



Legislation Text

File #: 23-0976, **Version:** 1

Chief Administrative Office, Facilities Division, recommending the Board consider the following:

- 1) Make findings pursuant to Section 3.13.030 (C) of the El Dorado County Ordinance Chapter 13, Contracting Out, that due to the limited timeframes and temporary nature of the work, the ongoing aggregate of work to be performed is not sufficient to warrant addition of permanent staff;
- 2) Authorize the Purchasing Agent to sign Agreement for Services 7785 with AMG Management Group LLC, for a not-to-exceed amount of \$450,000 and an 18-month term to provide ongoing facility project management services regarding Senate Bill 844 Adult Local Criminal Justice Facility Financing Placerville Jail Expansion Project; and
- 3) Authorize the Purchasing Agent to execute any necessary amendments relating to Agreement for Services 7785, excluding term extensions and increases to the not-to-exceed amount, contingent upon approval by County Counsel and Risk Management.

FUNDING: Senate Bill 844 funding.

DISCUSSION / BACKGROUND

On September 19, 2017, Legistar item 16-0416, the Board accepted the conditional award authorized under Senate Bill 844 Adult Local Criminal Justice Facilities Construction financing program for the Placerville Rehabilitation and Re-Entry Jail Expansion project.

On October 16, 2018, Legistar item 18-1632, the Board approved the use of the Design-Build construction project delivery method for the Jail Expansion Project.

On April 28, 2023, the Division released a Request for Qualification (RFQ) for Project Management services in an effort to ensure best value. The scope of work for these services included overall project delivery strategy, structure, and organization of prime contracts with designers, contractors and vendors; assistance with external participants such as design criteria consultants, construction management firms, design-build entities, vendors and contractors as well as overall project administration such as payment applications, change orders and disputes, project budget and cost projections. AMG provided a Statement of Qualifications and was deemed qualified and placed on the County list of qualified vendors.

AMG has provided significant preconstruction services entailing strategies for project administration and delivery, working as a liaison and point of contact with County departments and other internal and external project stakeholders, communicating with Architects and Engineers as well as the granting authorities of the State. AMG has assisted the County on numerous projects (including the Senate Bill 844 Placerville Jail Expansion Project and Senate Bill 81 Placerville Juvenile Hall Facility projects) and has been instrumental in getting projects established and obtaining approvals through all of the governmental agencies involved. AMG has also played a significant role in the development, design and construction of the Sandy Way project which was completed and was turned over to HHS in 2019.

Over the project's term to date, El Dorado County Facilities in conjunction with AMG, has received

from the Department of General Services approval of the SB 844 (i.e, Jail Expansion) Real Estate Due Diligence package, has completed a 100% set of Bridging Documents and Specifications, geotechnical report, oak mitigation technical report and received approval for the Design Build RFQ/RFP docs including the associated contract. El Dorado County with AMG is currently working with Department of Finance and the Board of State and Community Corrections on the final legal docs to be completed and approved to allow El Dorado County to move forward with the design build/construction phase of the project. The County will soon complete the RFQ/RFP selection of the design build team. This phase will consist of managing and obtaining final approved construction documents by all the different State and County agencies having jurisdiction over this project. Once final approvals are obtained the County anticipates commencing with the construction of the new jail expansion.

With the SB 844 Placerville Jail Expansion Project underway there is still considerable work needed to obtain final approval from all governing authorities to move into the next phase. This includes managing the development of the overall construction budget and schedule, submittal of construction drawings to the State, change order management, independent estimating, management of the design build process, and related project management.

The Division recommends approval of this new agreement for a not-to-exceed amount of \$450,000 and a term of eighteen months.

The Department is requesting that the Board make the finding that due to the limited timeframes and temporary nature of the work, the ongoing aggregate of work to be performed is not sufficient to warrant addition of permanent staff. The work related to this specific project is limited term in nature and will cease once the project is completed.

ALTERNATIVES

The Board could choose to not approve the agreement or could choose another consultant from the list of qualified Project Managers for a negotiated contract, or could issue a Request for Proposal to select a consultant that meets the needs for a specific project. The Division could try to recruit in-house staff to cover this specialty limited term work. Given the current employment options available to these highly skilled design and construction specialists, the Division has not been successful in the past of recruiting for part-time, limited term work. This alternative could result in an increase in project costs and delays with no guarantee of completing a successful recruitment. Delays in the project could jeopardize the funding as well as increase costs if the design-build process is halted.

PRIOR BOARD ACTION

See above.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel
Procurement & Contracts
Sheriff's Office

CAO RECOMMENDATION / COMMENTS

Approve as recommended.

FINANCIAL IMPACT

Funding is included in the FY 2023-24 Accumulative Capital Outlay fund as part of the budgets for the jail expansion project and will be included in the subsequent Fiscal Year.

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A

STRATEGIC PLAN COMPONENT

Infrastructure

CONTACT

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