



# COUNTY OF MENDOCINO

## Executive Office

CARMEL J. ANGELO  
CHIEF EXECUTIVE OFFICER  
CLERK OF THE BOARD

501 Low Gap Road, Room 1010  
Ukiah, CA 95482-3734

Email: [ceo@mendocinocounty.org](mailto:ceo@mendocinocounty.org)  
Website: [www.mendocinocounty.org](http://www.mendocinocounty.org)

Office: (707) 463-4441  
Facsimile: (707) 463-5649

DATE: November 19, 2019  
TO: Honorable Board of Supervisors  
FROM: Carmel J. Angelo, Chief Executive Officer/Purchasing Agent  
SUBJECT: Measure B Architectural Services Agreement for a Three-Phased Approach for the Design and Construction of CRT, PFH, and CSU

### Background:

Mendocino County Measure B, the “Mental Health Treatment Act” was approved by the County voters on November 7, 2017. In addition to the allocation of funds to implement Measure B, the Ordinance called for the creation of an oversight committee—Measure B Citizen’s Oversight Committee. Members of the oversight committee are appointed by the Board of Supervisors. Over the first five (5) years it is projected that Measure B will generate roughly \$38 million dollars for behavioral health facility construction and ongoing operations, services, and treatment. At its meeting on January 24, 2018, the oversight committee expressed the desire to have a mental health needs assessment prepared. Shortly thereafter, Kemper Consulting Group was hired by the County to conduct an assessment of behavioral health facility and service needs in the County and identify projected service needs. The Kemper Report dated August 21, 2018, was presented to the County and contained recommendations of how to allocate the Measure B funds. The recommendations included that funds be allocated for the construction of a Crisis Residential Treatment (CRT) facility, which also includes a Crisis Stabilization Unit (CSU). The report also recommended that funds be allocated to support facility construction for inpatient psychiatric care in Mendocino County and offered alternative approaches for achieving this objective.

### Competitive Process:

Per direction of the Board of Supervisors, staff solicited a Request for Qualifications/Proposals (RFP/RFQ) from qualified architects for professional services to complete the Psychiatric Health Facility (PHF), Crisis Stabilization Unit (CSU), and Crisis Residential Treatment (CRT) facilities design work, including architectural, engineering, and environmental (CEQA), as well a feasibility study/analysis for two sites in Mendocino County. Staff released the RFQ/RFP on June 19, 2019 for Architectural/Engineering/Environmental Services, and received four (4) proposals on August 16, 2019. The RFQ/RFP provided for two sites to be considered under the feasibility approach, which included the former Howard Hospital in the City of Willits and a second undeveloped site located within the City of Ukiah on the east side of South Orchard Avenue. In addition, the RFQ/RFP called for an additional site(s) to be studied under feasibility.

Subsequently, all four (4) proposals were reviewed for completeness by an evaluation panel that included members of the Mental Health Citizens Oversight Committee, representatives from Health and Human Services Agency, Behavioral Health, and the Executive Office. Proposals were evaluated to ensure that each included a description of the firm, staff assigned to the project, experience, billing rates, project schedule, understanding of the project, overall experience, project approach, and a project scope. Based on this review, two proposals were found not to meet the initial review criteria, with the other two identified to be included for the next steps in the evaluation process.

During the evaluation period, the issue of completing a CRT on or before October 2021 in order to meet the California Health Facilities Finance Authority (CHFFA) funding deadline for occupancy was discussed with the proposers. Based on their presentation and unique solutions and approaches, Nacht & Lewis was chosen by the evaluation panel as the most responsive proposer and best suited partner on this project, as they included the approach of exploring the feasibility of remodeling existing facilities, ground up construction or tenant improvements in the pre-design phase of services in order to assist the County with determining the best approach and site for each facility.

During the evaluation process, Nacht & Lewis had the opportunity to present a detailed approach to the project as a whole and was able to provide concepts associated with leveraging the CHFFA grant funding by approaching the CRT portion of the project as a priority. Additionally, the architect proposed unique concepts for the project, including integrating client artwork into the facilities and creating a more personal touch to the facilities. Other concepts presented by the firm were touring existing sites with County staff to gain a better understanding for what the County desires as an end product and utilizing local architects to achieve a local feel to the design.

#### **Contract Selection:**

Nacht & Lewis has presented the County with a phased approach to the project consisting of three phases. The architectural services presented are based on several assumptions. A summary of those assumptions are as follows:

- PHF: Assumes new construction of approximately 16,000 GSF
- CSU: Assumes new construction of approximately 4,000 GSF. Co-located with PHF
- CRT: Assumes remodel of (3) existing single-family residences. Remodel for ADA compliance, and other upgrades to building systems including electrical and mechanical systems.)

**Phase I:** Pre-design services to determine the functional space requirements, conceptual planning, site feasibility, and selection for the Crisis Residential Treatment facilities, Crisis Stabilization Unit, and Psychiatric Health Facility. Phase I Pre-design scope of services includes touring facilities with County staff to determine what the County desires, site evaluation, acquisition assistance, facility license review, CEQA document preparation, boundary and topography surveys, geotechnical investigations for up to eight (8) potential development locations, and the development of conceptual design based on the County's selected locations and configurations as well as the development of budget cost model for each alternative.

**Phase II:** Design and Construction of the CRT. The scope of services for this phase is based on the remodeling of up to three (3) single-family residences to accommodate CRT beds. This scope of services is based on minor site and building improvements to comply with ADA accessibility requirements, minor reconfiguration of walls to accommodate CRT functional requirements, improvements or replacement of exterior and interior finishes, minor structural modifications, and upgrading or replacement of mechanical or electrical systems. Phase II services will also include design, documentation, agency approval, bidding assistance, construction support, project closeout, and assistance with on-site verification of furniture installation.

**Phase III:** Design and Construction of a new PHF with an attached CSU. The services include preparation of design, documentation, bidding and construction support services for a new PHF with an attached CSU of approximately 20,000 GSP. Phase III services will also include meetings with County staff and stakeholders, design development, landscape plans, structural designs, agency review that includes State

Fire Marshall and County along with bidding assistance and construction support, project closeout as well as on-site verification of furniture installment.

In discussing the options with Nacht & Lewis, the evaluation team feels confident that this phased in approach will allow the County and the architect the ability to achieve the outcomes identified in the scope of work and allow flexibility should there be any deviation from the assumptions. For example, based upon the outcomes and recommendations of the feasibility study, the Board of Supervisors may determine that a PHF may be best suited at one location that includes remodeling an existing facility, while determining that the CSU may be best suited for ground up construction at an alternate location or vice versa.

### Project Budget Overview:

Nacht & Lewis has provided a budget of \$3,357,568 for Pre-design, Design, and Construction Support services for the entire project, including the CRT, CSU, and PFH facilities. Compensation for the architectural and engineering services shall be in the form of a Not-to-Exceed fee distributed by the following phases of work.

#### Phase I - Pre-Design Services

|                                       |                  |
|---------------------------------------|------------------|
| Pre-design                            | \$453,000        |
| Pre-design CEQA Support               | \$35,400         |
| Pre-design Geotechnical Investigation | \$25,000         |
| Surveying                             | \$10,000         |
| <b>Total Phase I Fee</b>              | <b>\$523,400</b> |

#### Phase II – Design and Construction Support Services Crisis Residential Treatment Facility (CRT):

|                           |                  |
|---------------------------|------------------|
| Design & Documentation    | \$243,750        |
| Construction Support      | \$131,250        |
| <b>Total Phase II Fee</b> | <b>\$375,000</b> |

*CRT cost estimate assumes remodel of three existing single-family residences. Remodel for ADA compliance, and other upgrades to building systems including electrical and mechanical systems.*

#### Phase III – Design and Construction Support Services Psychiatric Health Facility (PHF) with Crisis Stabilization Unit (CSU):

|                            |                    |
|----------------------------|--------------------|
| PHF Design & Documentation | \$1,272,750        |
| PHF Construction Support   | \$522,195          |
| CSU Design & Documentation | \$254,550          |
| CSU Construction Support   | \$104,440          |
| <b>Total Phase III Fee</b> | <b>\$2,153,935</b> |

*PHF cost estimate assumes new construction of approximately 16,000 GSF.*

*CSU cost estimate assumes new construction of approximately 4,000 GSF and co-locate with PHF.*

Maximum Total Payment Amount:

|  |                    |
|--|--------------------|
| Phase I – Predesign Services                               | \$523,400          |
| Phase II – Design and Construction Services (CRT)          | \$375,000          |
| Phase III – Design and Construction Services (PHF and CSU) | \$2,153,935        |
| Contingency  | \$305,233          |
| <b>Maximum Total Payment Amount</b>                        | <b>\$3,357,568</b> |

The Measure B Selection Committee had an opportunity consider the written proposal submitted by Nacht & Lewis, including the timelines and phased approach that includes the Pre-Design aspect of the project results by June 2020. Pre-design includes the feasibility study, facility tours, workshops with County stakeholders, potential site evaluations, conceptual designs, CEQA document preparation, property surveys, and geotechnical investigations. As described above, Phase II would involve the Design and Construction Support Services for the CRT, and Phase III would include the Design and Construction Support Services for the Psychiatric Health Facility (PHF) and the Crisis Stabilization Unit (CSU). For both Phase II and III, the scope includes the preparation of designs, documentation, bidding and construction support services.

#### **RECOMMENDATION**

The Purchasing Agent, along with the Evaluation Panel, recommend that the Board of Supervisors approve the agreement with Nacht & Lewis and the County of Mendocino for a three (3) Phase approach for Pre-Design Services, including the preparation of the feasibility analysis, Environmental/CEQA documentation, conceptual design as well as design and construction support services for the Crisis Residential Treatment Facility (CRT), Psychiatric Health Facility (PHF), and Crisis Stabilization Unit (CSU), for a maximum amount not to exceed \$3,357,568.00 as outlined in the scope of services. Further, that the Board of Supervisors authorize the Purchasing Agent to act as Project Manager and approve Change Orders for the project, Pursuant to Public Contract Code Section 20142; and sign any amendments that do not exceed the maximum agreement amount.

**Attachment:** Nacht & Lewis Estimated Cost of Services Budget

ESTIMATED COST OF SERVICES BUDGET

11/11/2019

|             |  | Minimum Budget        |
|-------------|--|-----------------------|
| PHASE 1     | <b>PREDESIGN</b>   | <b>\$453,000.00</b>   |
|             | <b>Programming</b><br>Develop Functional Program (PHF, CSU, CRT)<br>Licensing and Code Analysis<br>Prepare Program Document  |                       |
|             | <b>Site Analysis and Evaluation (Determine Site Feasibility)</b><br>Site Investigations (Orchard Avenue and Frank R. Howard Hospital Sites)<br>Locate and Evaluate Alternate Sites   |                       |
|             | <b>Conceptual Site Development and Selection</b><br>Develop Site Concepts (up to 4 site options)<br>Cost Estimates (4- site options)<br>Site Evaluations and Selection   |                       |
|             | <b>Complete Predesign Report</b><br>Meetings   |                       |
|             | <b>Optional Services</b><br>Mental Health Expert (Operations and Best Practices)   |                       |
|             |  |                       |
|             |  |                       |
|             |  |                       |
|             |  |                       |
| PHASE 2 & 3 | <b>PREDESIGN - CEQA SUPPORT</b>  | <b>\$35,400.00</b>    |
|             | <i>(Assumes a single CEQA document where a Mitigated Negative Declaration is appropriate and analysis is based on publicly available information. If a particular site warrants site specific surveys such as archeological, biological or a Traffic Impact Analysis, these services would need to be contracted separately. If an EIR is found to be required an amendment to the budget would be needed.)</i>  |                       |
|             | Potential Site Evaluations   |                       |
|             | Review city/County Zoninig   |                       |
|             | Public Transportation Analysis   |                       |
|             | Preliminary CEQA/Phase 1   |                       |
|             | Prepare IS/MND   |                       |
|             | Tribal Consultation  |                       |
|             | Appendix G Checklist Analysis  |                       |
|             | CalEEMOD Air Quality and Vehicle Mile Traveled Analysis  |                       |
|             | <b>PREDESIGN - GEOTECHNICAL INVESTIGATION</b>  | <b>\$25,000.00</b>    |
|             | Phase 1 Environmental<br>Design Level Investigation<br><i>(Geotechnical scope for design level invesitgation of South Orchard Avenue site only for the PHF)</i>  |                       |
|             |  |                       |
|             | <b>PREDESIGN - SURVEYING</b>   | <b>\$10,000.00</b>    |
|             | <i>(Assumes preparation of a Design level Topographic Survey with boundary lines delineated, of the South Orchard site in Ukiah only)</i>  |                       |
|             |  |                       |
|             | <b>DESIGN AND CONSTRUCTION</b>   | <b>\$2,528,935.00</b> |
|             | <i>(Fee estimates for basic architectural services are a not-to-exceed and based on the assumptions stated below for each facility type.)</i>  |                       |
|             | <b>Psychiatric Health Facility (Phase 3)</b>   | <b>\$1,794,945.00</b> |
|             | <i>(Assumes new construction of approximately 16,000 GSF)</i>  |                       |
|             | Design and Documentation   |                       |
|             | Construction Support   |                       |
|             | <b>Crisis Stabilization Unit (Phase 3)</b>   | <b>\$358,990.00</b>   |
|             | <i>(Assumes new construction of approximately 4,000 GSF. Colocated with PHF)</i>   |                       |
|             | Design and Documentation   |                       |
|             | Construction Support   |                       |
|             | <b>Crisis Residential Treatment Facility (Phase 2)</b>   | <b>\$375,000.00</b>   |
|             | <i>(Assumes revision to the scope of services for remodel of (3) existing single-family residences. Remodel for ADA compliance, and other upgrades to building systems including electrical and mechanical systems.)</i>   |                       |
|             | Design and Documentation   |                       |
|             | Construction Support   |                       |
|             | <b>CONTINGENCY (10%)</b>   | <b>\$305,233.50</b>   |
|             | <i>(Contingency for possible additional services that may be identified during the project. For example, additional services may be required if the County selects a site or sites that is/are unimproved, that requires new utilities or other site improvements that are currently unknown; if additional CEQA studies, geotechnical investigation or surveying is required; if building square footages exceed those that have been assumed for the purpose of preparing the fee proposal.)THE CONTINGENCY IS CONTROLLED BY THE COUNTY. THE ARCHITECT MUST JUSTIFY SCOPE CHANGES AND PROVIDE PROPOSALS FOR FOR ALL REQUESTS TO USE CONTINGENCY.</i> |                       |
|             | <b>TOTAL BUDGET ESTIMATE</b>   | <b>\$3,357,568.50</b> |