

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

May 21, 2024

FROM

DON DAY, Director, Project and Facilities Management Department

CARRIE HARMON, Director, Community Development and Housing Department

SUBJECT

Capital Improvement Program for the Pacific Village Campus Expansion Project and Request for Proposals to Prequalified Design-Build Entities

RECOMMENDATIONS

1. Approve the Design-Build Request for Proposal Package to provide design and construction services for the following projects:
 - a. Department of Aging and Adult Services Pacific Village Platinum Campus Project
 - b. Department of Behavioral Health Pacific Village Substance Use Disorder Program Project
 - c. Community Development and Housing Department Pacific Village Campus Expansion Project
2. Authorize the Director of the Project and Facilities Management Department to release the Design-Build Request for Proposal Package to the three pre-qualified design-build contractors, Abbott Construction LLC, Swinerton Builders, and W.E. O'Neil Construction, in accordance with the Public Contract Code Section 22160 et. seq. for the delivery method of the collective three projects identified in Recommendation No. 1.
3. Approve the Capital Improvement Program Project No. 24-154, in the amount of \$11,721,046, for the Pacific Village Campus Expansion Project.
4. Authorize the Auditor-Controller/Treasurer/Tax Collector to post the necessary adjustments to the Project and Facilities Management Department 2023-24 budget, as detailed in the Financial Impact section (Four votes required).

(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.

Promote the Countywide Vision.

Create, Maintain and Grow Jobs and Economic Value in the County.

Ensure Development of Well-Planned, Balanced and Sustainable County.

Pursue County Goals and Objectives by working with Other Agencies and Stakeholders.

FINANCIAL IMPACT

Approval of this item will not result in the use of 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

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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 a total budget of \$13,997,492. The Community Development and Housing Department (CDH) Pacific Village Campus Expansion Project (PVE Project) (WBSE 10.10.1671) will be funded by the Homeless Housing, Assistance and Prevention Grants (HHAP) Round 4 and Round 5 grants in the amount of \$3,408,550 and \$4,744,769, respectively. CDH has been awarded HHAP Round 4 grant funding, and the Board of Supervisors (Board) approved CDH’s grant application for HHAP Round 5 on March 12, 2024 (Item No. 19). The HHAP Round 5 is non-competitive, and the CDH anticipates receiving notice of award in September 2024. In addition, the PVE Project will be funded with the Housing and Homelessness Incentive Program (HHIP) in the amount of \$3,223,773, and the Permanent Local Housing Allocation Program (PLHA) in the amount of \$343,954 for a total budget of \$11,721,046.

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

Description	Amount
Design/Engineering/Environmental Services	\$ 1,850,350
Construction Costs	\$ 9,752,506
Construction Contingency	\$ 1,133,802
Project Administration and Management	\$ 1,209,294
Information Technology 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
Information Technology Infrastructure	\$ 988,311
Other Costs (Construction related)	\$ 318,831
Total Project Budget	\$ 13,997,492

The breakdown of costs for the CDH PVE Project is as follows:

Description	Amount
Design/Engineering/Environmental Services	\$ 1,416,242
Construction Costs	\$ 7,471,453
Construction Contingency	\$ 1,471,237
Project Administration and Management	\$ 1,162,114
Information Technology Infrastructure	\$ 200,000
Total Project Budget	\$ 11,721,046

The following Project and Facilities Management Department (PFMD) 2023-24 budget adjustments are requested for the Capital Improvement Program (CIP) Project No. 24-154:

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Fund Center	Commitment Item	Description	Action	Amount	WBSE
7700003100	40909975	Operating Transfers In	Increase	\$11,721,046	10.10.1671
7700003100	54304030	Structures & Improvement to Structures	Increase	\$11,721,046	10.10.1671

The requested budget adjustment for the DBH SUD Project in the ARPA CLFRF is as follows:

Fund Center	Commitment Item	Description	Action	Amount
1101101078	55305030	Operating Transfers Out	Increase	\$ 500,000
1100001078	52002135	Special Department Expense	Decrease	\$ 500,000

BACKGROUND INFORMATION

San Bernardino County (County) is expanding County-owned property known as the Pacific Village Campus, located at 2626 Pacific Street in the City of San Bernardino, to create a model campus that will offer housing and social services to county residents who are experiencing or are at risk of homelessness. Unlike traditional homeless projects or large-scale congregate shelters, this development will include an array of housing interventions designed to address the root causes of homelessness and provide a viable pathway to independent living and permanent housing.

The County created an interim housing project by purchasing the 6.82-acre Pacific Village Campus site and 20 residential trailers for \$3,400,000, utilizing Homekey Round 1 funds. The purchase of the property included six existing permanent buildings, one three-bedroom, two-bathroom home, two apartments, an administration building, a dining hall with a kitchen, former church facilities, and centralized parking. The Pacific Village Phase I project opened in March 2021 and created 28 individual living spaces to house homeless individuals impacted by the COVID-19 pandemic.

The Pacific Village Campus will be part of the approximate \$42,000,000 multi-use collective partnership between DAAS, DBH, CDH and third-party management providers to increase access to a safe home environment and resources for overall wellness and self-sufficiency. Each department will use specific funding sources for its respective portion of the campus. The Pacific Village Campus will contain communal areas for persons and pets throughout the grounds such as a laundry facility, sitting areas, shaded spaces, and pet relief areas.

The DAAS PC Project will expand the existing Pacific Village Campus 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 DAAS PC 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. This will include constructing 30 Permanent Supportive Housing (PSH) units with communal exterior common areas. The DAAS PC Project will also convert the chapel into a 32 bed Recuperative Care facility and remodel the existing cafeteria to support the Recuperative Care facility.

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The DBH SUD Project will create a comprehensive 13,148 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 these individuals' 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 treatment and services. Services will include withdrawal management and residential treatment.

The CDH PVE Project will create 28 permanent units and common areas. The property currently has 28 Homekey interim housing beds (consisting of 20 travel trailers and 8 units of interim housing). The new unit mix will include 27 one-bedroom units and one two-bedroom unit. The 20 travel trailers will be decommissioned upon completion of construction and the residents will be transitioned into the new units.

Approval of this item will allow PFMD to release the Request for Proposal (RFP) Package to the three pre-qualified Design-Build Entities as the second step of a two-step process to utilize the design-build project delivery method for the design and construction of the facility. The Design-Build RFP Package is included with this item.

On December 5, 2023 (Item No. 41), the Board authorized PFMD to utilize the design-build project delivery method pursuant to Public Contract Code Section 22160 et. seq., for the delivery of the projects, and approved the Design-Build Pre-Qualification Package for design-build contractors to provide design and construction services for the projects. The purpose of the Pre-Qualification Package was to solicit preliminary information from interested design-build contractors in order to identify three finalists.

On January 19, 2024, PFMD received six proposal packages in response to the Design-Build Pre-Qualification Package request from the following firms:

Contractor Name	Location
Abbott Construction LLC	Pasadena
Kemp Bros. Construction, Inc.	Santa Fe Springs
Morillo Construction, Inc	Pasadena
SOLPAC Construction Inc., dba Soltek Pacific Construction Company	San Diego
Swinerton Builders	Pasadena
W.E. O'Neil Construction Ontario	Ontario

A team of representatives from PFMD (Selection Committee) evaluated the proposer packages. The evaluation process narrowed the field down to five proposer teams that were interviewed, resulting in the recommendation for three who were deemed best qualified to successfully execute the design and construction of the projects based on the criteria identified in the Pre-Qualification Package, which included organizational history, safety record, relevant personnel, and project experience. The three firms referenced in Recommendation No. 2 are recommended to proceed to the next phase of the competitive process.

The RFP provides significantly more detail regarding the projects requirements and expectations allowing the three design-build contractor teams to submit a final proposal. Selection of the successful design-build contractor will be based on "best value" as determined by the Selection Committee's grading criteria.

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California Environmental Quality Act (CEQA) analysis is in process. An initial study is in process and is expected to be completed on or about August 2, 2024, and circulated thereafter. The Phase I Environmental Assessment is included as Exhibit N to the RFP. This project will not receive formal Board approval until CEQA analysis is complete and has received Board approval/adoption. Issuance of the RFP is not a project approval and within the RFP, the County has reserved its right to withdraw the RFP, reject all proposals and/or decline to enter into a Design-Build Agreement.

The projects are consistent with County Administrative Office approval CIP Request Nos. 24-037 and 23-069.

PROCUREMENT

PFMD will release the RFP for the design-build project on May 24, 2024. The deadline for submission of questions regarding RFP contents is July 2, 2024, at 4:00 PM. The completed RFP Package is due August 6, 2024, at 4:00 PM.

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 and Suzanne Bryant, Deputies County Counsel, 387-5455) on May 3, 2024; Auditor-Controller/Treasurer/Tax Collector (Vanessa Doyle, Deputy Chief Controller, 382-3195) on May 14, 2024; Project and Facilities Management (Robert Gilliam, Chief of Project Management, 387-5000) on May 15, 2024; Aging and Adult Services (Glenda Jackson, Chief Deputy Public Guardian, 798-8528) on May 14, 2024; Behavioral Health (Georgina Yoshioka, Director, 388-0802) on May 15, 2024; Community Development and Housing (Evan Miles, Deputy Director, 501-0618) on May 14, 2024; Purchasing (Ariel Gill, Supervising Buyer, 387-2070) on May 14, 2024; American Rescue Plan Act (Joon Cho, Chief Administrative Analyst, 387-5402) on May 14, 2024; Finance (Yael Verduzco, Principal Administrative Analyst, 387-5285) on May 14, 2024; and County Finance and Administration (Valerie Clay, Deputy Executive Officer, 387-5423) on May 14, 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.), Dawn Rowe, Curt Hagman, Joe Baca, Jr.
Absent: Jesse Armendarez

Lynna Monell, CLERK OF THE BOARD

BY 
DATED: May 21, 2024



cc: File - Project and Facilities Management w/CD
CCM 05/29/2024