

**RUHS-BH Community Treatment Center
Request for Proposals
Program Requirements**

The Riverside University Health System – Behavioral Health (RUHS-BH) Community Treatment Facility (CTF) is a secure, trauma-informed residential treatment facility designed to serve children and adolescents with complex behavioral health needs. The facility will provide a safe, therapeutic, and recovery-oriented environment that promotes wellness, resiliency, education, and long-term stability while incorporating sustainable design principles and best practices in behavioral healthcare architecture.

The CTF will be located within the RUHS-BH Youth Wellness Village, a comprehensive behavioral health campus currently under development in the unincorporated area of Beaumont. As part of this integrated continuum of care, the facility will expand access to specialized residential mental health treatment services for youth in a secure and healing environment designed to support recovery and successful community reintegration.

The facility is envisioned as a welcoming residential setting that balances safety and security with dignity, comfort, and therapeutic engagement. Community spaces will include shared living, dining, and activity areas designed to encourage social interaction, relationship-building, and the development of daily living skills. A centrally located secure outdoor courtyard will provide access to natural light, fresh air, recreation, and therapeutic programming, supporting both physical and emotional well-being.

Clinical treatment services will be supported through multiple individual counseling rooms, group therapy spaces, staff work areas, and multidisciplinary treatment environments designed to facilitate evidence-based behavioral health interventions. Dedicated staff support areas will enhance operational efficiency and employee wellness while promoting effective treatment delivery.

Recreational and wellness amenities will include an indoor recreation room with direct access to the secure courtyard, as well as a secured outdoor activity yard designed to support structured programming, exercise, and therapeutic recreation. These spaces are intended to foster physical health, social development, and holistic recovery.

Recognizing the importance of educational continuity, the facility will include dedicated academic spaces consisting of two classrooms and a computer laboratory to support educational services and ongoing academic achievement. Residential amenities will include laundry facilities and a residential kitchen area to support life-skills development, patient independence, and daily living activities.

As part of the broader Youth Wellness Village campus, residents will benefit from proximity to additional outdoor recreational amenities, wellness-focused programming, and opportunities for coordinated services that support treatment progression and successful transition back into the community.

Sustainability and Environmental Stewardship

The facility will be designed and constructed using sustainable building practices intended to minimize environmental impact, improve operational efficiency, and promote occupant health and wellness. Design features are anticipated to include energy-efficient HVAC systems, LED lighting, water-conserving

plumbing fixtures, and environmentally responsible building materials. Landscaping will emphasize drought-tolerant and climate-appropriate plantings to reduce water consumption and support long-term sustainability goals. The County encourages design approaches that align with recognized green building standards and healthcare facility sustainability best practices.

The CTF will incorporate a comprehensive security program designed to ensure the safety of patients, staff, and visitors while maintaining a therapeutic environment. Access to the facility will be controlled through secure entry systems, with separate entrances provided for patients, staff, and authorized visitors as appropriate. Security measures will include controlled-access doors, secure glazing and window systems, video surveillance, intrusion detection systems, and continuous monitoring of critical areas. The facility will be designed to meet all applicable regulatory requirements for secure behavioral health treatment settings and will incorporate security staffing and operational protocols necessary to support safe and effective treatment services.

Estimated program elements and square footage:

| RUHS Beaumont Youth Community Treatment Facility | | | | Total GSF : 17,726 |
|---|---|---|---|--|
| PUBLIC AREA <ul style="list-style-type: none"> Lobby/Reception Waiting Business/Admin Offices Intake/Consult Exam Family/Visitor Resource Quiet Room Patient Receiving/Belongings Toilet <p>2,650 SF</p> | RESIDENTIAL AREA <ul style="list-style-type: none"> Standard Single Resident Sleeping Rooms ADA Single Resident Sleeping Rooms Single User Resident Toilet w/ Shower <p>2,520 SF</p> | RESIDENTIAL SUPPORT <ul style="list-style-type: none"> Living Room Residential Kitchen & Servery Dining Room Commercial Kitchen Classrooms Computer Lab Group Rooms Art/Music Room Recreation Room Quiet & Sensory Rooms Therapist & MD Offices Laundry Storage Toilets <p>8,791 SF</p> | STAFF SUPPORT <ul style="list-style-type: none"> Conference Room RN Workstation Medication Room Staff Toilets Shared Offices Staff Lounge Staff Lockers Staff Respite <p>2,050 SF</p> | BUILDING SUPPORT <ul style="list-style-type: none"> Main Electrical Room Emergency Electrical Room IDF Room Mechanical Room Housekeeping (EVS) General Storage <p>871 SF</p> |

Utility Infrastructure Requirements

The selected proposer will be required to evaluate existing utility infrastructure serving the Youth Wellness Village campus and determine the modifications, upgrades, or new utility services required to adequately support the CTF. Utility designs will be based upon confirmed site conditions, utility demand calculations, applicable codes, utility provider requirements, and County standards.

Domestic Water System

The current site is well water and therefore the selected proposer will need to assess the capacity, condition, and suitability of the existing system to convert to domestic water to serve the proposed CTF. The selected proposer is required to identify and implement any required improvements, including replacement of aging infrastructure, installation of new water services, upsizing of existing facilities, water meters, backflow prevention assemblies, pressure regulation equipment, and related appurtenances necessary to provide reliable domestic water service to the facility.

Fire Water System

The selected proposer will be required to evaluate available fire flow and determine the infrastructure necessary to satisfy all fire protection requirements for the project. Improvements may include, but are not limited to, installation of a new fire water service, fire department connections, backflow prevention

assemblies, fire hydrants, valves, and associated piping. The fire protection system will be designed in accordance with applicable fire codes, local fire authority requirements, and all applicable County standards.

Sewer System

The existing site is on a septic system and therefore the project is required to connect to sanitary sewer infrastructure and provide all improvements necessary to serve the proposed facility. This may include installation of a new sewer service connection, gravity sewer lines, cleanouts, manholes, lift stations, or other related infrastructure as required. Cleanouts will be located to avoid conflicts with primary pedestrian circulation routes, building entrances, and accessible paths of travel whenever feasible.

Required CTF location at project site located at 14700 Manzanita Park Road, Beaumont, CA 92223:



Project Delivery Requirements:

The total project budget, inclusive of all design, construction, permitting, testing, commissioning, furniture, fixtures, equipment, contingencies, and associated project costs, are budgeted at a not to exceed amount of \$18 million.

The proposer selected will be required to work collaboratively and in close coordination with the RUHS-BH Youth Wellness Village project team throughout all phases of project delivery. Given the Community Treatment Facility's integration within the broader Youth Wellness Village campus, the awarded vendor will be expected to actively participate in coordination meetings, scheduling efforts, design reviews, construction planning activities, and operational readiness discussions to ensure seamless integration with adjacent campus facilities, infrastructure, and services.

This project is funded through a State of California behavioral health infrastructure grant and is therefore subject to strict funding requirements, reporting obligations, and project delivery timelines. Proposers should demonstrate their ability to successfully deliver projects within accelerated schedules and comply with all applicable grant requirements.

Substantial completion of construction and occupancy readiness must be achieved no later than June 2028. The successful proposer will be required to submit a proposed schedule with their response to the RFP and the awarded vendor will be required to develop and maintain a project schedule that supports all required milestones necessary to meet this deadline.

Proposers should review and comply with all applicable requirements, conditions, performance obligations, reporting requirements, and timelines identified within the applicable grant award documents and related funding agreements. Compliance with these requirements are considered a material obligation of the resulting contract.