



**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: December 16, 2025
Placement: Administrative Agenda
Estimated Time: NA
Continued Item: No
If Yes, date from: NA
Vote Required: Majority

TO: Board of Supervisors
FROM: General Services: Kirk Lagerquist, Director
Contact Info: John Green, Assistant Director
SUBJECT: Casa Nueva – HVAC and BEMS Upgrade (PROJ #23019)

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 \$797,426, with a Contingency Amount not to exceed \$52,371, for a Maximum Aggregate Contract Amount not to exceed \$849,797, for construction and commissioning of new Heating Ventilation and Air Conditioning equipment with Building Energy Management System improvements at the Casa Nueva Building located at 260 N. San Antonio Rd. in Santa Barbara, CA 93110 (APN 059-140-029); 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 \$52,371; 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 \$849,797 for the replacement of nineteen (19) 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 October 2nd, 2025, the General Services Department initiated the public bid process to procure construction services for replacing the existing rooftop package HVAC units at the Casa Nueva 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 October 9th, 2025, with four contractors in attendance. General Services received three bids on the project, and staff issued a notice of intent to award on November 14th, 2025, to Mesa Energy for \$797,426 with a contingency of \$52,371. The maximum aggregate contract amount is not to exceed \$849,797.

This project will significantly improve the comfort and performance of the Casa Nueva 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 Casa Nueva Building will be one of the first major facility within the County's existing building portfolio to achieve Zero Net Energy. It is estimated that this project will reduce annual gas consumption by 16,500 therms and increase electricity consumption by 74,000 kWh. In total, the County expects to save \$17,500 per year on utility costs and reduce CO₂ emissions by 88.6 tons per year.

Background:

On May 7th, 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 Casa Nueva 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 increase controllability, enhance occupant comfort, and improve 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 Capital Outlay Fund 0030 Budget, Project PRJ-000082 (23019).

The bid received from Mesa Energy includes \$797,426 for the construction of the HVAC system and BEMS. With a contingency of \$52,371, that puts the Maximum Aggregate Contract Amount not to exceed \$849,797.

In addition to the contract total, this project will require approximately \$50,203 for Capital Project Management fees and \$20,000 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 projected to be \$920,000, and is funded in total in the FY 2025-26 Capital Outlay Fund Budget. The General Construction Contract, if approved, will begin on 12/16/2025 and end on 12/16/2026.

Fiscal Analysis:

Funding Source-Mesa Energy Contract	FY 2025-26	Total
Capital Outlay Fund (General Fund)	\$849,797	\$849,797
Total		\$849,797

Special Instructions:

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

Attachments:

Attachment A – General Construction Contract – Casa Nueva Building

Attachment B – CEQA Notice of Exemption – Casa Nueva Building

Contact Information:

Brandon Kaysen

General Services Energy Manager

bkaysen@countyofsb.org