



COUNTY OF HUMBOLDT

For the meeting of: 6/23/2026

File #: 26-593

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

Vote Requirement: Majority

SUBJECT:

Request for Qualifications No. DPW 2026-008 RFQ Regarding the Provision of Construction Manager at Risk Services for the Sempervirens Addressing Crisis Care with Dignity: Psychiatric Health Facility and Crisis Stabilization Unit Project #170261

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve, and authorize the Director of Public Works to advertise and distribute, the attached request for qualifications regarding the provision of Construction Manager at Risk services for the Sempervirens Addressing Crisis Care with Dignity: Psychiatric Health Facility and Crisis Stabilization Unit Project #170261.

STRATEGIC PLAN:

This action supports the following areas of your Board's Strategic Plan.

Area of Focus: Workforce & Operational Excellence

Strategic Plan Category: 3002 - Invest in county facilities

DISCUSSION:

On Sept. 10, 2024, the Humboldt County Board of Supervisors ("Board") adopted Resolution No. 24-96 which authorized the Humboldt County Department of Health and Human Services - Behavioral Health ("DHHS - Behavioral Health") to apply for, and accept, if awarded, up to Forty-Five Million Dollars (\$45,000,000.00) in grant funding made available through the Proposition 1: Behavioral Health Continuum Infrastructure Program ("BHCIP") for the construction of a new Psychiatric Health Facility in Humboldt County.

DHHS - Behavioral Health worked in close collaboration with the Humboldt County Department of Public Works to complete the grant application and site design related to the construction of a new Psychiatric Health Facility in Humboldt County. Despite severe time and staffing constraints, both departments pursued the creation of this proposal as a long-standing county priority for the community.

The County of Humboldt submitted a Bond BHCIP Round 1: Launch Ready grant application for this much needed project in October 2024. The grant requirements included a ten percent (10%) fund match which can include cash, equity value from property and sunk costs. \$2,670,267 has been reserved in the Amended 2020 Finance Plan and was approved by County Administrative Office on Nov. 6, 2025, as cash, \$1,480,000 in property value equity, and \$204,787 in sunk costs for a total of \$4,355,054 in match sources.

On May 6, 2025, DHHS - Behavioral Health received a conditional notice of award for \$43,550,538.99 for the Sempervirens Addressing Crisis Care with dignity: Psychiatric Health Facility and Crisis Stabilization Unit Project.

On Oct. 29, 2024, the Director of Public Works executed an agreement with Boulder & Associates Inc. the design team selected for this project through the RFQ released following the Sept. 10, 2024, agenda item, was awarded the project by your Board and produced first phase schematic design in support of the grant application. Pending the execution of the Program Funding Agreement with the State, Public Works estimates design and permitting will be completed and construction to begin in mid-2027.

On Jan. 27, 2026, the Director of Public Works executed an agreement with Vanir Construction Management, Inc., the owner's representative / project management team selected for this project through the RFQ released following the Oct. 27, 2025, agenda item.

Vanir has assisted the county in preparing the attached request for qualifications ("RFQ") for Construction Manager at Risk (CMAR) services, including the draft agreement for these services. CMAR services, as authorized under California Public Contract Code Section 20146, allow a county to engage a construction manager who provides preconstruction services during design and then acts as the general contractor during construction, under a guaranteed maximum price. This delivery method enables earlier contractor involvement, improved cost control, and better schedule coordination compared to traditional design-bid-build. Pursuant to PCC 20146, the CMAR may be selected using a best value methodology as described in the RFQ that considers both qualifications and price rather than awarding solely to the lowest bidder. Use of CMAR is intended to enhance project delivery for complex public works projects through collaborative planning and risk management.

The attached RFQ sets forth the requirements for the content of Statements of Qualifications and the processes for review, evaluation, selection and contract negotiation with the highest-ranking CMAR. Public Works will return to the Board of Supervisors in order to award an agreement with the selected CMAR. The CMAR agreement is split into 2 phases. Phase I is for preconstruction services, with an estimated value of \$300,000. Phase II will be for construction of the facility. Design is still in early stages and the Phase II estimated Guaranteed Maximum Price for construction is currently \$30,000,000. The estimated maximum amount payable under the consultant services agreement awarded pursuant to this RFQ process is \$30,300,000. There is no financial commitment until the Board approves the CMAR services agreement with the selected CMAR.

Accordingly, Public Works recommends that the Board of Supervisors approve and authorize the Director of Public Works to advertise and distribute, the attached RFQ regarding the provision of Construction Manager at Risk services for the Sempervirens Addressing Crisis Care with Dignity: Psychiatric Health Facility and Crisis Stabilization Unit Project.

SOURCE OF FUNDING:

Amended 2020 Finance Plan,
Behavioral Health Continuum Infrastructure Program Grant Proceeds
Behavioral Health Capital Projects (1170170)

FINANCIAL IMPACT:

Narrative Explanation of Financial Impact:

As noted above, the estimated maximum amount payable for the proposed services rendered under this agreement, and costs and expenses incurred, pursuant to the terms and conditions of the CMAR services agreement awarded as a result of this RFQ process is \$30,300,000. The project is funded by the Proposition 1 Behavioral Health Continuum Infrastructure Program Grant awarded to the county and the Amended 2020 Finance Plan. Funds for construction of the project will be incorporated into the approved fiscal years 2025-26, 2026-27, 2027-28 and 2028-29 budgets for Behavioral Health Capital Projects, 1170170. There is no financial commitment until the Board approves the consultant services agreement with the selected consultant.

STAFFING IMPACT:

Narrative Explanation of Staffing Impact:

There is no impact to current staffing levels related to the advertisement of the RFQ regarding the provisions of Construction Manager at Risk services for the Sempervirens Addressing Crisis Care with Dignity: Psychiatric Health Facility and Crisis Stabilization Unit Project.

OTHER AGENCY INVOLVEMENT:

California Department of Health Care Services

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board of Supervisors may choose not to approve the attached RFQ regarding the provision of Construction Manager at Risk services for the Sempervirens Addressing Crisis Care with Dignity: Psychiatric Health Facility and Crisis Stabilization Unit Project. However, this alternative is not recommended as these services are necessary to complete design and construct the project in a timely manner.

ATTACHMENTS:

1. DPW 2026-008 RFQ

PREVIOUS ACTION/REFERRAL:

Meeting of: 9/10/24; 12/16/25; 10/7/25; 1/27/26

File No.: 24-1337; 25-689; 25-1184; 26-67