

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

December 5, 2023

FROM

DON DAY, Director, Project and Facilities Management Department

SUBJECT

Request for Qualifications for the Pacific Village Platinum Campus and Substance Use Disorder Program Design-Build Projects

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 Aging and Adult Services -Public Guardian Pacific Village Platinum Campus and the Department of Behavioral Health Pacific Village Substance Use Disorder Program Project.
2. Approve the Design-Build Request for Qualifications Package to establish a short list of Design-Build Entities who will compete to provide design and construction services for the Department of Aging and Adult Services - Public Guardian Pacific Village Platinum Campus and the Department of Behavioral Health Pacific Village Substance Use Disorder Program Project.
3. Authorize the Director of the Project and Facilities Management Department to release the Design-Build Request for Qualifications Package.
(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 Aging and Adult Services (DAAS) Pacific Village Platinum Campus Project (PC Project) (WBSE 10.10.1533) will be funded by the Community Care Expansion Grant in the amount of \$14,165,593 and the American Rescue Plan Act (ARPA) Local Fiscal Recovery in the amount of \$2,008,527 for total budget of \$16,174,120. The Department of Behavioral Health (DBH) Pacific Village Substance Use Disorder Program Project (SUD Project) (WBSE 10.10.1380) will be funded by ARPA for total budget of \$13,997,492. Approval of the necessary appropriation and revenue adjustments to the SUD Project are not requested at this time but will be included in a future board agenda item or countywide budget report presented to the Board of Supervisors (Board), if necessary.

The breakdown of costs for the DAAS PC Project is as follows:

Description	Amount
Design/Engineering/Environmental Services	\$ 1,850,350

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Construction Costs	\$ 9,752,506
Construction Contingency	\$ 1,133,802
Project Administration and Management	\$ 1,209,294
ITD Infrastructure	\$ 1,088,631
Other Costs (Construction related)	\$ 1,139,537
Total Project Budget	\$ 16,174,120

The breakdown of costs for the DBH SUD Project is as follows:

Description	Amount
Design/Engineering/Environmental Services	\$ 1,749,553
Construction Costs	\$ 8,818,342
Construction Contingency	\$ 1,064,763
Project Administration and Management	\$ 1,057,692
ITD Infrastructure	\$ 988,311
Other Costs (Construction related)	\$ 318,831
Total Project Budget	\$ 13,997,492

BACKGROUND INFORMATION

The Pacific Village campus, located in the City of San Bernardino, will be part of the multi-use collective partnership between DAAS, DBH, Community Development and Housing (CDH) and third-party management providers to increase access to a safe home environment and resources for overall wellness and self-sufficiency. The 6.91-acre site located on County owned parcels on Pacific Street and Valaria Drive at the northern portion of the parcel will be a combination of various projects, each with specific funding sources.

The PC Project will expand the existing Pacific Village housing complex into a full-service continuum of care campus to promote community health and housing options to the most vulnerable residents within the county. The project will address gaps in continuum of care for people with behavioral health conditions and will meet the needs of vulnerable populations with the greatest barriers, including older adults, adults with disabilities, and people experiencing homelessness.

The SUD Project will create a comprehensive 10,900 square foot residential treatment facility that will provide services to individuals with severe mental health illness and/or substance use disorders. This facility will provide effective, efficient, and culturally-based services to find solutions to challenges by facilitating their ability to function within their families and communities. This facility will be a 24-hour residential facility with 16 beds for those needing mental health and/or substance use disorder services and treatment. Services will include withdrawal management and residential treatment.

PROCUREMENT

The Project and Facilities Management Department (PFMD) will advertise for a Request for Qualifications (RFQ) questionnaires for the projects on December 8, 2023. The deadline for submission of questions regarding the RFQ content is January 3, 2024, at 4:00 p.m. The completed RFQ questionnaires are due to PFMD on January 19, 2024, at 4:00 p.m.

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 projects. The purpose of the RFQ is to establish a short list of Design-Build entities who will compete to provide design and construction services

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for the projects. 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 projects based on the criteria identified in the RFQ.

Following selection of the three finalists, PFMD will return to the Board to seek approval to proceed to the second step of the procurement process. Utilizing significantly more detail regarding the projects' 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.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Julie Surber, Principal Assistant County Counsel, 387-5455) on October 25, 2023; Aging and Adult Services (Sharon Nevins, Director, 891-3917) on October 30, 2023; Behavioral Health (Georgina Yoshioka, Director, 388-0802) on November 6, 2023; Community Development and Housing (Carrie Harmon, Director, 382-3983) on November 1, 2023; Purchasing (Dylan Newton, Buyer, 387-2148) on October 30, 2023; Project and Facilities Management, (Robert Gilliam, Chief of Project Management, 387-5000) on November 6, 2023; Finance (Yael Verduzco, Principal Administrative Analyst, 387-5285 and Joon Cho, Chief Administrative Analyst, 387-5402) on November 15, 2023 and County Finance and Administration (Valerie Clay, Deputy Executive Officer, 387-5423) on November 16, 2023.

(GR: 501-2899)

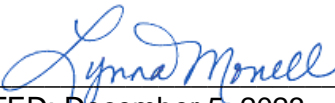
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Record of Action of the Board of Supervisors
San Bernardino County

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: December 5, 2023



cc: File - Project and Facilities Management w/attach
CCM 12/11/2023