



Board Agenda Item 13

DATE: September 13, 2016

TO: Board of Supervisors

SUBMITTED BY: Steven E. White, Director
Department of Public Works and Planning

Dawan Utecht, Director
Department of Behavioral Health

SUBJECT: Crisis Residential Treatment Facility (CRT) - Schematic Design Presentation

RECOMMENDED ACTION:

Receive Schematic Design Presentation of the Crisis Residential Treatment Facility.

The Crisis Residential Treatment (CRT) Facility will serve adults for up to 30 days by providing highly structured recovery-oriented services to avoid hospitalizations. The CRT Facility is co-ed with an independent sleeping area for each resident and shared access to bathing and restroom areas. Group dining, recreation and meeting areas are located throughout the interior and exterior of the facility. The overall home-like physical elements of the building and associated grounds are being designed as prescribed by the California Health Facilities Financing Authority (CHFFA) requirements with the goal of enhancing the residents' recovery. At the same time, accessibility, energy efficiency, ease of maintenance and sustainability are being addressed in the design. The facility is funded with State grants, Mental Health Services Act Capital Facilities and Mental Health Realignment funds, with no Net County Cost.

ALTERNATIVE ACTION(S):

None

FISCAL IMPACT:

There is no increase in Net County Cost associated with the recommended action. The total estimated Project Budget for the development and construction of the CRT Facility is \$4,999,328, primarily funded with State grant funds. On January 30, 2015, the CHFFA approved an investment in the Mental Health Wellness Grant (Grant) in the amount of \$3,100,714 for construction of the CRT Facility. On February 25, 2016, the CHFFA Board extended the deadline to initiate construction from June 30, 2016 to June 30, 2017, accounting for delays in the project timeline. The balance of the construction costs will be financed with \$1,000,000 in Mental Health Services Act (MHSA) Capital Facilities funds and \$896,643 in Mental Health Realignment funds. Sufficient appropriations and estimated revenues are included in the Department of Behavioral Health Org 5630 FY 2016-17 Adopted Budget. Appropriations for operational costs will be included in the FY 2017-18 Requested Budget.

DISCUSSION:

The proposed CRT Facility construction site is on existing County-owned land identified as County Parking Lot K located at Barton Avenue near the southwest corner of Huntington Boulevard on the Kings Canyon Campus,

previously referred to as the UMC Campus. The site is adjacent to County Building 331, which houses a Community Regional Medical Center clinic.

The facility will be approximately 11,600 square feet plus associated grounds, encompassing a total estimated area of 73,000 square feet, or about 1.6 acres. Construction is expected to be complete in September, 2017, with an operating contract to commence within three months and services provided as soon as all necessary State facility inspections have been completed. Once complete, the Department of Behavioral Health (DBH) will establish Medi-Cal certification and licensure from the State of California Department of Social Services' Community Care Licensing as a Social Rehabilitation Facility. The 16-bed facility is planned to serve adult clients through age 59 for up to 30 days, with a minimum annual capacity of 194 clients.

On October 13, 2015, your Board approved entering into contract negotiations with Dyson Siegrist Janzen Architects (DSJ), of Fresno, California, to provide architectural services for the CRT Facility from pre-design through project completion phases and authorized the Department of Public Works and Planning (PWP) staff to execute the Architectural Services Agreement with DSJ upon successful contract negotiations, contingent upon Agreement review and approval by County Counsel and the Auditor-Controller/Treasurer-Tax Collector.

On January 29, 2016, the Architectural Services Agreement with DSJ was executed and the Schematic Design phase was immediately initiated.

During the Schematic Design phase, a County project team consisting of members from DBH, PWP and the County Administrative Office have actively participated in design meetings with DSJ to provide programming and operational input.

On July 16, 2016, the Architect delivered PWP an independent estimated cost of construction. The estimate indicated the project cost may exceed the original anticipated construction cost by twenty-four percent (24%). In response, the Architect, DBH and PWP began to value engineer the project to reduce the cost without sacrificing the scope of work promised in the Grant. On August 5, 2016, a peer review of the independent estimate was provided by DSJ at the request of the County. DSJ reconciled the estimate and the peer review, plus included accepted value engineering items from all parties to bring the project into compliance with the construction budget.

As the project design progresses toward completion, additional team members representing the Department of Internal Services - Information Technology, Facility Services and Security, and the Fresno Arts Council will contribute technical expertise.

In 1979, prior to constructing the existing parking lot where the proposed CRT Facility will be located, the County demolished an approximately 10,000 square-foot building. The locations of existing and abandoned utilities are unknown, as are the subsurface conditions. Abandoned concrete footings and construction debris may also be present. The discovery and removal of these unknown items during construction present a potential delay and increased project cost. In an effort to avoid delays and minimize added cost, staff plans to, under a separate contract and prior to bidding and awarding the general construction contract:

- remove the asphalt pavement;
- investigate subsurface conditions;
- locate existing underground utilities; and,
- mark future utility connection locations for the project.

SIGNIFICANT PROJECT MILESTONES:

Jan. 29, 2016: Architectural Services Agreement is executed and Schematic Design Phase is initiated.

Feb. 25, 2016: CHFFA Board approves resolution to extend the deadline to claim funds from the Investment in

Mental Health Wellness Grant from June 30, 2016 to June 30, 2017.

- Sept. 13, 2016: Schematic Design Presentation to the BOS.
- Oct. 3, 2016: Clearing of the proposed CRT Facility site, locating existing underground utilities and identification of potential buried debris begins.
- Oct. 11, 2016: BOS adopts plans and specifications and authorizes bidding.
- Dec. 13, 2016 BOS awards construction contract.
- Jan. 16, 2017: Construction begins.
- Sept. 29, 2017: Construction complete.
- Oct. 2, 2017: Medi-Cal certification and licensure from the State.
- Oct. 2, 2017: Program Provider move in and setup.
- Nov. 2017: Facility operations begin.

OTHER REVIEWING AGENCIES:

Reviewing Agencies for this Project include the Division of State Architect for accessibility compliance and the City of Fresno Fire Department for conformity with fire and life safety requirements.

REFERENCE MATERIAL:

- BAI #31, June 2, 2015
- BAI #7, October 13, 2015

ATTACHMENTS INCLUDED AND/OR ON FILE:

Presentation Package

CAO ANALYST:

John Hays