



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 06, 2024
Placement: Administrative
Estimated Time: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: 4/5th

TO: Board of Supervisors

DocuSigned by:

Kirk Lagerquist

FROM: Department Kirk Lagerquist, Director, General Services (805) 560-1011
Director

Contact Info: Patrick Zuroske, Assistant Director, General Services (805) 568-3096

SUBJECT: Hedges House of Hope Kitchen Renovation, Project #20060
Construction Contract Amendment; Second Supervisorial District

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk, CEO Budget

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve, ratify, and authorize the Chair to execute the attached Amendment No.1 (Amendment) to Board Contract 22284 with Quincon Inc. (Agreement) for the Hedges House of Hope Kitchen Renovation, County Project 20060 (Project) increasing the Base Contract Amount payable thereunder by \$531,538.69, for an amended Base Contract Amount of \$1,957,266.69;
- b) Authorize the Director of General Services to approve change orders in the aggregate amount not to exceed \$83,786.40, as authorized under California Public Contract Code Section 20142;
- c) Approve offsetting funding adjustments to ARPA State and Local Fiscal Recovery Fund (SLFRF) Health and Human Services projects from Homekey Match (\$30,076) and Homeless Encampment Strategy (\$269,924) to Hedges House of Hope (\$300,000);
- d) Approve Budget Revision Request No. 0009545 to establish appropriations of \$300,000.00 for FY 2023-24 (4/5 Vote Required); and
- e) Find that this project continues to be exempt from the provisions of the California Environmental Quality Act ("CEQA") pursuant to sections 15301, subdivision (d) of the CEQA Guidelines, as the project consists of the operation, repair, maintenance, permitting, leasing,

licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, and includes (d) Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood and that a Notice of Exemption on these bases was approved by the Board on May 16, 2023 and filed.

Summary Text:

The recommended Board actions will approve Amendment No. 1 to Board Contract 22284 for the construction of the Hedges House of Hope Kitchen Renovation, County Project 20060, for a total contract amount of \$1,957,266.69 and a contingency of \$83,786.40, for a total amount of \$2,041,053.09. The Amendment includes an expanded scope of work and costs for necessary additional repairs and replacement work, including labor, materials, and equipment required to complete the repairs.

On May 16, 2023, the Board of Supervisors awarded the Agreement to Quincon Inc. in the amount of \$1,425,728.00 for construction of a commercial kitchen at the Hedges House of Hope shelter in Isla Vista. General Services seeks Board approval of the Amendment for additional work for the Project. The budget for the current Agreement is included in the FY 2022-23 Capital Outlay Fund (Fund 0030). Budgeted funding will extend into FY 2023-24.

Background

The Hedges House of Hope Kitchen Renovation Project is under construction and is approximately 50% complete. Upon completion, the renovated kitchen will allow the operator to prepare and serve three fully balanced meals per day for up to 60 clients who reside in the Hedges House of Hope shelter. Good Samaritan is the current operator of Hedges House of Hope and will also utilize this commercial kitchen to provide an additional 35 dinner meals per night for the residents of the Dignity Moves Shelter, which does not have a kitchen facility. During inclement weather, Good Samaritan will also prepare meals in this kitchen for the South County Freedom Warming Centers. Without a functioning kitchen, Hedges House of Hope currently caters 86 meals daily, at a cost of approximately \$10 per meal. After the Project is complete, the cost of the in-house prepared meals will be reduced to approximately \$3-\$4 per meal, and the current need for catering such meals will be eliminated. Additionally, the kitchen will serve the needs of meal preparation, as well as providing job training and employment opportunities to shelter residents. A Culinary Training program is proposed with both classroom and hands-on job training for 40 emergency shelter clients per year. All program participants will receive a ServSafe Certification as part of their training program and will have an employment opportunity on the Good Samwich Food Truck that will provide meals throughout Santa Barbara County.

The building was originally constructed in 1959, with an addition built in 1965. This building was purchased by the County in 2021 for use as a homeless shelter, serving a maximum of 60 unsheltered residents residing in the Isla Vista community. There are limited as-built drawings available for the 1965 addition. Unforeseen site conditions were encountered during construction, such as damaged structural elements, deteriorated underground electrical conduits, abandoned piping and undersized utilities were discovered. Substantial water damage was also discovered directly above the kitchen, and in other 2nd floor restroom areas. These conditions must be repaired or replaced to provide a sound structure to facilitate the construction of the commercial kitchen. The Amendment includes an expanded scope of

Page 3 of 4

work and costs for such necessary additional repairs and replacement work, including labor, materials, and equipment required to complete the repairs.

The Board approved the filing of the California Environmental Quality Act (CEQA) Exemption for the Hedges House of Hope Kitchen Renovation project on May 16, 2023, in conformance with CEQA Guidelines Section 15301(d). The Notice of Exemption was posted by the Clerk of the Board on 5/18/2023.

Fiscal and Facilities Impacts:

Budgeted: No

Budget Journal Entry # **0009545** is attached for approval and will provide the funds necessary for this contract amendment.

Fiscal Analysis:

ARPA Funds	Quincon Base Contract	Quincon Amendment 1	Total
Quincon Contract	\$1,425,728.00	\$531,538.69	\$1,957,266.69
Contingency	\$83,786.40	\$0.00	\$83,786.40
Total	\$1,509,514.40	\$531,538.69	\$2,041,053.09

This Amendment increases the base contract amount by \$531,538.69 for a total base contract amount \$1,957,266.69

Budget Revision Request No. 0009545 includes an additional \$300,000 of ARPA funds which will provide the necessary funding for this amendment, comprised of \$269,924 of unused ARPA funds from the completed Garden Street Supportive Housing project, and an additional \$30,076 of ARPA Grant Funds that were previously approved by the Board for a potential State Homekey site that did not go forward. These funds will be budgeted in the Capital Outlay Fund 0030, Project 20060, for the Hedges House of Hope Kitchen Renovation project.

Key Contract Risks:

Supply chain delays and limitations may impact the overall construction contract term. This work must be completed to support the commercial kitchen activities identified in the scope of services of the County's site operator, Good Samaritan.

Special Instructions:

After Board action, please distribute as follows:

1. One (1) original stamped Minute Order approving these Board actions; and
2. One (1) executed original of the Construction Contract Amendment to:

Heide Norman, Project Manager, GS Capital Projects, County of Santa Barbara Courthouse, East Wing, 2nd Floor, 1105 Santa Barbara St, Santa Barbara, CA 93101

3. In addition, please email a copy to HNorman@countyofsb.org

Page 4 of 4

Attachments:

1. Attachment 1 - Board Contract 22284 Amendment No.1
2. Attachment 2 - CEQA Notice of Exemption for County Project No. 20060, approved on 5/16/23 and posted on 5/18/23
3. Attachment 3 - BJE # 0009545

Authored by:

Heide Norman, Project Manager, General Services, Capital Projects Division

CC:

Diana Estorga, Capital Division Manager, General Services