



**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: July 15, 2025
Placement: Administrative Agenda
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, General Services
Contact: John Green, Assistant Director, General Services
SUBJECT: Hedges House of Hope Kitchen renovation, Project #20060 and #24057
Construction Contract Amendment No. 2; Second Supervisorial District

DocuSigned by:
Kirk Lagerquist
19AEDA90054E4CE...

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk, CEO

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve, ratify, and authorize the Chair to execute the attached Amendment No. 2 (Amendment) to Board Contract 22284 with Quincon, Inc. (Agreement) for the Hedges House of Hope Kitchen Renovation, County Projects 20060 and 24057 (Project) in the Second Supervisorial District, including the Change Orders attached thereto, reflecting the Base Contract Amount of \$1,425,728, and an amended Contingency Amount of \$588,718.31 (expended pursuant to all Change Orders and Proposed Change Orders under the Agreement, as reflected in Exhibits E and F to the Agreement as amended by the Amendment), for an amended Maximum Aggregate Contract Amount of \$2,014,446.31, and extending the Term of the Agreement through July 31, 2025; and
- b) Approve Budget Revision Request No. BJE - 0010389 to establish appropriations of \$55,000.00 for Fiscal Year (FY) 2024-2025; and
- c) Find that this project continues to be exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to sections 15301, subdivision (d) of the CEQA Guidelines, as the project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, and includes (d) Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was

substantial and resulted from an environmental hazard such as earthquake, landslide, or flood and that a Notice of Exemption on these bases was approved by the Board on May 16, 2023 and filed.

Summary Text:

The recommended Board actions will approve Amendment No. 2 to Board Contract 22284 for the construction of the Hedges House of Hope Kitchen Renovation, County Projects 20060 and 24057, for a maximum aggregate contract amount of \$2,014,446.31, including the Contingency Amount. The Amendment includes an expanded scope of work and costs for necessary additional repairs and replacement work, including labor, materials, and equipment required to complete the repairs.

On May 16, 2023, the Board of Supervisors awarded the Agreement to Quincon, Inc. in the amount of \$1,425,728.00 for construction of a commercial kitchen at the Hedges House of Hope shelter in Isla Vista. On February 6, 2024, General Services amended the Agreement to increase the contingency amount payable under the Agreement to \$531,538.69. General Services seeks Board approval of Amendment No. 2 to increase the Contingency Amount by \$57,179.62 for a total amount of \$588,718.31. The added work under Amendment No. 2 is \$57,179.62, which exceeds the available contingency by \$23,898.62, and to extend the Term of the Agreement. The budget for the current Agreement is included in the FY 2024-25 Capital Outlay Fund (Fund 0030) and Budget Revision BJE – 0010389 is requested to fund remaining costs for Amendment No. 2, and for remaining project management time to process closeout documentation, which will extend into FY 2025-26.

Background:

This kitchen renovation allows the operator to prepare and serve three fully balanced meals per day for up to 60 clients who reside in the Hedges House of Hope shelter. Good Samaritan is the current operator of Hedges House of Hope and utilizes this commercial kitchen to provide an additional 35 dinner meals per night for the residents of the Dignity Moves Shelter, which does not have a kitchen facility. During inclement weather, Good Samaritan will also prepare meals in this kitchen for the South County Freedom Warming Centers. Before this new kitchen was functioning, Hedges House of Hope catered 86 meals daily, at a cost of approximately \$10 per meal. With the Project complete, the cost of the in-house prepared meals has been reduced to approximately \$3-\$4 per meal, and the need for catering such meals has been eliminated. Additionally, the kitchen provides job training and employment opportunities to shelter residents. A Culinary Training program is proposed with both classroom and hands-on job training for 40 emergency shelter clients per year. All program participants will receive a ServSafe Certification as part of their training program and will have an employment opportunity on the Good Samwich Food Truck that will provide meals throughout Santa Barbara County.

The building was originally constructed in 1959, with an addition built in 1965. This building was purchased by the County in 2021 for use as a homeless shelter, serving a maximum of 60 unsheltered residents residing in the Isla Vista community. There are limited as-built drawings available for the 1965 addition. Unforeseen site conditions were encountered during Project construction, such as damaged structural and mechanical elements, deteriorated electrical components, missing wall and ceiling insulation, and restroom flooring revisions which were required by Environmental Health. Additionally, SCE created a 2–3-week delay in the overall project schedule due to uncoordinated SCE substation circuit shutdown scheduling for the load transfer. This delay created additional time and materials costs for the electrical subcontractor to set up and tear down the cables for power connection to the generator two separate times.

These conditions were required to be repaired or replaced to provide a sound structure to facilitate the construction of the commercial kitchen. The Amendment includes an expanded scope of work and costs for such necessary additional repairs and replacement work, including labor, materials, and equipment required to complete the repairs.

The Board previously approved the filing of the CEQA Exemption for the Hedges House of Hope Kitchen Renovation project on May 16, 2023, in conformance with CEQA Guidelines Section 15301(d). The Notice of Exemption was posted by the Clerk of the Board on May 18, 2023.

Contract Renewals:

None.

Fiscal and Facilities Impacts:

The additional funding needed to complete this Contract Amendment and other project costs will come from the Federal American Rescue Plan Act (ARPA) COVID-19 General Assistance Fund and will be accounted for in the Capital Outlay Fund 0030 Project 24057.

General Services is requesting a revision to the FY 2024-25 Adopted Budget to increase project appropriations by \$55,000 to cover remaining costs for Amendment No. 2, and project management costs. The costs for this Amendment will cross over into FY 2025-26.

Fiscal Analysis:

The total project cost, including construction, Contingency, and Project management is \$2,296,752.31. The budget revision request is for \$23,898.62 in change order work and \$31,101.38 in project management time, for a total of \$55,000.00.

This Project began during FY 2022-23 and will extend into FY 2025-26.

Funding Source – Amendment No. 2	FY 2024-25	Total One Time Cost
Federal ARPA (24057)	\$55,000.00	\$55,000.00
Total	\$55,000.00	\$55,000.00

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:

Page 4 of 4

Heide Norman, Project Manager
County of Santa Barbara - General Services - Capital Projects Division
260 N. San Antonio Road - Casa Nueva, 2nd floor
Santa Barbara, CA 93110-1315

3. In addition, please email a copy to HNorman@countyofsb.org

Attachments:

Attachment A - Board Contract 22284 Amendment No. 2

Attachment B - CEQA Notice of Exemption for County Project No. 20060, approved on May 16, 2023 and posted on 5/18/23

Attachment C - BJE # 0010389

Contact Information:

Heide Norman
Project Manager, General Services, Capital Projects Division
HNorman@countyofsb.org