



**BOARD OF SUPERVISORS
AGENDA LETTER**

Agenda Number:

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

Submitted on:
(COB Stamp)

Department Name: General Services
Department No.: 063
For Agenda Of: June 3, 2025
Placement: Administrative
Estimated Time: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: 4/5

TO: Board of Supervisors

FROM: Department Director(s): Kirk Lagerquist, Director
Contact Info: John Green, Assistant Director

DocuSigned by:
Kirk Lagerquist
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SUBJECT: Behavioral Wellness Tecolote House Renovation, County Project No. 21053 and 24056; Second Supervisorial District

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Management, CEO

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve the plans and specifications for the Behavioral Wellness Tecolote House Renovation Project on file in the General Services Capital Projects office, County Project No. 21053 and 24056 , in the Second Supervisorial District; and
- b) Approve and authorize the Chair to execute the attached Construction Agreement (Agreement) with the lowest responsible bidder, Quincon Inc., for the base bid and two add alternates in the amount of \$1,592,092.00, to renovate the BWell Tecolote House interior, exterior and site development, also to execute the approved allowances, if deemed necessary, in an amount not to exceed \$30,000.00, for a combined amount of up to \$1,622,092.00, subject to the provisions of the documents and certifications as set forth in the plans and specifications applicable to the project located at 310 Camino Del Remedio, Santa Barbara, CA, and as required by California Law; and
- c) Authorize the Director of General Services, or his Assistant Director or Capital Division Manager designee, to approve change orders under the Contract in an aggregate amount not to exceed \$93,604.60, as authorized under Public Contract Code Section 20142; and

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- d) Authorize the Director of General Services or his Assistant Director or Capital Division Manager designee, to extend the Term of the Agreement by up to an additional 180 calendar day.
- e) Approve Budget Revision Request No. 0010378 to establish appropriations of \$386,000.00 for the BWell Tecolote House Renovation project costs in the General Services Capital Outlay Fund for FY 2024-25 (4/5 Vote Required); and
- f) Determine that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the State Guidelines for the Implementation of CEQA which consists of operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use and pursuant to Section 15304(b) which consists of minor alterations in the condition of land, water, and/or vegetation, including the replacement of existing conventional landscaping with water efficient landscaping, which do not involve removal of healthy, mature, scenic trees.

Summary Text:

This Board action is to approve the Plans Specifications and award the Construction Agreement for the Santa Barbara County Behavioral Wellness Department (BWell) Tecolote House Renovation, County Project No. 21053 and 24056. The site is located on the County's Santa Barbara Calle Real Campus, 310 Camino Del Remedio.

On February 5, 2025, a public solicitation via Public Purchase was released for Construction services for the renovation of the Tecolote House. On March 20, 2025, General Services received and opened two bids. Quincon Inc. submitted the lowest bid in the amount of \$1,622,092.00 including allowances and additive alternates. The Department analyzed the bid and determined the lowest bidder is responsible and responsive.

Background:

The purpose of this project is to renovate the Tecolote House for use as a Board and Care facility for people requiring residential behavioral health support. The capacity of the facility once complete will be 12 beds. The facility may house some residents for up to 18 months as they move through the continuum of care.

The facility, previously known as Casa Omega, was used for residential care of disabled adults managed by a non-County agency. The facility was developed approximately 50 years ago to provide assisted living, independent living, memory care, nursing home services for senior elders in the Santa Barbara area.

The site is located on the County's Calle Real Campus in an unincorporated area of Santa Barbara County, and once the improvements are complete, the facility will be operated through the Behavioral Wellness Department system. The site also provides convenient access to various services on the Calle Real Campus supporting clients as they transition through the continuum of care process. The facility is a wood-framed structure with a stucco exterior supporting a composition shingle roof. The previous site managers constructed several additions and improvements over the years that have expanded the size and capabilities of the structure, including a small bedroom addition and updates to facility mechanical systems. The project will consist of the modernization of the existing facility to meet current building code including, new windows, roof, drywall, insulation, mechanical (electrical, plumbing heat and air conditioning) updated kitchen, bathrooms and laundry facilities, fire code fire sprinklers, accessibility and program requirements.

Performance Measure:

General Services will monitor the renovation work to ensure compliance with the Contract plans and specifications and that all work is completed within the Contract budget and Term.

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Contract Renewals:

General Services will be working closely with Quincon Inc. to carry out the renovation. Quincon Inc. has successfully completed work through both design-bid-build contracts and the Job Order Contracting Program administered by General Services.

The contract General Conditions address unforeseen work or delays that may be encountered during work on an almost 50-year-old building or due to long-lead time on materials.

Fiscal and Facilities Impacts:

Funding for this Agreement and other one-time project costs will come from the BWell Restricted Fund Balance, a Community Care Expansion Program Grant, and Federal American Rescue Act Plan funds, and will be accounted for in the Capital Outlay Fund 0030.

General Services is requesting a revision to the FY 2024-25 Adopted Budget to increase Other Financing Sources appropriations and recognize an additional \$386,000 in ARPA funds to cover the Agreement, project management and construction oversight services. This Agreement and these services are projected to cross over multiple fiscal years, beginning this fiscal year, 2024-25 and into FY 2025-26.

Fiscal Analysis:

The total construction cost including allowances (\$30,000); but not including contingency for the BWell Tecolote House Renovation Project is \$1,622,092. Project management and construction oversight services will amount to \$386,000. The total project cost for construction, with a contingency of \$93,604.60 is \$2,101,696.60 which will be funded from a State Community Care Expansion (CCE) Grant, Federal ARPA funding, and BWell restricted funds. The attached budget revision BJE-0010378 will provide the necessary additional funding for described project costs.

Funding Source	FY 2024-25	FY 2025-26	Total
BWell Restricted Fund Balance		\$536,733	\$536,733
State CCE Grant		\$1,043,540	\$1,043,540
Federal ARPA (21053)	\$135,424		\$135,424
Federal ARPA (24056)	\$386,000		\$386,000
Total	\$521,424	\$1,580,273	\$2,101,697

The table above reflects the construction costs of this project for FY 2024-25 and FY 2025-26 only. The project commenced in FY 2022-23 and the total cost for the Tecolote Renovation project including soft costs is \$2,686,100.00, which includes \$1,043,540.00 from a State CCE Grant, \$1,086,000.00 from the Federal ARPA Fund, and \$556,560.00 from the BWell Restricted Fund Balance.

Special Instructions:

Please forward a certified, stamped Minute Order approving these recommendations, and two original executed contracts to Lou Gibilisco in the General Services Department, Capital Division, 620 W. Foster Road, Santa Maria; one executed original contract to be filed with the Clerk of the Board.

Attachments:

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1. Attachment A - Quincon Inc., Construction Agreement, Project No. 21053
2. Attachment B - CEQA Notice of Exemption Project No. 21053
3. Attachment C – BJE – 0010378

Contact Information:

Lou Gibilisco

Project Manager General Services - Capital Projects

lgibilisco@countyofsb.org

cc: Project File-21053 Board Actions