



County of San Mateo

Inter-Departmental Correspondence

Department: PUBLIC WORKS

File #: 21-245

Board Meeting Date: 3/23/2021

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors
From: James C Porter, Director of Public Works
Subject: San Mateo Medical Center Prevent Self Harm and Ligature Project
(Project No. P30F1)

RECOMMENDATION:

Adopt a resolution authorizing

- A) The President of the Board of Supervisors to execute an agreement with Rodan Builders, Inc for the San Mateo Medical Center Prevent Self Harm and Ligature Project in the amount of \$3,310,180 for the term of March 25, 2021 to October 7, 2022; and
- B) The Director of Public Works to execute subsequent change orders to grant time extensions for project completion and payment up to a maximum aggregate amount not to exceed \$331,180, or approximately 10% of the agreement amount.

BACKGROUND:

San Mateo Medical Center's (SMMC) Patient's Rights under the Centers for Medicare and Medicaid Services (CMS) Conditions of Participation (CoP) provides all patients with the right to care in a safe setting. SMMC was notified by CMS of existing ligature risks as a result of the triannual Joint Commission accreditation survey which was conducted in December 2018. The Joint Commission's subsequent report issued on January 4, 2019 included findings that SMMC's psychiatric treatment areas had existing ligature risks in the Psychiatric Emergency Services (PES) Unit and the inpatient Psychiatric Unit located on the third floor of the Nursing Wing. As part of the correction requirements, a project timeline was submitted by SMMC for a construction improvement project for the correction of the potential ligature risks.

SMMC is currently under "waiver" status with the Joint Commission and CMS until the facility environmental risks are resolved. Monthly reports are submitted to the Joint Commission and CMS from SMMC's Quality Department, providing status updates for the progress of the Prevent Self-Harm & Ligature Project, as well as SMMC's adherence to the conditions of the waiver.

Upon completion of this Project, SMMC will confirm compliance with the Joint Commission and

CMS to provide a safer environment for psychiatric patient care. The Project will be completed in three construction phases to allow the units/services to continue operations, and the inpatient Psychiatric Unit and the Psychiatric Emergency Services Unit census will be reduced to lessen the overall construction schedule duration and cost of the Project.

DISCUSSION:

The Department retained the services of Smith Karnig Architecture for the design of the required improvements and obtained project approval of the plans for construction on January 21, 2020 from the Office of Statewide Planning and Development (OSHPD).

On June 23, 2020, this Board of Supervisors under Resolution 077514 adopted the plans and specifications, including conformance with prevailing wage scale requirements and authorized the Director of Public Works to advertise for and solicit bids for the construction contract of the Project. The Project was delayed in obtaining approval from SMMC to proceed with the construction contractor bidding process as SMMC prioritized their efforts to respond to the COVID-19 pandemic.

In addition, SMMC established a COVID-19 policy which restricted patients' accessibility inside the facility. Visitors and the general public were not allowed and SMMC Operations was concerned about allowing construction contractor job walk activities, which included touring patient areas. The Department developed a protocols and procedures plan for the contractor job walk activities, which was subsequently submitted to the SMMC Director of Psychiatry on September 9, 2020 who found the plan acceptable. The plan obtained final approval by the SMMC Director of Operations on October 27, 2020.

The Project scope of work for the Psychiatric Units 3A and 3B of the Nursing Wing and the Psychiatric Emergency Unit in the Diagnostic & Treatment Building includes replacing existing acoustical tile ceiling systems with drywall ceiling systems; replacing existing fixtures, devices, and associated appurtenances; and replacing existing door hardware with new door hardware that meet approved anti-ligature requirements. It also involves electrical, mechanical, and plumbing modifications; painting; and remodeling the men's and women's restrooms to conform to current building code and include anti-ligature fixtures and finishes.

On December 23, 2020, bids were accepted for the Project and subsequently referred to Public Works for checking and recommendation. The lowest bid was found to be unresponsive. The bid of:

Rodan Builders, Inc.
3486 Investment Blvd., Suite B
Hayward, CA 94545

at \$3,310,180 was the lowest responsive bid. The Engineer's Estimate was \$3,450,000. A summary of the bids received is attached as "Exhibit A".

County Counsel has reviewed and approved the Resolution as to form.

FISCAL IMPACT:

The San Mateo Medical Center has committed \$3,812,000 to complete the construction phase which includes this construction contract. There is no further fiscal impact associated with this action.

ATTACHMENT:

Exhibit "A" - Summary of Bids Received