



**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:** November 18, 2025  
**Placement:** Administrative Agenda  
**Estimated Time:** NA  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

**TO:** Board of Supervisors  
**FROM:** General Services: Kirk Lagerquist, Director  
Contact Info: John Green, Assistant Director  
**SUBJECT:** Santa Maria Admin Building – HVAC/BEMS Upgrade (PROJ #23018)

DocuSigned by:  
*Kirk Lagerquist*  
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**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: Yes

**Other Concurrence:** CEO, Risk

As to form: Yes

**Recommended Actions:**

That the Board of Supervisors:

- a) Approve, and authorize the Chair of the Board to execute, a General Construction Contract (Agreement) with Mesa Energy System, Inc. in the Base Contract Amount of \$422,888, with a Contingency Amount not to exceed \$33,645, for a Maximum Aggregate Contract Amount not to exceed \$456,533, for construction and commissioning of new Heating Ventilation and Air Conditioning equipment with Building Energy Management System improvements at the Santa Maria Administration Building located at 511 Lakeside Avenue in Santa Maria, CA 93455; and
- b) Authorize the Director of General Services, or his designee, to approve change orders to the Agreement in an aggregate amount not to exceed \$33,645; and
- c) Determine that the project is statutorily exempt from the provisions of CEQA pursuant to California Public Resources Code Sections 15301 (minor alterations to existing facilities) and 15303 (limited construction of small facilities) of Title 14 of the California Code of Regulations and direct staff to file a Notice of Exemption on that basis.

**Summary Text:**

This item is before the Board for approval and award of a General Construction Contract to Mesa Energy Systems, Inc. (Mesa Energy) in the amount of \$422,888 for the replacement of thirteen (13) Heating Ventilation and Air Conditioning (HVAC) units and Building Automation System (BAS) controls with new energy efficient air-sourced heat pump units and the County's standardized Building Energy Management System (BEMS) controls.

**Discussion:**

On September 9<sup>th</sup>, 2025, the General Services Department initiated the public bid process to procure construction services for replacing the existing rooftop package HVAC units at the Santa Maria Administration Building with air-sourced heat pumps and upgrading the outdated building automation system with a state-of-the-art BEMS (Project). Staff performed a site walk on September 16<sup>th</sup>, 2025, with two contractors and one controls vendor in attendance. General Services received two bids on the project, and staff issued a notice of intent to award on October 14<sup>th</sup>, 2025, to Mesa Energy for \$422,888. With a contingency of \$33,645, the total contract amount is \$456,533.

This project will significantly improve the comfort and performance of the Santa Maria Administration Building while supporting the County's Zero Net Energy Resolution. The rooftop package units require both electricity and natural gas to function, while the new heat pump units will provide heating and cooling to the building with electricity only. Since the building's use of natural gas will be eliminated and the facility receives 100% renewable electricity from the recently completed solar array, the Santa Maria Administration Building will be the first major facility within the County's existing building portfolio to achieve Zero Net Energy.

**Background:**

On May 7<sup>th</sup>, 2025, General Services entered into a Professional Services Agreement with P2S LP to procure design services for HVAC and BEMS equipment. The overall goal of that design effort was to provide the County with a functional, efficient mechanical design and cost estimate for HVAC and BEMS upgrades at various facilities. The Santa Maria Administration Building was part of that project.

General Services and the County's Information Technology Department (ITD) have been working together to provide a foundation for BEMS infrastructure throughout the County. This partnership is important for ongoing successful implementation and security risk mitigation. Plans were reviewed and vetted with County ITD. Because BEMS infrastructure will have the capabilities to remotely control building systems, integrate buildings systems beyond HVAC, and connect to Energy CAP for reporting/monitoring purposes, it was vital that both General Services and ITD were aligned.

Now that there is a basis of design for HVAC and BEMS infrastructure, projects moving forward will be more streamlined. These efforts will promote increased controllability, enhanced occupant comfort, and improved energy performance. These critical projects will assist Staff in making progress toward the County's Zero Net Energy and Climate Action Plan goals.

**Fiscal and Facilities Impacts:**

The funding for this Project, including project management and BEMS infrastructure programming, is included in the Approved FY 2025-26 Budget, Project PRJ-000082 (23018).

The bid received from Mesa Energy includes \$422,888 for the construction of the HVAC system and BEMS. With a contingency of \$33,645, that puts the Maximum Aggregate Contract Amount not to exceed \$456,533.

In addition to the contract total, this project will require \$21,000 for Capital Project Management fees and \$17,467 for programming of the BEMS infrastructure (procured separately). The professional services agreement for programming of the BEMS infrastructure is expected to come back to the Board of Supervisors for approval in December 2025.

The total project cost, with all elements considered, is expected to be \$495,000. The General Construction Contract, if approved, will begin on 11/18/2025 and end on 11/18/2026.

**Fiscal Analysis:**

<b>Funding Source-Mesa Energy Contract</b>	<b>FY 2025-26</b>	<b>Total</b>
Capital Outlay Fund (General Fund)	\$456,533	<b>\$456,533</b>
<b>Total</b>		<b>\$456,533</b>

**Special Instructions:**

Please return a Minute Order to Brandon Kaysen, General Services, 260 N. San Antonio Road – Casa Nueva, Santa Barbara, CA 93110-1315, and email a copy to bkaysen@countyofsb.org.

**Attachments:**

**Attachment A** – General Construction Contract – Santa Maria Administration Building

**Attachment B** – CEQA Notice of Exemption – Santa Maria Administration Building

**Contact Information:**

Brandon Kaysen

General Services Energy Manager

bkaysen@countyofsb.org