



Board Agenda Item 30

DATE: October 18, 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: Contract No. 16-S-05, Crisis Residential Treatment Facility (CRT)

RECOMMENDED ACTION(S):

- 1. Make the findings that particular materials, products or control systems that are components of the proposed construction of the Crisis Residential Treatment Facility, located at the Kings Canyon Campus, are to be designated by specific brand names or trade names to match other products that are common to other facilities within the County as authorized in Public Contracts Code, section 3400(b) and the County's Administrative Policy No. 34, concerning exceptions from County bidding requirements.**
- 2. Direct staff to set forth the foregoing findings in the Notice to Contractors, and incorporate the requirements for the foregoing materials, products and control systems into the bid documents of the proposed Crisis Residential Treatment Facility.**
- 3. Adopt Plans and Specifications for construction of proposed Crisis Residential Treatment Facility, Contract No. 16-S-05, and authorize the Director of Public Works and Planning to set the bid opening and advertise for bids.**

The recommended actions will authorize the advertisement of Contract No. 16-S-05, a budgeted Capital Improvement Project, for the Crisis Residential Treatment (CRT) Facility which is funded with State grants, Mental Health Services Act (MHSA) Capital Facilities and Mental Health Realignment funds, with no Net County Cost. In addition, allow for designated specific brand names or trade names to match other products used at other facilities within the County as authorized in Public Contracts Code (PCC), section 3400(b) and in the County's Administrative Policy No. 34, concerning exemptions from County bidding requirements.

ALTERNATIVE ACTION(S):

The Board may choose to not bid the Project, which would likely lead to forfeiture of the State Grant. The CRT is meant to address a gap in the current system of care. It provides a longer stabilization that will bridge very short term crisis stabilization services and outpatient community-based services. The CRT Program is meant to help ensure a more successful transition to community based care, thereby avoiding reentry through higher cost and restrictive treatment settings. The terms of the grant require the grantee to meet the project readiness criteria before grant funds may be disbursed. This must be met prior to the term end date of the grant and the final item needed to meet project readiness is a fully executed construction agreement. Due to project delays, the Department requested, and were approved, an extension by the California Health Facilities Financing Authority

(CHFFA) through June 30, 2017. If the project is delayed further, there is no guarantee the CHFFA Board will rule in favor of another extension, which will put the grant at risk. Cancellation of the grant will perpetuate the gap that exists in the current system of care.

FISCAL IMPACT:

There is no increase in Net County Cost associated with the recommended actions. 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 June 30, 2016 deadline to initiate construction to June 30, 2017, accounting for delays in the project timeline. The balance of the construction costs will be financed with a combination of MHSA Capital Facilities funds and Mental Health Realignment funds. Sufficient appropriations and estimated revenues are included in the Department of Behavioral Health Org 5630 FY 2016-17 Adopted Budget. See Attachment A regarding the project estimates.

DISCUSSION:

The proposed CRT Facility construction site is on existing County-owned land identified as County Parking Lot K located on Barton Avenue near the southwest corner of Huntington Boulevard and Barton 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. The Department of Behavioral Health (DBH) expects to have an operating contract within three months of completion of construction with services provided as soon as all necessary State facility inspections and certifications have been completed. Once construction is complete, the 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 will serve adult clients through age 59 for up to 30 days, with a minimum annual capacity of 194 clients.

The CRT Facility will provide highly structured recovery-oriented services to avoid hospitalizations. The 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 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.

Recommended Actions 1 and 2, will help provide integration of this new facility with existing systems within the County that have similar or compatible systems. It is recommended your Board approve Recommended Actions 1 and 2, and make the findings in order to match proposed materials, products or control systems in the Kings Canyon Campus pursuant to PCC, section 3400(b)(2). This finding is supported by the following:

Fire and life safety, energy management and utility monitoring and distribution systems operate campus wide and need to be interoperable across the campus. Interchangeability of parts for equipment on the campus or in use in other facilities within the County will minimize downtime of the facility that can cause disruption to the DBH operations.

There are unusual or extraordinary circumstances, and the best interests of the County would be served by not securing competitive bids or issuing a request for proposal; (Administrative Policy No. 34). This finding is supported by the following:

Matching of existing systems used in other facilities throughout the County as well as interoperability of systems on the Kings Canyon Campus is critical to the efficient operation and maintenance of the facility and campus.

These components are identified in Attachment B of this agenda item. These items, and the Board's findings above, will also be identified in the Notice to Contractors (i.e., invitation for bids) as required in PCC, section 3400(b).

In compliance with the August 14, 2007, Public Art Policy, the County is in the process of engaging the services of the Fresno Arts Council to act in coordination with the County project team to select and arrange procurement of public art for the facility. Actual Public Art costs will be established once construction costs are known and funding for the art, estimated at this time to be approximately, \$38,616, will be included in the Furniture, Fixtures and Equipment budget.

On January 29, 2016, the Architectural Services Agreement with Dyson Siegrist Janzen Architects (DSJ) was executed and the Schematic Design phase was immediately initiated, during which a County project team consisting of members from DBH, Public Works and Planning (PWP) and the County Administrative Office have actively participated in design meetings with DSJ providing programming and operational input.

On July 16, 2016, the Architect delivered an independent estimated cost of construction to PWP - Capital Projects Division. The estimate indicated the project cost may exceed the original anticipated construction cost by 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.

Recommended Action 3 authorizes the Director of Public Works and Planning to set bid opening and advertise for bids. PWP - Capital Projects Division staff has worked cooperatively with DBH to meet the needs of a crisis residential facility and provide the highest level of service to the public.

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.

Attachment C outlines the significant project milestones.

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 # 7, August 14, 2007

BAI #31, June 2, 2015

BAI #7, October 13, 2015

BAI #13, September 13, 2016

ATTACHMENTS INCLUDED AND/OR ON FILE:

Attachment A

Attachment B

Attachment C

CAO ANALYST:

John Hays