



**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: April 7, 2026
Placement: Administrative Agenda
Estimated Time: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Supervisors

FROM: General Services: Kirk Lagerquist, Director

DocuSigned by:
Kirk Lagerquist
19AEDA90054E4CE...

Contact Info: Jeffrey Patton, Assistant Director

SUBJECT: Casa Nueva Roof Retrofit – Construction Agreement with Southland Roofing, Inc.,
County Project No. PRJ-001073 (26001), in the 2nd Supervisorial District

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 the plans and specifications for the Casa Nueva Roof Replacement Project on file in the General Services Capital Projects office, County Project No. 26001, in the Second Supervisorial District; and
- b) Approve, and authorize the Chair of the Board to execute the Construction Agreement (Agreement) with Southland Roofing, Inc. in the Base Contract Amount of \$400,000 for the Casa Nueva Roof Retrofit Project located at 260 N. San Antonio Rd. in Santa Barbara, CA 93110 in the Second Supervisorial District; and
- c) Authorize the Director of General Services, or his designee, to approve change orders to the Agreement in an aggregate amount not to exceed \$32,500 as authorized under California Public Contract Code Section 20142; and
- d) 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:

The recommended actions are on the agenda to approve the Plans and Specifications and award of the Construction Agreement to Southland Roofing, Inc. in the total base contract plus contingency amount of \$432,500 for the Casa Nueva Roof Retrofit (Project) in the Second Supervisorial District.

The retrofit involves installing a new Adhered-Thermoplastic KEE roofing system on wood deck, over the prepared existing roof system.

Background:

Casa Nueva, one of the flagship buildings in the Calle Real Campus, has a roof that is over 20 years old. The roof material is designed to be highly reflective and reduce the heat gain effect on the building. With time, the desired reflectivity diminishes and retrofits are necessary to sustain its functionality. This facility houses General Services, Child Support Services, Santa Barbara County Association of Governments (SBCAG), and Santa Barbara Air Pollution Control District (APCD).

A separate contract was approved in December 2025 to replace the existing rooftop Heating, Ventilation, Air Conditioning (HVAC) units. The replacement of the HVAC units presents an opportunity to perform the roof retrofit necessary to sustain the integrity of the building and ensure proper functionality for the expected life of the new HVAC equipment. The HVAC portion of the roof projects is funded with the General Fund, Energy Efficiency Program funds while the roof retrofit is funded through the Casa Nueva Reserve Fund. These two projects will happen concurrently to minimize impacts on building occupants.

On February 4th, 2026, the General Services Department initiated the public bid process to procure construction services for retrofitting the existing roof at the Casa Nueva Building. Staff performed a site walk on February 11th, 2026, with twelve contractors in attendance. On February 26th, 2026, General Services received twelve bids on the Project. Southland Roofing, Inc. submitted the lowest bid in the amount of \$400,000. The Department analyzed the bid and determined it to be responsible and responsive. Staff issued a notice of intent to award on March 3rd, 2026, to Southland Roofing, Inc.

This roof retrofit installation will include insulation and cover board, walkway material, sheet metal flashing and trim, roof drainage system items, roof penetration flashings, base and counter-flashings, formed copings, and roof edge metal items. This project will significantly improve the longevity and performance of the Casa Nueva Building while supporting the County's Zero Net Energy Resolution by keeping the building and its rooftop equipment cool. By reducing heat gain, this roofing material will extend the useful life of the HVAC equipment and lower the cooling demands of the building.

Fiscal and Facilities Impacts:

The funding for this Project, including project management, is included in the Approved FY 2025-26 Capital Outlay Fund 0030 Budget, Project PRJ-001073 (26001), allocated from the Casa Nueva Reserve Fund established as part of the original building lease agreements with SBCAG and APCD to set aside funds to cover major system replacements needed for the building over time.

The bid received from Southland Roofing, Inc. includes \$400,000 for the construction of the roof, with a contingency of \$32,500, that puts the Maximum Aggregate Contract Amount not to exceed \$432,500. In addition to the contract total, this project will require \$17,500 for Capital Project Management fees.

The total project cost, with all elements considered, is included in total in the FY 2025-26 Budget and is expected to be \$450,000. The Construction Agreement, if approved, will begin on April 21, 2026 with a 285-day Term.

Fiscal Analysis:

Funding Source	FY 2025-26	Total
Capital Outlay Fund (Case Nueva Reserve Fund)	\$432,500	\$432,500
Total	\$432,500	\$432,500

Special Instructions:

Please return a Minute Order to Steve Fernandes, General Services, 912 West Foster Road, Santa Maria, CA 93455, and email a copy to stevef@countyofsb.org and bkaysen@countyofsb.org.

Attachments:

Attachment A – Construction Agreement – Casa Nueva Roof Retrofit

Attachment B – CEQA Notice of Exemption – Casa Nueva Roof Retrofit

Contact Information:

Steve Fernandes

General Services Project Manager

sfernandes@countyofsb.org