

SUMMARY OF CONTRACT REQUEST TO THE HEALTH COMMISSION

Contractor: P.B. Strategies
 Address: 1150 Haight Street
San Francisco, CA 94117
 Contact: Mark a. Primeau, CEO

Division/Section: DPH
 Director of Health: Barbara A. Garcia
 DPH CFO: Greg Wagner
 Program Manager: Kathy Jung Phone: 554-2858
 Contract Analyst: Ron Rossi Phone: 554-2839

Request for approval of a professional services contract with P.B. Strategies to perform overall Program Management and take the lead in Capital Integration and Bond Planning for department-wide improvements and planning projects in the amount of \$2,410,706 for the term of July 1, 2015 to June 30, 2019 (48 months).

Profit Non-Profit LBE RFP - Number: 26-2014 Date: 12-15-14
 New Renewal Mod Sole Source - Approval Date: _____

Number of years DPH has been doing business with this organization: 10+

CONTRACT INFORMATION:

	Prior Transaction (new)	Proposed Transaction 7/1/15-6/30/19 (4 years)	Annualized Difference
Funding Sources:			
General Funds		\$2,152,416	\$2,152,416

TOTAL DPH REVENUES		\$2,152,416	\$2,152,416
Contingency (12%)		\$258,290	\$258,290
CONTRACT TOTAL		\$2,410,706	\$2,410,706
ANNUAL AMOUNT OF CONTRACT			
Agency Funds		\$480,450	\$480,450

Contract FTE			

PROPOSED:

Mode(s) of Service & Unit of Service Definition	Number of Clients		Number of Units	Unit Cost
	_____ Duplicated	_____ Unduplicated		
Base hours Capital Integration, Capital Planning, Bond Planning and Program Management for the SFGH Rebuild, Primary Care and LHH projects, and proposed future Bond Measures in June 2016 and November 2022				

PB Strategies (1 UOS = 1 hr.)			1,680	\$190.00
CM West (1 UOS = 1 hr.)			300	\$150.00
Mike Quan (1 UOS = 1 hr.)			150	\$150.00

Explanation of Service Change and Variances:

This is a new contract, selected under RFQ 26-2014.

P.B. Strategies LLC provides local agencies with capital project management and oversight of large, complex infrastructure programs and multiple City -wide capital projects. The company specializes in General Obligation/Revenue bond funded projects for which it has over 30 years of experience with the City and County of San Francisco. Services includes capital program/management; bond expenditures/cash-flow analysis; regulatory approvals; capital financial oversight; and project budget controls.

- PB Strategies, LLC/Mark Primeau will perform overall Program Management for contract work and will take the lead in Capital Integration and Bond Planning.
- CM West, Inc./Lionel Recio, will perform estimating and scheduling services.
- Mike Quan will provide assistance and coordination of estimating with other City agencies such as DPW and other technical consultants on an as needed basis.

This consultant team will work with DPH Central Capital Planning at 101 Grove Street to assist with developing a capital/facilities management structure to ensure consistency in capital project planning, programming, budgeting, design and construction.

Also, together with DPH senior management, PB Strategies will participate in the Director’s Executive Capital Projects subcommittee that will monitor department wide capital and related equipment needs during the budgeting cycle as well as in the implementation phases.

Additionally, the team will provide technical assistance for the on-going 2008 SFGH Rebuild Bond Program; the proposed June 2016 DPH Bond Program, and the proposed November 2022 DPH Bond Program.

Monitoring Report/Program Review and Follow-up:

The contract will be monitored in accordance with all applicable Department procedures. Weekly meetings will be held with the Director of Facilities and Capital Management.

Nondiscrimination and Cultural Competency:

The Contractor will participate in applicable cultural competency requirements.

Listing of Board of Directors, Owners of 10% or More of the Firm, and Executive Director:

P.B. Strategies, LLC, Mark Primeau, Chief Executive Officer (Prime Consultant)
CM West, Inc. Lionel Recio, AIA (Subconsultant)
Mike Quan Consulting, Mike Quan, Owner (Subconsultant)

Board of Directors: All of the above are either small, privately held corporations or sole proprietorships.

Recommendations:

The Department recommends approval of this contract.