



ALLCOVE BEACH CITIES
Mandatory Pre-Proposal Conference & Job Walk

March 5, 2024

Sign-in Sheet

This is the Pre-Proposal Conference & job walk for those participating in RFQ/P process for the **allcove Beach Cities Project**.

All present are required to sign-in to confirm attendance. Design-build entities planning to submit their SOQ/Proposal **MUST** attend this pre-proposal conference and job walk.

Agenda

- 1) BCHD Introductions
- 2) allcove Project Discussion
- 3) Grant Funding Overview
- 4) RFQ/P & Progressive Design-Build Overview
- 5) Site Soils, Oil Well & EIR
- 6) Preliminary Design Documents
- 7) Sustainability Goals
- 8) Project Labor Agreement
- 9) Q&A (General Questions Only)
- 10) allcove Tour
- 11) Site Walk

Introductions

Team Members:

Owner:

Beach Cities Health District

Tom Bakely CEO

Monica Suua, CFO

Ali Steward, Chief Partnership Development Officer

Owner's Project Manager

Turner Townsend Heery

John Reser, Project Manager

Entitlements Advisor

Blue Mountain Development

Nick Biro

Preliminary Design Architect

Paul Murdoch Architects

Paul Murdoch, President

Energy/Sustainability/ Cost Containment Advisor

ForStrategy Consulting

Robert Fortunato

Legal/PLA Advisor

Gibbs Giden

Gary Scalabrini

allcove Project Overview



Project will be the permanent Home for allcove Beach Cities – The Future of Youth Mental Health

Since allcove Beach Cities opened in a temporary location at Beach Cities Health District (BCHD), 514 N.Prospect Ave., Redondo Beach in November 2022, there have been more than 5,000 visits by young people ages 12-25.

More than 500 young people and their families have received free services that include mental health, physical health, substance use, peer support, family support, and supported education and employment. allcove Beach Cities has hosted more than 600 tours and 100 events at allcove, demonstrating that allcove centers can not only provide critical services, but also serve as safe gathering spaces for young people to pursue life skills and wellness offerings in a youth-led space.

Sustainability Goals

Young People and Sustainability at the Forefront



allcove Youth Advisory Group members – 21 young people ages 16-25 from the greater South Bay – are guiding the decision-making for the permanent location of allcove Beach Cities and have emphasized the importance of sustainable and environmentally friendly building practices.

The project team is looking to minimize the environmental and health impacts through:

- Energy-efficient systems in heating and cooling
- Electric vehicle parking for both cars and bicycles, and use of electric vehicles during construction
- Connectivity with transit corridors
- Modular construction to decrease neighborhood impacts
- Solar and batteries for resiliency hub
- Water management and reclamation
- Sustainable materials and resources
- Pursuit of LEED and WELL certification

allcove Project Overview



Building the Future of Youth Mental Health

The permanent location of allcove Beach Cities, scheduled to break ground in fall 2024 with a move-in date of August 2025, will be a 2-story, 9,400 square foot building located at 1272 Beryl St., Redondo Beach, the next project of BCHD's overall campus revitalization, the Healthy Living Campus.

allcove Project Overview



Other amenities in the permanent location will include:

- “the cove,” a community gathering space for young people to find social support and participate in events including music, art and life skills, plus quiet spaces to study or relax with support around them
- 10 chat rooms for therapy, meeting with a physician or wellness programming, and available to young people for group projects or study
- “the pantry,” a free, all-access snack station for young people to refuel with youth-selected snacks
- “South Bay Café,” an in-house coffeeshop which will also offer an employment training program for young people
- “the hub,” a meeting space for youth, family and wellness programming

Project Pillars



Health

- Build a center of excellence focusing on wellness, prevention & research
- Leverage the campus to expand community health programs & services



Livability

- Focus on emerging technologies, innovation & accessibility
- Create an intergenerational hub of well-being, using Blue Zones Project principles



Community

- Actively engage the community & pursue partnerships
- Grow a continuum of programs, services & facilities to help older adults age in their community

allcove Beach Cities

allcove center	LEED	Young people accessing allcove
allcove Accelerator	WELL	allcove Youth Advisory Group
HCAI3	Blue Zones	allcove Service Providers



Intersection of the environment and mental health

Climate anxiety — an intense worry, fear, sadness, or stress about climate change — is widespread among young people. A recent study found that around 90 percent of young people nationally reported feeling some level of worry about climate change, with over 40 percent feeling very or extremely worried.

*“Climate anxiety in children and young people and their beliefs about government responses to climate change: a global survey”
- Lancet Planet Health 2021*

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Intersection of the environment and mental health



California youth are acutely aware of climate change's impact given their location and express even greater concern about its effect.

80% of California youth say they have experienced at least one mental health-related issue as a result of consuming climate change-related news, including feeling anxious, stressed, or overwhelmed.

- Blue Shield of California's second annual NextGen Climate Survey 2022



Goal

Create a healthy and sustainable center of excellence that encourages innovation and emerging technologies, demonstrates the “space as therapy,” and prioritizes inclusivity and accessibility for young people utilizing allcove Beach Cities



Grant Funding Overview



- DHCS (CA Dept of Health Services) was authorized through 2021 legislation to establish BHCIP and award \$2.2 billion to construct, acquire, and expand properties and invest in mobile crisis infrastructure related to behavioral health. In partnership with Advocates for Human Potential, Inc. (AHP), DHCS is releasing these funds through six grant rounds targeting various gaps in the state's behavioral health facility infrastructure.
- Grant Funds Managed by AHP
- Project Updates, Certifications Are Required for Release of Funds
- BCHD & Design-Builder both required to provide documentation to AHP.



○ Key Attachments to Grant Funding Agreement

- Attachment F – Sponsor Compliance Certifications
- Attachment G – Performance Millstones
- Attachment I – Construction Contract Addendum (Rider)

RFQ/P Overview - Timeline

- PFQ/P Posted: NOW - Posted on February 28, 2024
- Conference/Job Walk TODAY
- Deadline for Questions March 20, 2024
- Last day for Addenda March 25, 2024
- **SOQ/Proposals Bids Due Friday March 29 at 5:00pm.**
- Interviews (Shortlist) April 15-16, 2024
- Final Selection April 17-24, 2024

RFQ/P Overview – Best Value Selection

a) Statement of Qualifications (40%)

- Experience, Qualifications, Approach, Team, Vision, etc.

b) Fee / Price Proposal (30%)

- Design-Build Preconstruction Fees and Sample Pricing
- Fee Scoring Not Shared Prior to SOQ Reviewer's Evaluations

c) Interview/Presentation (Shortlist) (30%)

- In-person Discussion with BCHD, Youth Advisor & Project Team.

RFQ/P Overview – Progressive Design-Build

a) CA SB 706 January 1, 2024

- Granted State Health Districts Authority to use Progressive Design- Build project delivery for projects over \$5M

b) Progressive Design-Build Overview

- The design-builder is retained by the owner early in the project.
- The design-builder is selected primarily based on qualifications.
- Final project cost/price/schedule commitment established later during GMP process.

c) Progressive Design-Build Phases

- Phase 1 – Design/Preconstruction
- Phase 2 – Construction Services

SOILS, OIL WELL AND EIR OVERVIEW

a) Soil Management:

- i. Soil Report Provided
- ii. Soil Management Plan – key provisions impacting design & construction.

b) Abandoned Oil Well:

- i. Capped (old) Oil Well to remain undisturbed
- ii. Small Impacts on design and construction

c) EIR – Healthy Living Campus:

- i. Approved EIR provisions impacting allcove Project



PRELIMINARY DESIGN OVERVIEW

- a) Programming Planning Process :
- b) Preliminary Design Drawings:
 - i. Building
 - ii. Sitework.
- c) Criteria (Basis of Design) :
- d) Preliminary Design Specifications



SUSTAINABILITY/ COST CONTAINMENT GOALS

- Sustainability and resiliency as a value and a focus of the people we serve
- A living lab in design, execution and operations
- Reduce first costs as well as long term operations and maintenance costs
- Less waste, pollution and disruption should be less expensive
- Owner's Project Requirements (OPR) spells out the opportunity to partner with us
- Potential to Achieve Unique Partnerships for Low Carbon / Green Project
- LEED Gold Certification – Base Design
- BCHD Seeking Funding Sources for Additional Sustainably Elements.
 - Alternate fee requested for LEED Platinum Level design.

PROJECT LABOR AGREEMENT (PLA)

- a) Progressive Design-Build Code Requirement
- b) PLA Provisions
- c) Impact on Construction Phase
- d) Certification Required with SOQ/P



THANK YOU

