



# 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)

|                           |                       |
|---------------------------|-----------------------|
| <b>Department</b>         | General Services      |
| <b>Name:</b>              |                       |
| <b>Department No.:</b>    | 063                   |
| <b>Agenda Date:</b>       | November 18, 2025     |
| <b>Placement:</b>         | Administrative Agenda |
| <b>Estimated Time:</b>    | N/A                   |
| <b>Continued Item:</b>    | No                    |
| <b>If Yes, date from:</b> | N/A                   |
| <b>Vote Required:</b>     | 4/5                   |

**TO:** Board of Supervisors

**FROM:** Department Director(s): Kirk Lagerquist, Director, General Services  
 Contact: John Green, Assistant Director, General Services

**DocuSigned by:**  
  
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**SUBJECT:** BWell Sobering Center Modular, Project #23038 – PRJ-000679  
 Construction Contract Amendment No. 1; Second Supervisorial District

### County Counsel Concurrence

As to form: Yes

### Auditor-Controller Concurrence

As to form: Yes

### Other Concurrence: Risk, CEO

As to form: Yes

### Recommended Actions:

That the Board of Supervisors:

- a) Approve, ratify, and authorize the Chair to execute the attached Amendment No. 1 (Amendment) to Board Contract SCON-001981 with Quincon, Inc. (Agreement) for the BWell Sobering Center Modular, County Project PRJ-000679 (23038) (Project) in the Second Supervisorial District, increasing the Contingency Amount by \$122,696.00 to an amended Contingency Amount of 168,837.30 , for an amended Maximum Aggregate Contract Amount of \$847,396.30.
- b) Ratify and approve Contract Change Order 001, attached hereto.
- c) 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 ratify and approve the Amendment No. 1 to the Construction Agreement for the Santa Barbara County Behavioral Wellness Department (BWell) Sobering Center Modular and Site Development, County Project No. PRJ-000679 (23038) (Project) dated June 24, 2025. This Amendment will add Anti Ligature, ADA accessible items and Fire Alarm devices not originally included in the original Construction Agreement.

On December 18, 2024, a public solicitation via Public Purchase was released for Construction Services for the BWell Sobering Center and Site Development. On April 24, 2025, General Services received and opened two bids. Quincon Inc. submitted the lowest bid in the amount of \$678,286.00 including allowances and additive alternates. The Department analyzed the bid and determined the lowest bidder is responsible and responsive.

General Services seeks Board ratification and approval of Amendment No. 1, increasing the Contingency Amount previously approved on June 24, 2025, of \$46,141.30 by an additional \$122,696.00, for an amended increased Contingency Amount of \$168,837.30, and to ratify and approve Contract Change Order 001, attached hereto. The aggregate added cost of the extra work under Contract Change Order 001 is \$122,696.00. The budget for the current Agreement is included in the FY 2025-26 Capital Outlay Fund (Fund 0030), and it will also cover the added cost of Amendment 1

**Discussion:**

The existing County Sobering Center is beyond its useful life and needs extensive repair, making it infeasible to modernize in order to satisfy and meet programming requirements. The purpose of this Project is to establish a new, temporary sobering center that will comply with all programming requirements. The new center will be a modular facility situated within the County's Calle Real Campus, in proximity to the Behavioral Wellness Tecolote House, a Board and Care facility currently being renovated under an awarded separate construction contract. The project site is secured within the existing Campus boundaries and is supported by adequate utilities and parking to accommodate the proposed use.

**Background:**

The proposed BWell Headquarters, which is identified in the Calle Real Campus Master Plan, intends to include a new, permanent Sobering Center. That said, although BWell has actively applied and competed for grants to fund the new headquarters, they have not been successful in securing funding to date. BWell is actively applying for grants to fund the new headquarters. The adequate funding will develop and construct the full build out of the planned headquarters.

**Performance Measure:**

General Services will monitor the construction work to ensure compliance with the Agreement, including the plans and specifications, and ensure that the Work is completed within the Agreement Budget and Term.

**Contract Renewals:**

General Services will be working closely with Quincon Inc. to oversee the construction. Quincon Inc. has successfully completed work through both design-bid-build contracts and the County's Job Order Contracting Program administered by General Services.

The Agreement's General Conditions address unforeseen work or delays that may be encountered during site work for path of travel, parking and utility connections or due to long-lead time on materials.

**Fiscal and Facilities Impacts:**

Funding sources for this Agreement, including Amendment No. 1 and other project costs, are included in the FY 2025-26 Budget and will come from the BWell Statham Fund, a Community Care Expansion (CCE) Program Grant, and the Opioid Settlement Fund; the project is accounted for in the Capital Outlay Fund 0030 PRJ-000679 (23038). This Agreement and these services will cross over multiple fiscal years, beginning in the FY 2023-24 fiscal year and continuing into the current fiscal year, FY 2025-26.

**Fiscal Analysis:**

**Funding for Agreement:**

The total base construction cost for the BWell Sobering Center Project is \$678,286.00, which includes allowances of \$170,000.00. The maximum aggregate construction Project cost is \$847,396.30, including the amended increased Contingency Amount of \$168,837.30. Funding for this Agreement will come from a State Community Care Expansion Grant, the BWell Statham Funds, and the Opioid Settlement Fund and is included in the FY 2025-26 Budget.

| <b>Funding Source for<br/>Quincon Inc Agreement<br/>and Amendment No. 1</b> | <b>FY 2025-26</b>   | <b>Total One-Time Cost</b> |
|---|---------------------|----------------------------|
| BWell Statham Funds   | \$24,700.30         | \$24,700.30                |
| State CCE Grant   | \$700,000.00        | \$700,000.00               |
| Opioid Settlement Fund  | \$122,696.00        | \$122,696.00               |
| <b>Total</b>  | <b>\$847,396.30</b> | <b>\$847,396.30</b>        |

**Funding for Project:**

The table above reflects the costs of the Project Agreement and Amendment No. 1 with Quincon, Inc. The Project commenced in FY 2024-25, with construction completion scheduled in FY 2025-26. The total cost for the BWell Sobering Center Modular Project including soft costs is \$1,026,000.00, which includes \$700,00.00 from a State CCE Grant, \$300,000.00 from the Opioid Settlement Fund, and \$26,000.00 from the BWell Statham Fund.

**Staffing Impacts:**

None.

**Special Instructions:**

After Board action, please distribute as follows:

1. One (1) original stamped Minute Order approving these Board actions; and
2. One (1) executed original of the Construction Contract Amendment to:

Lou Gibilisco, Project Manager  
County of Santa Barbara - General Services - Capital Projects Division

260 N. San Antonio Road - Casa Nueva, 2<sup>nd</sup> floor  
Santa Barbara, CA 93110-1315

3. In addition, please email a copy to [lgibilisco@countyofsb.org](mailto:lgibilisco@countyofsb.org)

**Attachments:**

**Attachment 1** - Contract Change Order-001

**Attachment 2** - Board Contract SCON 001981 Amendment No. 1

**Attachment 3** - 23038-Sobering Center Quincon Executed Agreement 06242025

**Attachment 4** - CEQA Notice of Exemption for County Project No. 23038

**Contact Information:**

Lou Gibilisco

Project Manager, General Services, Capital Projects Division

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

## **Attachment 1**

### **Attachment 1**

### **CONTACT CHANGE ORDER-001**

**Quincon Construction Co.**