



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

Department Name: General Services
Department No.: 063
For Agenda Of: May 16, 2023
Placement: Administrative
Estimated Time: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: 4/5th

TO: Board of Supervisors
FROM: Department Kirk Lagerquist, Director (805) 560-1011
Director(s)
Contact Info: Patrick Zuroske, Assistant Director (805) 568-3096
SUBJECT: Hedges House of Hope Kitchen Renovation, Project #20060
Award Construction contract for Kitchen Renovations, Second Supervisorial District

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Recommended Actions:

It is recommended that the Board of Supervisors:

- a) Approve the plans and specifications for construction of the County of Santa Barbara Hedges House of Hope Kitchen Renovation; County Project No. 20060, Second Supervisorial District, on file in the General Services Capital Projects Division office;
- b) Approve and direct the Chair to execute the attached Construction Contract in the base amount of \$1,425,728.00 to the lowest responsible bidder, Quincon Inc., 200 South 13th Street, Suite 101, Grover Beach, CA 93433 ("Construction Contract"), subject to the provisions of the documents and certifications as set forth in the plans and specifications applicable to the Project and as required by California Law;
- c) Authorize the Director of General Services or designee to approve change orders in an amount not to exceed \$83,786.40 for the construction of County Project No. 20060 as authorized under California Public Contract Code Section 20142;
- d) Approve offsetting funding adjustments to the ARPA Hedges House of Hope Kitchen Renovation Project and HomeKey match services;

- e) Approve a Budget Revision Request No. 0008826 to use American Rescue Plan Act (“ARPA”) funds in the amount of \$1,559,700.00, release of Fund 002, Department 12; and
- f) Determine the Class 1 project 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 proposed 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 direct Staff to file a Notice of Exemption on that basis.

Summary Text:

These recommended Board actions are to award the Construction Contract that will allow work to begin on the renovation efforts needed to restore operation of the Hedges House of Hope Kitchen. This project, known as the Hedges House of Hope Kitchen Renovation Project (“Project”) will provide the facilities needed to allow the operator, Good Samaritan, to prepare and serve substantive meals to the unsheltered residents residing in the Isla Vista community. The Project is funded by Federal ARPA Funding. At this time, the bidding phase is complete and General Services is prepared to award the Construction Contract to Quincon Inc. as the lowest responsive and responsible bidder. Project construction is expected to be complete approximately six months after Board approval of the recommended actions.

Background:

Approval of this item will allow the dilapidated, partially demolished existing Hedges House of Hope kitchen to be renovated into a commercial kitchen. The renovated kitchen will allow 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 manages Hedges House of Hope, and will also utilize 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. Without a functioning kitchen, Hedges House of Hope currently caters 86 meals daily, at a cost of approximately \$10 per meal. After the Project is complete, the cost of the in-house prepared meals will be reduced to approximately \$3-\$4 per meal, and the current need for catering such meals will be eliminated.

The building at Hedges House of Hope is an emergency shelter serving a maximum of 60 unsheltered residents residing in the Isla Vista community. General Services, in consultation with the architect and a local kitchen design expert, have designed an efficient kitchen that will serve the needs of meal preparation, as well as providing 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.

On March 22, 2023, two bids were opened for County Project No. 20060. Quincon Inc. submitted the lowest responsible bid of \$1,425,728.00, which was .034% above the estimate. The second lowest bid was 24.1% above the estimate.

This Project was bid in accordance with the Public Contract Code, which requires the award go to the lowest responsible bidder. General Services analyzed the bids and determined the low bid is responsive, and the low bidder, Quincon Inc., is responsible. Accordingly, General Services recommends awarding the Construction Contract to Quincon Inc.

On April 14, 2022, the Board approved certain adjustments to American Rescue Plan Act State and Local Fiscal Recovery Fund (“ARPA SLFRF”) projects, including reallocating \$1,448,176 from the Isla Vista Hedges House of Hope f/k/a El Colegio Acquisition project to HomeKey services for the facility. These funds were made available for services by the award of a state HomeKey grant, partially reimbursing the County’s initial acquisition of the Hedges House of Hope property with ARPA SLFRF funds. However, since that time, additional costs have been identified for the Project.

The current FY 22/23 Budget needs to be revised from \$635,060 to \$2,194,760 of ARPA funds. This is an increase of \$1,559,700 in order to cover the Construction Contract including contingency, associated sewer line repairs and ADA upgrades, and Project management.

Fiscal and Facilities Impacts:

Budgeted: Yes; Funds are available, Budget Journal Entry # 0008826 is attached for approval.

<u>Funding Sources</u>	<u>Additional ARPA</u>		<u>Total Project Cost</u>
	<u>ARPA Balance</u> <u>FY 22/23</u>	<u>Budget</u> <u>(BJE #0008826)</u>	
Federal (ARPA)	\$ 506,984.48	\$ 1,559,700.00	\$ 2,066,684.48

Narrative:

The total remaining Project cost, including construction and contingency, associated sewer repairs and ADA upgrades, and project management, amounts to \$2,066,684.48. Under Budget Revision Request No. 008826, ARPA funds will be released from Fund 002, Department 012 and be budgeted in Fund 030, Department 063 to cover total remaining Project costs.

Special Instructions:

Please forward the following items to Heide Norman, General Services, Capital Projects Division, 1105 Santa Barbara Street, Courthouse East Wing, 2nd floor, Santa Barbara, CA 93101:

- A certified, stamped Minute Order approving these recommendations
- Two original, executed construction contracts. One original executed Construction Contract to be filed with the Clerk of the Board.

Attachments:

Attachment 1: Construction Contract for County Project No. 20060

Attachment 2: CEQA Notice of Exemption for County Project No. 20060

Attachment 3: Budget Journal Entry No. 0008826

Authored by:

Heide Norman, Project Manager, General Services – Capital Projects 805-568-3091