

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
ACTION AGENDA SUMMARY

DEPT: Chief Executive Office

BOARD AGENDA # \*B-5

Urgent

Routine

*Ant*

AGENDA DATE August 13, 2013

CEO Concurs with Recommendation YES  NO

4/5 Vote Required YES  NO

(Information Attached)

SUBJECT:

Approval of the Plans and Specifications for Renovations for a Psychiatric Health Facility at 1904 Richland Avenue, Ceres, California; Authorize Invitations to Bid to the Recommended Pre-Qualified General Contractors, Set the Bid Date for September 18, 2013 at 2:00 p.m., Increase the Project Budget; and Related Actions

STAFF RECOMMENDATIONS:

1. Approve the plans and specifications for the Psychiatric Health Facility at 1904 Richland Avenue, Ceres, California as prepared by Pacific Design Associates.
  2. Approve the list of thirteen (13) pre-qualified general contractors recommended by County Staff as the result of the Request for Statement of Qualifications process approved by the Board of Supervisors on April 16, 2013:
    - Acme Construction Company, Inc. of Modesto, California
    - BMY Construction Group, Inc. of Fresno, California
- (Continued on Page 2)

FISCAL IMPACT:

Behavioral Health and Recovery Services currently contracts with Doctors Medical Center/Doctors Behavioral Health Center (DMC/DBHC) and hospitals in other Counties for acute in-patient psychiatric beds. At the current budgeted utilization level of 32.65 beds at DBHC along with the 7 out of county, the Department is estimating that the County cost for these beds for Fiscal Year 2013-2014 will be approximately \$11.4 million. This is consistent with the Fiscal Year 2012-2013 budget, but is an increase of \$5.6 million over Fiscal Year 2011-2012. Several factors contribute to the substantial

(Continued on Page 3)

BOARD ACTION AS FOLLOWS:

No. 2013-409

On motion of Supervisor Withdraw, Seconded by Supervisor O'Brien  
and approved by the following vote,  
Ayes: Supervisors: O'Brien, Withrow, Monteith, De Martini, and Chairman Chiesa  
Noes: Supervisors: None  
Excused or Absent: Supervisors: None  
Abstaining: Supervisor: None

- 1) X Approved as recommended
- 2) \_\_\_\_\_ Denied
- 3) \_\_\_\_\_ Approved as amended
- 4) \_\_\_\_\_ Other:

MOTION:

ATTEST: Elizabeth A. King  
ELIZABETH A. KING, Assistant Clerk

File No.

**STAFF RECOMMENDATIONS: (Continued)**

- Cal Electro, Inc. of Redding, California
  - CMC-Construction Management Corp. of Modesto, California
  - Danco Builders Northwest of Arcata, California
  - Diede Construction of Woodbridge, California
  - F & H Construction of Lodi, California
  - Iomlan Construction Services, Inc. of Oakdale, California
  - J.I. Garcia Construction, Inc. of Fresno, California
  - Pacific-Mountain Contractors of California, Inc. of Concord, California
  - Roebbelen Contracting, Inc. of El Dorado Hills, California
  - Similie Construction Service, Inc. of Modesto, California
  - Zovich & Sons, Inc. of Hayward, California
3. Authorize the Project Manager to issue a notice inviting bids for the construction of the project; set a due date of September 18, 2013 at 2:00 p.m., and authorize the Project Manager to modify the bid date if necessary.
  4. Authorize the Project Manager to accept and open bids on September 18, 2013, immediately after 2:00 p.m.; and return to the Board of Supervisors to recommend an award of the general construction contract to the lowest responsive responsible bidder.
  5. Authorize staff to take all necessary actions to surplus and donate outdoor play equipment no longer needed and located within the secure project boundary of Psychiatric Health Facility at 1904 Richland Avenue, Ceres to Valley Recovery Resources, a nonprofit organization, located in Modesto, California.
  6. Authorize the Project Manager to undertake the immediate purchase of furnishings, fixtures and equipment for the Project in the not to exceed amount of \$150,000, as provided within the Project Budget previously approved by the Board of Supervisors on April 16, 2013.
  7. Direct the Auditor-Controller to increase revenue and appropriations in the amount of \$265,000 for the full replacement of the heating, ventilation and air conditioning system and a bid alternate to perform a full roof replacement, from carryover funds previously allocated by the Board of Supervisors for the Behavioral Health and Recovery Services final budget for Fiscal Year 2012-2013.
  8. Authorize the Project Manager to negotiate and sign contracts, work authorizations, and purchase orders for professional services needed in the bid and award phase of the project as long as they are within the project budget approved by the Board of Supervisors.

**FISCAL IMPACT: (Continued)**

increase: a dramatic increase in bed usage, an increase in the rate paid to the hospitals, and a larger portion of uninsured patients for which the County has 100% responsibility.

The Strategic Plan included an estimated project cost of \$2,166,000 to renovate the existing and vacant facility at the County’s Recovery Center at 1904 Richland Avenue, Ceres, California for the Psychiatric Health Facility (PHF). Funding for the PHF project is available from the proceeds previously set aside from the 2007 sale of the Stanislaus Behavioral Health Center back to Doctors Behavioral Health Center with no impact to the General Fund.

On April 16, 2013, the Board of Supervisors approved a full project budget for PHF project from proceeds previously set aside from the 2007 sale of the Stanislaus Behavioral Health Center back to Doctors Behavioral Health Center with no impact to the General Fund, as outlined in the source and uses chart below:

<b>Psychiatric Health Facility - Sources</b>	<b>Amount</b>
Proceeds from sale of SBHC	\$2,165,892
<b>Total Sources</b>	<b>\$2,165,892</b>

<b>Psychiatric Health Facility - Uses</b>	<b>Amount</b>
Salaries & Wages (Administration, Construction Mgmt.)	\$34,635
<b>Architectural and Engineering</b>	<b>\$216,145</b>
Inspection, Legal, Supplies, Publications	\$197,990
<b>Cost Applied Charges (Building Maintenance Fund)</b>	<b>\$5,922</b>
Construction	\$1,711,200
<b>Total Uses</b>	<b>\$2,165,892</b>

After transferring \$2,165,892 to the PHF Project Budget, \$4.0 million in committed funding remains from the sale proceeds and can only be used by four-fifths approval of the Board of Supervisors. A local PHF will increase the County’s bed capacity and help mitigate the cost of hospitalizations. Currently, the bed rate for hospitalization at DMC/DBHC is \$1,031 per day for Medi-Cal patients and \$2,484, representing 3 days, for uninsured patients. The rate for out of area hospitals averages \$907 per day. The County estimates that a PHF, if operated by an outside entity, could be operated for less than the County currently pays for acute in-patient beds. The County issued a Request for Proposals (RFP) for operation of the PHF and will be seeking to enter into contract for operation of the PHF, which shall be more fully discussed in a separate report to the Board of Supervisors. The most responsive, qualified and lowest cost operator is Telecare Corporation, with a negotiated rate of per day hospitalization of \$742.27 per day.

Approval of the Plans and Specifications for Renovations for a Psychiatric Health Facility at 1904 Richland Avenue, Ceres, California; Authorize Invitations to Bid to the Recommended Pre-Qualified General Contractors, Set the Bid Date for September 18, 2013 at 2:00 p.m., Increase the Project Budget; and Related Actions

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On April 16, 2013, as part of the 24/7 Secure Mental Health Services Strategic Plan, the Board of Supervisors also approved the professional services agreement for Design Services (Architectural and Engineering services) to remodel and renovate the Stanislaus Recovery Center building located at 1904 Richland Avenue in Ceres, California for future use as a 16-bed Psychiatric Health Facility (PHF) with Pacific Design Associates, Inc. of Modesto, California. Pacific Design Associates is providing programmatic, schematic, construction documents and construction administration architectural and engineering services as included in their contract, for an approved lump sum cost of \$191,945.

At this time, the Project Manager is returning to the Board to recommend approval of final plans and specifications for the Psychiatric Health Facility at 1904 Richland Avenue, Ceres, California as prepared by Pacific Design Associates, Incorporated. Pacific Design Associates, Inc. has prepared final plans and specifications for the Psychiatric Health Center project. The Architect's construction *estimate* is \$1,527,395. The County budget for construction is \$1,368,000. The Architect's construction *estimate* exceeds the approved County budget for construction by \$159,395. Pacific Design Associates, working with specialty consultants Behavioral Health Facility Consulting, LLC and Wikoff Design Studio, LLC, have designed a project that provides an critically appropriate level of safety for clients, staff and the general public. Given the budget constraints, safety and operational efficiencies have driven the design focus for the Project Team. PHF clients will receive clinical treatment within a secure, locked down facility that meets all needs and requirements for the involuntary commitment of clients. A focus on safety and operations, including costs of major functional system upgrades including the heating, ventilation and air conditioning system, has caused the cost of construction to increase from the preliminary renovation costs previously included in the Mental Health Strategic Plan.

The Project Manager is requesting the Board of Supervisors to approve two actions necessary to move the project into the bidding and construction phase. First, the Project Manager is requesting an consolidate the two separate and approved appropriations for elements of the project, the Project Budget and the funds for the Heating Ventilation and Cooling System (HVAC) by transferring the \$265,000 approved for the HVAC to the Project budget, which will now be \$1,633,000 for the construction of the Project Budget. This will primarily pay for the full replacement of the deteriorating heating, ventilation and air conditioning system, including a change from the existing single air handler unit to new multiple, energy efficient package units. The roof will be repaired as necessary in the base project, with an additive bid alternate to perform a full replacement of the roofing system if it can be included within the project budget after bids are returned. Additionally, the secure, lock down nature of the facility carries added renovation costs for fire separations, security fixtures and security electronics. The Project Manager is also including an additive bid alternate to reduce the construction duration of the PHF project from the original project duration of four (4) months, in an effort reduce the County's fiscal exposure associated with placements at

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a higher cost and acuity. An additive bid alternate for reduction of construction duration may carry additional cost within the requested Project Budget increase of \$265,000. Funding for this work was previously included in carryover funds as part of the Behavioral Health and Recovery Services Adopted Final Budget for Fiscal Year 2012-2013, and is currently held in the Mental Health fund.

At this time, staff requests the Board of Supervisors approve the amended PHF project budget as outlined in the sources and uses below:

<b>Psychiatric Health Facility - Sources</b>	<b>Amount</b>
Proceeds from sale of SBHC	\$2,165,892
<b>Total Sources</b>	<b>\$2,165,892</b>

<b>Psychiatric Health Facility - Uses</b>	<b>Amount</b>
Salaries & Wages (Administration, Construction Mgmt.)	\$34,635
Architectural and Engineering	\$216,145
Inspection, Legal, Supplies, Publications	\$197,990
Cost Applied Charges (Building Maintenance Fund)	\$5,922
Construction	\$1,976,200
<b>Total Uses</b>	<b>\$2,430,892</b>

Upon approval by the Board of Supervisors, the new PHF project budget will be \$2,430,892. With today's action by the Board of Supervisors, the County construction budget will be \$1,633,000 including a standard construction contingency of \$193,200.

The second essential action to moving the project forward is for the Board of Supervisors to authorize the Project Manager to take all necessary actions for the immediate purchase and acquisition of furniture, fixtures and equipment (FFE) for the project for a not to exceed amount of \$150,000, as included in the Board of Supervisors approved project budget. Expediting this work will allow the County Project Team to ensure owner supplied furniture and equipment is available prior to, or upon completion of, the work performed by a general contractor to ensure this time sensitive project is completed on schedule and ready for occupancy.

A field of 13 General Contractors interested in this project is impressive. There is concern about the general increase in escalating construction costs and other factors which will be considered once the final bids are received. At that time, final budget adjustments will be recommended for the Board of Supervisors consideration.

Staff will return to the Board of Supervisors after receipt of bids for award of a construction contract. At that time, the Board of Supervisors will be able to review and approve the costs of on call field inspections performed by Stewart & Stewart, Incorporated and County construction management for the project. As the project

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progresses, all major project decisions will be brought back to the Board of Supervisors at each phase of the project for consideration, review, and approval.

## **DISCUSSION:**

During the past several months, Stanislaus County has experienced a dramatic increase in acute psychiatric in-patient admissions. This increase impacts capacity and creates financial burdens for the County. The Behavioral Health and Recovery Services (BHRS) holds the responsibility for the total costs for the Uninsured and Forensic patients. Thus, recent increases in uninsured admissions are of significant concern.

### History

Effective October 31, 2007, Stanislaus County sold its 67-bed inpatient acute psychiatric facility, Stanislaus Behavioral Health Center, to Doctors Medical Center of Modesto (DMC), a Tenet Healthcare affiliate. The Center subsequently became known as Doctors Behavioral Health Center (DBHC). At that time, the County entered into a Provider Agreement with DMC for the purchase of 35 beds on a daily basis for County patients, defined as: Medi-Cal adult beneficiaries of Stanislaus County, adult indigent uninsured residents of Stanislaus County, and "restoration to competency" patients. That agreement was terminated on December 31, 2009, and a new agreement was effective January 1, 2010 through June 30, 2012. The current agreement, effective July 1, 2012 through June 30, 2013, reserves up to 25 in-patient acute psychiatric beds on a daily basis. Additionally, County patients may be placed in other, out-of-County facilities for a variety of reasons: lack of capacity at DBHC; patient not suitable for treatment at DBHC; or patient is under 21 years of age. Those patients who are the County's responsibility may be placed in a secure facility only upon assessment by County staff; local hospitals do not have the authority to direct the admission of a County patient.

In Stanislaus County, one level of acute care presently exists for short-term acute stays – DBHC. DBHC is considered an Acute In-patient Psychiatric Unit that is part of a general acute care hospital – DMC. Within the County, there are no free-standing Acute Psychiatric Hospitals, no Psychiatric Health Facilities (PHFs), no sub-acute Mental Health Rehabilitation Centers (MHRCs) or Institutes for Mental Diseases (IMDs). There is one privately operated sub-acute Skilled Nursing Facility (SNF) in Modesto currently; however, it is not an IMD as its operating structure allows for less than 50% psychiatric care. There are no County-owned/operated facilities for acute or sub-acute in-patient psychiatric care.

The historical average of in-patient beds (local and out-of-county beds) used by patients under the County's responsibility has been 19 per day; however, this past year the daily census has been over 40 per day, of which on average 54% are uninsured. The corresponding impact to the community overall has been no available beds at DBHC

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and long waits in local hospital emergency departments. This has challenged the community's ability to place consumers in local, appropriate, and cost effective levels of care. The most significant increase to in-patient admissions is with the uninsured population, especially consumers new to the mental health system.

### Strategic Planning Efforts

Over the past year, the Chief Executive Office, BHRS, DMC and other stakeholders met and began a new working relationship that focused on the capacity issues and growing need for psychiatric in-patient services. This group identified both short and long-term issues related to the need for secure 24/7 mental health services and programs that surround such services. The result of this effort is a Strategic Plan that addresses in-patient needs and identifies systems issues surrounding 24/7 secure mental health services that could assist in avoiding hospitalization and reduce recidivism.

The Strategic Plan was approved by the Board of Supervisors on November 13, 2012 and identified three main goals:

- Develop recommendations for increased capacity to provide in-patient 24/7 care, including but not limited to, options that will provide less costly alternatives when appropriate;
- Assess opportunities for creating a community crisis stabilization service to avoid hospitalization when possible; and
- Develop aftercare strategies as an element of a behavioral health continuum of care around in-patient services.

As part of the first goal, a County-owned PHF will begin to address the current level of need for in-patient treatment facilities by supplementing the existing in-patient services, and potentially reducing the number of out-of-county placements being made today.

An existing and now vacant residential facility is available at the County's Recovery Center - Ceres location at 1904 Richland Avenue, Ceres that will allow for the renovation project. This location also will provide for co-location to other adjacent drug and alcohol programs.

### Request for Statement of Qualifications

On April 16, 2013, the Board of Supervisors authorized the Project Manager to issue a Request for Statement of Qualifications (RFSOQ) to pre-qualify general contractor firms for the PHF project. On July 10, 2013, the Chief Executive Office received Statements of Qualifications from thirteen (13) general contractors. The Statements were thoroughly reviewed by County staff. This review included an analysis of each proposer's legal, claims, financial and technical experience, as well as their technical

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and financial capacity to competently manage and complete the design and construction of this Project, and verifies their licensure and acceptable labor, safety and worker's compensation track record. The prequalification process is required by Public Contract Code Section 20133 and ensures the County's ability to differentiate between attributes of competing teams, thus prequalifying those contractors that best meet the County's needs. A list of thirteen (13) pre-qualified general contractors is recommended for approval in this report.

- Acme Construction Company, Inc. of Modesto, California
- BMY Construction Group, Inc. of Fresno, California
- Cal Electro, Inc. of Redding, California
- CMC-Construction Management Corp. of Modesto, California
- Danco Builders Northwest of Arcata, California
- Diede Construction of Woodbridge, California
- F & H Construction of Lodi, California
- Iomlan Construction Services, Inc. of Oakdale, California
- J.I. Garcia Construction, Inc. of Fresno, California
- Pacific-Mountain Contractors of California, Inc. of Concord, California
- Roebbelen Contracting, Inc. of El Dorado Hills, California
- Similie Construction Service, Inc. of Modesto, California
- Zovich & Sons, Inc. of Hayward, California

### Plans and Specifications

On November 13, 2012 the Board authorized the Project Manager to re-issue a Request for Proposals for Design Services (Architectural and Engineering services) needed to remodel the Stanislaus Recovery Center building for future use as a Psychiatric Health Facility. On April 16, 2013, the Board of Supervisors awarded a contract for professional design to Pacific Design Associates, Inc. of Modesto California in the lump sum amount of \$191,145. Pacific Design Associates, headed by Mr. Don Phillips, Principal and Lead Architect for this Project, has provided programming, preliminary design and produced construction documents for the County's use of bidding this project.

At this time, the Project Manager is returning to the Board of Supervisors for approval of the final plans and specifications as prepared by Pacific Design Associates. The Project Team, which included the Chief Executive Office, Capital Projects and Behavioral Health and Recovery Services (BHRS) staff members, Pacific Design Associates and its subcontracted specialty consultants, have worked extensively to program and design a project that minimizes the cost of the project while providing safety and functionality at this secure, lock down facility. Considerable design details have been produced that transform the existing non-secure vacant perinatal facility into a 16 bed, sub-acute Psychiatric Health Facility that can be operated in a safe, secure



and operationally cost efficient manner. Various design schemes were considered for the remodel of the existing facility, with the final design being the model that is expected to meet the Project Budget constraints and operational needs of the County and the selected operator.

Final design of the PHF details a distinct need for certain areas of the facility to be designated as staff only and other areas to be constructed as client use. Client areas are designed to be constructed with a higher standard of safety than in staff areas. Client areas will use specialized materials, hardware, furnishings, and general building safety items. Therefore, the focus of the design is to split the 10,246 square foot facility into two distinct wings, one client area on the north wing of the building and one administrative area located in the south wing of the building. Limiting clients to designated areas of the facility reduces the cost of construction, improves safety and generally reduces operational costs.

The north wing is proposed to be for client use with clinical staff oversight. Nine existing client rooms will be primarily preserved in place and will allow for 16 client beds to be occupied at any one time. The restrooms, a significant design and safety component to the project, will be reconfigured with new fixtures and finishes to meet the safety needs of the client. Two patient bathrooms will be designated as Americans with Disabilities Act (ADA) accessible. Also located in the north client wing will be area for one seclusion room and one quiet room to assist the operator in management of a client's severe psychiatric event. Support services for the clinical management of clients including a nurse station, charting room, medications room, interview, and exam room are also included. This allows for the disbursement of medications and clinical services without the need for clients to leave the PHF, excluding the rare instance where there is a need for acute offsite emergency medical care. A significant portion of the existing rooms within the facility will be demolished to accommodate these new clinical functions of the PHF.

As designed, adjacent to the client wing is a group room, activity room, dining and day room. These areas will be used for client dining, group and individual counseling, and general activities areas to improve and rehabilitate the mental and psychiatric health of the clients. Both staff and clients will have access to group and day room areas. These areas will need to undergo demolition of existing walls and will need appropriate new interior walls, finishes and fixtures to accommodate the planned use within the spaces. A secure separation between the client and administrative spaces was necessary to the safe operation of the PHF and has been included in the design. A small Retherm and catering kitchen will allow the operator to provide pre-cooked meals for clients. An existing outdoor courtyard will allow clients to socialize outside of the confines of client housing and direct treatment areas. New secure fencing will assist with safety and security.

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The administrative wing, located in the south wing of the existing facility, will include a new public, staff and client interface at the public lobby. The lobby will allow seating for up to 16 persons, with property lockers and a public restroom. The existing front door and lobby to the facility will no longer be accessible to the general public as it will be used as a day room and treatment space for clients. A new front entry and public lobby will be located in the staff secure administrative area. Clients will primarily be evaluated and committed to the PHF through a secure client intake and processing suite that will be served with a new client shower and intake interview space. Remodel of these client intake areas will require safe and secure fixtures and finishes as well. A hearing conference room will be included in the administrative wing for evaluation of client's cases and probable cause hearings for involuntary psychiatric holds.

The remaining portion of the available administrative space will be dedicated to staff offices, break room, workstations, equipment rooms and client property storage. Existing patient rooms located in the south wing will be demolished to allow for the most operationally efficient design within the existing building. Varying schematic models were examined for cost and effectiveness, with a need for the demolition and new construction of interior walls and staff spaces being the most cost efficient design scheme.

Major functional systems of facility will also be repaired or replaced. The heating, ventilation and air conditioning system has been designed to replace a failing single rooftop multi-zone unit with more energy efficient package units. New flexible ducting, electrical service connections and safety duct screens are needed for this project. The roofing system will be repaired as part of the base project. An alternate for a full replacement of the roofing system is proposed with an *estimated* construction cost of \$163,340. Selection of this alternate may be included in the construction contract if funds are available within the project budget after bids are received.

Pacific Design Associates, Inc. has prepared final plans and specifications for the Psychiatric Health Center project. The Architect's construction *estimate* is \$1,527,395. The County budget for construction is \$1,368,000. The Architect's construction *estimate* exceeds the approved County budget for construction by \$159,395. Pacific Design Associates, working with specialty consultants Behavioral Health Facility Consulting, LLC and Wikoff Design Studio, LLC, have designed a project that provides an ideal level of safety for clients, staff and the general public. Given the budget constraints, safety and operational efficiencies have driven the design focus for the Project Team. PHF clients will receive clinical treatment within a secure, locked down facility that meets all needs and requirements for the involuntary commitment of clients.

The Project Manager is requesting approval from the Board of Supervisors to increase the construction budget by \$265,000. With today's action by the Board of Supervisors, the County construction budget will be \$1,633,000 including a standard construction contingency of \$193,200.

Approval of the Plans and Specifications for Renovations for a Psychiatric Health Facility at 1904 Richland Avenue, Ceres, California; Authorize Invitations to Bid to the Recommended Pre-Qualified General Contractors, Set the Bid Date for September 18, 2013 at 2:00 p.m., Increase the Project Budget; and Related Actions

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The Project Team proposes the use of four additive bid alternates to ensure the project can be delivered within the budget. Alternate No. 1 includes the replacement of the entire roofing field for the facility for an *estimated* construction cost of \$163,340. Alternate No. 2 calls for constructing a parking stall at the location of client intake for use by law enforcement. This will involve demolition, concrete and paving work for an *estimated* cost of \$13,608. Alternate No. 3 includes providing and installing two new roof ladders between roof decks for maintenance purposes. Alternate No. 4 will be an alternative reduction in the construction duration, instead of the current proposed construction duration of four months. This alternate may help to defer or reduce General Fund exposures attributing to the difference between hospitalizations at DMC/DBHC and Medi-Cal reimbursements. Depending on available funding within the project budget after bids are returned, a selection of any of these four additive alternates is possible and would serve to enhance the project at completion.

Furniture, fixtures and equipment (FFE) will be procured by the County outside of the general contractor's construction contract, with a total amount of FFE not to exceed \$150,000, as approved within the established Project Budget. The Project Manager is requesting authorization from the Board of Supervisors to take all necessary actions for the immediate purchase and acquisition of furniture, fixtures and equipment (FFE) for the project. This procurement will include patient beds, mattresses, nightstands, chairs, tables and other furniture and fixtures necessary to open the facility. Expediting these purchases will ensure the County is keeping pace with the construction project, particularly if bids are returned within budget and include Alternate No. 4 for alternative shorter construction duration. Additional equipment has also been provided by other County Departments to help reduce project costs. A commercial grade refrigerator will be transferred from the Probation Departments former Juvenile Hall kitchen facility and surplus conference tables and chairs will be transferred from the Community Services Agency.

Lastly, staff is requesting the Board of Supervisors authorize the surplus and donation of play equipment located within the secure boundary of the existing facility to Valley Recovery Resources, a nonprofit organization, located in Modesto, California. The playground equipment is not appropriate for the secure and safe environment of the PHF and would need to be removed. Valley Recovery Resources will utilize the equipment at its sober treatment facility, consistent with the Board's priority of A Safe Community and Health Community.

The PHF is critically needed in our community. This plan is intended to have a fully functioning PHF open by March 1, 2014 consistent with the Strategic Plan adopted by the Board of Supervisors.

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Schedule

The design phase for the project will be complete with today's approval of the plans and specifications by the Board of Supervisors. Staff anticipates returning to the Board to award the construction project in October 2013, with construction completion occurring in February 2014. An additive bid alternative, to reduce the construction duration will be an additive alternate in the bid package and may be considered by the Project Team and Board of Supervisors at the time of award of a construction contract.

**POLICY ISSUES:**

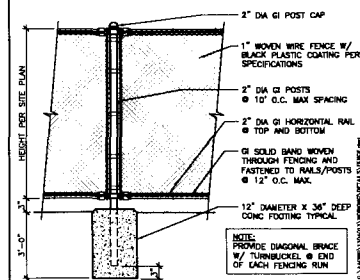
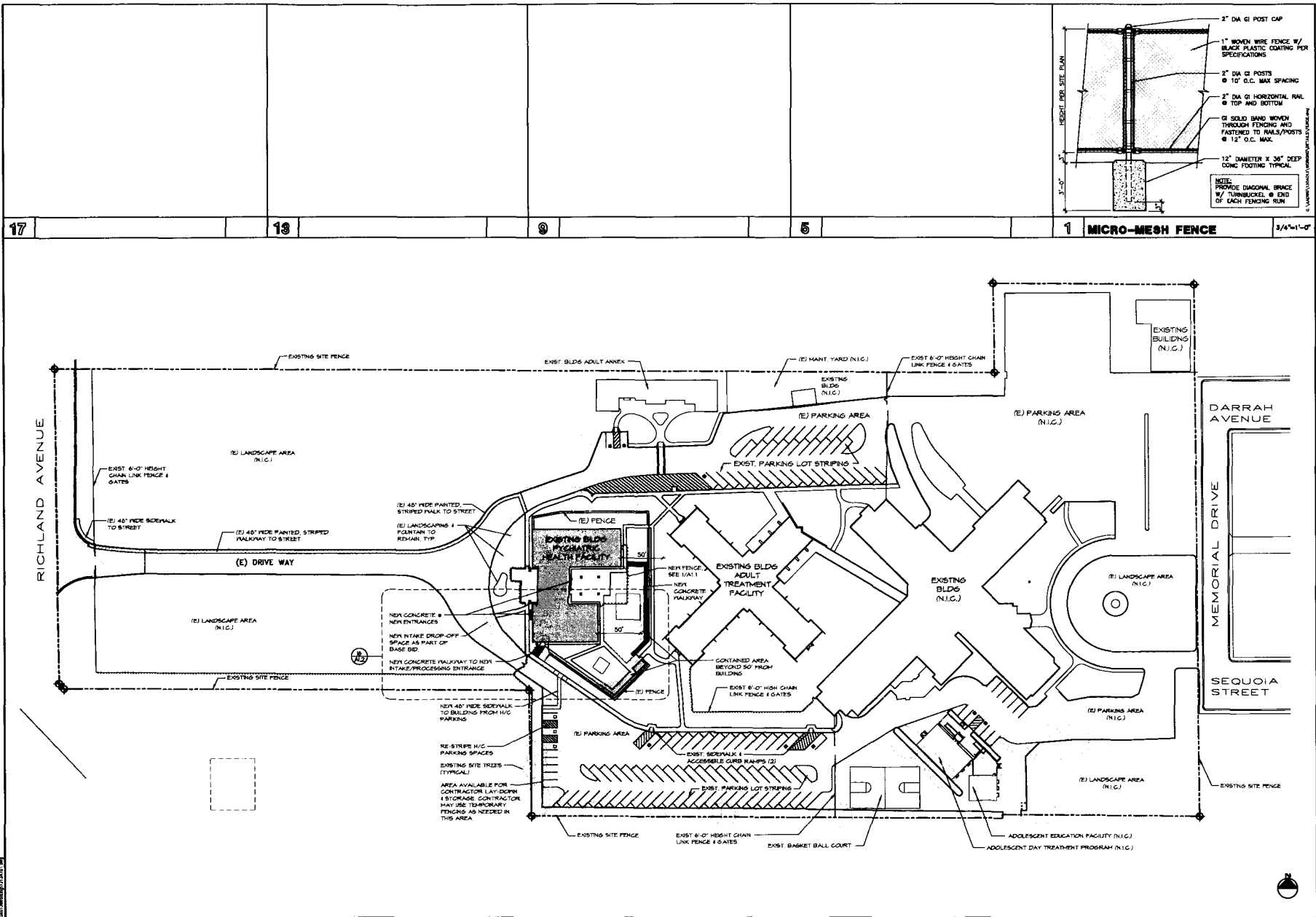
Approval of the recommended actions supports the Board's priorities of A Safe Community, A Healthy Community, and Efficient Delivery of Public Services by ensuring County patients have access to the appropriate level of care as needed with regard to 24/7 secure mental health services.

**STAFFING IMPACT:**

Existing Capital Projects staff is will manage the Psychiatric Health Facility Project with assistance from Behavioral Health and Recovery Services staff. .

**CONTACT:**

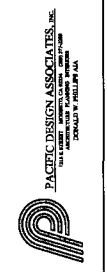
Patricia Hill Thomas, Chief Operations Officer, 209 525-6333.



17 18 9 5 1 MICRO-MESH FENCE 3/4"x1'-0"

20 SITE PLAN

1315A101	BY
REVISIONS	
1	100% CD# 7-26-13
2	
3	
4	

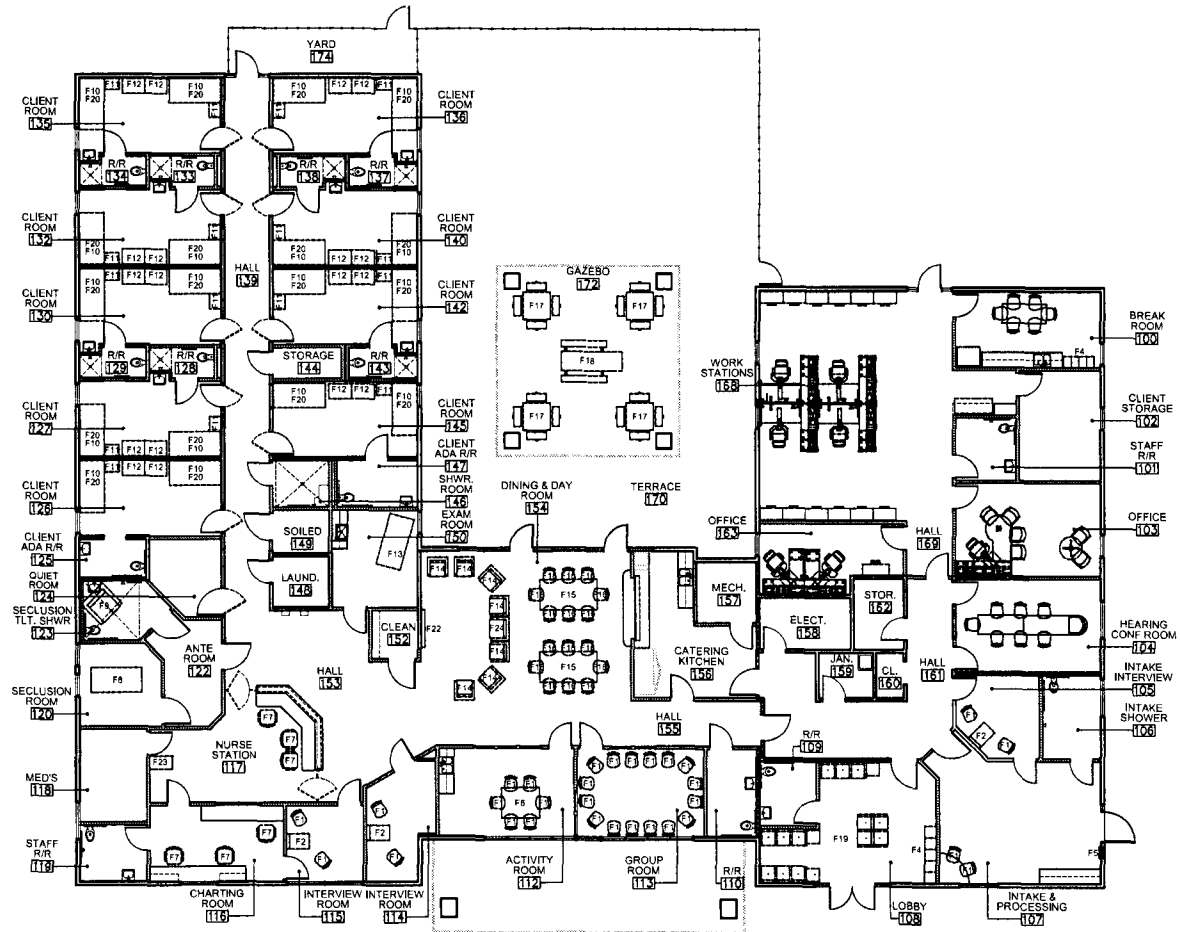


**SITE PLAN**

Renovation Plans  
**STANISLAUS COUNTY  
 PSYCHIATRIC HEALTH CARE FACILITY**  
 1504 Richland Avenue  
 Colusa, CA 95627

DATE	07-26-13
SCALE	AS NOTED
DRAWN	CMN
CHK	13.04013
SHEET	

**A1.1**



# Stanislaus County Psychiatric Health Facility

Scale: 11 x 17: 1/16" = 1'-0"  
 August 9, 2013

