



**Clerk of the Board of Supervisors**  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**BOARD OF SUPERVISORS AGENDA LETTER**

**Department Name:**

General Services

**Department Number:**

063

**Agenda Date:**

6/9/2026

**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

**CONTACT:** Jeffery Patton, Assistant Director

**SUBJECT:** Award of Construction Agreement to Frank Schipper Construction Co. for SM Probation JJC Units 1/2/3 Remodel project # PRJ-000139 (21055)

**Concurrences:**

**County Counsel Concurrence:**

As to form: Yes

**Auditor-Controller Concurrence:**

As to form: Yes

**Other Concurrence:** Risk Management, CEO

As to form: Yes

**Recommended Actions:**

That the Board of Supervisors:

- a) Approve the plans and specifications for the Santa Maria Probation Juvenile Justice Center Units 1, 2, and 3 Remodel Project on file in the General Services Capital Projects office, County Project No. 21055, in the Fourth Supervisorial District; and
- b) Approve, and authorize the Chair of the Board to execute, a Construction Agreement (Agreement) with Frank Schipper Construction Co in the Base Contract Amount of **\$5,801,157.00**, for the Santa Maria Probation Juvenile Justice Center Units 1, 2, and 3 Remodel Project located at 4263 California Blvd. in Santa Maria, CA 93455; and
- c) Approve and authorize the Director of General Services, or his Assistant Director or Capital Projects Division Manager designee, to approve change orders in a maximum aggregate amount not to exceed **\$302,557.85**;
- d) Determine that the project is statutorily exempt from the provisions of CEQA pursuant to California Code of Regulations Section 15301 for exterior and interior modifications to an existing facility and direct staff to file a Notice of Exemption on that bases.

### **Summary Text:**

The recommended actions are on the agenda to approve the plans and specifications and award the Construction Agreement to Frank Schipper Construction Co. for the Santa Maria Probation Juvenile Justice Center Units 1, 2, and 3 Remodel Project. Per the plans and specifications provided, each housing unit will incorporate upgrades to the existing unit's security systems, security hardware, lighting, plumbing, shower and restrooms into compliance with current Title 24 requirements, and other cosmetic refreshes to the units finishes and aesthetics.

### **Background:**

The Santa Maria Probation Juvenile Justice Center Remodel Project started as an effort to replicate the housing and education program similar to the Los Prieto's Boys Camp due to its scheduled closure. This design, which involved updating housing unit 3, was completed and approved by the Board of State Community and Corrections for construction in March 2024.

At the point of receiving the Unit 3 approval for construction, Probation's institutional programming priorities changed due to the State delaying transfer of 18–25-year-olds inmates to the State penal system. To meet this programming shift, Probation had to prioritize the remodel of Units 1 and 2 to create segregated housing for these individuals, which requires higher security standards. This necessitated additional design services from the consultant architect as well as additional security upgrades to update and integrate these housing unit's original security systems and security lock systems to match the security system in the rest of the detention facility.

On January 3<sup>rd</sup>, 2026, the County advertised for bids for the remodel of the housing units 1, 2, and 3 at the Santa Maria Juvenile Justice Center. At the close of bids on February 25<sup>th</sup> there were five responsive bidders. Frank Schipper Construction Co was found to be the lowest responsive bidder at \$5,801,157.00. The second responsive low bidder was Pre-Con Industries at \$5,836,000.00

### **Fiscal and Facilities Impacts:**

The total project costs in the amount of \$6,450,734.85 include construction plus contingency in the aggregate amount of \$6,103,714.85; professional services for construction oversight in the amount of \$49,220; project management costs in the amount of \$172,800; and construction inspection costs in the amount of \$125,000. These costs will be accounted for in the Capital Outlay Fund 0030, Project

# PRJ-000139 (21055) for the Santa Maria Probation Juvenile Justice Center Units 1, 2, and 3 Remodel Project. A budget revision will be prepared for Board approval at the start of next fiscal year, FY 2026-27, that will include one-time discretionary General Funds of \$4.863M along with funding from the Probation Department of \$1M in State Facilities Modification (AB 823) funds, needed to complete the project. The project has funding budgeted this fiscal year, in the amount of \$1.1M with a total of \$500k remaining , \$600k being used to cover project costs. The project is projected to be completed by September 2027.

**Fiscal Analysis:**

Funding Source	FY 26/27	FY 27/28		Total
General Fund and Probation Department State Funding (SBA 823)	\$5,490,000.00	\$613,714.80		\$6,103,714.85
State				
Federal				
Fees				
[Other Source]				
<b>Total</b>				<b>\$6,103,714.80</b>

**Special Instructions:**

Provide one original of the agreement with Frank Schipper Construction and a minute order to Richard Whirly, 260 North San Antonio Rd. Santa Barbara, CA 93110 and email a copy to rwhirly@countyofsb.org.

**Attachments:**

**Attachment A** – Project Plans and Specifications

**Attachment B** – Construction Agreement – Frank Schipper Construction Co. (Signature Required)

**Attachment C** – CEQA Notice of Exemption – SM Probation Juvenile Justice Center Units 1, 2, and 3 Remodel

**Contact Information:**

Richard M. Whirly  
 Project Manager  
 rwhirly@countyofsb.org