



**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:**

August 18, 2026

**Placement:**

Administrative Agenda

**Estimated Time:**

N/A

**Continued Item:**

No

**If Yes, date from:**

N/A

**Vote Required:**

Majority

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**TO:** Board of Supervisors

**FROM:** Department Director: Kirk Lagerquist, Director

**CONTACT:** Jeffery Patton, Assistant Director

**SUBJECT:** Santa Barbara Veterans Memorial Building Seismic and HVAC Upgrades Project – Award Agreement for Construction Services; Project No. PRJ-000268 (22024), First Supervisorial District

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**Concurrences:****County Counsel Concurrence:**

As to form: Yes

**Auditor-Controller Concurrence:**

As to form: Yes

**Other Concurrence: Risk Management, CEO**

As to form: Yes

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**Recommended Actions:**

That the Board of Supervisors:

- a) Approve and authorize the Chair of the Board to execute a General Construction Contract Agreement with Mesa Energy Systems, Inc. in the Base Contract Amount of \$1,526,646.00, with a Contingency Amount not to exceed \$88,832.00 for a maximum Aggregate Contract

Amount not to exceed \$1,615,478.00 for the Santa Barbara Veterans Memorial Building Seismic and HVAC Upgrades Project, County Project PRJ-000268 (22024) in the First Supervisorial District;

- b) Authorize the Director of General Services or his Capital Division Chief designee to approve change orders in an aggregate amount not to exceed \$88,832.00 to address changes or additions to the work being performed under the General Construction Agreement with Mesa Energy Systems, INC;
- 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.
- d) Determine that the project is statutorily exempt from the provisions of CEQA pursuant to California Public Resources Code Sections 15301 (minor alterations to existing facilities) and 15303 (limited construction of small facilities) of Title 14 of the California Code of Regulations and direct staff to file a Notice of Exemption on that basis.

**Summary Text:**

This item is before the Board for approval and award of the General Construction Contract to Mesa Energy Systems, Inc., for \$1,615,478.00, including contingency. The Scope of Work under the Agreement includes building HVAC system upgrades to address the lack of heating and cooling within the building, repair/replacements of windows, remodeling the restroom to ADA standards, reinforcement of structural beams, and electrical panel upgrades.

**Background:**

Historically, Veterans Memorial Buildings were built throughout the 1920s and 1930s, in dedication to those who fought in World War I. The Santa Barbara Veterans Memorial Building was constructed in 1927 and is a City Landmark on the National Register of Historic Structures. The site is approximately 0.48 acres and is located on Santa Barbara's waterfront. The facility serves as an important community resource for veterans, non-profit groups, and other residents.

The facility has been under County ownership for many decades and is under daily management by the Community Services Department's Parks Division. The HVAC systems within the facility are reaching or beyond their useful life and require an upgrade or complete replacement. Currently, the main ballroom does not have air conditioning, which limits the possible programming of the space. Due to the age and configuration of the facility, the project will require a structural assessment specific to the HVAC system replacement to ensure that all improvements can be supported and meet applicable seismic and structural codes. Additionally, the second-floor Coastal Room was previously modified, and two roof columns were removed and the grade beam modified. The structural analysis portion of the project will require assessment of this element and recommendations and plans to address this condition, if required. The project will also require the electrical system within the facility to be evaluated, and improvements proposed to support the current operations, as well as upgrades included in the project scope to support the proposed HVAC Systems.

On April 14, 2026, General Services (GS) solicited proposals for General Construction services for the energy, electrical, and structural upgrades to the Santa Barbara Veterans Memorial Building. On June 25, 2026, General Services received three construction proposals, in which Mesa Energy Systems, Inc. was the apparent low bidder and, with approval of the actions by your Board, will be awarded the project.

### Fiscal and Facilities Impacts:

The funding sources for this project include a \$1,300,000 Federal Department of Housing and Urban Development (HUD) grant, and a \$750,000 General Fund allocation, which has funded the design and engineering phases for the project, with the remaining funds available for this contract and to complete the project. The funding for this phase of the Project, which includes project management and construction, is included in two budget revisions (BJE #1570 for the General Fund portion and BJE #1600 for the Federal HUD grant portion) that are being presented to the Board for approval today, August 18, 2026. These budget revisions include various projects in addition to this project that have unspent funds approved and allocated last fiscal year, that is being re-budgeted this fiscal year for our on-going projects. This project is accounted for in the Capital Outlay Fund 0030, PRJ-000268 (22024).

The bid received from Mesa Energy includes \$1,526,646.00 for the construction of the HVAC system upgrades to address the lack of heating and cooling within the building, repair/replacements of windows, remodel restroom to ADA standards, reinforcement of structural beams, and electrical panel upgrades. With a contingency of \$88,832.00, the Maximum Aggregate Contract Amount is not to exceed \$1,615,478.00.

In addition to the contract total, this project will require \$42,000.00 for Capital Project Management fees. The General Construction Contract, if approved, will begin on August 18, 2026, and end on December 18, 2026.

### Fiscal Analysis:

| <b>Funding Source-Mesa Energy Systems, Inc.</b>                 | <b>FY 2026-27</b>  | <b>Total</b>       |
|-----------------------------------------------------------------|--------------------|--------------------|
| General Fund                                                    | \$315,478          | <b>\$315,478</b>   |
|                                                                 |                    |                    |
| Federal Grant<br>Department of Housing<br>and Urban Development | \$1,300,000        | <b>\$1,300,000</b> |
|                                                                 |                    |                    |
|                                                                 |                    |                    |
| <b>Total</b>                                                    | <b>\$1,615,478</b> | <b>1,615,478</b>   |

### Special Instructions:

Please email the following items to Steve Fernandes in the General Services Department, [stevef@countyofsb.org](mailto:stevef@countyofsb.org):

1. One (1) copy of the Minute Order
2. One (1) copy of the executed agreement

**Attachments:**

**Attachment A** – General Construction Contract- Santa Barbara Veterans Memorial Building  
(Including Plans and Specifications)

**Attachment B** – CEQA Notice of Exemption- Santa Barbara Veterans Memorial Building

**Contact Information:**

Steve Fernandes

Capital Project Manager, General Services

[SteveF@countyofsb.org](mailto:SteveF@countyofsb.org)