

Henry P. Roybal
Commissioner, District 1

Anna Hansen
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Anna T. Hamilton
Commissioner, District 4

Ed Moreno
Commissioner, District 5

Katherine Miller
County Manager

MEMORANDUM

DATE: April 25, 2018

TO: Board of County Commissioners

FROM: Bill Taylor, Procurement Manager *BT*

Via: Katherine Miller, County Manager
Tony Flores, Deputy County Manager
Stephanie S. Clarke, Finance Director
Rachel O'Conner, Community Services Department Director

ITEM AND ISSUE: BCC Meeting May 8, 2018

Request Authorization to Utilize the Design Build Project Delivery Method for the Design and Construction of the Behavioral Health Crisis Center and Renovation of the Detoxification Center, Located at 2052 Galisteo St. in Santa Fe, New Mexico. (Bill Taylor, Purchasing/Mark Hogan, Public Works)

Issue:

An alternative for construction of projects is available through the design-build delivery method. The objective of design-build contracting is to complete construction projects more efficiently than the conventional design-bid-build delivery method. The process is intended to be fair, uniform, clear and effective for the delivery of a quality project on time and within budget.

Pursuant to 13-1-119.1, NMSA 1978 *Public works project delivery system; design and build projects authorized*. "A design and build project delivery system may be authorized when the state purchasing agent or central purchasing office makes a determination in writing that it is appropriate and in the best interest of the state or local public body to use the system on a specific project."; and pursuant to SFC Resolution 2006-60, Section 34 DESIGN BUILD PROJECTS, REQUEST FOR PROPOSALS, paragraph C. Written Determination, subparagraph 5. "...the proposed use of design-build shall be submitted to the Board of County Commissioners for concept approval to proceed with the procurement process under design-build.

Background:

The Community Services Department has been funded to construct a Behavioral Health Crisis Center to provide a safe and secure place for Santa Fe County adults with behavioral health issues, as well as assisting their families and caregivers to find information and receive assistance in times

of crisis and provide linkage with appropriate community services. In March 2018, Santa Fe County entered into Agreement No. 2018-0144-CSD with New Mexico Solutions to provide services to manage and operate the new Crisis Center for Santa Fe County. In addition to the operational services, NM Solutions is also contracted to provide assistance with identifying the location and be involved with the design and planning of the new facility. A comparative analysis of building location options was presented to the Board of County Commissioners on April 10, 2018 and the Board unanimously approved the recommended location at 2052 Galisteo St. where the Community Service Department is currently located.

Recommendation:

Approval to utilize the design build project delivery method for the design and construction of the Behavioral Health Crisis Center and Detoxification Center located at 2052 Galisteo St. in Santa Fe, New Mexico.

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April 11, 2018

Mr. Bill Taylor,
Santa Fe County Purchasing Director

Re: Design-Build Determination Request
Santa Fe County Crisis Center,
2052 Galisteo St., Santa Fe

Dear Mr. Taylor,

The Projects Division has conducted a benefit oriented evaluation to assess if Design-Build is an appropriate method for the delivery of the new Santa Fe County Crisis Center to be located at 2052 Galisteo St., Santa Fe. Please let this memo serve as written recommendation from our Division for implementing a Design-Build method for the design and construction of this project. The primary factors in influencing this recommendation follow.

Santa Fe County initiated the process of planning for the construction of a facility to house, support and facilitate the Santa Fe County Crisis Center in 2016 when funding for the program became available. The County has taken care to complete due diligence in an incremental and progressive process to insure the decision to build on the selected site is practical, efficient and provides opportunity to meet the needs of the County and the constituents served by this program.

The planning process has included Building and Site evaluations to identify the suitability of this location for the program. A comparative analysis of building location options was presented to the Board of County Commissioners on April 10, 2018 and the Board unanimously approved the recommended location at 20152 Galisteo St. where the Community Service Department is located.

Reasons why a Design-Build process of delivery is in the best interest of the County include:

- *More expeditious project delivery*
- *Allow A&E and Contractor selection in one solicitation*
- *Designer and builder work together to enhance the expertise in specialized requirements of the project to maximize benefits to the County.*
- *Santa Fe County gains the choice afforded by the ability to compare and contrast different approaches to the project as part of the selection Process*
- *Design and Construction team take on cost and scope control from the onset*
- *Supply the Project with additional ideas on approach to using the designated space and focus on priorities of the Crisis Program*

- *Expertise in this type of project delivery has already been established and there are companies that specialize in this type of care facility, their design and their construction.*

Risks to the County in adopting a Design-Build process for the project delivery method for the Crisis Center:

- *Experience in Design-Build projects is relatively new to Santa Fe County compared to traditional Design-Bid-Build methods of project delivery. Recent projects using Design Build delivery have recently been procured adding depth to our current Design Build experience..*
- *In a Design-Build process the County will have less control over incremental decision making. This concern is largely controlled by the specific requirements of the program and how well the DB respondents address the functional and environmental needs of the facility in their Proposals.*

Projects Division staff is proposed to be responsible for the project and will manage the work consistent with the Project Management Plan established for this project. Full or part time construction inspection services are also anticipated to be required.

Regular project updates and pertinent project related information will be provided to Commissioners and other key Stakeholders through written weekly reports, bi-monthly standing review with the County Manager's Office and presentations to the County Commission as coordinated through the County Manager's Office.

We request you consider the information provided and make a determination in favor of proceeding with a Design-Build method for completing the Santa Fe County Crisis Center. Upon making your determination, please indicate your determination to the County Manager for her review. I understand that once approved by the County Manager the Board of County Commissioners will have the final voice in determining how we will proceed with this project.

Best Regards,

Mark Hogan, AIA
Projects Division Architect

**SANTA FE COUNTY
COMMUNITY SERVICES
DEPARTMENT**

**BEHAVIORAL HEALTH
CRISIS CENTER
LOCATION OPTIONS**

**COMMUNITY SERVICES DEPARTMENT
SANTA FE COUNTY
RACHEL O'CONNOR, DIRECTOR
ALEX DOMINGUEZ, BH ADMIN. MANAGER**

BEHAVIORAL HEALTH CRISIS CENTER GOAL

GOAL: To provide a safe and secure place for Santa Fe County adults with behavioral health issues (mental illnesses and/or addictions) as well as assisting their families and caregivers to find information and receive assistance in times of crisis and provide linkage with appropriate community services.

SANTA FE COUNTY CRISIS CENTER

LOCATION AND BUILDING CRITERIA

- Building location is close to the Hospital that Offers Behavioral Health Care (Christus St. Vincent R.M.C.)
- Building large enough to co locate with detox services
- Building located in a non residential setting
- Prefer a location where similar services are currently being provided
- Easy access to the public and first responders
- A minimum of 11,000 sf

PROPOSED LOCATION – A

ARC/YOUTH DETENTION CENTER FACILITY-4250 AIRPORT RD.

PROS's of Location A

- County owned
- Secure Location
- Location is familiar to law enforcement
- Easy access to the southern part of the County

PROPOSED LOCATION – A

ARC/YOUTH DETENTION CENTER FACILITY-4250 AIRPORT RD.

CONS's of Location A

- Designed as a Detention Center – not a clinical or calming environment (Living room model)
- Location can be challenging to transport for medical clearance or services due to the distance to a hospital that offers behavioral health care (Christus St. Vincent R. M.H.)
- Not able to locate detoxification services
- Architectural Research Consultants hired to evaluate the ARC in 2014; The following was identified as “some” of the issues:
 - Landscape and sidewalks need to be redone
 - Drainage problems have caused some building damage
 - Storm drains need to be flushed regularly
 - Plumbing system backs up regularly
 - HVAC system is old and needs to be replaced, cooling is especially problematic in the individual cells
 - Approximate budget for rehabilitation as a detention center, \$9,234,555

PROPOSED LOCATION – B RENOVATE 2052 GALISTEO ST.

PROS's to Location B

- Building is approximately 11,000 sq. ft.
- Similar services are currently provided at this location
- Crisis Center and Detoxification services can be co located
- Building is owned by the County
- Client detoxification services currently provided at this location
- Close to Christus St. Vincent Hospital
- Community is familiar with location
- Law enforcement is familiar with location
- Not in a residential setting

PROPOSED LOCATION – B RENOVATE 2052 GALISTEO ST.

CON's of Location B

- Building needs to be renovated as a Crisis Center and a Detoxification Center
- CSD needs to relocate (Approximately 25 staff) a minimum of 6,000 sf
- $6,000 \text{ sf} \times \$16 \text{ sf} = \$96,000$ to lease a building to relocate CSD (per year)

2018-0144-CSD

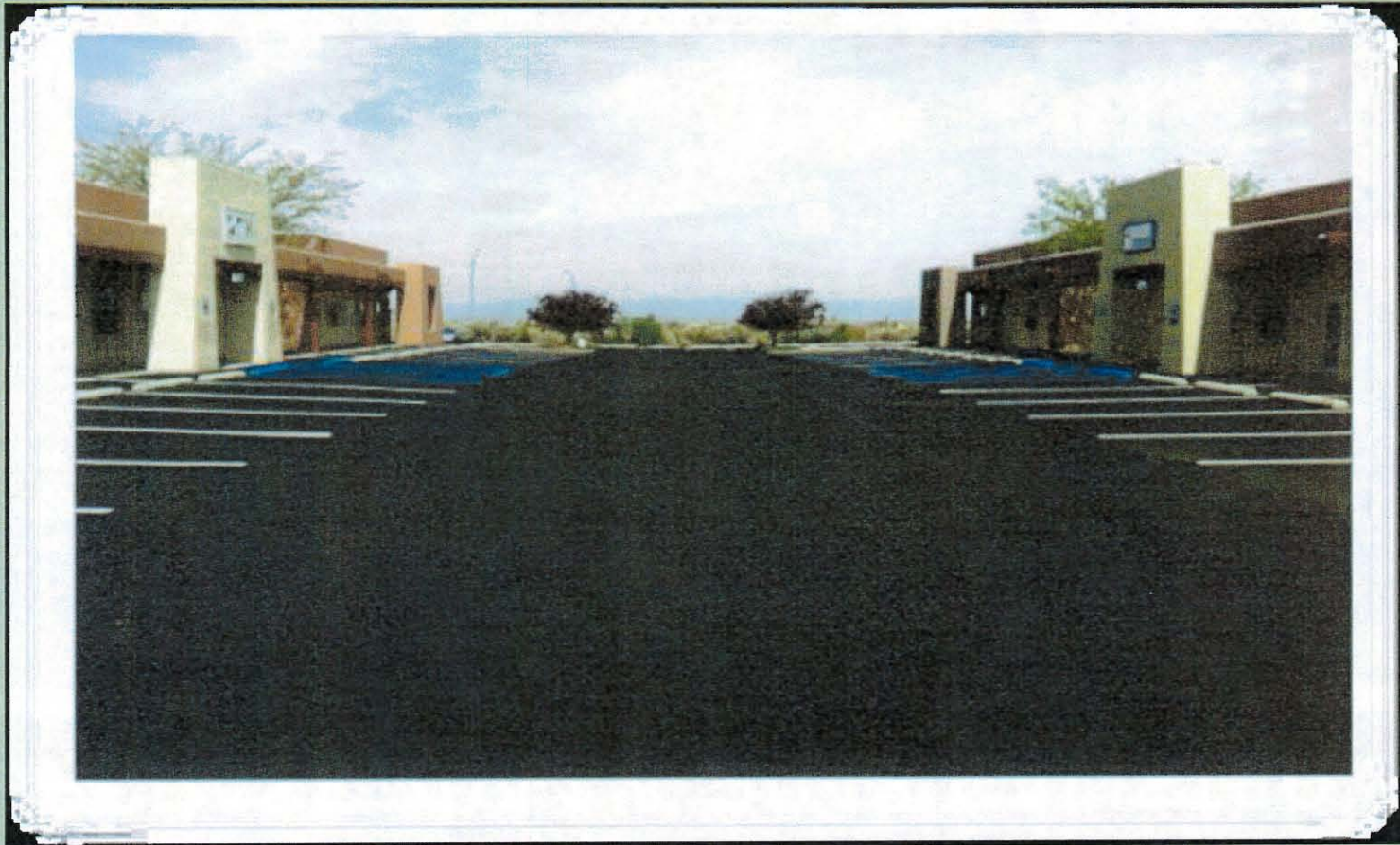
PROPOSED LOCATION B

- 2052 is recommendation of the Community Services and Public Works Departments

PROPOSED LOCATION – C PURCHASE 2044 & 2048 GALISTEO ST.



**PROPOSED LOCATION – C
PURCHASE 2044 & 2048 GALISTEO ST.**



PROPOSED LOCATION – C

PURCHASE 2044 & 2048 GALISTEO ST.

PROS's of Location C

- **Located near Christus St. Vincent Reg. Hospital**
- **Next to Community Services Department**
- **Client Detoxification services currently provided in the building next door**
- **The Community is familiar with the location**
- **Law enforcement is familiar with the location**
- **One building can be used for the Crisis Center the other Detoxification Services**
- **Allows CSD to remain at 2052 Galisteo during renovations**

PROPOSED LOCATION – C

PURCHASE 2044 & 2048 GALISTEO ST.

CON's of Location C

- Purchase Price is \$2,998,750
- Building will still need to be renovated to meet the needs of a Crisis Triage Center, (approx. \$2,200,000 currently budgeted)
- Must purchase both buildings (possibly negotiable)
- Services may cause concern from neighboring buildings
- It is not within current budget

PROPOSED LOCATION – D

NEWLY BUILT COUNTY BUILDING

PRO'S OF LOCATION D

- We can choose the location and site (based on availability)
- Build to Suit design may be an option (based on availability)
- A possible collaborations between the County and Private land owner
- Possibility of community funders to provide funding investments

CON'S OF LOCAITON D

- Cost of Land and building will exceed available funding
- Is land available?
- Can we find a build to suit option in a desired location?
- The time line for operations will be delayed

IN SUMMARY

Ranking based on pros vs cons	SANTA FE COUNTY CRISIS SCENTER	IS IT LOCATED NEAR BH HOSPITAL CARE?	CO-LOCATE DETOX AND CRISIS CENTER?	IS IT CLOSE TO EXISTING CSD?	ARE THE COMMUNITY AND FIRST RESPONDERS FAMILIAR WITH THE LOCATION?	IS IT WITHIN CURRENT BUDGET?
#4	BUILDING OPTION A ARC	NO	NO	NO	YES	NO
#1	BUILDING OPTION B 2052 GALISTEO	YES	YES	CURRENT LOCATION	YES	YES
#2	BUILDING OPTION C 2044 & 2048 GALISTEO	YES	YES	YES	YES	NO
#3	BUILDING OPTION D PURCHASE LAND AND BUILD	?	?	?	?	NO

QUESTIONS?

