



**Clerk of the Board of Supervisors**  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**BOARD OF SUPERVISORS AGENDA LETTER**

**Department Name:**

General Services

**Department Number:**

063

**Agenda Date:**

July 7, 2026

**Placement:**

Administrative Agenda

**Estimated Time:**

N/A

**Continued Item:**

No

**If Yes, date from:**

N/A

**Vote Required:**

Majority

---

**TO:** Board of Supervisors

**FROM:** Department Director(s): Kirk Lagerquist, Director

**CONTACT:** Jeffrey Patton, Assistant Director

DocuSigned by:  
*Kirk Lagerquist*  
19AEDA90054E4CE...

**SUBJECT:** North County Crisis Residential Treatment Facilities Project- Award Professional Services Agreement for Construction Management Services; Project No. PRJ-001094 (25116), Fifth Supervisorial District

---

**Concurrences:**

**County Counsel Concurrence:**

As to form: Yes

**Auditor-Controller Concurrence:**

As to form: Yes

**Other Concurrence: Risk Management**

As to form: Yes

**Other Concurrence: CEO Budget**

As to form: Yes

---

**Recommended Actions:**

That the Board of Supervisors:

- a) Approve and authorize the Chair to execute the Professional Services Agreement (PSA) with Vanir Construction Management, Inc., a California Corporation, to provide Construction Management (CM) services for solicitation, selection and award of the Design Build Entity, design, preconstruction, Guaranteed Maximum Price (GMP) approval, construction, closeout and post construction phases for the proposed new North County Crisis Residential Treatment Facilities project, County Project No. PRJ-001094 (25116), located in Santa Maria, CA 93455 (APN 113-210-024), in an amount not to exceed \$1,959,205.67; and
- b) Authorize the Director of General Services, or his Assistant Director or Capital Division Chief designee, to approve supplemental service orders in an aggregate amount not to exceed 10% of contract or \$195,920.56; and
- c) Authorize the Director of General Services to (i) amend the Agreement to extend the Term of the Agreement by up to six (6) additional months, and (ii) terminate the Agreement in accordance with the provisions of the Agreement; and
- d) Determine the above actions are not a project under the California Environmental Quality Act guidelines pursuant to Section 15378(b)(5) because it consists of organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment.

**Summary Text:**

This item requests approval to award a Professional Services Agreement (PSA) to Vanir Construction Management, Inc. to provide Construction Management Services for County Project No. PRJ-001094 (25116), North County Crisis Residential Treatment Facilities Project, for a term commencing in July 2026 and ending June 30, 2029. The total projected cost of the project is \$28,438,375, funded through \$20,000,000.16 in Behavioral Health Continuum Infrastructure Program (BHCIP) Round 2 grant funding and \$8,438,375 in County matching funds. The County match consists of \$2,939,797 in Community Corrections Partnership (CCP) funding, \$1,998,578 from the General Fund, and \$3,500,000 in Behavioral Health Services Act (BHSA) funding. The CCP award and General Funds were transferred to the project budget on May 12, 2026 (BJE-0011018).

Additional actions related to project design/construction contracts, and budget revisions will be brought before the Board for future approval. The project is anticipated to continue through June 30, 2029.

**Background:**

On October 23, 2025, General Services, in coordination with Behavioral Wellness, submitted a Bond BHCIP Round 2 grant application to construct 32 new crisis residential treatment beds in North Santa Barbara County. The project is intended to expand access to short-term mental health treatment and supportive services for underserved and vulnerable populations in a safe, therapeutic, and community-based setting.

On March 12, 2026, the County received a Notice of Conditional Award for \$20,000,000.16 in BHCIP Round 2 grant funding to proceed with the North County Crisis Residential Treatment Facilities Project.

To support project delivery, General Services issued Request for Qualifications/Proposals (RFP/RFQ No. 25116-1) for Construction Management Services through Public Purchase (Bid ID 211995) on April 24, 2026. The selected CM firm will provide oversight and support throughout all project phases, including procurement of the Design-Build entity, design, preconstruction, GMP development, construction, post-construction activities and project close out. General Services conducted a competitive qualifications-based selection (QBS) process to procure CM services.

Three (3) Firms responded on June 4, 2026 with their Qualifications and a sealed cost proposal. A selection committee consisting of representatives from General Services and Behavioral Wellness evaluated the Qualifications from each firm and conducted virtual interviews with the three (3) firms on June 10-12, 2026. Based on the QBS process, the selection committee recommends awarding the PSA to Vanir Construction Management, Inc. for CM services for the North County Crisis Residential Treatment Facilities Project.

The proposed CM fee is approximately 6.9% of the \$28,438,375 project value, which is within the industry standard range of 2% to 7% for projects of similar size and complexity and consistent with the project budget. The CM scope also includes labor compliance monitoring and reporting related to the County's Community Workforce Agreement (CWA).

On May 12, 2026, the Board approved the sample Program Funding Agreement (PFA) with Advocates for Human Potential (AHP), Inc. for the California Department of Health Care Services (DHCS) Bond BHCIP Round 2 Unmet Needs Grant and authorized the Director of the Department of Behavioral Wellness, or designee, to execute the project specific PFA on behalf of the County upon receipt, anticipated in Summer 2026.

Pursuant to Bond BHCIP Round 2 grant requirements, all contracts associated with the North County Crisis Residential Treatment Facilities Project, regardless of funding source, must comply with the terms and conditions of the PFA. Upon execution, the project specific PFA will supersede the sample PFA and will be incorporated into all existing and future contracts related to the North County Crisis Residential Treatment Facilities Project.

### **Fiscal and Facilities Impacts:**

Funding for the construction management services will be allocated from the General Fund and is included in the FY 2025-26 Capital Outlay Fund 0030 Budget, PRJ-001094 (Project 25116). The PSA and associated services will remain in effect through Project completion in FY 2029-2030 and will be budget in future Fiscal Years.

The attached Budget Journal Entry (BJE-0011018) (Attachment 2), approved by the Board of Supervisors on May 12, 2026, in the amount of \$4,938,375, provides initial funding for the PSA and FY 2025-2026 and FY 2026-2027 County administrative costs associated with the Project.

The Bond BHCIP Round 2 Grant is anticipated to begin monthly reimbursement draws in February 2027, including reimbursement of eligible Project costs incurred between March and October 2026 in the initial draw. The grant funding will reimburse the general funds allocated to the PSA to allow the General Funds to support other project related expenses. Monthly reimbursements will continue for the duration of the Project. Grant reimbursements are provided on verified project expenses and are not issued as advance payments.

The PSA with Vanir Construction Management, Inc. is for an amount not to exceed \$2,155,126.23, consisting of a Base Contract Amount of \$1,959,205.67 and a Supplemental Services Allowance of \$195,920.56 for potential change orders.

County administrative costs for FY 2025-26 and FY 2026-27 include \$78,698 under Kitchell Capital Projects Task Orders 13.0 and 13.1, and \$150,550 under Task Order 13.2. These task orders funded grant application coordination (July 1–October 28, 2025), development of contract documents and procurement activities (November 2025–June 2026), selection of the Construction Manager (July 2026), and solicitation of the Design-Build Entity (anticipated July/August 2026). Costs associated with management of design and pre-construction services through June 30, 2027, will be funded through a revised task order and allocated from the General Fund.

**Fiscal Analysis:**

<b>Funding Source:</b>				
<b>Vanir Construction Management, Inc. PSA</b>	<b>FY 2026-2027</b>	<b>FY 2027-2028</b>	<b>FY 2028-2029</b>	<b>Total</b>
General Fund	\$314,420	\$1,012,537	\$632,248	\$1,959,205
State: Bond BHCIP Round 2	---	---	---	---
<b>Total</b>	<b>\$314,420</b>	<b>\$1,012,537</b>	<b>\$632,248</b>	<b>\$1,959,205</b>

The Supplemental Services Allowance for an amount not to exceed \$195,920.56 for potential change orders will be funded from the General Fund as required.

**Special Instructions:**

Please email the following items to Ashton Ellis in the General Services Department, [aellis@countyofsb.org](mailto:aellis@countyofsb.org):

1. One (1) copy of the Minute Order
2. One (1) copy of the executed Professional Services Agreement.

**Attachments:**

**Attachment A** – Professional Services Agreement for County Project No. 25116  
 (Includes Exhibit F BHCIP State Funding Requirements; Attachment 1: RFQ/P; Attachment 2: RFQ-P Addendum#1; Attachment 3: RFQ/P Addendum #2; Attachment 4: Consultant’s Statement of Qualifications; Attachment 5: Consultant’s Cost Proposal)

**Attachment B** – Budget Revision BJE-0011018 (Approved May 12, 2026)

**Attachment C** – Notice of Exemption

**Contact Information:**

Ashton Ellis  
 General Services, Capital Projects, Project Manager  
[aellis@countyofsb.org](mailto:aellis@countyofsb.org)