



# County of Monterey

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

## Legislation Details (With Board Report)

<b>File #:</b>	A 22-501	<b>Name:</b>	Master Facilities Plan Agreement RFQ# 9600-85
<b>Type:</b>	BoS Agreement	<b>Status:</b>	Passed
<b>File created:</b>	9/9/2022	<b>In control:</b>	Board of Supervisors
<b>On agenda:</b>	10/4/2022	<b>Final action:</b>	10/4/2022
<b>Title:</b>	a. Authorize the Chief Executive Officer for Natividad Medical Center (NMC) or his designee to execute an agreement with Kasavan Architects, Inc. pursuant to the Request for Qualifications (RFQ) #9600-85 at NMC for an amount not to exceed \$419,975 with an agreement term October 1, 2022 through September 30, 2024. b. Authorize the Chief Executive Officer for NMC or his designee to execute up to three (3) future amendments to the agreement awarded for Master Facilities Plan per #RFQ 9600-85 which do not significantly alter the scope of work and do not cause an increase of more than ten percent (10%) (\$41,997) of the original cost of the agreement.		

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Board Report, 2. Kasavan Architects Inc Agreement, 3. Completed Board Order Item No. 21

Date	Ver.	Action By	Action	Result
10/4/2022	1	Board of Supervisors		

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b. Authorize the Chief Executive Officer for NMC or his designee to execute up to three (3) future amendments to the agreement awarded for Master Facilities Plan per #RFQ 9600-85 which do not significantly alter the scope of work and do not cause an increase of more than ten percent (10%) (\$41,997) of the original cost of the agreement.

### RECOMMENDATION:

#### It is recommended the Board of Supervisors:

a. Authorize the Chief Executive Officer for Natividad Medical Center (NMC) or his designee to execute an agreement with Kasavan Architects, Inc. pursuant to the Request for Qualifications (RFQ) #9600-85 at NMC for an amount not to exceed \$419,975 with an agreement term October 1, 2022 through September 30, 2024.  
b. Authorize the Chief Executive Officer for NMC or his designee to execute up to three (3) future amendments to the agreement awarded for Master Facilities Plan per #RFQ 9600-85 which do not significantly alter the scope of work and do not cause an increase of more than ten percent (10%) (\$41,997) of the original cost of the agreement.

### SUMMARY/DISCUSSION:

Natividad requested proposals, Request for Qualifications, from qualified consultant teams to assist with preparing a 5-year Facility Master Plan (2021-2026) for inpatient and outpatient services. The scope of the Facility Master Plan will focus on the 60-acre main campus, which includes old, abandoned hospital buildings and an adjacent 20-acre property (the Corral parking lot). This effort will provide direction on:

- Addressing California seismic safety requirements for inpatient hospitals for 2030 (Natividad has been working with a

design professional team to better understand the work that needs to complete. Most of Natividad's buildings currently meet the 2030 requirements.

- Expanding inpatient and outpatient capacity to support marketplace needs and the hospital's vision and goals. The current Emergency Department is grossly undersized for the volume of patients served (more than 50,000 patients per year).
- Enhancing operational efficiency and improve financial performance through highly efficient workflow, sustainable design and technological advances.

We required the team to include strategic planning experts and individuals that have substantial experience in hospital (OSHPD 1), outpatient (OSHPD 3) facilities planning, and design. Team members needed be keenly familiar with current trends and emerging technology that will influence the delivery of healthcare in the future.

The deliverables of the Facility Master Plan will include:

- An exhaustive review and analysis of our current buildings/ grounds (Campus) and services provided in the different locations; make recommendations on how to maximize efficiency and flow with the existing space we have as well make recommendations on build out of new space
- Recommendations on number of inpatient beds by service, operating rooms, and inpatient support services (clinical ancillary departments, warehouse, billing, information technology, training space, etc.) to achieve the hospital's vision and goals
- Recommendations on central plant if facility is expanded
- Recommendations on parking
- A high-level schematic design (conceptual space program) of the future Natividad campus
- A rough cost estimation of the future schematic design

There were nine consulting firms that responded to the Request for Qualifications. There was a small hospital team, comprised of Nursing, Engineering, and Administration who independently scored the different proposals using a set of criteria. There were points awarded for firms that met the County of Monterey local preference requirement. Natividad selected Kasavan Architects as the firm to develop the Facility Master Plan.

#### **OTHER AGENCY INVOLVEMENT:**

The Office of County Counsel has reviewed and approved the RFQ and the associated agreement template as to form, and the Auditor-Controller has reviewed and approved as to payment provisions. The agreement has also been reviewed and approved by NMC's Finance Committee and by its Board of Trustees on September 9, 2022.

#### **FINANCING:**

The cost for this agreement is \$419,975 of which \$209,987 is included in the Fiscal Year 2022-23 Adopted Budget. Amounts for remaining years of the agreement will be included in those budgets as appropriate.

#### **BOARD OF SUPERVISORS STRATEGIC INITIATIVES:**

The recommended action supports the Board of Supervisors Strategic Initiatives for Infrastructure, Health & Human Services, and enable NMC to evaluate its future building and development needs on its campus.

- ☐ Economic Development
- ☐ Administration
- ☒ Health and Human Services
- ☒ Infrastructure
- ☒ Public Safety

Prepared by: Andrea J. Rosenberg, Assistant Administrator, 783-2562

Approved by: Charles R. Harris, Chief Executive Officer, 783-2553

Attachments:

Kasavan Architects, Inc. Agreement

Attachments on file with the Clerk of the Board