



COUNTY OF SONOMA

575 ADMINISTRATION
DRIVE, ROOM 102A
SANTA ROSA, CA 95403

SUMMARY REPORT

Agenda Date: 3/10/2026

To: Board of Supervisors

Department or Agency Name(s): Sonoma County Public Infrastructure; Department of Health Services

Staff Name and Phone Number: Johannes J. Hoevertsz, 707-565-2550; Nolan Sullivan, 707-565-7901

Vote Requirement: Majority

Supervisorial District(s): First

Title:

Award of Progressive Design-Build Contract for the BHCIP-R5 Youth Crisis Center at Los Guilicos

Recommended Action:

- A) Award the contract and delegate authority to the Director of Public Infrastructure to execute an agreement, in form approved by County Counsel, with Unger Construction Co., to include Boulder Associates, Inc., as the design consultant, to provide Progressive Design-Build services for the Youth Crisis Center project in a not-to-exceed amount of \$1,534,182, and authorize a contingency up to 10% of the project cost, in the amount of \$153,418.20.
- B) Delegate authority to the Director to negotiate and approve a Guaranteed Maximum Price (GMP) and execute an amendment to the agreement, in form approved by County Counsel, for construction services for the subject project upon completion of the design phase and contingent on availability of sufficient funding and subject to approval by the County Executive, or designee, related to funding availability, funding source, and overall project execution progress.
- C) Delegate authority to the Director of Public Infrastructure to adopt and approve plans and specifications for the Youth Crisis Center project, in the Director's professional judgement and discretion in conformance with generally-accepted facility and industry standards as determined by the Director.

Executive Summary:

The Department of Health Services (DHS) was awarded an \$18,233,680 grant to build a behavioral health and substance abuse treatment facility to serve at-risk teens on the Los Guilicos campus. Sonoma County Public Infrastructure (SPI), Capital Projects Division is managing development of the new facility on behalf of DHS and is requesting Board approval of a "Progressive Design Build" (PDB) contract.

If approved, the PDB contract will deliver a 9,000+/- square-foot treatment facility with 14 residential treatment beds, outpatient counseling spaces, a commercial kitchen, and outdoor therapy areas which will support Sonoma County's behavioral health infrastructure goals by providing a trauma-informed, youth-focused treatment facility.

Discussion:

In January 2023, the Department of Health Services (DHS) applied for Behavioral Health Continuum Infrastructure Program (BHCIP) Round 5 funds for construction of a new, residential treatment center for teens with substance abuse and other behavioral disorders. To qualify for the grant, the County was required to provide a local match. The County chose to meet the match requirement by donating land at the County-owned Los Guilicos campus as the site location for the Project.

In July 2023, DHS was notified of an approved grant award in the amount of \$18,233,680. The proposed Sonoma County Youth Behavioral Health Treatment facility is to include two residential wings, separate from one another to provide services to two separate populations. One wing is to include eight beds for residential substance use disorder treatment for children and youth ages 12 to 18. A second wing in the facility will house six beds for crisis residential behavioral health treatment for children and youth ages 12 to 18. In addition to the two residential treatment wings, the facility will include a separate section for the delivery of outpatient substance use disorder services for youth and young adults ages 12-25.

The County of Sonoma currently has no facilities available to provide either residential substance abuse disorder treatment, or crisis residential behavioral health treatment for children and youth ages 12 to 18 and their families. Children, youth and their families in need of these services currently need to be referred to programs located outside the county across the Northern California region. It is estimated that the addition of this treatment space will expand service capacity by 600 children, youth, and family members per year for outpatient treatment, and will provide additional capacity for 300 children and youth ages 12 to 18 and their families who will be served in the residential treatment programs. Access for these 900 youth and their families will significantly improve services not only in Sonoma County but also the San Francisco Bay Area and the greater Northern California Region.

Since award of the grant, DHS and SPI staff have been working on planning and site preparation for the facility. On July 22, 2025, your Board approved a \$391,493 contract for demolition of an existing gymnasium and pool on the Los Guilicos campus where the new facility will be built. With that work complete, SPI is now requesting approval of a Progressive Design Build (PDB) contract for design, permitting, and construction services for this project.

Public Contract Code section 22185 et seq. authorizes counties to use the PDB model for public works facilities over \$5 million. PDB is an alternative project delivery method that emphasizes early collaboration between the owner and a selected design-build team. Unlike traditional delivery methods, contractor selection under PDB is not based on lowest cost or "best value." Instead, PDB allow selection of a contractor based primarily on qualifications, capabilities, and experience, and the PDB contractor then works with the owner to design a facility that could be afforded within acceptable project budgets. Once engaged, the PDB works with the County to progressively develop the project's scope, design, and budget through a collaborative process. This approach allows the parties to establish a mutually agreed-upon Guaranteed Maximum Price (GMP) as a condition of electing to start construction. By integrating design and construction expertise early, PDB helps align project goals, control costs, and reduce schedule risks while maintaining flexibility and accountability throughout delivery.

On November 18, 2025, the County issued a Request for Qualifications (RFQ), seeking qualified PDB firms. Proposals were evaluated on qualifications, relevant experience, project approach, team capacity, sustainability commitments, and cost realism. The following firms submitted on the RFQ:

HMH Joint Venture
Truebeck Construction
Unger Construction Co.

After evaluation and interviews, Unger Construction Co. was identified as the most qualified team, with extensive experience in behavioral health and youth-serving facilities, a strong equity commitment, and proven Progressive Design-Build delivery.

If approved, the awarded contract will authorize design and preconstruction services. If the design proposal and proposed costs are within the allowed budget and otherwise satisfactory to the County, the County will authorize Unger to proceed with construction of the new facility. That authorization would be granted via an amendment to the PDB contract, to allow for construction services and memorialize the GMP amount for building and delivering the project.

Assuming the Guaranteed Maximum Price is within then-existing authorized project budget, the amendment would be executed by the Director of Public Infrastructure under delegated authority and would not return to your Board for further approval.

Strategic Plan:

This item directly supports the County’s Five-year Strategic Plan and is aligned with the following pillar, goal, and objective.

Pillar: Healthy and Safe Communities

Goal: Goal 1: Expand integrated system of care to address gaps in services to the County’s most vulnerable.

Objective: Objective 3: Increase investment in programs that treat underlying causes of homelessness, including substance abuse, mental illness, poverty, and lack of affordable housing.

Racial Equity:

Was this item identified as an opportunity to apply the Racial Equity Toolkit?

No

Prior Board Actions:

July 22, 2025, Item 2025-0346 – BHCIP R5 Contract Award Youth Crisis Center Phase 1 Demolition of Gymnasium and Pool at Los Guilicos Campus

October 3, 2023, Item 2023-1104 – Adopt a resolution to authorize the Director of Health Services to execute a program funding agreement with Advocates for Human Potential, Inc. and to receive \$18,233,680 in revenue to support the Behavioral Health Continuum Infrastructure Program in Sonoma County through June 30, 2027.

July 18, 2023, Item 2023-0892 – Behavioral Health & Housing Grants Awarded to the Department of Health Services.

June 12, 2023, Item 2023-0693 – Adopt a resolution authorizing joint application to and participation in the Project Homekey-3 Program (Redwood Inn Transitional Age Youth Project).

FISCAL SUMMARY

Expenditures	FY 25-26 Adopted	FY 26-27 Projected	FY 27-28 Projected
Budgeted Expenses	\$1,534,182	\$13,150,567	
Additional Appropriation Requested			
Total Expenditures	\$1,534,182	\$13,150,567	
Funding Sources			
General Fund/WA GF			
State/Federal	\$1,534,182	\$13,150,567	
Fees/Other			
Use of Fund Balance			
Contingencies	\$153,418.20		
Total Sources	\$1,687,600.20	\$13,150,567	

Narrative Explanation of Fiscal Impacts:

Appropriations for the design phase of this contract are available in the FY2025-26 DHS Behavioral Health Substance Use Disorder Division (11605-22030106) Adopted Budget. Appropriations for the construction phase of this project will be included in FY2026-27 DHS Recommended Budget.

Funding from DHCS is being provided via two State grants from third-party program administrator Advocates for Human Potential, Inc. (AHP). The total BHCIP Round 5 grant amount is \$18,233,680 and eligible expenditures are reimbursable through June 30, 2027. The complete draft project budget for the \$18.2 million grant is as follows:

Consultant & Permitting Cost: \$ 1,754,076.26

Construction Cost: \$ 14,707,466.64

Furniture and Move Cost: \$ 129,933.48

Project Contingencies: \$1,415,056.70

FDM Staff Cost: \$ 211,631.78

DHS Administrative Cost: \$ 105,835.14

Narrative Explanation of Staffing Impacts (If Required):

None. Project will be managed within existing staff resources.

Attachments:

Presentation

Related Items "On File" with the Clerk of the Board:

None.