

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

November 4, 2025

FROM

DON DAY, Director, Project and Facilities Management Department

GEORGINA YOSHIOKA, Director, Department of Behavioral Health

SUBJECT

Amendment to Contract with Snyder Langston, LLC for the Department of Behavioral Health Community Care Expansion Project and Other Actions Related to the DBH Comprehensive Treatment Campus Project

RECOMMENDATION(S)

1. Adopt the Initial Study and Mitigated Negative Declaration for the DBH Comprehensive Treatment Campus Project.
2. Adopt the Mitigation Monitoring and Reporting Program for the DBH Comprehensive Treatment Campus Project.
3. Approve the DBH Comprehensive Treatment Campus Project, as defined in the Initial Study and Mitigated Negative Declaration.
4. Approve **Amendment No. 1 to Contract No. 25-255** with Snyder Langston, LLC, including construction contract addendum identified as Exhibit O, increasing the contract by \$12,638,566, from \$51,146,906 to a new total amount of \$63,785,472, for the Department of Behavioral Health Community Care Expansion Project, which is an expansion of the Comprehensive Treatment Campus located at 13333 Palmdale Road in Victorville, with no change to the completion date of 680 days after issuance of a Notice to Proceed (Four votes required).
5. Direct the Project and Facilities Management Department to file the Notice of Determination in accordance with the California Environmental Quality Act.

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

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Improve County Government Operations.

Operate in a Fiscally Responsible and Business-Like Manner.

FINANCIAL IMPACT

Approval of this item will not result in the use of Discretionary General Funding (Net County Cost). The contract amendment, in the amount of \$12,638,566, will be funded through the Department of Behavioral Health (DBH) Community Care Expansion (CCE) Project (WBSE 10.10.1964). A companion Board agenda item is being brought forward for the Board of Supervisors (Board) consideration to formally establish the DBH CCE Project with a total project budget of \$15,803,266. The Project is funded by the California Department of Social Services (CDSS) Community Care Expansion – Capital Expansion Grant, totaling \$10,515,038. The remaining \$5,288,228, which includes the required matching funds and supplemental

**Amendment to Contract with Snyder Langston, LLC for the Department of Behavioral Health Community Care Expansion Project and Other Actions Related to the DBH Comprehensive Treatment Campus Project
November 4, 2025**

contributions, will be funded through 2011 Realignment and other departmental funding sources. The Board previously accepted this CCE grant on August 19, 2025 (Item No. 15).

Recommendations No. 1 through 3, and 5 related to DBH Comprehensive Treatment Campus (CTC) Project (WBSE 10.10.1685), are non-financial in nature and will not result in the use of Discretionary General Funding.

BACKGROUND INFORMATION

On September 10, 2024 (Item No. 45), the Board authorized PFMD to utilize the design-build project delivery method for this project and delegated authority to the Director of PFMD to approve the release of a Request for Qualifications package, approve a short list of design-build entities, and approve release of a Request for Proposal package to the short listed design-build entities. As part of this competitive process, a Selection Committee conducted an evaluation to determine the successful design-build entity based on the proposal that provided the best value to the County. Contractor was selected as the design-build entity.

On April 29, 2025 (Item No. 50), the Board approved Contract No. 25-255 with Snyder Langston, LLC (Contractor), in the not-to-exceed amount of \$51,029,906, for the design and construction of the DBH CTC Project. This facility is intended to expand access to behavioral health services and consolidate multiple core DBH programs into one centralized campus.

On August 18, 2025, the Director of Project and Facilities Management Department (PFMD) executed Change Order No. 1 to the Construction Contract, increasing the total contract by \$117,000 from \$51,029,906 to \$51,146,906. Change Order No. 1 authorized the Contractor to perform Design/Engineering Survey and Utility Assessment, including American Land Title Association and a National Society of Professional Surveyors survey as required by San Bernardino County.

On September 9, 2025 (Item No. 26), the Board approved Program Funding Agreement No. 25-686 with HORNE LLP, acting on behalf of the California Department of Social Services, in the amount of \$10,515,038. The agreement provides funding for the DBH CCE Project, supporting the development of recovery residence infrastructure on the Victorville Campus. The agreement includes key compliance documents and non-standard terms, such as a Performance Deed of Trust, Security Agreement and Fixture Filing, and Declaration of Restrictions. These instruments impose specific obligations on the County and are necessary to maintain eligibility and compliance under the CCE Program.

Following execution of the contract, the County and Contractor continued to coordinate with the State and the grant administrators, Advocates for Human Potential, Inc. and HORNE LLP, to align the contract terms with the requirements outlined in the Program Funding Agreements. This coordination led to the development of Amendment No. 1 to Contract No. 25-255, which will allow for the establishment of the CCE Project that is a separate project-for the expansion of one building-from the CTC Project and will create six new buildings. In addition to increasing the contract amount, Amendment No. 1 includes a construction contract addendum that is required in order to receive CCE grant funds, modifies the contract language to incorporate terms required by the CCE grant, and includes the Contractor's rate sheet and basis of design for the Project.

Approval of this amendment ensures that the contract remains in compliance with all applicable State funding requirements. It also allows the projects to proceed without delay, protecting the

**Amendment to Contract with Snyder Langston, LLC for the Department of Behavioral Health Community Care Expansion Project and Other Actions Related to the DBH Comprehensive Treatment Campus Project
November 4, 2025**

County's eligibility for grant reimbursement and advancing the delivery of this critical behavioral health infrastructure.

At the time the original agreement with Contractor was approved, it was anticipated the County would receive an additional grant through the CCE Program to support the expansion of the project. The work encompassed under Amendment No. 1 is directly related to and complementary of the original project scope, and it was always anticipated that these services would be performed by Contractor to maintain project consistency, efficiency, and integration across both efforts.

In accordance with the California Environment Quality Act (CEQA) and CEQA Guidelines, an Initial Study (IS) was conducted to identify potential impacts that the Project may have on the environment. The IS concluded that all potentially significant environmental impacts resulting from construction can be mitigated to a less than significant level. Therefore, a Mitigated Negative Declaration (MND) is warranted.

The MND was circulated on July 30, 2025, to the responsible and trustee agencies, interested organizations and individuals, and the State Clearinghouse for the 30-day comment period as specified in the CEQA Guidelines.

Public Contract Code section 20136 requires that all amendments to construction contracts must be approved by a two-thirds vote of the Board.

PROCUREMENT

Not applicable.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Dawn Martin and Daniel Pasek, Deputies County Counsel, and Julie Surber, Principal Assistant County Counsel, 387-5455) on October 20, 2025; Auditor-Controller/treasurer/Tax Collector (Mima Ugbo, Supervising Accountant, 382-3035) on October 7, 2025; Purchasing (Ariel Gil, Supervising Buyer, 387-2070) on October 20, 2025; Project and Facilities Management (Robert Gilliam, Chief of Project Management, 387-5000) October 9, 2025; and County Finance and Administration (Paul Garcia, Administrative Analyst, 386-8392 and Yael Verduzco, Principal Administrative Analyst, 387-5285) on October 21, 2025.

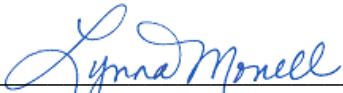
**Amendment to Contract with Snyder Langston, LLC for the Department of Behavioral Health Community Care Expansion Project and Other Actions Related to the DBH Comprehensive Treatment Campus Project
November 4, 2025**

Record of Action of the Board of Supervisors
San Bernardino County

APPROVED (CONSENT CALENDAR)

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

Lynna Monell, CLERK OF THE BOARD

BY 
DATED: November 4, 2025



cc: PFMD - Rios w/agree
Contractor - c/o PFMD w/agree
File - w/agree
CCM 11/5/2025