



**BOARD OF SUPERVISORS
AGENDA LETTER**

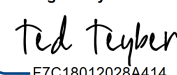
Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:

Submitted on:
(COB Stamp)

Department Name: General Services
Department No.: 063
Agenda Date: August 19, 2025
Placement: Administrative Agenda
Estimated Time: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Director(s): Kirk Lagerquist, Director
Contact Info: John Green, Assistant Director,
SUBJECT: First Amendment to Calle Real Water Loop Phase 2 Construction Contract

Signed by:

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County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Management and County
Executive Office

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve and authorize the Chair of the Board of Supervisors to execute the attached First Amendment (Amendment) to Board Contract 24134 with Tierra Contracting, Inc. (Agreement) for the construction of the Calle Real Water Loop Phase 2 Project (Project) increasing the contract amount the Contingency Amount by \$68,958.80 for an amended Contingency Amount of \$159,005.30, and adding Additive Bid Item #1 and Additive Bid Item #3 in the amount of \$1,379,176 for an increased maximum aggregate contract amount of \$3,089,111.30, and extending the contract Term through December 31, 2025;
- b) Approve and authorize the Director of General Services, or his Assistant Director designee, to approve Change Orders under the Agreement in an aggregate amount not to exceed \$159,005.30, and in accordance with Public Contract Code Section 20142; and
- c) Determine that the Project continues to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302 of the State Guidelines for the Implementation of CEQA which consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and have substantially the same purpose and capacity as the structure replaced, and that a Notice of Exemption on this basis was approved by the Board on August 27, 2024 and filed.

Summary Text:

This item is on the agenda to amend the construction contract for the Calle Real Water Loop Improvements Phase 2, which is now budgeted under Project No. 25014. The proposed amendment will add two bid items to complete replacing the water main and water service lines to existing buildings on the County's Calle Real Campus. It is estimated this project will be completed in December 2025.

On April 10, 2024, General Services solicited bids for construction on Public Purchase for the County of Santa Barbara Calle Real Water Loop Phase 2 Project. On June 6, 2024, General Services received and opened one bid. The bid, received from Tierra Contracting, Inc., was reviewed and determined to be responsive and responsible. The bid was submitted for a Base Bid of \$744,254.00, which included a \$20,000 Allowance (Allowance 1) for a qualified archeologist. Based on the available funding, Additive Bid Item No. 2, which includes an additional segment of the proposed water loop that parallels San Antonio Road, was included in the Contract for a total amount of \$1,550,930.00.

General Services recommends that the Board approve the Amendment to the Agreement which includes the addition of Additive Bid Item No. 1 and Additive Bid Item No. 3 for \$796,376.00 and \$582,800.00 respectively. This Amendment will increase the total contract amount to \$3,089,111.30.

Background:

In 1910 the County of Santa Barbara purchased what is now known as the Calle Real Campus, some 300 acres between Hollister Avenue South of US highway 101 and North of Cathedral Oaks. The first buildings to be constructed were public healthcare facilities including a tuberculosis hospital, doctor's residence and nurses' quarters. Over the next 100 years, numerous buildings were constructed on the site which are serviced by the Calle Real Main Water Loop System.

The ongoing failures of the current 90-year-old waterline and isolation valves necessitates a phased approach to address the immediate needs of the current waterline while incorporating the new main water loop system into the future redevelopment efforts on the Calle Real Campus. The water system for this campus begins at the main water meter located at the intersection of Camino del Remedio and Calle Real. The intermittent failures of the existing water main continue to affect the operations located on this campus, including Public Health, Behavioral Wellness, Social Services, and technical service operations.

On August 31, 2021, the Board of Supervisors (BOS) approved the Professional Services Agreement (PSA) with Diversified Project Services International (DPSI) for design and construction administration services associated with the Calle Real Water Loop Improvements, Phase 1 and Phase 2. In February 2022, Phase 1 of the design was complete.

On February 22, 2022, General Services solicited bids on Public Purchase for Phase 1 of the Calle Real Main Water Loop Improvements. On May 24, 2022 the Board of Supervisors (BOS) approved award of the Phase 1 construction to Tierra Contracting, Inc. Construction began on August 8, 2022 and was successfully completed in April 2023.

On August 14, 2023 DPSI completed the construction documents for Phase 2. Based on the engineer's construction cost estimate, the anticipated bids would exceed the current budget for the Project. It was decided to phase the Project allowing contractors to provide a composite bid for the Base Bid and three (3) additive bid items. DPSI's agreement was amended and approved by the BOS on January 23, 2024 to revise the construction documents to reflect the required phasing plan. On March 25, 2024 DPSI completed the revisions to the Plans, Specifications and Engineer's Cost Estimate and the Project went out to bid on April 10, 2024.

General Services reviewed the bid from Tierra Contracting, Inc. and determined it to be responsive and responsible. On August 27, 2023, the Board awarded a construction contract to Tierra Contracting, Inc. for the completion of the Base bid and Additive Bid Item No. 2, based on available funding at the time. At this time, General Services has secured additional funding to complete the remaining two (2) additive bid items included in the original bid, and is seeking Board approval for incorporating them into the existing contract to complete the final phase of this project.

Fiscal and Facilities Impacts:

Funding for this Amendment will come from both the FY 2025-26 budgeted General Fund and is accounted for in the Capital Outlay Fund 0030. General Services requested revision to the current year FY 2025/26 Budget, which was approved by the Board on August 19, 2025. This project is a continuation of Phase 2 and the remaining unspent funds from FY 2024/25 will be re-budgeted in the Department’s FY2025/26 project budget. Funds are budgeted under Project 25014, Calle Real Water Loop Phase 2.

Fiscal Analysis:

Funding Source	Prior Years	FY [25-26]	Total Contract w/ Amendment 1
Capital Outlay Fund (Fund 0030)	\$1,245,085.20	\$1,844,026.10	\$3,089,111.30
Total	\$1,245,085.20	\$1,844,026.10	\$3,089,111.30

Special Instructions:

Provide two originals of the Amendment with Tierra Contracting, Inc. and a Minute Order to Steven Manuel, 912 W. Foster Road, Santa Maria, CA, and email a copy to stmanuel@countyofsb.org.

Attachments:

Attachment A – Board Contract 23134 Amendment No. 1

Attachment B – Original Board Contract 23134

Attachment C – CEQA Notice of Exemption for County Project No. 19012, approved and filed on August 27, 2024

Authored by:

Steven Manuel
Contract Management Professional Sr
Stmanuel@countyofsb.org