

California Mental Health Services Authority

Request for Proposals (RFP)

Community Care Expansion (CCE) Preservation Program

California Licensed General Contractors for Capital Improvement Projects

Applications due by 5 p.m. (PST) on April 6, 2026.

Potential responders must submit proposals only through CalMHSA's e-Procurement Portal at <https://calmhsa.bonfirehub.com/>

The RFP does not constitute a contract or an offer. In addition, any contract awarded because of this RFP is subject to any additional restrictions, limitations, or conditions required by CalMHSA in any manner. CalMHSA reserves the right to make one award, multiple awards, or to reject all proposals, in whole or in part, submitted in response to this RFP.

CalMHSA reserves the right to amend this RFP via written addendum, addendum or cancel the RFP at any time.



1. Community Care Expansion (CCE) Preservation Program RFP Summary

The California Mental Health Services Authority (CalMHSA) is a Joint Powers of Authority – an independent government entity – formed in 2009 by counties and cities throughout the state to focus on collaborative, multi-county projects that improve behavioral health care for all Californians. By pooling resources, forging partnerships, and leveraging technical expertise on behalf of counties, CalMHSA develops strategies and programs with an eye toward transforming community mental health; creates cross-county innovations; and is dedicated to addressing equity to better meet the needs of our most vulnerable populations.

CalMHSA is seeking proposals from qualified, California-licensed general contractors to provide general contracting services for capital improvement projects at qualified facilities funded under California’s Community Care Expansion (CCE) Preservation Program. This procurement will support facilities in three participating counties:

- San Mateo County
- Fresno County
- San Francisco County

CalMHSA intends to select three general contractors, one per county, to perform capital improvement projects at an estimated eight (8) to twelve (12) facilities per county over the term of the agreement. Individual projects are generally expected to range from \$100,000 to \$700,000 in construction value, though actual project size and scope will vary. Projects will occur from approximately June 2026 through June 2028.

The CCE Preservation Program, administered by the California Department of Social Services (CDSS), provides capital funding to preserve and improve licensed adult and senior care facilities that serve individuals who are experiencing or at risk of homelessness and who require long-term care. Preservation funding focuses on essential repairs, life-safety upgrades, and other improvements needed to:

- Avoid facility closure or threat of closure.
- Maintain or obtain compliance with state licensing standards.
- Preserve and extend the useful life of facilities serving vulnerable residents.

Projects under this RFP will be implemented on behalf of and in collaboration with participating counties and facility operators. The majority of work will occur in occupied licensed residential care or similar settings, requiring careful coordination to protect residents, staff, and operations.

This RFP does not commit CalMHSA to contract for any supply, product or service whatsoever. In addition, applicants are advised that CalMHSA will not pay for any information or administrative costs incurred in response to this RFP; all costs associated with responding to this RFP will be solely at the applicant's expense. Not responding to this RFP does not preclude participation in any future RFP, if any is issued.

2. Project Scope of Work

The CCE Preservation capital improvement projects aim to ensure that qualified facilities remain safe, habitable, and in compliance with applicable regulations so they can continue serving residents who have significant behavioral health and long-term care needs. Improvements funded through this program will help prevent the loss of critical licensed beds and will support the long-term stability of the facilities and the individuals they serve.

Through this RFP CalMHSA intends to procure California-licensed general contractors with proven experience in:

- Construction within occupied residential care, health, behavioral health, or similar licensed environments.
- Delivering capital improvements in the \$100,000–\$700,000 range.
- Coordinating with public agencies, licensed facility operators, and design professionals.

CalMHSA anticipates entering into a master services agreement with one contractor in each county. Work will be authorized through separate task orders that specify the facility, scope, schedule, contract price, and any special conditions. Task orders may be structured as:

- Lump sum (fixed price), and/or
- Time-and-materials with a guaranteed maximum price (GMP) or a not-to-exceed amount.

I. Deliverables

The deliverables to be completed and delivered for this scope of work include, but are not limited to, the following:

- a. Preconstruction services, as requested by CalMHSA on a project-by-project basis, including but not limited to:
 - Site visits and assessment of existing conditions.
 - Constructability review and input on design documents.

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- Development of phasing and logistics plans for occupied facilities.
 - Preparation of preliminary and detailed cost estimates.
 - Scheduling support and identification of critical-path activities.
 - Participation in permitting strategy discussions with CalMHSA, facility owners/operators, and design professionals.
- Construction services to implement capital improvement projects at qualified facilities, including but not limited to:
 - Life-safety and code compliance work, such as fire alarm and sprinkler systems installation or upgrades, improvement of means of egress, including exits, doors, signage, and hardware, fire-resistance-rated assemblies, smoke barriers, and related life-safety measures, and seismic bracing or structural safety measures when required.
 - Building systems and infrastructure improvements, such as: HVAC system replacement or upgrades; electrical service improvements and lighting upgrades; plumbing and sewer repairs or replacement; roof replacement or repair and building envelope/weatherproofing.
 - Licensing and regulatory compliance modifications, such as accessibility improvements consistent with applicable access standards, modifications required to meet Community Care Licensing (CCL) or other regulatory requirements and renovations needed to support capacity and programmatic requirements aligned with CCE.
 - Interior and exterior repairs that directly support health, safety, and habitability, such as bathroom and kitchen renovations, flooring and finish replacements necessary for safe occupancy, and site improvements (paths, ramps, railings, lighting) that enhance safety and accessibility.
 - Closeout and warranty support, including but not limited to:
 - Completion of punch list work.
 - Coordination of final inspections and approvals with the Authority Having Jurisdiction (AHJs) and licensing entities, as applicable.
 - Provision of warranties, operation and maintenance manuals, and as-built documentation, as required.
 - Training facility staff on new systems or equipment where relevant
 - Timely response to warranty-related issues during the warranty period.

II. Requirements

The primary requirements of the RFP are as follows:

- a. Development and implementation of phased construction and logistics plans that enable work to proceed safely in occupied facilities while minimizing disruption to residents and staff.
- b. Demonstrated ability to comply with applicable codes and regulations, which may include, but are not limited to California Building Standards Code (Title 24); local building and fire codes; applicable accessibility standards; Community Care Licensing or other programmatic requirements as applicable to specific facilities.
- c. Demonstrated experience and expertise in occupied settings, including successful completion of projects on-time and on-budget in residential care, behavioral health, healthcare, or similar licensed facilities; robust safety practices, including Cal/OSHA compliance; resident protection measures (e.g., infection control where appropriate, dust and noise control, site security, and privacy protections).
- d. Ability to staff and manage multiple concurrent projects within the awarded county, generally in the \$100,000–\$700,000 range, including dedicated project management and site supervision; access to qualified subcontractors and trades; demonstrated capacity to mobilize and respond to task orders within timeframes established by CalMHSA.

3. Requested Information

The following response components are required to be submitted with applicant's submitted application. CalMHSA is not responsible for costs associated with the development of responses nor delivery of the same.

Please submit the following components as part of your response. Following the panel review of proposals, the top-ranked submissions may be invited to present to a group (identified by CalMHSA) as a final step in the evaluation of proposals. Responses should be no more than 10 pages in total.

1. Cover Sheet

- Applicant's legal name, mailing address, and primary contact information (name, title, phone, email);
- Licensing Information Disclosure. Applicant must provide the following:
 - Contractor License No.
 - License Classification

- License Expiration Date;
 - Identification of the county(ies) for which the applicant seeks to be considered (San Mateo, Fresno, and/or San Francisco);
 - Signature of an individual authorized to bind the organization contractually.
2. Narrative description of applicant’s background information, to include, but not be limited to:
- Overview of the firm, including years in business, type of entity, and California contractor license number(s) and class(es).
 - Description of experience with capital improvement projects in the \$100,000–\$700,000 range.
 - Description of experience in occupied licensed care, behavioral health, healthcare, or similar environments, particularly within California.
 - Examples of relevant previous work similar in scope and complexity, including at least five representative projects with brief descriptions and outcomes.
3. Implementation roadmap and high-level tasks/milestones, including:
- Description of the firm’s approach to preconstruction, construction, and closeout services under a master services agreement.
 - High-level schedule or roadmap showing how the firm would mobilize and deliver projects across eight to 12 facilities per county over the anticipated term.
 - Discussion of project management tools and methods (e.g., scheduling, cost control, communication protocols, reporting).
4. A proposed fee structure and rate schedule for the project scope of work as stated above, including:
- Proposed fully burdened hourly rates for relevant personnel classifications (e.g., project manager, superintendent, foreman, skilled labor, etc.).
 - Description of general conditions, overhead, and profit, and any proposed markups on subcontracted work, materials, and equipment.
 - How the firm proposes to structure pricing for lump sum and time-and-materials task orders, including any assumptions that evaluators should consider.

4. Minimum Requirements

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Applicants must meet the requirements below; otherwise, they may be considered non-responsive, and the proposal may be rejected at CalMHSA's sole discretion.

1. Applicant must hold and maintain an active and valid California Class B General Building Contractor license in good standing throughout the term of any resulting contract.
2. Applicant must have a minimum of five years of experience as a General Contractor performing comparable capital improvement work, including projects of similar scope and scale.
3. Applicant must demonstrate specific experience working in occupied residential care, behavioral health, healthcare, or other licensed facilities, including experience coordinating with licensing and regulatory agencies where applicable.
4. Applicant must demonstrate sufficient financial stability and bonding capacity to undertake projects in the \$100,000–\$700,000 range and to manage multiple concurrent projects within the awarded county.
5. Applicant must not currently have a settlement agreement or claim against them with any of CalMHSA's member counties or any state agency. If there are current claims against the applicant in excess of \$10,000 within the last five years, applicant must disclose claims information as part of their response submittal.
6. Financial Information: Applicants may be asked to submit documentation verifying the organization's financial standing, such as IRS Form 990 filings, board-approved financial statements, or a letter from a CPA or fiscal sponsor confirming the organization's financial status.
7. Applicant must be able to meet the expected Project Start Date of June 1, 2026.

5. CalMHSA Rights and Responsibilities

CalMHSA is not responsible for representations made by any of its officers or employees prior to the execution of an agreement unless such understanding or representation is included in this RFP or any written addenda to this RFP.

CalMHSA has the right to amend the RFP by written addendum. CalMHSA is responsible only for that which is expressly stated in the solicitation document and any authorized written addendum thereto. Such addendum shall be made available to each person or organization that CalMHSA records indicate has received this RFP. Should such addendum require additional information not previously requested, failure to address the requirements of such addendum may result in the applicant's proposal package not being considered, as determined at the sole discretion of CalMHSA. CalMHSA is not responsible for and shall not be bound by any representations otherwise made by any individual acting or purporting to act on its behalf.

6. CalMHSA Option to Reject Proposal Packages

CalMHSA, at its sole discretion, may reject any or all responsive proposal packages submitted in response to this solicitation. CalMHSA shall not be liable for any cost incurred by an applicant in connection with preparation and submittal of any proposal package.

7. Truth and Accuracy of Representations

False, misleading, incomplete, or deceptively unresponsive statements in connection with a proposal package shall be sufficient cause for rejection of the proposal package. The evaluation and determination in this area shall be at CalMHSA's sole judgment, and its judgment shall be final.

8. Submission Instructions and Requirements

Proposal Timeline

| Event | Key Dates |
|--|-----------------------------|
| RFP Issued | March 9, 2026 |
| RFP Questions Due | March 13, 2026 @ 5 p.m. PST |
| RFP Questions Answered | March 20, 2026 |
| Deadline for Proposals to be Submitted | April 6, 2026 @ 5 p.m. PST |
| Application Review | April 7–19, 2026 |
| Notice of Intent to Award | April 20, 2026 |

Submittal Address

All submissions must be made electronically using CalMHSA's e-Procurement Portal at <https://calmhsa.bonfirehub.com/>.

9. RFP Questions and Clarifications

All questions and requests must be submitted through CalMHSA's e-Procurement Portal at <https://calmhsa.bonfirehub.com/>. The deadline to submit questions for this RFP is at 5 p.m. PST on March 13, 2026. The FAQ responding to the questions will be posted on March 20, 2026, at <https://calmhsa.bonfirehub.com/> and on the CalMHSA website at <https://www.calmhsa.org/bids-contracting-opportunities/>.

To ensure all parties have access to the same information at the same time, except as stated below, CalMHSA will NOT respond to questions as they are received and will not accept telephonic questions.

It is the sole responsibility of the applicant to refer to the FAQs, which will be posted on CalMHSA's e-Procurement Portal at <https://calmhsa.bonfirehub.com/>.

If applicant is unable to submit questions via the Bonfire e-Procurement Portal, the applicant must provide CalMHSA with an email justification at info@calmhsa.org outlining why the applicant is unable to do so.

If a question relates to a proprietary or trade secrets aspect of a proposal and the question would expose proprietary information if disclosed to competitors, the applicant must mark the question as "CONFIDENTIAL." With the question, the applicant must submit a statement explaining why the question is sensitive. If CalMHSA concurs that the disclosure of the question or answer would expose proprietary information, the question will be answered by email reply, and both the question and answer will be kept confidential. If CalMHSA does not concur regarding the proprietary nature of the question, the question will not be answered in this manner and the applicant will be notified and asked whether the applicant would like the question to receive a public response or no response at all.

10. Withdrawal/Proposal Amendment

Applicant may withdraw or amend its proposal, but only before the application submission deadline, directly on CalMHSA's e-Procurement Portal at <https://calmhsa.bonfirehub.com/>.

11. Review of Applications

CalMHSA will receive all applications for completeness and adherence to the RFP rules stated in this document. Following the initial review, all qualified applications will be reviewed and scored by a review panel. The evaluation panel will conduct a fair and impartial evaluation of proposals received in response to this RFP.

CalMHSA may select one or more applicants to provide all or part of the services sought in this procurement. Selection of a proposal will not be based exclusively on price. Other factors will be considered including, but not limited to, applicant's experience, proposed implementation timeline and demonstrated ability to meet necessary deadlines. CalMHSA will negotiate with one or more applicants who, in the opinion of the review panel, have submitted the best proposal(s) when all factors are considered. If no agreement is reached, CalMHSA may negotiate with other applicants or may choose to extend the proposal period and invite additional proposals. After initial review of all proposals, CalMHSA reserves the right to meet with selected applicants to gather additional information. Additional information may include, but is not limited to, a demonstration of skills or services described in the proposal.

12. Protest Procedures

Protests must be received **no later than five (5) business days after the Notice of Intent to Award is posted on the CalMHSA website**. The sole bases for protest are that the award was (1) in violation of law, (2) in violation of the provisions of this RFP, or (3) in violation of CalMHSA's procurement process. All protests must be in writing and (1) state in detail each and every ground asserted for the protest, citing to the law, RFP provision, or particular provision of the procurement policy on which the protest is based; (2) explain why the error prevented the aggrieved organization from being awarded the contract; and (3) identify the remedy sought.

Written protests can be sent to the following:

Via Email:

info@calmhsa.org

Via Certified Mail:

CalMHSA
Attn: Legal Counsel
1610 Arden Way, Suite 175
Sacramento, CA 95815

Within 14 days of receipt of any protest, CalMHSA's Executive Director will provide a written decision which shall be final upon transmission to the protesting party. If the Executive Director determines that the error identified by the protesting party has deprived that party from receiving the contract, the Executive Director may act to rectify the error, including but not limited to: cancellation of the RFP or proposed contract, correction or other revision of the awarded contract, termination of an improperly awarded contract, or affirmation of an existing contract if the discovered defect is immaterial or the Executive Director determines that affirmation is in the best interest of CalMHSA.

13. Notice Regarding Public Records Act Requests

CalMHSA is subject to the Ralph M. Brown Act and the California Public Records Act. All proposals received for this RFP are ultimately subject to public review; however, during the competitive bid process, all proposals will be kept confidential. Upon award and execution of the contract by awardee(s), all proposals and supplemental information will be subject to public review, with the exception of those elements of a proposal which contain elements that are clearly marked as confidential or trade secrets. Any such designation should be accompanied by a brief explanation of the reason the information is non-public and protected from disclosure under California law. CalMHSA reserves the right to disregard such designations if they have been applied indiscriminately to non-protected information, and in no event shall CalMHSA, its agents, representatives, consultants, Directors, or Officers be liable to a responding party for the intentional or inadvertent disclosure of all or a portion of a proposal submitted under this RFP, regardless of whether it was marked as confidential or trade secret.

Although the California Public Records Act allows certain confidential or trade secret information to be protected from disclosure, CalMHSA may not be in a position to establish that the information submitted is protected. If CalMHSA receives a request for public disclosure of all or any portion of a proposal that has been designated as exempt from disclosure, CalMHSA will use reasonable efforts to notify the responding party of the request and give such party an opportunity to assert, at its own expense, a claimed exception under the California Public Records Act or other applicable law within the time period specified in the notice issued by CalMHSA and allowed under the California Public Records Act.

14. CalMHSA Contract

The selected applicant (or applicants for multiple awards) must be able to execute a services contract with CalMHSA based on CalMHSA's paper and terms prior to the project

start date (or as otherwise specified by CalMHSA). A Certificate of Insurance in alignment with CalMHSA's contract terms will be required prior to contract execution.

15. Format of Proposals

Proposals must be submitted through CalMHSA's e-Procurement Portal at: <https://calmhsa.bonfirehub.com/>. Submissions by other methods will not be accepted. Internet Explorer 11, Microsoft Edge, Google Chrome, or Mozilla Firefox are recommended. JavaScript must be enabled.

Browser cookies must be enabled. Applicants should contact Bonfire at Support@GoBonfire.com for technical questions related to submissions or visit Bonfire's help forum at: <https://bonfirehub.zendesk.com/hc>.

Submission materials should be prepared in the file formats listed under Requested Information for this opportunity in the Bonfire Portal. All PDFs documents must be formatted in Times New Roman, 12 pt. font, double spaced, unless otherwise indicated in the Requested Information. The maximum upload file size is 1000 MB. Documents should not be embedded within uploaded files, as the embedded files will not be accessible or evaluated.