



County of Monterey

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

Board Report

File #: 21-794, Version: 1

- a. Adopt the Plans and Specifications for 331 North Sanborn Road-Alisal Integrated Health Center, Project No. 1701, Bid Package No.10817; and
- b. Authorize the Director of Public Works Facilities and Parks to advertise for bids in the *Monterey County Weekly*.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Adopt the Plans and Specifications for 331 North Sanborn Road-Alisal Integrated Health Center, Project No. 1701, Bid Package No.10817; and
- b. Authorize the Director of Public Works Facilities and Parks to advertise for bids in the *Monterey County Weekly*.

SUMMARY/DISCUSSION:

Staff is seeking adoption of the Plans and Specifications and authorization to advertise for bids for the 331 North Sanborn Road-Alisal Integrated Health Center, Project No. 1701, Bid Package No.10817 (Project). The bid opening is set for Friday, October 29, 2021, at 10:00 a.m., in the Board of Supervisors' Chambers, County Administration Building, Monterey County Government Center, 168 West Alisal Street 1st Floor, Salinas, California 93901. The recommended action also authorizes staff to proceed with the advertisement and bid selection for the Project.

On May 11, 2021 the Board of Supervisors approved the implementation of Project 1701, Behavioral Health Alisal (East Salinas) Integrated Clinic, now known as 331 Sanborn Drive-Alisal Integrated Health Clinic ("Project"); and supported the development of a Memorandum of Roles and Responsibilities (MORR) between the Health Department and the Department of Public Works, Facilities and Parks (PWFP) to clearly stipulate the roles and responsibilities of the respective departments consistent with Monterey County Code Section 2.27.010.B. PWFP is responsible for the Project implementation and has worked collaboratively with the Health Department to finalize the plans, specifications and bid documents for the construction of the Project.

The Project is located at 331 Sanborn Road in Salinas, California. The Project consists of the construction of a new 19,300 square foot two-story clinic and related site work, infrastructure, and furnishings. The clinic will provide 42 offices/workstations and seven (7) treatment rooms for use by the Behavioral Health Bureau (BHB), five (5) exam rooms and eight (8) workstations for use by the Clinics Services Bureau (CSB), a joint lobby/waiting area and a multipurpose room with direct access from the outside for use by other community agencies. The BHB will house Access and Children System of Care programs at this location. These programs will provide a full array of behavioral health services to the target client populations comprised of children, and individuals with short-term behavioral health issues. The CSB will offer comprehensive primary care and preventive services to children and adults. The Project will allow the Health Department to deliver much needed comprehensive services that will help improve health outcomes for the Alisal Community. Paul Davis Partnership led the team of professionals as the architect of record in the preparation of the Project Plans and Technical Specifications.

A “Notice to Bidders” will be duly advertised in a newspaper of general circulation per Public Contract Code Section 20150.8. After evaluating bids received, the PWFP will return to the Board of Supervisors for approval to award the construction contract. Construction is scheduled to begin in December 2021, with completion anticipated in April 2023.

OTHER AGENCY INVOLVEMENT:

PWFP coordinated with the Health Department to develop the Project Plans and Specifications. The Office of the County Counsel-Risk Management and the Auditor-Controller’s Office have reviewed and approved the Project Manual Specifications as to form, insurance and indemnification provisions and fiscal provisions respectively. This Project received support for implementation from the Capital Improvement Committee on March 8, 2021, the Budget Committee on March 31, 2021, and the Board of Supervisors on May 11, 2021.

FINANCING:

The estimated Project cost is \$23.7 million, of which \$913,000 has been incurred to date. The Health Department has secured \$7.45 million for construction of the new clinic as follows: \$2.5 million in capital grant funds awarded by the Central California Alliance for Health (CAAH), \$4.5 million of BHB one-time Mental Health Service Act (MHSA) funds reserved for capital needs, \$150,000 from a development grant awarded by CCAH, and \$300,000 BHB funds. The Board approved funding the estimated remaining balance of \$16.25 million with funds from the Building Improvement and Replacement sub-fund (478-BIR-1050-8539-CAO047). Staff will request authorization to transfer the BIR funds and appropriate the project in the Facility Master Plan Implementation Fund (404-3200-8564-PFP-057) prior to awarding the bid. The funds from the BIR will be repaid through the building depreciation expense allocated to the BHB in the annual Countywide Cost Allocation Plan (COWCAP). MHSA funds will be transferred from the Behavioral Health Fund (023-4000-8410-HEA012-MHSACAP) to the Facility Master Plan Implementation Fund (404-3200-8564-PFP-057) upon implementation of the Project in Fiscal Year (FY) 2021-22.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

This Project supports the Monterey County Health Department 2018-2022 Strategic Plan Initiatives: 1. Empower the community to improve health through programs, policies, and activities; and 3. Ensure access to culturally and linguistically appropriate, customer-friendly, quality health services. It also supports one of the ten essential public health services, specifically: 1. Monitor health status to identify and solve community health problems; 2. Diagnose and investigate health problems and health hazards in the community; 3. Inform, educate, and empower people about health issues.

Economic Development

Administration

X Health & Human Services

X Infrastructure

X Public Safety

Prepared by: Florence Kabwasa-Green, Project Manager III

Reviewed by: Lindsay Lerable, Chief of Facilities

Approved by: Randell Ishii, MS, PE, TE, PTOE

Director of Public Works, Facilities and Parks

Dated: September 21, 2021

Attachments:

Attachment A-Plans and Specifications

Attachment B-Notice to Bidders

Attachment C-Location Map

(On File with the Clerk of the Board)