

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY
AND RECORD OF ACTION**

September 10, 2024

FROM

DON DAY, Director, Project and Facilities Management Department

GEORGINA YOSHIOKA, Director, Department of Behavioral Health

SUBJECT

Design-Build Project Delivery Method for the Department of Behavioral Health's Comprehensive Treatment Campus Project

RECOMMENDATION(S)

1. Authorize the Director of the Project and Facilities Management Department to utilize the Design-Build Project delivery method, pursuant to Public Contract Code Section 22160 et seq., for the delivery of the Department of Behavioral Health's Comprehensive Treatment Campus Project.
2. Authorize the Director of the Project and Facilities Management Department, in consultation with the County Administrative Office, to:
 - a. Approve a Design-Build Request for Qualifications Package and release and advertise the Request for Qualifications Package in order to establish a short list of Design-Build Entities who will compete to provide design and construction services.
 - b. Approve a short list of Design-Build Entities.
 - c. Approve a Design-Build Request for Proposal Package, release the Request for Proposal Package to the short list of Design-Build Entities, issue any needed addenda or amendments to the Request for Qualifications Package and Request for Proposal Packages, and take all other necessary steps to obtain a responsible and responsive Design-Build Entity up to, but excluding, awarding a contract, all for the Department of Behavioral Health's Comprehensive Treatment Campus Project.
 - d. Approve the payment of an honorarium to the short-listed proposers, who are provided the Design-Build Request for Proposal Package, in the not-to-exceed amount of \$100,000.

(Presenter: Don Day, Director, 387-5000)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Improve County Government Operations.

Provide for the Safety, Health, and Social Service Needs of County Residents.

FINANCIAL IMPACT

Approval of this item will not result in the use of additional Discretionary General Funding (Net County Cost). The Department of Behavioral Health (DBH) Comprehensive Treatment Campus Project (Project) (WBSE 10.10.1685) will be funded by the Behavioral Health Continuum Infrastructure Program (BHCIP) Round 5 grant fund, in the amount of \$51,410,884, and 2011 Realignment funds, in the amount of \$4,832,058. Any budget adjustments for this Project will be brought forth prior to or with the award request, if necessary.

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BACKGROUND INFORMATION

The Project, located in Victorville, will expand upon existing facilities and construct new facilities spanning a 29.47-acre lot. This expansion will provide much needed treatment facilities for those who are experiencing Serious Mental Illnesses (SMI), Substance Use Disorders (SUD), and/or behavioral/mental health issues. The proposed expansions will increase DBH's existing SUD withdrawal management capacity by 300% and the existing adult SUD residential treatment capacity by over 70%.

The Project will construct nine new ground-up facilities. These will include: two four-bed Residential Treatment buildings; one 12-bed Residential Treatment building; one Outpatient Building (contains three large classrooms, eight offices, restroom facilities, conference room, copy area, and a break area); two Adolescent Residential and Psychiatric Residential Treatment Facilities (contains 16 beds, restroom facilities, staff offices, therapy room, psychiatrist office, exam room, medicine room, nurse station, interview room, library, conference rooms, and family visiting room); two 12-room Withdrawal Management facilities; and one Wellness Center.

Funding for the Project is partially funded by the California Department of Health Care Services. The Project Funding Agreement in the amount of \$51,410,844 was approved by the Board of Supervisors (Board) on May 21, 2024 (Item No. 22). As part of that Project Funding Agreement, the County agreed to numerous milestones, including completing the Project no later than June 30, 2027. A potential consequence of missing a milestone, including completion of the Project, is that the County could be required to return all State funds, including those funds already expended.

The Project and Facilities Management Department (PFMD) has reviewed the timeline contained in the Project Funding Agreement and determined that, while achievable, there is a need to expedite the procurement process as much as possible as permitted by the Public Contract Code. As such, PFMD is requesting that the Board delegate authority to the Director of PFMD to perform all steps necessary to procure a Design-Build Entity for the Project up to, but not including, awarding of a contract.

During the normal Design-Build procurement process for a project, PFMD would seek Board approval for a proposed Request for Qualification (RFQ) package. The RFQ package would be used to score potential Design-Build Entities and determine the top three that would be permitted to bid on the project. Along with approving the actual RFQ package, the recommendation is for the Board to authorize the Director of PFMD to release the RFQ to prospective bidders. These two approvals would occur during the same Board meeting. Once the top three Design-Build Entities were identified, PFMD would return to the Board at a subsequent date and request approval of a Request for Proposals (RFP) package and authorization to release it to the top three Design-Build Entities from the RFQ stage. After obtaining Board approval, PFMD would review proposals and provide a recommendation to the Board at another meeting to award the contract. In all, the process from first approving the Design-Build procurement method to awarding a contract can take nearly a year.

Given the extremely tight timeframe needed to complete the Project, as well as the potential consequences for failing to meet those deadlines, PFMD recommends that the Board delegate authority to the Director of PFMD to: approve a RFQ; release the RFQ Package to prospective Design-Build Entities; approve a RFP Package; release the RFP Package to the short listed

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Design-Build Entities; approve any addendums or amendments to the RFQ and RFP Packages; and take all additional steps necessary to complete the procurement process. This is estimated to save several months in the Project's critical path. This delegation does not include awarding a contract. PFMD will return to the Board with a recommendation to award a contract to a Design-Build Entity.

PROCUREMENT

PFMD intends to advertise an approved RFQ questionnaire for the Project on September 13, 2024, with a due date of October 28, 2024, at 4:00 p.m, to PFMD. Approval of the RFQ package is the first step of a two-step procurement process provided for the selection of a Design-Build entity for the Project. The purpose of the RFQ is to establish a short list of Design-Build entities who will compete to provide design and construction services for the Project. The information submitted will be evaluated by a committee that includes representatives from PFMD. The evaluation process is intended to identify three Design-Build Entities that, in the opinion of the County, are best qualified to successfully execute the design and construction of the Project based on the criteria identified in the RFQ.

Following selection of the three finalists, the Director of PFMD will, through the Board's delegated authority, proceed to the second step of the procurement process which is the approving and releasing of an RFP. Utilizing significantly more detail regarding the Project's requirements and expectations, the three Design-Build Entities will submit a "Best and Final Proposal." The selection of the successful Design-Build Entity will be based on "best value", as determined by the evaluation committee. The Director of PFMD may authorize the payment of an honorarium, not to exceed \$100,000, to the short-listed proposers in order to improve the quality of proposals received.

PFMD intends on releasing the RFP for the design-build Project on December 6, 2024, with a due date of March 3, 2025, at 4:00 p.m.

Following the selection of the successful proposer, PFMD will return to the Board for approval to award a contract to the successful Design-Build Entity, based on the evaluation committee selection process and criteria in the RFP.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Daniel Pasek, Deputy County Counsel, 387-5455) on August 29, 2024; Behavioral Health (Georgina Yoshioka, Director, 388-0802) on September 4, 2024; Purchasing (Ariel Gil, Supervising Buyer, 387-2070) on September 4, 2024; Project and Facilities Management (Robert Gilliam, Chief of Project Management, 387-5000) on September 4, 2024; Finance (Yael Verduzco, Principal Administrative Analyst, 387-5285) on September 5, 2024; and County Finance and Administration (Paloma Hernandez-Barker, Deputy Executive Officer, 387-5423) on September 5, 2024.

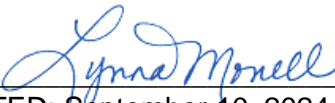
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Record of Action of the Board of Supervisors
San Bernardino County

APPROVED (CONSENT CALENDAR)

Moved: Curt Hagman Seconded: Joe Baca, Jr.
Ayes: Col. Paul Cook (Ret.), Jesse Armendarez, Dawn Rowe, Curt Hagman, Joe Baca, Jr.

Lynna Monell, CLERK OF THE BOARD

BY  _____
DATED: September 10, 2024



cc: File - Project and Facilities Management
MBA 09/16/2024