



COUNTY OF SONOMA

575 ADMINISTRATION
DRIVE, ROOM 102A
SANTA ROSA, CA 95403

SUMMARY REPORT

Agenda Date: 1/27/2026

To: Board of Supervisors

Department or Agency Name(s): Sonoma County Public Infrastructure

Staff Name and Phone Number: Johannes J. Hoevertsz, 707-565-2550

Vote Requirement: Majority

Supervisory District(s): Third

Title:

Arrowood Kitchen Alterations Construction Contract Award

Recommended Action:

- A) Award the construction contract to Universal 1 Construction, Inc. (doing business as "Argos Construction"), in the amount of \$365,000, for the Arrowood Kitchen Alterations project (21CP22241AE)
- B) Authorize contingency up to 10% of the project cost in the amount of \$36,500, and
- C) Authorize the Director of Public Infrastructure to execute said construction contract and any other related, required documents, in form approved by County Counsel.
- D) Adopt and approve plans and specifications for the subject project.

Executive Summary:

Sonoma County Public Infrastructure is seeking Board award and approval to execute a construction contract in the amount of \$365,000, with Universal 1 Construction, Inc. dba Argos Construction, for alterations to the existing kitchen at Arrowood Behavioral Treatment Residential facility.

Discussion:

October 24, 2023, the Department of Public Infrastructure (SPI) Real Estate Division entered into a lease agreement with Arrowood Holdings, LLC for a 25,414 square foot, 43 bedroom rehabilitation center at 440 Arrowood Drive in Santa Rosa. The Arrowood treatment facility is operated by the Department of Health Service and is part of the County of Sonoma Behavioral Health Bridge Housing Program designed to prepare residents for independent living. Sonoma County entered into a lease agreement to establish a fully functional residential facility, including a commercial kitchen to serve the residents on a daily basis.

After occupying the Arrowood facility, the County became aware of several deficiencies and health code violations with the existing kitchen preventing Health Services from using the kitchen to serve residents. Health Services has been contracting out for food service since occupying the facility but is working with the SPI Capital Projects Division to repair and upgrade the kitchen to make it usable for staff and residents.

In September 2024, SPI entered into an agreement with Hammel, Green, and Abrahamson, Inc. to provide design and permitting support for the Project. After design and permitting work was completed, an invitation

to bid for the project was posted to the County’s Purchasing Portal on November 6, 2025. Five (5) bids were received and publicly opened on December 2, 2025. All bids were deemed responsive and were as follows:

- 1. Universal 1 Construction, Inc. - \$365,000 (Argos Construction)
- 2. Kirby Construction - \$450,000
- 3. Next Generation Builders - \$466,643
- 4. CWS Construction - \$498,000
- 5. Belz Construction - \$636,391

Universal 1 Construction, Inc. was determined to be the lowest responsible bidder and County staff is recommending the Board award the contract to Universal 1 Construction, Inc. dba Argos Construction

Strategic Plan:

This item directly supports the County’s Five-year Strategic Plan and is aligned with the following pillar, goal, and objective.

- Pillar:** Healthy and Safe Communities
- Goal:** Goal 1: Expand integrated system of care to address gaps in services to the County’s most vulnerable.
- Objective:** Objective 3: Increase investment in programs that treat underlying causes of homelessness, including substance abuse, mental illness, poverty, and lack of affordable housing.

Racial Equity:

Was this item identified as an opportunity to apply the Racial Equity Toolkit?

No

Prior Board Actions:

October 24, 2023, Item 2023-1152 - Lease for Department of Health Services at 440 Arrowood Drive, Santa Rosa

July 18, 2023, Item 2023-0892 - Behavioral Health & Housing Grants Awarded to the Department of Health Services

FISCAL SUMMARY

Expenditures	FY 25-26 Adopted	FY 26-27 Projected	FY 27-28 Projected
Budgeted Expenses	\$401,500		
Additional Appropriation Requested			
Total Expenditures	\$401,500		
Funding Sources			

General Fund/WA GF			
State/Federal	\$401,500		
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources	\$ 401,500		

Narrative Explanation of Fiscal Impacts:

There are sufficient appropriations in the Health Services Behavioral Health Acute/Forensic Services Division (11605-22030102) FY2025-26 Adopted Budget for the cost of the contract, \$365,000 plus a 10% contingency of \$36,500 for a total of \$401,500.

Staffing Impacts:			
Position Title (Payroll Classification)	Monthly Salary Range (A-I Step)	Additions (Number)	Deletions (Number)

Narrative Explanation of Staffing Impacts (If Required):

None

Attachments:

- 1 – Agreement Form
- 2 – Plans and Specifications
- 3 – Bid Book

Related Items “On File” with the Clerk of the Board:

None