

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

DEPT: Chief Executive Office

BOARD AGENDA # *B-2

Urgent Routine

AGENDA DATE July 14, 2015

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval of the Plans and Specifications for the Crisis Stabilization Unit at the Stanislaus Recovery Center at 1904 Richland Avenue, Ceres, California; Authorize Invitations to Bid to General Contractors, Set the Bid Date for August 20, 2015 at 2:00 p.m.; and Related Actions

STAFF RECOMMENDATIONS:

1. Approve the plans and specifications for the Crisis Stabilization Unit (CSU) at 1904 Richland Avenue, Ceres, California as prepared by Pires, Lipomi & Navarro Architectural Corporation.
2. Authorize the Project Manager to issue a notice inviting bids for the construction of the project; set a due date of August 20, 2015 at 2:00 p.m., and authorize the Project Manager to modify the bid date if necessary.

(Continued on Page 2)

FISCAL IMPACT:

The creation of a Crisis Stabilization Unit (CSU) is a critical need in Stanislaus County and was approved by the Board of Supervisors on November 13, 2012 as part of the 24/7 Secure Mental Health Services Strategic Plan. The Project Manager is seeking to advance the goals of the strategy by providing a CSU to the County continuum of services.

(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2015-326

On motion of Supervisor Chiesa, Seconded by Supervisor Monteith
and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Monteith, DeMartini, and Chairman Withrow

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:


CHRISTINE FERRARO TALLMAN, Clerk

File No.

Approval of the Plans and Specifications for the Crisis Stabilization Unit at the Stanislaus Recovery Center at 1904 Richland Avenue, Ceres, California; Authorize Invitations to Bid to General Contractors, Set the Bid Date for August 20, 2015 at 2:00 p.m.; and Related Actions

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STAFF RECOMMENDATIONS: (Continued)

3. Authorize the Project Manager to accept and open bids on August 20, 2015, 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.
4. Authorize the Project Manager to negotiate and execute Amendment No. 4 to the Professional Services Agreement with Stewart & Stewart, Incorporated for inspection services for the Crisis Stabilization Unit.
5. Authorize the Project Manager to negotiate and sign contracts, work authorizations and purchase orders for professional services necessary for the Project as long as they are within the Project Budget.

FISCAL IMPACT: (Continued)

On November 4, 2014, the Board of Supervisors approved the Crisis Stabilization Unit (CSU) project budget of \$1,396,704. The approved project budget will fund the remodel of the existing wing of the Stanislaus Recovery Center for the CSU and emergency power systems for the Recovery Center campus to include provisions for the CSU wing and the existing Psychiatric Health Facility (PHF) completed in early 2014. The CSU Project is funded by \$944,000 in Mental Health Services Act (MHSA) Capital Facilities funds and \$452,704 from proceeds from the Fiscal Year 2007 sale of the Stanislaus Behavioral Health Center (SBHC) back to Doctors Medical Center with no impact to the General Fund. The approved CSU project budget is more fully detailed in the sources and uses form below:

Crisis Stabilization Unit - Sources	Approved 11-04-2014	Amount
Mental Health Services Act (MHSA)-Capital Facilities		\$944,000
Proceeds from sale of SBHC		\$452,704
Total Sources		\$1,396,704

Crisis Stabilization Unit - Uses	Approved 11-04-2014	Amount
Salaries & Wages (Administration, Construction Mgmt.)		\$64,600
Architectural and Engineering		\$97,896
Services and Supplies, Legal Services, Inspection Services		\$89,608
Cost Applied Charges (Building Maintenance, Purchasing, Auditor Services, Salvage)		\$10,500
Construction		\$1,134,100
Total Uses		\$1,396,704

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MHSA Capital Facilities funds may only be used for allowable expenses contained within the program guidelines which can be attributed to the costs of architectural design and construction activities. Additional County funding from Committed Fund Balance will primarily be used for those project costs not attributable to MHSA funding, which include the costs of furniture and equipment for the CSU and for the costs of construction directly related to emergency power for the neighboring PHF.

At this time, the Project Manager is returning to the Board of Supervisors to recommend approval of final plans and specifications for the Crisis Stabilization Unit at 1904 Richland Avenue, Ceres, California as prepared by Pires, Lipomi & Navarro Architectural Corporation (PLN Architects) of Modesto, California. The County budget for construction is \$840,000. Given the budget constraints, the required safety and operational efficiencies have driven the design focus for the Project Team. The Architects estimate of construction cost is on budget. The County will seek multiple bidders and the competitive bidding process may create an opportunity for certain project enhancement to be selected within the previously approved budget.

Staff will return to the Board of Supervisors after receipt of bids for award of a construction contract.

DISCUSSION:

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 use of beds at the psychiatric inpatient facility 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. 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 18 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.

Strategic Planning Efforts

During 2012, the Chief Executive Office, Behavioral Health and Recovery Services (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. In addition, several stakeholder meetings were held to gather information and understand hospital emergency room challenges around access to behavioral health 24/7 in-patient

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services. Along with DMC emergency room staff, participants included Kaiser Medical Center, Memorial Medical Center, Emanuel Medical Center, and Oak Valley Hospital, along with the County's Health Services Agency and the Sheriff.

The **24/7 Secure Mental Health Services 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.

On January 29, 2013, the Board of Supervisors approved the implementation of a Discharge Team as part of the Mental Health Services Act (MHSA) Plan Update. This aftercare strategy, focused on ensuring follow up with all County clients post-discharge from DBHC, has been fully operational since March 2013 with excellent outcomes. The County Psychiatric Health Facility (PHF) was opened on March 1, 2014 providing 16 beds for the treatment of County clients in crisis.

The Board of Supervisors also took further action to enhance the Strategic Plan including the approval to relocate the Crisis Intervention Program (CIP) and Crisis Emergency Response Team (CERT) to the Recovery Center Site on an interim basis until a Crisis Stabilization Unit (CSU) could be constructed. The CIP/CERT team is adjacent to the PHF site and allows County clients to be diverted from hospitalization beds by being a central intake for the PHF and by providing a lower level of care treatment services.

On June 17, 2014, the Board of Supervisors approved an expansion of the Discharge Team to follow up with County clients post-discharge from the PHF. The last step in the 24/7 Mental Health Services Strategic Plan is to create a CSU that further enhances the County's treatment options, including lower level of care options with safe, secure and rehabilitative services to avoid hospitalization, when appropriate.

Crisis Stabilization Unit Project

Creation of a Crisis Stabilization Unit (CSU) will allow the County to provide the appropriate level of care for individuals in crisis and thereby reducing the probability of hospitalizations. The CSU facility is proposed to be located within an existing wing of the Stanislaus Recovery Center at 1904 Richland Avenue, Ceres, California adjacent to the PHF and CIP/CERT Modular Facility. With the opening of the CSU there will no

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longer be a direct need for CIP and almost all of the modular facility functions will be relocated within the CSU. The CSU will provide short duration clinical treatment, including the ability to provide disbursement of medications, where clients can be stabilized in a safe and secure environment. The existing facility will be renovated to accommodate the flow of County clients experiencing mental health crisis and to pair those clients in need with the appropriate level of care. Clients, after an evaluation and stabilization process, may be admitted to the PHF or other psychiatric inpatient facility to undergo further psychiatric evaluation and counseling services, when appropriate.

Chief Executive Office, Capital Projects and BHRS staff have coordinated with Pires, Lipomi & Navarro Architectural Corporation (PLN Architects) to perform the final design work for the CSU. The construction documents are bid ready and include the renovation of the existing facility with demolition of interior walls and finishes to create a new CSU with eight new interview rooms, client reception, client waiting and client treatment rooms and secure staff area within 3,776 existing square feet. The Project team has identified a need to include an emergency generator in the base design of the project that will provide emergency back-up power for both the CSU and existing 16-bed PHF. The emergency power generator system will provide key back-up power to electrical and heating, ventilation and air conditioning (HVAC) components if need arises due to power loss at the site, which will allow staff to continue facility operations without the need to relocate County clients.

The Project Manager has developed a strategy to ensure the project can be bid and constructed within the approved project budget. Five additive alternates have been included in the project design and may be selected during the blind bid process for inclusion in the award of the bid, if funding is available upon receipt of bids. The additive alternates will serve to enhance the base CSU project and include:

- Alternate No. 1: Casework at Client Pantry
- Alternate No. 2: Entry Vehicle Roundabout
- Alternate No. 3: Covered Walkway
- Alternate No. 4: Landscaping
- Alternate No. 5: Restroom Ceramic Tile in Lieu of Sheet Vinyl

The above additive alternates provide the County the flexibility to award the project based on needs of providing the key psychiatric services at the CSU to divert patients from hospitalization, when appropriate.

Next Recommended Actions

The next critical steps for the project recommend that the Board of Supervisors approve the following key actions that will ensure the project proceeds:

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Approve the plans and specifications for the Crisis Stabilization Unit (CSU) at 1904 Richland Avenue, Ceres, California as prepared by Pires, Lipomi & Navarro Architectural Corporation.

Pires, Lipomi & Navarro Architectural Corporation (PLN Architects) have provided bid ready plans and specifications for the remodel of the existing wing of the Stanislaus Recovery Center into a Crisis Stabilization Unit (CSU) that is safe and secure while providing for the rehabilitative needs of County clients. The County Building Division and City of Ceres Fire Marshal have approved the plans for the project.

Authorize the Project Manager to negotiate and execute Amendment No. 4 to the Professional Services Agreement with Stewart & Stewart, Incorporated for inspection services for the Crisis Stabilization Unit.

Stewart & Stewart, Incorporated provides inspection services for Capital Projects on various projects including the AB 900 Phase II Public Safety Center Expansion Projects and Coroner's Facility Project. The Project Manager requests authority to negotiate and execute Amendment No. 4 to the Professional Services Agreement to provide inspection services for the Crisis Stabilization Unit. Upon successful award of the project to a general contractor team by the Board of Supervisors, the Project Manager will direct Stewart & Stewart to commence inspection services based on the needs of the project.

Schedule

Recommendations will be made to the Board of Supervisors in Fall 2015 to award to the lowest responsive bidder after construction bids are received, with construction completion occurring by the end of calendar year 2015 and occupancy by early 2016.

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 clients have access to the appropriate level of care as needed with regard to 24/7 secure mental health services.

STAFFING IMPACT:

Capital Projects staff is available and will manage the Crisis Stabilization Unit Project with assistance from Behavioral Health and Recovery Services staff.

CONTACT:

Patricia Hill Thomas, Chief Operations Officer. Telephone: (209) 525-6333.

ATTACHMENTS AVAILABLE
FROM CLERK

**Stanislaus Recovery Center
1904 Richland Avenue, Ceres, CA**



PHF

CSU

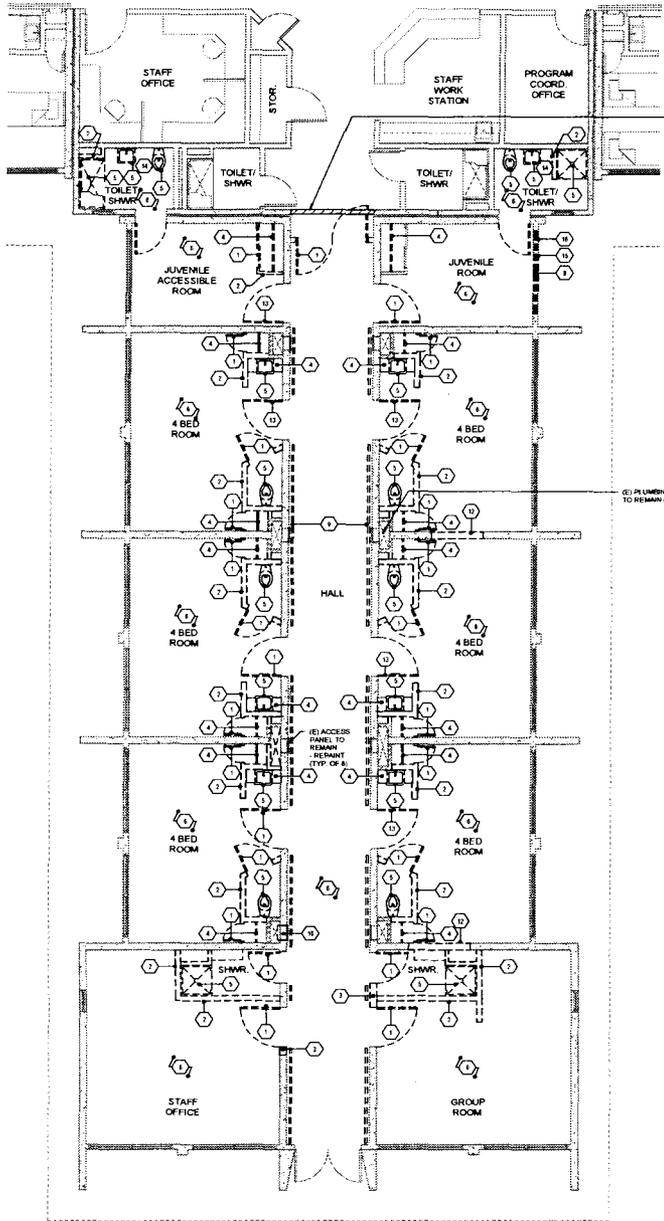
Existing Trailer to be used for CSU Coordinator and A.O.D. staff

Crisis Stabilization Unit (CSU) Project

Existing Conditions

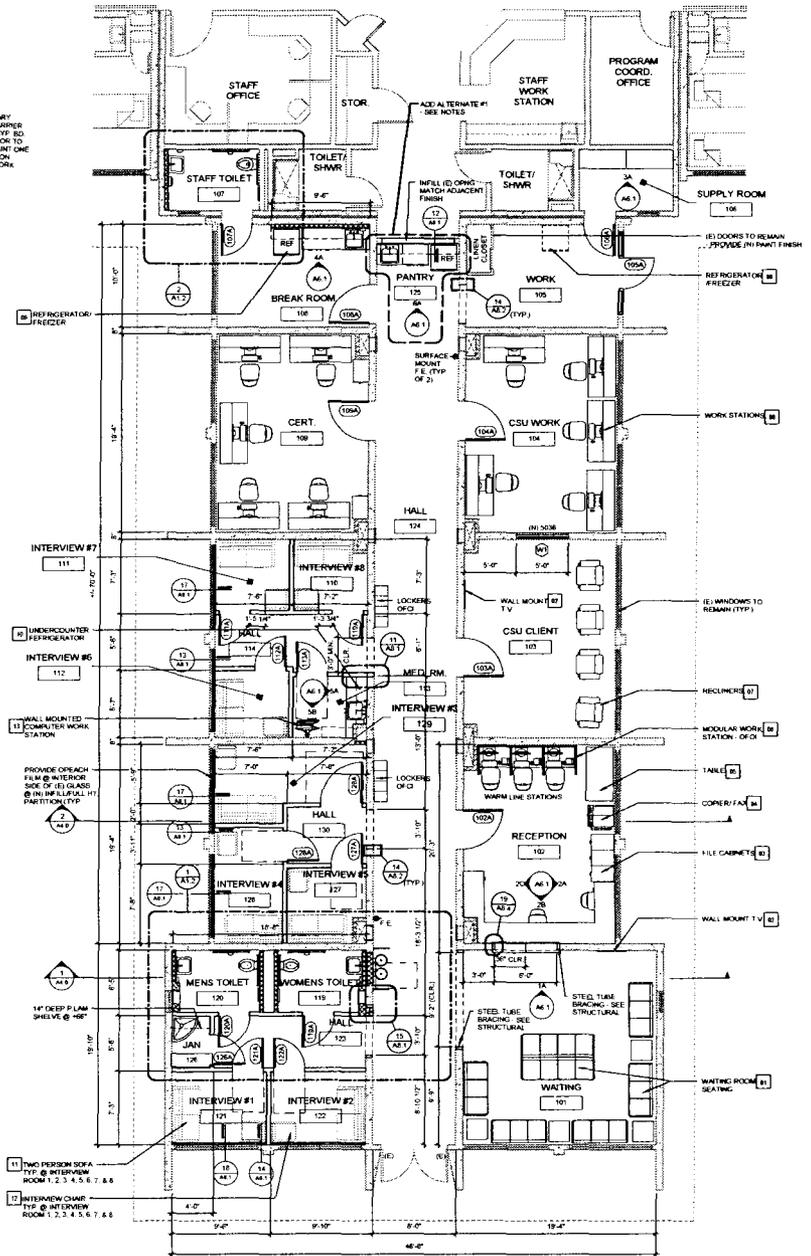


Crisis Stabilization Unit (CSU) Project



PROVIDE TEMPORARY CONSTRUCTION BARRIERS PARTITION 3/4\"/>

(E) PLUMBING CHASE TO REMAIN (TYP)



ADD ALTERNATE #1 SEE NOTES

(E) DOORS TO REMAIN PROVIDE FINISH

11 TWO PERSON SOFA TYP @ INTERVIEW ROOM 1, 2, 3, 4, 5, 6, 7, 8, 8

12 INTERVIEW CHAIR TYP @ INTERVIEW ROOM 1, 2, 3, 4, 5, 6, 7, 8, 8

1 DEMOLITION FLOOR PLAN
3/16" = 1'-0"

2 FLOOR PLAN
3/16" = 1'-0"

