



# Mendocino County

## Legislation Text

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**File #:** 19-1084, **Version:** 1

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**To:** Board of Supervisors

**From:** Executive Office

**Meeting Date:** November 19, 2019

**Department Contact:** Carmel J. Angelo

**Phone:** 463-4441

**Department Contact:** Janelle Rau

**Phone:** 463-4441

**Item Type:** Regular Agenda

**Time Allocated for Item:** 45 min

**Agenda Title:**

Discussion and Possible Action Including Approval of Agreement with Nacht & Lewis for Predesign, Design, and Construction Support Services for Crisis Residential Treatment, Crisis Stabilization Unit, and Psychiatric Health Facility(ies) in the Amount of \$3,357,568, Effective When Agreement Becomes Fully Executed through June 30, 2022; and Authorization for the Purchasing Agent to Act as Project Manager and Approve Change Orders for the Project, Pursuant to Public Contract Code Section 20142  
(Sponsor: Executive Office)

**Recommended Action/Motion:**

Approve Agreement with Nacht & Lewis for Predesign, Design, and Construction Support Services for Crisis Residential Treatment, Crisis Stabilization Unit, and Psychiatric Health Facility(ies) in the amount of \$3,357,568, effective when Agreement becomes fully executed through June 30, 2022; 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; and authorize Chair to sign same.

**Previous Board/Board Committee Actions:**

On February 5, 2019, the Board directed staff to research options associated with Crisis Residential Treatment (CRT), Psychiatric Health Facility (PHF), and Crisis Stabilization Unit (CSU) facilities including design/bid/build and potential property or facility locations. The Board receives update from the Mental Health Treatment Act Oversight Committee regularly.

**Summary of Request:**

Per direction of the Board of Supervisors, the Executive Office solicited a Request for Qualifications/Proposals (RFQ/RFP) from qualified architects for the services of 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. The RFQ/RFP was issued on June 19, 2019 and the County received a total of four responsive proposals on August 16, 2019.

Nacht & Lewis was chosen by the evaluation panel committee based on their presentation and unique solutions and approaches, including exploring the feasibility of remodeling existing facilities, ground up construction or tenant improvements in the pre-design phase of services to assist the County with determining the best approach and site for each facility.

The services in the Agreement will be conducted in three phases, as fully described and referenced in the attached staff report.

It should be noted that 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 or CRT
- CRT: Assumes remodel of (3) existing single-family residences. Remodel for ADA compliance, and other upgrades to building systems including electrical and mechanical systems.)

**Alternative Action/Motion:**

Return to staff for alternative handling.

**Supervisory District:** All

**vote requirement:** Majority

**Supplemental Information Available Online At:** [Predesign, Design, and Construction Support Services for Crisis Residential Treatment, Crisis Stabilization Unit, and Psychiatric Health Facility RFP <https://www.mendocinocounty.org/Home/Components/RFP/RFP/1576/181?npage=2>](https://www.mendocinocounty.org/Home/Components/RFP/RFP/1576/181?npage=2)

**Fiscal Details:**

**source of funding:** 1713 Capital Projects- MHTA

**current f/y cost:** \$3,357,568.00

**annual recurring cost:** \$3,357,568.00

**budgeted in current f/y:** Yes

**if no, please describe:**

**revenue agreement:** N/A

**budget clarification:** Measure B funds

**Agreement/Resolution/Ordinance Approved by County Counsel:** Yes

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**CEO Liaison:** Executive Office

**CEO Review:** Yes

**CEO Comments:**

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**Executed By:** Lindsey Dunham, Deputy Clerk I

**Date:** November 21, 2019

**Final Status:** **Approved Contingent Upon Review by Measure B Committee**



