

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS  
OF THE COUNTY OF SAN BERNARDINO  
AND RECORD OF ACTION**

April 6, 2021

**FROM**

**TERRY W. THOMPSON, Director, Real Estate Services Department – Project Management**

**SUBJECT**

Advertise for Competitive Bids for the Barstow Land Acquisition and Renovation Project

**RECOMMENDATION(S)**

1. Find the Barstow Land Acquisition and Renovation Project is exempt under the California Environmental Quality Act Guidelines, Section 15311 Class 11 Subsection (b) Accessory structures; small parking lots.
2. Approve the plans and specifications, and authorize the Assistant Director of the Real Estate Services Department to advertise for competitive bids for the Barstow Land Acquisition and Renovation Project located at 1161 West Main Street in Barstow.
3. Direct the Clerk of the Board to file and post the Notice of Exemption for the Project as required under California Environmental Quality Act.

(Presenter: Terry W. Thompson, Director, 387-5252)

**COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES**

**Improve County Government Operations.**

**Operate in a Fiscally-Responsible and Business-Like Manner.**

**Ensure Development of a Well-Planned, Balanced, and Sustainable County.**

**Provide for the Safety, Health and Social Service Needs of County Residents.**

**FINANCIAL IMPACT**

Approval of the bid documents and the solicitation of competitive bids will not result in the use of Discretionary General Funding (Net County Cost). The Barstow Land Acquisition and Renovation Project (Project) budget of \$932,985 is funded with Federal Head Start/Early Head Start one-time funds as approved by the Board of Supervisors (Board) and as part of the 2020-21 Capital Improvement Program (CIP) budget.

**BACKGROUND INFORMATION**

Approval of this item will allow the Real Estate Services Department – Project Management (RES-D-PM) to solicit for competitive bids for the Project located in Barstow. The Project will improve approximately 47,000 square feet of the acquired property located at 1161 West Main Street in Barstow into a parking lot with a net stall addition of 44 stalls, including landscaping, lighting, and accessible parking as required to better serve the employees and public, served by Preschool Services. The Bid Proposal requires bidders to submit a Base Bid for the work described, including an allowance of \$25,000 to be used in the event subsurface or existing conditions encountered are materially different than currently known or included in project documents, including plans and specifications. Inclusion of the allowance for unforeseen subsurface and existing conditions will facilitate project completion in a timely manner, which is

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critical given the deadlines set by the federal funding source. This meets the County goals of Improving County Government Operations, Operating in a Fiscally-Responsible and Business-Like Manner, Ensuring Development of a Well-Planned, Balances and Sustainable County, and Providing for the Safety, Health and Social Service Needs of County Residents.

It is recommended the Board determine the Project to be categorically exempt from further review under Section 15311, Class 11, subsection B accessory structures; small parking lots. As evidenced by the Notice of Exemption, Section 15311 provides categorical exemption for projects consisting of construction or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to: small parking lots.

This Project is consistent with County Administrative Office approved CIP Request No. 21-168.

**PROCUREMENT**

RES-D-PM will advertise the Project for competitive bids on April 9, 2021. A Mandatory Pre-Bid Meeting for prospective bidders is scheduled for April 16, 2021, at 10:00 a.m. at 1161 West Main Street, Barstow, California. The bid opening for the project is scheduled for May 18, 2021, at 2:00 p.m. at RES-D-PM.

Pursuant to California Public Contract Code sections 22032 and 22039, the Board shall adopt plans, specifications, and working details for public projects exceeding \$200,000. Plans and Specifications are on file with Clerk of the Board.

**REVIEW BY OTHERS**

This item has been reviewed by County Counsel (Katherine Hardy, Deputy County Counsel, 387-5437) on March 10, 2021; Preschool Services Department (Phalos Haire, Director, 382-2005) on March 10, 2021; Purchasing Department (Bruce Cole, Supervising Buyer, 387-2148) on March 11, 2021; Real Estate Services Department-Project Management (Kevin Ryan, Assistant Director, 387-5000) on March 11, 2021; Real Estate Services Department (Jennifer Costa, Assistant Director, 387-5000) on March 16, 2021; Finance (Wen Mai, Principal Administrative Analyst, 387-4020) on March 18, 2021; and County Finance and Administration (Matthew Erickson, County Chief Financial Officer, 387-5423) on March 21, 2021.

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Record of Action of the Board of Supervisors  
County of San Bernardino

**APPROVED (CONSENT CALENDAR)**

Moved: Joe Baca, Jr. Seconded: Col. Paul Cook (Ret.)

Ayes: Col. Paul Cook (Ret.), Janice Rutherford, Dawn Rowe, Curt Hagman, Joe Baca, Jr.

Lynna Monell, CLERK OF THE BOARD

BY *Lynna Monell*  
DATED: April 6, 2021



cc: File - Real Estate Services w/CD w/attach w/CEQA & Receipt  
CCM 04/7/2021