



**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: March 3, 2026
Placement: Administrative Agenda
Estimated Time: NA
Continued Item: No
If Yes, date from: NA
Vote Required: 4/5

TO: Board of Supervisors

FROM: General Services: Kirk Lagerquist, Director

DocuSigned by:
Kirk Lagerquist
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Contact Info: Jeffrey Patton, Assistant Director

SUBJECT: Amendment No. 1 to General Construction Contract for Project No. 23019 Casa Nueva – HVAC and BEMS Upgrade

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence: CEO, Risk

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve, ratify, and authorize the Chair of the Board to execute Amendment No. 1 (Amendment No. 1) to the General Construction Contract (Agreement) with Mesa Energy Systems, Inc. to correct the contract language to appropriately reflect the Base Contract Amount of \$797,426, with a Contingency Amount not to exceed \$52,371, for a Maximum Aggregate Contract Amount not to exceed \$849,797, for construction and commissioning of new Heating Ventilation and Air Conditioning equipment with Building Energy Management System improvements at the Casa Nueva Building located at 260 N. San Antonio Rd. in Santa Barbara, CA 93110 (APN 059-140-029); and
- b) Continue to Authorize the Director of General Services, or his designee, to approve change orders to the Agreement in an aggregate amount not to exceed \$52,371; and
- c) Continue to find 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:

General Services seeks approval for Amendment No. 1 to the existing General Construction Contract with Mesa Energy Systems, Inc. (Mesa Energy) which provides the replacement of nineteen (19) Heating Ventilation and Air Conditioning (HVAC) units and Building Automation System (BAS) controls with new energy efficient air-sourced heat pump units and the County's standardized Building Energy Management System (BEMS) controls. Amendment No. 1 corrects the language in the Agreement to match the base contract amount for the accepted bid.

Discussion:

The original General Construction contract with Mesa Energy Systems, Inc. was approved on December 16th, 2025. An error was identified in the contract language that stated an incorrect total for the payment of the contract in Section 5 (FOUR HUNDRED TWENTY TWO THOUSAND EIGHT HUNDRED EIGHTY EIGHT DOLLARS AND NO CENTS (\$422,888.00) as well as the contingency amount in Section 7 (Change Orders shall not exceed \$33,645 ("Contingency Amount")). These sections have both been updated with the correct figures.

The recommendations in the original board letter were correct and remain unchanged. No other amendments to the contract are being requested and there is no change to the financial analysis of the item approved by the Board on December 16th.

Background:

On May 7th, 2025, General Services entered into a Professional Services Agreement with P2S LP to procure design services for HVAC and BEMS equipment. The overall goal of that design effort was to provide the County with a functional, efficient mechanical design and cost estimate for HVAC and BEMS upgrades at various facilities. The Casa Nueva Building was part of that project. On December 16, the General Construction Contract with Mesa Energy Systems was approved by the Board of Supervisors for \$797,426 with a contingency of \$52,371, resulting in a Maximum Aggregate Contract Amount not to exceed \$849,797.

General Services and the County's Information Technology Department (ITD) have been working together to provide a foundation for BEMS infrastructure throughout the County. This partnership is important for ongoing successful implementation and security risk mitigation. Plans were reviewed and vetted with County ITD. Because BEMS infrastructure will have the capabilities to remotely control building systems, integrate buildings systems beyond HVAC, and connect to Energy CAP for reporting/monitoring purposes, it was vital that both General Services and ITD were aligned.

Now that there is a basis of design for HVAC and BEMS infrastructure, projects moving forward will be more streamlined. These efforts will increase controllability, enhance occupant comfort, and improve energy performance. These critical projects will assist Staff in making progress toward the County's Zero Net Energy and Climate Action Plan goals.

Fiscal and Facilities Impacts:

The funding for this Project, including project management and BEMS infrastructure programming, is included in the Approved FY 2025-26 Capital Outlay Fund 0030 Budget, Project PRJ-000082 (23019). This correction to the contract language has no impact on the approved and available FY 2025-2026 project budget.

The bid received from Mesa Energy includes \$797,426 for the construction of the HVAC system and BEMS and a contingency of \$52,371, resulting in a Maximum Aggregate Contract Amount not to exceed \$849,797.

In addition to the contract total, this project will require approximately \$50,203 for Capital Project Management fees and \$20,000 for programming of the BEMS infrastructure (procured separately). The professional services agreement for programming of the BEMS infrastructure is expected to come back to the Board of Supervisors for approval in March 2026.

The total project cost, with all elements considered, is projected to be \$920,000, and is funded in total in the FY 2025-26 Capital Outlay Fund Budget. The General Construction Contract, if approved, will begin on 12/16/2025 and end on 12/16/2026.

Fiscal Analysis:

Funding Source-Mesa Energy Contract	FY 2025-26	Total
Capital Outlay Fund (General Fund)	\$849,797	\$849,797
Total		\$849,797

Special Instructions:

Please return a Minute Order to Brandon Kaysen, General Services at 260 N. San Antonio Road, Santa Barbara, CA 93110-1315, and email a copy to bkaysen@countyofsb.org.

Attachments:

Attachment A – Amendment No. 1 to General Construction Contract for Construction and Commissioning of New Heating Ventilation and Air Conditioning Equipment with Building Energy Management System Improvements

Attachment B – December 16th, 2025 Original General Construction Contract for Construction and Commissioning of New Heating Ventilation and Air Conditioning Equipment with Building Energy Management System Improvements

Contact Information:

Brandon Kaysen
 General Services Energy Manager
bkaysen@countyofsb.org