



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: February 10, 2026
Placement: Administrative
Estimated Time: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: 4/5

TO: Board of Supervisors
FROM: General Services Kirk Lagerquist, Director
Contact Info: John L. Green, Capital Division Chief

^{DS}

SUBJECT: North Branch Jail Expansion Project - Award Agreement for Services of Independent Contractor for Construction Management; Project No. 23040, Fifth Supervisorial District

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence: CEO Budget

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve and authorize the Chair to execute the Professional Services Agreement (PSA) with STV Construction, Inc., a California Corporation, to provide Construction Management (CM) services during the design competition and selection, design-build entity design and construction, closeout, and post construction phases for the proposed new North Branch Jail Expansion project, located at 2301 Black Road, Santa Maria, CA 93455 (APN 113-210-022/024), in an amount not to exceed \$5,072,320.00; and
- b) Authorize the Director of General Services, or his Assistant Director or Capital Division Chief designee, to approve change orders in an aggregate amount not to exceed 5% or \$253,616.00 as authorized under California Public Contract Code Section 20142(b); and

- c) Authorize the Director of General Services to (i) amend the Agreement to extend the Term of the Agreement by up to six (6) additional months, and (ii) terminate the Agreement in accordance with the provisions of the Agreement; and
- d) Approve Budget Revision BJE-0010960; and
- e) Determine the above actions are not a project under the California Environmental Quality Act guidelines pursuant to Section 15378(b)(5) because it consists of organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment.

Summary Text:

This item is on the agenda to award a Professional Services Agreement (PSA) to STV Construction, Inc. for Construction Management Services on County Project #23040 North Branch Jail Expansion, and includes a budget revision, BJE-0010960 to provide funding for this PSA, and for Fiscal Year 2025-2026 County Administrative and Community Workforce Agreement costs associated with the Project. The total projected cost for the North Branch Jail Expansion Project is \$167,380,000.00 which will be funded with \$52,000,000.00 allocated from the General Fund, and \$115,380,000.00 provided by future debt proceeds via Certificates of Participation (COPs). Additional costs to cover participation in the Owner Controlled Insurance Program (OCIP) for the required insurance for this project, have not been confirmed and will be included in the total project budget when finalized. General Services will bring future actions before this Board for approval of Contracts and Budget Revisions related to the design and construction of the Project. The Project will extend into Fiscal Year 2029-2030.

On October 14, 2025, General Services solicited proposals for Construction Management (CM) Services on Public Purchase for County Project #23040 North Branch Jail Expansion. On December 4, 2025, General Services received and opened 3 proposals. The selection committee, comprised of members from General Services, Sheriff, and the Executive Office, evaluated each of the submitted proposals. The selection committee conducted in-person interviews with all 3 firms on December 16th, 2025. Upon completion and evaluation of the interviews, the selection committee has recommended STV Construction, Inc. be awarded the PSA for CM Services on the North Branch Jail Expansion project.

Background:

On April 1, 2025 your Board approved General Services to move forward with Bridging Design and solicitation of Design Builder's for the design and construction of a 1.5 Housing Unit (6 pod) expansion to the existing North Branch Jail.

As part of this effort, General Services conducted a competitive, qualification-based selection (QBS) process soliciting Requests for Qualifications (RFQ's) from interested Construction Management firms for the Design Competition, Final Design and Construction, and Closeout phases of the Project. The selection process entailed a review committee comprised of County of Santa Barbara General Services,

Sheriff, and Executive Office staff. Three (3) Construction Management firms submitted proposals, and each proposal was reviewed and scored based on the criteria established in the RFQ. At this time, General Services is prepared to recommend that the County enter into a PSA with STV Construction, Inc. to provide professional Construction Management Services for the new North Branch Jail Expansion. STV’s fee is approximately 3.8% of the anticipated construction value of \$133,029,167.00. Industry standard ranges from 2-7% on projects of this size and scope and General Services planned for a budget of 5%. The CM services scope also includes a labor compliance component for monitoring and reporting on the County’s Community Workforce Agreement (CWA) relative to the Project. The scope of services covered by this PSA will be funded with General Fund allocation.

Fiscal and Facilities Impacts:

Budgeted: * The attached Budget Revision BJE-0010960 in the amount of \$6,294,100.00 will provide the funding for this PSA, Fiscal Year 2025-2026 County Administrative costs, and all Community Workforce Agreement costs associated with the Project.

The PSA with STV Construction, Inc. is not to exceed \$5,325,936.00, which includes a Base Contract Amount of \$5,072,320.00 and a Supplemental Service Allowance of \$253,616.00 for any potential change orders. In addition, \$968,164.00 will be needed to fund Fiscal Year 2025-2026 County Administrative costs of \$688,164.00, and Community Workforce Agreement costs of \$280,000.00 associated with the Project. FY 2025-2026 County Administration costs include \$348,600.00 for Kitchell Capital Projects Task Order 7.3, and County Staff costs of \$339,564.00 to manage the completion of the Criteria Document Phase, and the Design Builder Solicitation phase through the Design Competition and ultimately Design Builder selection. These costs are included in the attached budget revision. The funding for this phase of the Project will be allocated from the General Fund and be accounted for in the Capital Outlay Fund 0030, PRJ-000681 (Project 23040). This PSA and associated efforts will extend through Project completion in FY 2029-2030.

Fiscal Analysis:

Funding Source – STV Construction, Inc. PSA	<u>FY</u> <u>2025-2026</u>	<u>FY</u> <u>2026-2027</u>	<u>FY</u> <u>2027-2030</u>	<u>Total Cost</u>
General Fund Allocation	\$485,820.00	\$1,319,440.00	\$3,520,676.00	\$5,325,936.00
Totals:	485,820.00	\$1,319,440.00	\$3,520,676.00	\$5,325,936.00

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Special Instructions:

Please email the following items to Tully Wyatt in the General Services Department, twyatt@countyofsb.org:

1. One (1) copy of the Minute Order
2. One (1) copy of the executed Construction Contract.

Attachments:

1. Attachment 1 - Professional Services Agreement for County Project No. 23040
2. Attachment 2 – Budget Revision BJE-0010960

Authored by:

Tully Wyatt, General Services- Capital Projects