



Suspension of Competition Acquisition Request

[\[Email Me\]](#)
Double click!

1. Fully describe the product(s) and/or service(s) being requested.
Master Lease and Property Management Agreement for formerly homeless DBH tenants living with a serious mental illness.
2. Identify the selected vendor and contact person; include the address, phone number and e-mail address for each.
RH Community Builders
331 W. Shields Ave
Fresno, CA 93705
email: brad@regencyfresno.com
3. What is the total cost of the acquisition? If an agreement, state the total cost of the initial term and the amounts for potential renewal terms.
\$2,073,416
4. Identify the unique qualities and/or capabilities of the service(s) and/or product(s) that qualify this as a Suspension of Competition acquisition.
RH Community Builders owns the 68 apartments where formerly homeless DBH tenants living with a serious mental illness reside. These properties were formerly managed under a master lease agreement with Mental Health Systems, whose contract was not renewed for the 2020-21 & 2021-22 terms. DBH wishes to enter into rental and property management service agreement.
5. Identify from Administrative Policy #34 what circumstances constitute a Suspension of Competition.
 - In an emergency when goods or services are immediately necessary for the preservation of the public health, welfare, or safety, or for the protection of County property.
 - When the contract is with a federal, state, or local governmental agency.
 - When the department head, with the concurrence of the Purchasing Agent, finds that the cost of preparing and administering a competitive bidding process in a particular case will equal or exceed the estimated contract amount or \$2,500 whichever is more.
 - When a contract provides only for payment of per diem and travel expenses and there is to be no payment for services rendered.
 - When obtaining the services of expert witnesses for litigation or special counsel to assist the County.
 - When in unusual or extraordinary circumstances, the Board of Supervisors or the Purchasing Agent/Purchasing Manager determines that the best interests of the County would be served by not securing competitive bids or issuing a request for proposal.
6. Explain why the unique qualities and/or capabilities described above are essential to your department.
RH Community Builders is the owner of all of the units where DBH tenants reside. This interim strategy will provide DBH sufficient time to initiate a new competitive bidding process for the master lease housing program.
7. Provide a comprehensive explanation of the research done to verify that the recommended vendor is the only vendor with the unique qualities and/or capabilities stated above. Include a list of all other vendors contacted, what they were asked, and their responses.
DBH explored alternative options, such as the County managing and operating tenant property management services, or initiating a competitive bidding process for master lease housing and property management neither of which were feasible or time would not permit.

vmontgomery 8/3/2020 10:05:08 AM

Requested By:

Senior Staff Analyst

Title

[\[Sign\]](#) Double click!

I approve this request to suspend competition for the service(s) and/or product(s) identified herein.

sholt 8/4/2020 9:43:39 AM

Department Head Signature

[\[Sign\]](#) Double click!

gcornuelle 8/4/2020 10:54:39 AM

Purchasing Manager Signature

[\[Sign\]](#) Double click!