



Legislation Text

File #: 23-0478, **Version:** 1

Chief Administrative Office, Facilities Division, and the Health and Human Services Agency, recommending the Board:

- 1) Authorize the Purchasing Agent to sign Agreement for Services 7527 with Vanir Construction Management, Inc. for a not-to-exceed amount of \$227,022, and a term of two years, to provide architectural services as related to the El Dorado County Navigation Center;
- 2) Make findings pursuant to Article II, Section 210b(6) of the El Dorado County Charter that the ongoing aggregate of the work performed under this Agreement is not sufficient to warrant the addition of permanent staff;
- 3) Authorize the Purchasing Agent to execute any necessary amendments relating to Agreement for Services 7527, excluding term extensions and increases to the not-to-exceed amount, contingent upon approval by County Counsel and Risk Management;
- 4) Approve the use of the Design-Build construction project delivery method for the Navigation Center Project; and
- 5) Find that the proposed Navigation Center project is statutorily exempt from CEQA review pursuant to Government Code section 65660(b).

FUNDING: 70% Homeless Housing Assistance and Prevention, 5% Permanent Local Housing Assistance, 15% American Rescue Plan Act (ARPA) Audit Reserve, 10% Public Health ARPA.

DISCUSSION / BACKGROUND

On April 19, 2022, with Legistar Item 22-0630, the Board adopted Resolution 061-2022 declaring a shelter crisis in the County. On September 20, 2022, with Legistar Item 22-1693, the Board decided to utilize the dormant juvenile hall located at 299 Fair Lane as a temporary Navigation Center until a permanent one could be constructed at 300 Fair Lane, Placerville. The Board also directed staff to prepare architectural and design drawings, as well as cost estimates to construct a permanent Navigation Center at 300 Fair Lane.

On July 27, 2020, Vanir Construction Management, Inc. was formally approved on several qualified lists for consulting services, including Category A - Architect, as the result of competitive Request for Qualifications (RFQ) #20-918-031. The Facilities Division has determined that this firm is best suited to provide the required expertise and value for this project.

Under this proposed agreement, the Consultant shall provide performance-based Criteria Documents with sufficient information needed for the County to solicit a design-build contract with a design/build entity (DBE) who would finalize the design, carry through construction documents, and construct the project. Services include project initiation including environmental reviews; site investigation; program verification and completion; criteria documents; third party criteria program and design review and verification; and an allowance for contingency services to address any unforeseen issues.

The Division requests the Board authorize the Purchasing Agent to sign Agreement for Services No. 7527 with Vanir Construction Management, Inc. for a not-to-exceed amount of \$227,022 and a term of two years. The Division further recommends the Board make findings pursuant to Article II,

Section 210b(6) of the El Dorado County Charter that the ongoing aggregate of the work performed under this Agreement is not sufficient to warrant the addition of permanent staff. The contract is short term and shall terminate upon project completion.

It is recommended that the Board approve the use of the Design-Build construction project delivery method for the Navigation Center project. Utilizing a competitive process, the County would contract with a design-build contractor that would complete the design of the facility, usually based on a preliminary scope or design (performance specifications). The County and contractor would negotiate a guaranteed maximum price to complete the Project's design and construction work. The design-build team would not only be responsible for construction of the project, but also for design. Since the construction team is working together from the outset, the design-build method offers the opportunity to save time and money through value engineering.

CEQA Analysis:

Gov Code 65660 (b) exempts from CEQA actions taken by a public agency to lease, convey, or encumber land owned by a public agency, or to facilitate the lease, conveyance, or encumbrance of land owned by a public agency, or to provide financial assistance to, or otherwise approve construction of a low barrier navigation center. A notice of exemption will be filed following Board approval.

ALTERNATIVES

Architectural services are a required element of a project of this magnitude. The Division could solicit a different consultant from its RFQ list but that will cause project delay and potentially increase the costs.

PRIOR BOARD ACTION

11/09/2021 Legistar Item 21-1668 - The Board directed that the Health and Human Services Agency work with the Continuum of Care (where the Sheriff's Office has a representative) to assess potential sites for a congregate Navigation Center with an emergency shelter component.

04/19/2022 Legistar Item 22-0630 - Adoption of Resolution 061-2022, Shelter Crisis Declaration.

09/20/2022 Legistar Item 22-1693 - The Board directed staff to prepare architectural and design drawings as well as cost estimates to construct a permanent Navigation Center at 300 Fair Lane.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Procurement & Contracts
County Counsel

CAO RECOMMENDATION / COMMENTS

Approve as recommended.

FINANCIAL IMPACT

\$4,000,000 has been included in the Accumulative Capital Outlay (ACO) budget for the Navigation Center. This number is an estimate. Actual costs will not be known until bids are received. The

funding for the criteria documents is part of the overall \$4,000,000 budget.

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A

STRATEGIC PLAN COMPONENT

Infrastructure

Healthy Communities: Implement solutions to address and reduce homelessness in El Dorado County.

Public Safety: Support for the mentally ill, homeless and those with substance abuse disorders or housing needs where public safety issues are present.

CONTACT

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