and services.

On May 9, 2024, staff invited informal bids from three qualified contractors from the City's California Uniform Public Construction Cost Accounting Act ("CUPCCAA") list. On May 22, 2024, the City received two bids as shown in the following table.

Name of Bidder	Amount of Bid
1. Bodagger Builders ("Bodagger")	\$154,125
2. J&H Engineering General Contractors ("J&H")	\$209,400
3. David Atkin Construction	Declined to bid

Staff have worked with both qualified contractors on several Facility projects in the past few years. Staff recommends awarding CC Agreement No. 2024-127 to Bodagger, the lowest bidder, in the amount of \$154,125 and authorize a 25% contingency in the amount of \$38,530 for unforeseen additional work if required, for a total agreement authorization not to exceed \$192,655. Unknown underground conditions and circumstances may require the use of this contingency. Work is anticipated to begin July 1, 2024 and continue for six weeks. Scheduling has been coordinated with the Camarillo Ranch Foundations event and catering coordinators.

FISCAL IMPACT

Funds for the Camarillo Ranch Barn Improvements are included in the FY 2024/25 Camarillo Ranch Operations, Buildings budget, Account No. 815-400-449.91-11 in the amount of \$200,000.

CEQA DETERMINATIONS

City staff has determined, in accordance with Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, that the installation of a concrete pad effecting less than one acre is not subject to CEQA review because it can be seen with certainty that there is no possibility that installation of a concrete pad effecting less than one acre has a significant effect on the environment.

RECOMMENDATION

1. Find installation of new concrete pads exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline 15301.
2. Authorize City Manager to execute CC Agreement No. 2024-127 with Bodagger Builders in the amount of \$154,125 and
3. Authorize a contingency in the amount of \$38,530, for a total not to exceed amount of \$192,655.
4. Authorize City Manager to execute future amendments, documents and Change Orders if required, up to the total not to exceed amount.

ATTACHMENTS

Award CC Agmt. 2024-127 to Bodagger Builders, AS-2023-2

June 12, 2024

Page 3 of 3

1. Informal Public Works Contract No. 2024-127 with Bodagger Builders

REFERENCE MATERIALS – AVAILABLE FOR REVIEW AT CITY HALL

Bids are available for review in the Administrative Services Department.