



**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:** June 24, 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 Info: John Green, Assistant Director,  
**SUBJECT:** **Behavioral Wellness Sobering Center Modular and Site Development, County Project No.23038; Second Supervisorial District**

DS  
KLL

6/9/2025 | 1:53 PM PDT

**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 the plans and specifications for the Behavioral Wellness Sobering Center Modular and Site Development Project on file in the General Services Capital Projects office, County Project No. 23038, in the Second Supervisorial District; and
- b) Approve and authorize the Chair to execute the attached Construction Agreement (Agreement) with the lowest responsible bidder, Quincon Inc., or construction of a modular trailer, fire sprinklers, and inspections, in an amount not to exceed \$724,700.30, including allowances and additive alternates (\$508,286.00 for the base bid and two additive alternates, or construction of a modular trailer, fire sprinklers, and inspections, in an amount not to exceed \$724,700.30, including allowances and additive alternates (\$508,286.00 , and an amount not to exceed \$170,000.00 for allowances for exterior and site development, and utility connections, if deemed necessary and authorized by the Director of General Services or his Assistant Director designee during the Term) and the \$46,414.30 Contingency Amount contemplated in Recommended Action c), below; and
- c) 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 \$46,414.30, as authorized under Public Contract Code Section 20142 (Contingency Amount); and

- d) Authorize the Director of General Services or his Assistant Director designee, to extend the Term of the Agreement by up to an additional 180 calendar days.
- e) 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 approve the Plans and Specifications and award the Construction Agreement for the Santa Barbara County Behavioral Wellness Department (BWell) Sobering Center Modular and Site Development, County Project No. 23038 (Project). The Project site is located on the County's Santa Barbara Calle Real Campus, 310 Camino Del Remedio.

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.

**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 located on the County's Calle Real Campus adjacent to the Behavioral Wellness Tecolote House, a Board and Care facility, which was recently awarded a construction contract for renovation. The Project site is gated with adequate utilities and parking.

**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. Should adequate funding be awarded to develop and construct the full build out of the planned headquarters General Services and BWell will relocate the modular to an appropriate location and repurpose the building.

**Performance Measure:**

General Services will monitor the construction work to ensure compliance with the Agreement, including all plans and specifications, and that all 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 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 for this Agreement and other project costs will come from the BWell Statham Fund and a Community Care Expansion Program Grant; it will be accounted for in the Capital Outlay Fund 0030. This Agreement and these services are projected to cross over multiple fiscal years, beginning this fiscal year, 2024-25 and into FY 2025-26

**Fiscal Analysis:**

**Funding for Agreement:**

The total base construction cost, including allowances (\$170,000), but not including the Contingency Amount, for the BWell Sobering Center Project is \$678,286. The one-time maximum aggregate construction Project cost, including a Contingency Amount of \$46,414.30, is \$724,700.30. Funding for this Agreement will come from a State Community Care Expansion (CCE) Grant, and the BWell Statham fund, and is included in the FY 2024-25 Budget.

Funding Source for Agreement	FY 2024-25	FY 2025-26	Total One-Time Cost
BWell Statham Fund		\$24,700.30	\$24,700.30
State CCE Grant	\$50,000.00	\$650,000.00	\$700,000.00
<b>Total</b>	<b>\$50,000.00</b>	<b>\$674,700.30</b>	<b>\$724,700.30</b>

**Funding for Project:**

The table above reflects the construction costs of this Project for FY 2024-25 and FY 2025-26 only. The Project commenced in FY 2023-24, and 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.

**Special Instructions:**

Please forward a certified, stamped Minute Order approving these recommendations, and two original executed contracts to Lou Gibilisco in the General Services Department, Capital Division, 620 W. Foster Road, Santa Maria; one executed original contract to be filed with the Clerk of the Board.

**Attachments:**

**Attachment 1** – Quincon Inc., Construction Agreement, Project No. 23038

**Attachment 2** – CEQA Notice of Exemption Project No. 23038

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**Contact Information:**

Lou Gibilisco

Project Manager

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

**cc:** Project File-23038 Board Actions