

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

DEPT: Chief Executive Office

BOARD AGENDA # *B-11

Urgent Routine

AGENDA DATE September 29, 2015

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Award the Construction Contract for the Crisis Stabilization Unit Project at 1904 Richland Avenue, at the Ceres Recovery Center to Simile Construction Service, Inc. of Modesto, California, and Related Actions

STAFF RECOMMENDATIONS:

1. Approve the award of a construction contract for the Crisis Stabilization Unit (CSU) Project at 1904 Richland Avenue, Ceres, California to Simile Construction Service, Inc. of Modesto, California for the lump sum amount of \$927,000.
2. 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.

(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.

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BOARD ACTION AS FOLLOWS:

No. 2015-458

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
CHRISTINE FERRARO TALLMAN, Clerk

File No.

STAFF RECOMMENDATIONS: (Continued)

3. Authorize the Project Manager to negotiate and sign change orders up to \$25,000, consistent with the County's Change Order Policy, as long as they are within the previously approved Project Budget.
4. Authorize the Project Manager to issue a Notice to Proceed upon receipt of proper insurance, bonds and other contractual requirements.
5. Direct the Auditor-Controller to adjust the budget as detailed in the Budget Journal form.

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 an 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 November, 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	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	11/04/2014	Amount
Salaries & Wages (Administration, Construction Mgmt.)		\$64,600
Architectural and Engineering		\$97,896
Supplies and Services, Legal, Inspection Services		\$89,608
Cost Applied Charges (Building Maintenance Fund)		\$10,500
Construction		\$1,134,100
Total Uses		\$1,396,704

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 be used primarily 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.

Of the total Project budget, \$840,000 was allocated for construction. The recommended bid of \$927,000 is fundable within the total Project budget previously approved by the Board of Supervisors by adjusting the furnishings and contingency funds.

DISCUSSION:

Effective October 31, 2007, Stanislaus County sold its 67-bed acute inpatient 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 also 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 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, 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 longer be a direct need for a separate CIP for adults and almost all of the modular facility functions will be relocated within the CSU. The CSU will provide short duration clinical treatment, including the much needed ability to prescribe and administer medications, where clients can be stabilized in a safe and secure environment.

The facility will be able to accommodate most adult County clients experiencing a mental health crisis, pairing those clients with the appropriate level of care, including the option for admission to the CSU. Clients, after an evaluation, will be admitted to the CSU if appropriate. If attempts at stabilization are not successful, clients may still need to be admitted to the PHF or other psychiatric inpatient facility to undergo further psychiatric evaluation and counseling services. It is anticipated that for the most part, the level of care available at the CSU will be sufficient to avoid hospitalization for those

clients placed in the CSU. Peer navigators will also be available to ensure follow-up with needed outpatient services. Follow-up is crucial to avoiding future crises.

The Chief Executive Office Capital Projects and BHRS staff has coordinated with Pires, Lipomi & Navarro Architectural Corporation (PLN Architects) to perform the final design work for the CSU. The project includes the renovation of the existing facility wing with demolition of interior walls and finishes to create a new CSU with eight new interview rooms and client treatment rooms. The client reception and client/family waiting areas are designed to be welcoming. There is also a secure staff area. All of the features of the project are included within 3,776 existing square feet. The project includes an emergency generator in the base design to 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.

Various additive alternates were identified to enhance the base project. On July 14, 2015 the Board of Supervisors Authorized the Project Manager to issue a Notice Inviting Bids for the construction of the project.

On July 15, 2015, the Project Manager issued Notice Inviting Bids. Seven (7) General Contractors attended the mandatory pre-bid meetings on August 3 and August 28, 2015.

On September 9, 2015, two bids were received from the following general contractors:

Contractor	Base Bid
Harris Builders Inc., Hilmar, California	\$897,350
Simile Construction Service, Inc. Modesto, California	\$927,000

Although the apparent low bid was submitted from Harris Builders, Inc., the Harris Builders bid was not fully complete (Harris Builders failed to provide a price for each required Bid Item) and the Harris Builders qualification questionnaire submittal fell short of the County's standard acceptable requirements. Accordingly, County staff recommends award of this project to Simile Construction Service, Inc. The base bid submitted by Simile Construction Service, Inc. is \$87,000 over the initial construction estimate, but is fundable within the previously approved Project budget. Selection of Simile Construction Service, Inc.'s bid as the lowest responsive, responsible bid came as the result of a significant reevaluation of both bids received and input received from both contractors and is consistent with the County's practice of requiring all bids be responsive in the areas of time, price and quality, as well as the County's practice of requiring a minimum threshold of qualifications for all contractors performing work on County projects.

Next Recommended Steps:

For the next critical steps, the project staff recommends that the Board of Supervisors approve the key actions that will ensure the project proceeds including the following:

Approve the award of a construction contract for the Crisis Stabilization Unit Project at the Stanislaus Recovery Center at 1904 Richland Avenue, Ceres, California, to Simile Construction Service, Inc. of Modesto, California, for the lump sum amount of \$927,000; funded as previously approved for this Project's Financing plan from a combination of departmental fund balance and Mental Health Services Act funding. None of the additive alternates that were bid are recommended for selection.

Schedule:

With the Board of Supervisors approval of a construction contract to Simile Construction Service, Inc., the commencement of construction at the CSU will occur. Construction is scheduled for 130 days, with the anticipated occupancy by early 2016.

POLICY ISSUES;

Approval of the recommended actions supports the Board of Supervisors' 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:

Existing Capital Projects staff 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.

