

County of Santa Clara
Santa Clara Valley Health & Hospital System
Valley Medical Center
Ambulatory and Managed Care



HHS14 060909

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DATE: June 9, 2009

TO: Board of Supervisors

FROM: 
Kim Roberts
SCVHHS - Chief Executive Officer

SUBJECT: Various Actions Relating to the Downtown San Jose Clinic Project

RECOMMENDED ACTION

Consider recommendations relating to Downtown San Jose Clinic.

Possible action:

- a. Approve Project No. 263-CP09018, Downtown San Jose Clinic.
- b. Approve sole source selection of Anderson Brule Architects, Inc. to provide pre-design architectural engineering and related professional services for Downtown San Jose Clinic project.

- c. Approve Professional Services Agreement (PSA) with Anderson Brule Architects to provide Pre-Design Architectural Engineering and Related Professional Services for the Downtown San Jose Clinic. The PSA is for a Maximum Compensation Limit of \$500,000 and a 12 month term effective upon full execution of the agreement.
- d. Authorize the Manager, Capital Program Division, Facilities and Fleet Department to be the Owner's Authorized Representative (OAR) to execute Project Agreements for services during the term of the PSA, following approval of County Counsel as to form and legality and approval by the Office of the County Executive, and perform other administrative functions pursuant to the PSA.
- e. Approve Request for Appropriations Modification No. 191 - \$479,000 increasing revenue and expenditures in the Facilities and Fleet Department, Capital Programs budget by transferring funds from Facilities and Fleet Department, General Fund budget, relating to the Downtown San Jose Clinic project. (4/5 Roll Call Vote)

FISCAL IMPLICATIONS

Facilities and Fleet (FAF), Capital Programs Division will serve as the project manager for the Downtown San Jose Clinic project. The Request for Appropriation Modification transfers available funds from FAF Capital Program Holding Account in Fund 0050 (\$21,000) and proceeds from the sale of Milpitas Property (\$479,000) designated for potential Court Facilities Transfer Payment in Fund 0001 to temporarily fund staff cost, pre-design costs, and other incidental project costs for the next two to four months. Additional funding will be requested as the project progresses.

The Downtown San Jose Clinic project will eventually be funded by Measure A bond funds. When the Measure A funds for this project become available, the \$500,000 will be returned to the FAF designated funds.

CONTRACT HISTORY

The Santa Clara Valley Health and Hospital System currently has two Services Agreements with Anderson Brule Architects. Service Agreement No. 4400004046 in an amount not to exceed \$50,000 for architectural/interior design services for small and medium size remodel projects with SCVHHS Facilities. Service Agreement No. 4400004066 in an amount not to exceed \$50,000 for strategic planning services for the Downtown San Jose Clinic with Ambulatory and Managed Care.

REASONS FOR RECOMMENDATION

Santa Clara Valley Medical Center (SCVMC) would like to engage Anderson Brule Architects (ABA) in pre-design services for the Downtown San Jose Clinic project. The pre-design services comprise both strategic planning (assist with outreach efforts to potential operational and funding partners and the community) and architectural services (develop conceptual-level floor plans to “fit test” potential sites, the evaluation of site selection, and operational plans and service delivery models for the clinic). These services are critical to appropriately assess site feasibility and service delivery and cost models for potential clinic operators for the long-term benefit of the residents of downtown San Jose.

The pre-design services required for the Downtown San Jose Clinic project are quite unusual in that they involve both strategic planning and traditional architectural services, and that they require experience with medical facilities in both of these areas. These services will include leading and managing a process through which the County, the San Jose Redevelopment Agency, San Jose State University, and the Gardner Family Network, Inc. agree on questions of clinic location, operations, services, and funding.

ABA is uniquely qualified to provide these pre-design services given their extensive expertise in strategic and process planning for medical facilities. ABA provided the strategic planning and programming for the prototype of the County’s health care facilities, including the design of the Valley Health Center East Valley, the interiors of the County’s New Main hospital building, and the interiors of Valley Specialty Center. ABA’s highly specialized expertise and ability to provide the necessary staffing to begin work immediately will help ensure timely completion of the pre-design effort. Moreover, ABA has recent and pertinent experience with most of the principal agencies involved in this planning process. They have worked with SCVMC on small clinic remodel projects. Additionally, ABA worked with the San Jose Redevelopment Agency on the San Jose/San Jose State University (SJSU) joint library project, and SJSU on the 10th Street garage project. For these reasons, ABA is uniquely qualified to provide the expertise and meet schedule requirements of this pre-design phase of the Downtown San Jose Medical Clinic project. ABA’s fee schedule is comparable to other full service architectural firms with a history of contracting with the County.

ABA’s services would be limited to pre-design efforts. Staff will conduct a qualification based selection process to select the Architect-of-Record to design a new building or retrofit an existing building, depending on the outcome of the strategic planning process. Staff will then seek Board approval for a Professional Services Agreement for the selected Architect.

As time is critical, these pre-design services are preparatory to the design and construction of the Downtown San Jose Clinic. Staff’s goal is to have this pre-design phase completed by the end of this calendar year. To accomplish this, the consultant must be able to start immediately with no “ramp-up” time. In addition, the department also plans to use another firm, Drever Consulting, to provide the architectural programming portions of the pre-design services for this project. Drever Consulting provided the architectural programming services for the Gilroy, Sunnyvale, and Milpitas clinics and will be able to use their work on those projects as an advanced starting point for the Downtown San Jose Clinic. Drever Consulting is already under contract with SCVHHS for this work.

Should these actions be approved by the Board, SCVMC plans to bring a status report on the needs assessment, site options, and financial strategies to the Board in August 2009. Staff hopes to have the clinic’s service model, operational planning, space program, and site selection completed by the end of this calendar year.

BACKGROUND

The Downtown San Jose Clinic is a Measure A project approved by the voters in November, 2008. This project is intended to increase the amount of medical services available in downtown San Jose in response to the closing of the San Jose Medical Center.

Staff met with representatives from the San Jose Redevelopment Agency (SJRA) to get their input on possible clinic sites before starting our site search. The new clinic is to be operated by the Gardner Family Network, Inc. and may be co-located with the new student health center currently being planned for San Jose State University. Staff will meet with SJRA representatives as we move through the site selection process to get the Agency's input and to keep the Agency informed as to our progress.

CONSEQUENCES OF NEGATIVE ACTION

If the recommended actions are not approved, Capital Programs will not be able to set up the accounts required to manage this project and may not be able to hire the consultants and to cover staff time. Finally, if the sole source selection of Anderson Brule Architects is not approved, the pre-design phase of this project will be delayed while a formal consultant selection process is conducted.

STEPS FOLLOWING APPROVAL

Provide Keyboard notification to Hope Ryan, SCVHHS and Ron Johnson, FAF Capital Programs.

ATTACHMENTS

- Anderson Brule Architects PSA
- F85