



**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
Agenda Date: January 13, 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: John L. Green, Capital Division Chief
SUBJECT: IRC Expansion & ADA Improvements Project - Award Agreement for Construction; Project No. 20041, Second Supervisorial District

DocuSigned by:
Kirk Lagerquist
19AEDA90054E4CE...

County Counsel Concurrence

As to form: Yes

Other Concurrence:

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 County of Santa Barbara IRC Expansion & ADA Improvements, County Project No. 20041 (Project) on file in the General Services Capital Projects office;
- b) Award, approve and authorize the Chair to execute the attached construction contract (Contract) with ProWest PCM, Inc. dba ProWest Constructors (Contractor) in the Base Contract Amount of \$6,024,246.00, plus a Contingency Amount not to exceed \$313,712.30 (Contingency Amount), for a maximum aggregate Contract amount not to exceed \$6,337,958.30;
- c) Authorize the Director of General Services, or his Assistant Director or Capital Division Chief designee, to approve and execute Change Orders in an aggregate amount not to exceed the Contingency Amount, provided that no Change Order shall exceed \$210,000, in accordance with California Public Contract Code Section 20142(b); and
- d) Determine that, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, no substantial changes are proposed to the project as covered by the Notice of Exemption (GSD-030624-20041-0001) approved and adopted by the Board for this project on March 6, 2024 (NOE), and no new information of substantial importance has come to light regarding environmental effects of the project or of the sufficiency or feasibility of mitigation

measures, and therefore these actions are within the scope of the NOE, and determine that therefore no new environmental document is required.

Summary Text:

This item is on the agenda to award the Contract to ProWest Constructors to construct the County of Santa Barbara IRC Expansion & ADA Improvements.

On October 20, 2025, General Services solicited bids via Public Purchase for the construction of County of Santa Barbara IRC Expansion and ADA Improvements Project. On December 4, 2025, General Services opened 2 bids. Contractor submitted the lowest responsible Base Bid of \$5,700,000.00. Based on sufficient, available funding Additive Alternate No. 1 will be included in the Contract for a total Base Contract Amount of \$6,024,246.00. The low bid was 15% below the Engineer's Estimate and the second lowest bid was 19% above the Engineer's Estimate.

Background:

The County is currently subject to a Stipulated Judgment with the Disability Rights of California (DRC) related to the Main Jail Complex located in South County in the City of Santa Barbara. This project is designed to address the deficiencies noted in the Stipulated Judgment. The project includes renovations of the existing Intake and Reception Center (IRC) as well as an addition to the IRC building to be constructed beneath the existing canopy. The project will bring the IRC building into full American with Disabilities Act (ADA) compliance, as well as provide permanent clinician spaces, interview spaces, pre-booking areas, officer and inmate toilets, and revised paving and parking. An Additive Alternate for no-climb fencing at the existing IRC day room tier level and stairs is also requested. The new additional spaces described will relocate operations currently being conducted out of a temporary office trailer detached from the IRC building into the addition, which will be directly attached to the existing IRC building. The General Services Department, in partnership with the Sheriff Department and Nacht & Lewis Architects, completed the design work which included programming verification, professional design, planning, and cost estimating. Construction activities, including the procurement of required equipment, will begin immediately upon approval of this Contract, with groundbreaking anticipated in January 2026.

This Project is necessary to provide permanent, compliant facilities for medical and mental health evaluations during the intake process, and to bring the existing IRC into ADA compliance.

Fiscal and Facilities Impacts:

Budgeted: Yes

The maximum aggregate Contract cost, including the Contingency Amount and Additive Alternate 1, amounts to \$6,337,958.30. Funds for this Contract and associated efforts are funded with Certificate of Participation (COP) debt proceeds, which are included in the Fiscal Year 2025-26 Budget and accounted for in PRJ-000124 (20041) The project is anticipated to extend into Fiscal Year 2026-27. The total project budget is \$10,000,000.00 including construction, equipment, furniture and fixtures, utilities, project management, design, contingency, and other fees; the full project costs will be funded with COP debt proceeds.

Fiscal Analysis:

Funding Source – ProWest Constructors Contract	FY 2025-26 thru FY 2026-27	Total
COP Debt Proceeds	\$6,337,958.30	\$6,337,958.30
Total	\$6,337,958.30	\$6,337,958.30

Special Instructions:

Please email the following items to Tully Wyatt in the General Services Department, twyatt@countyofsb.org:

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

Attachments:

1. **Attachment A** – Construction Agreement for County Project No. 20041
2. **Attachment B** – CEQA Notice of Exemption (GSD-030624-20041-0001) for County Project No. 20041

Contact Information:

Tully Wyatt, General Services – Capital Projects
 Project Manager
twyatt@countyofsb.org