



County Of Siskiyou

Request for Proposals (RFP) RFP # 26-2060-01 – Health and Human Services Agency, Behavioral Health Division

for

Consulting General Contractor Services for the Siskiyou Integrated Wellness Center

Proposals may be mailed, delivered, or emailed to:

Sarah Collard, Ph.D.

Director

County of Siskiyou HHSA

2060 Campus Drive Yreka, CA 96097

rfp_rfb_submissions@co.siskiyou.ca.us

Proposals Due by:

October 6, 2026

4:00 PM

**County of Siskiyou
Request for Proposals
for Consulting General Contractor Services for the
Siskiyou Integrated Wellness Center**

The following schedule of events will be followed to the extent achievable; however, the County reserves the right to adjust or make changes to the schedule as needed.

Estimated Timeline of Events

Date	Activity
September 2, 2026	Release of Request for Proposals (RFP)
September 11, 2026	Deadline to Submit Questions due by 4:00 P.M.
October 6, 2026	Submission of Proposals due by 4:00 P.M.
October 7-9 & October 12-15, 2026	Review of Proposals
October 19-21, 2026	Interviews (if determined necessary)
October 23, 2026	Notification of Final Selection
November 2026	Professional Service Agreement Start Date

1.0 Preface

The purpose of this RFP is to request proposals to provide Consulting General Contractor (CGC) services for the Siskiyou Integrated Wellness Center (Project), which will provide outpatient clinic space, meeting rooms, offices, and related amenities to address the unmet behavioral health needs of Siskiyou County residents. The Project will be funded by the Behavioral Health Continuum Infrastructure Program (BHCIP) Bond Round 2, will be administered by the Siskiyou County Health and Human Services Agency (HHSA), and will be located in Yreka, California. The State of California Department of Health Care Services (DHCS) is administering BHCIP to enhance community behavioral health infrastructure throughout the state.

Proposals to this RFP should include the following services:

1. Review Project architectural documents and drawings, and provide detailed cost estimates and feedback on design with the aim of achieving building code compliance, and improving cost efficiency and constructability;
2. Help establish standards and specifications to include in an RFP to select a general contractor to build the Project, and review qualifications of prospective general contractor candidates; and
3. Manage construction of the Project on behalf of HHSA.
4. The CGC will fulfill an advisory role to the Project only and will not be eligible to respond to the RFP that will select a general contractor to build the Project.

2.0 Project Description

Ground-Up New Construction Cost Estimate: \$27.4 Million

The Siskiyou Integrated Wellness Center will be located at:

Yreka, California at 2060 Campus Drive, at the northeast corner of Campus Drive and Moonlit Oaks Avenue (APN 062-161-220).

The site is approximately 1.79 acres and zoned Commercial Tourist (CT). The project is anticipated to proceed through a conditional use permit process.

The current Initial Conceptual Design (Attachment B) consists of a new, approximately 27,000 square-foot, three-story facility that will include:

- a. One large conference room
- b. Entrance and waiting lobby
- c. Approximately 52 offices
- d. Approximately 6 group meeting rooms
- e. Staff support areas (break rooms, copier rooms, storage)
- f. Public and staff restrooms

- g. Mechanical, electrical, IT, and janitorial rooms
- h. Parking area (approximately 94–136 spaces)

Services to be Provided at the Facility:

- a. Outpatient Behavioral Health Services
- b. Substance Use Disorder Services
- c. Peer and Recovery Services
- d. Crisis Services

Target populations include individuals with significant behavioral health needs, including those who are justice-involved, experiencing homelessness, and underserved populations.

The County encourages proposals from contractors with experience in efficient and durable building practices that support long-term facility performance and responsible site development. Relevant experience may include energy-conscious construction methods, appropriate landscaping and vegetation planning, site maintenance considerations, and mitigation strategies that minimize impacts to surrounding property and wildlife.

3.0 Scope of Work

The Development Team referred to in this Scope of Work includes the Project Architect and their engineers, and HHSA staff and their consultants. Services the successful CGC Proposer will be expected to provide, include but are not limited to:

1. Meet regularly (at least monthly) with the Development Team to coordinate design and construction of the Project.
2. Review architectural documents and drawings in consultation with the Development Team to assist in making design decisions for the Project.
3. Provide cost estimates for Project designs, informed by CGC contracts, consultation with other contractors, and construction cost data sources, including detailed schedule of values cost estimates at the following architectural drawings phases (with estimated timeframe):
 - a. Conceptual Drawings (November 2026);
 - b. Schematic Design Drawings (February 2027);
 - c. Design Development Drawings (July 2027);
 - d. Initial Construction Drawings (March 2028);
 - e. Building Permit Drawings (July 2028); and
 - f. Final Construction Drawings (September 2028).

4. Provide feedback on architectural drawings with respect to building code compliance, energy efficiency, cost efficiency, and constructability as needed, and at the following phases of architectural drawings:
 - a. Conceptual Drawings (November 2026);
 - b. Schematic Design Drawings (February 2027);
 - c. Design Development Drawings (July 2027);
 - d. Initial Construction Drawings (March 2028);
 - e. Building Permit Drawings (July 2028); and
 - f. Final Construction Drawings (September 2028).
5. Assist in establishing standards and specifications to include in an RFP to select a general contractor that will build the project.
6. Assist the Development Team in securing a Building Permit from the City of Yreka.
7. Provide construction management services during construction of the Project (estimated to occur November 2028 to April 2030), including: monthly site inspections; participation in monthly construction meetings; review of payment requests; review of change order requests; problem-solving around constructability, cost increases, schedule review and updates; assisting in assessing ad-alternates or other modifications; and close-out administration and punch list oversight prior to final retention payment.

The County may request additional meetings as reasonably necessary during critical project phases.

4.0 Submission Requirements

Proposal Format:

Proposal Page Limits

To promote consistency and facilitate the evaluation process, proposers shall adhere to the following page limits. The County reserves the right to consider proposals that exceed these limits; however, concise and focused responses are preferred. Page limits do not include cover pages, table of contents, dividers, required attachments, resumes, licenses, insurance certificates, or other supporting documentation required by this RFP.

Proposals must contain the following:

1. Cover Letter – Maximum 1 page

Please provide the Proposer's name, address, and telephone number. The letter must be signed by a representative authorized to enter into contracts on behalf of the Proposer and certify that the Price Proposal will be valid for 90 days from the day of submission.

2. Qualifications – Maximum 6 pages

Provide specific information concerning the Proposer's experience with the services specified in this RFP. Examples of similar completed projects, as current as possible, should be submitted as appropriate.

3. Company Profile – Maximum 5 pages

Provide a brief description of your company, including business structure, address, the total number of employees, overall industry experience, certifications, affiliations, years in business, and relevant experience. Support your capacity to perform the services detailed in this RFP.

4. Approach – Maximum 6 pages

Describe the methodology that you will employ to perform all required services outlined in the Section 3.0 Scope of Work, including your approach to cost estimating.

- a. Project delivery approach
- b. Cost estimating methodology
- c. Constructability review process
- d. Project controls
- e. Risk management
- f. Quality assurance and quality control
- g. Schedule monitoring
- h. Communication with the County and design team
- i. Reporting methods

5. References – Maximum 1 page

Please include at least three (3) references that demonstrate experience with similar projects, including name, address, telephone number, and Email, for whom similar services have been provided. References should be from projects completed within the last 10 years, if available.

6. Price Proposal – Maximum 2 pages

Provide a transparent fee schedule that outlines all of the costs associated with the required services, broken down by the elements and tasks described below. The Price Proposal should clearly identify any assumptions, exclusions, optional services, or anticipated reimbursable expenses.

The Price Proposal must consist of the following elements:

- a. A time and materials schedule, with hourly rates by job classification, travel cost rates, and materials reimbursement rates; and
- b. A not-to-exceed budget that includes sub-totals for the following tasks, consistent with the Scope of Work tasks outlined in Section 3.0:

1. Development Team meetings;
2. Review of architectural documents and drawings in consultation with the Development Team to assist in making design decisions for the Project;
3. and 4. Provide complete detailed cost estimates with a full schedule of values, and provide feedback on architectural drawings with respect to building code compliance, energy efficiency, cost efficiency, and constructability, for each stage of architectural drawings (Conceptual, Schematic, Design Development, Initial Construction, Building Permit, Final Construction);
5. Assist in establishing standards and specifications to include in an RFP to select a general contractor that will build the project;
6. Assist the Development Team in securing a Building Permit from the City of Yreka; and
7. Provide construction management services during construction of the Project.

7. Attachments

- a. Copy of current and valid State of California contractor's license
- b. Evidence of liability and workers compensation insurance
- c. Copy of current W-9
- d. Resumes of staff who will deliver the Scope of Work

The proposal must include all requirements as listed and correlate to the Scope of Work outlined under this RFP.

Conflict of Interest: Proposer(s) shall disclose to the County any interest, direct or indirect, which could conflict in any manner or degree with the performance of service required. At the County's discretion, a potential conflict of interest, to the extent it is waivable, may be waived or factored into the final award decisions and/or a modified Scope of Work.

5.0 Selection Process

The County intends to conduct a fair, transparent, and competitive evaluation process. Responsive proposals will be evaluated by a selection committee using the evaluation criteria identified below. The County reserves the right to request clarifications, conduct interviews if

determined necessary, negotiate with the highest-ranked proposer, and reject any or all proposals in accordance with this RFP. The evaluation process will generally include the following steps:

a. Administrative Review

The County will review each proposal to determine whether it is responsive to the requirements of this RFP, including whether:

1. It was received by the proposal submission deadline.
2. All required documents have been submitted.
3. The proposal complies with the requirements of this RFP.

Proposals determined to be incomplete or non-responsive may be rejected from further consideration.

b. Proposal Evaluation

Each responsive proposal will be independently evaluated by the selection committee using the evaluation criteria described below. The evaluation criteria are intended to assess each proposer's qualifications, relevant experience, technical approach, project team, project management capabilities, and demonstrated ability to successfully deliver the required services.

Evaluation Criteria	Points
Project Understanding and Delivery Approach	25
Relevant Experience and Past Performance	25
Project Team and Key Personnel	20
Project Controls, Risk Management & Quality Assurance	20
Cost Proposal	10

The selection committee may consider the overall completeness, quality, responsiveness, and demonstrated ability of each proposer to successfully perform the required services when applying the evaluation criteria.

1. Project Understanding and Delivery Approach (25 Points)

The evaluation committee will consider the proposer's demonstrated understanding of the Project, the County's objectives, the proposed methodology for delivering the required services, communication approach, constructability review process, cost estimating methodology, and overall approach to successful project delivery.

2. Relevant Experience and Past Performance (25 Points)

The evaluation committee will consider the proposer's demonstrated experience providing Consulting General Contractor or Construction Management services for projects of similar size, scope, complexity, and public-sector funding. Consideration

will also be given to documented project outcomes, successful project delivery, budget and schedule performance, and client satisfaction.

3. Project Team and Key Personnel (20 Points)

The evaluation committee will consider the qualifications, experience, and availability of the proposed Project Manager and key personnel assigned to the Project. Consideration will also be given to the team's experience working together on similar projects, clearly defined roles and responsibilities, and the ability of the proposed team to successfully deliver the required services.

4. Project Controls, Risk Management & Quality Assurance (20 Points)

The evaluation committee will consider the proposer's approach to managing project costs, schedules, risks, quality, and communication throughout the Project. Evaluation will include the proposer's demonstrated approach to cost estimating, schedule monitoring, constructability review, quality assurance and quality control, change order management, reporting, and coordination with the County, Project Architect, consultants, and contractor.

5. Cost Proposal (10 Points)

The evaluation committee will consider the reasonableness, completeness, transparency, consistency with the Scope of Work, and overall value of the proposed fee structure in relation to the services offered and the Scope of Work.

c. Committee Discussion

Following the independent evaluation of proposals, the selection committee may meet to discuss the strengths and weaknesses of each proposal, and develop a final consensus ranking.

d. Clarifications

During the evaluation process, the County may request written clarifications from one or more proposers regarding information contained in their proposal. Requests for clarification shall not be considered an opportunity to revise or materially modify a proposal.

e. Interviews (if conducted)

The County reserves the right to conduct interviews if the selection committee determines they would assist in evaluating the proposals. Interviews are not guaranteed and may not be conducted if the committee determines sufficient information is available through the written proposals.

If interviews are conducted:

1. Only selected proposers will be invited.
2. Interviews will be conducted remotely via Zoom.

3. Each selected proposer will receive written notification via email of the interview date, assigned interview time, Zoom meeting information, and any presentation requirements.
4. Information obtained during interviews may be considered in the final evaluation.

f. Final Ranking and Recommendation

Following completion of the evaluation process, including any interviews conducted, the selection committee will recommend the proposer determined to be the most qualified and capable of successfully delivering the required services based on the published evaluation criteria.

g. Negotiation

The County will enter into negotiations with the highest-ranked proposer. If negotiations are unsuccessful, the County reserves the right to terminate negotiations and begin negotiations with the next highest-ranked proposer.

h. Award

Selection of a proposer does not constitute a contract award. Contract award is contingent upon successful negotiations, all required County approvals, and execution of a mutually acceptable Professional Services Agreement. The selection committee's recommendation does not obligate the County to enter into a contract with any proposer. The County reserves the right to reject any or all proposals, waive immaterial irregularities, or cancel this solicitation if determined to be in the County's best interest.

6.0 Insurance Requirements

a. Workers' Compensation:

Contractor shall maintain a workers' compensation plan, in an amount of no less than One Million Dollars (\$1,000,000) per accident for bodily injury or disease, covering all its employees as required by California Labor Code Section 3700, either through workers' compensation insurance issued by an insurance company or through a plan of self-insurance certified by the State Director of Industrial Relations. If Contractor elects to be self-insured, the certificate of insurance otherwise required by this Contract shall be replaced with a consent to self-insure issued by the State Director of Industrial Relations. Proof of such insurance shall be provided before any work is commenced under this contract. No payment shall be made unless such proof of insurance is provided.

b. General Liability and Automobile Insurance:

During the term of this Contract, Contractor shall obtain and keep in full force and effect a commercial, general liability with limits no less than Two Million Dollars (\$2,000,000) per occurrence and automobile policy or policies of no less than One Million Dollars (\$1,000,000) per accident for bodily injury and property damage; the County, its officers, employees, volunteers and agents are to be named additional insured under the policies, and the policies shall stipulate that this insurance will

operate as primary insurance for work performed by Contractor and its sub-contractors, and that no other insurance effected by County or other named insured will be called on to cover a loss covered thereunder. All insurance required herein shall be provided by a company authorized to do business in the State of California and possess at least a Best A:VII rating or as may otherwise be acceptable to County. The General Liability insurance shall be provided by an ISO Commercial General Liability policy, with edition dates of 1985, 1988, or 1990 or other form satisfactory to County. The County will be named as an additional insured using ISO form CG 2010 1185 or the same form with an edition date no later than 1990, or in other form satisfactory to County.

- c. Professional Liability:** If Contractor or any of its officers, agents, employees, volunteers, contactors or subcontractors are required to be professionally licensed or certified by any agency of the State of California in order to perform any of the work or services identified herein, Contractor shall procure and maintain in force throughout the duration of the Contract a professional liability insurance policy with a minimum coverage level of Two Million and No/100 Dollars (\$2,000,000.00), or as determined in writing by County's Risk Management Department.

7.0 Question Submission

Proposers must direct all questions related to the project to Sarah Collard, HHSA Director, by email, at rfp_rfb_submissions@co.siskiyou.ca.us.

All questions must be submitted no later than **September 11, 2026, at 4:00 P.M.**

Responses to all questions received by the deadline and any addenda issued by the County will be posted on the Siskiyou County website at www.siskiyoucounty.gov/rfps on **September 22, 2026, by 4:00 P.M.**

8.0 General RFP Conditions

Proposal Preparation Costs: All costs incurred by a proposer in preparing and submitting a proposal, participating in interviews, negotiations, or any other portion of the procurement process shall be the sole responsibility of the proposer. The County shall not be liable for any costs incurred in connection with the preparation or submission of a proposal, regardless of the outcome of this solicitation.

Public Records: Proposals submitted in response to this RFP may become public records following completion of the procurement process, subject to the California Public Records Act and other applicable laws. If a proposer believes any portion of its proposal contains confidential or proprietary information exempt from disclosure, the proposer shall clearly identify each page claimed to be confidential and provide the legal basis for the claimed exemption. The County will not be responsible for identifying confidential information that has not been properly designated and does not guarantee that information marked confidential will be withheld from disclosure.

Proposal Submission: Proposals must be submitted by way of mail, hand delivery, and/or electronic means, as described below:

Proposers submitting proposals by mail or a courier service do so at their own risk. The County will not be liable or responsible for any later delivery of proposals.

- **Hand Delivery:** Hard copy proposals submitted by hand delivery must be received at 2060 Campus Drive, Yreka, CA 96097 on or before **October 6, 2026, at 4:00 P.M.** Proposals shall be submitted in sealed envelopes or containers that bear the name and business address of the firm and shall also be plainly labeled as follows:

**ATTN: Sarah Collard, Director
Siskiyou Integrated Wellness Center
Request for Proposals RFP #26-2060-01
Consulting General Contractor Services**

- **Mailing:** Hard copy proposals submitted by way of mail must be mailed to 2060 Campus Drive, Yreka, CA 96097 and received on or before **October 6, 2026, at 4:00 P.M.** Proposals shall be submitted in sealed envelopes or containers that bear the name and business address of the firm and shall also be plainly labeled as follows:

**ATTN: Sarah Collard, Director
Siskiyou Integrated Wellness Center
Request for Proposals RFP #26-2060-01
Consulting General Contractor Services**

- **Electronic Copy Submittal:** Submit an electronic copy of the proposal via email. Electronic copies shall be emailed to rfp_rfb_submissions@co.siskiyou.ca.us and must be received by **October 6, 2026, at 4:00 P.M.** Please include **"RFP # 26-2060-01"** in subject line.

Proposers shall provide One (1) original copy with signature and Five (5) exact copies of the original by hand or mail delivery, as instructed above.

Proposers submitting proposals electronically will only be required to send one signed copy.

Proposers are asked to direct all inquiries related to the project to Sarah Collard, Director, by email at, rfp_rfb_submissions@co.siskiyou.ca.us.

All questions must be submitted no later than **September 11, 2026, at 4:00 P.M.**

The County will provide the following to assist the selected entity(s):

- Designate a person to act as the County's point of contact with respect to the work performed under the contract.

- Information, as legally allowed and reasonably attainable, in possession of the County that relates to the requirements of the project(s) or which is relevant for the project(s).
- Facilitate coordination with other entities, local agencies, organizations, and individuals if necessary.
- Advice on the project scope of work.
- Review and validation of project deliverables.

A contract award resulting from this RFP will be made without discrimination on any basis prohibited under state or federal law.

9.0 Attachments

- **Attachment A** – Siskiyou County Professional Services Contract (Sample)
- **Attachment B** - Initial Conceptual Design