



County of El Dorado

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Legislation Details (With Text)

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Title: Health and Human Services Agency (HHS) recommending the Board:
 1) Make findings in accordance with County Ordinance 3.13.030 that it is appropriate to contract with G&G Builders, Inc. for the provision of services to support the planning and development of a congregate Navigation Center with an emergency shelter component, provided under Agreement 6586 because due to the limited timeframes, temporary or occasional nature, or schedule for the project or scope of work, the ongoing aggregate of work to be performed is not sufficient to warrant the addition of permanent staff;
 2) Approve and authorize the Chair to sign Agreement for Services 6586 with G&G Builders, Inc., in an amount not to exceed \$140,385.86 for a term of 60 days upon execution; and
 3) Authorize the HHS Director, or designee, to administer said agreement and subsequent amendments that do not increase the maximum dollar amount or term of the Agreement, contingent upon approval by County Counsel and Risk Management, and to further authorize the Director of HHS or the HHS Agency Chief Fiscal Officer to execute any required fiscal and programmatic reports.

FUNDING: 100% State Homeless Grants.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Counsel Approval Agreement 6586, 2. B - Agreement 6586, 3. Email from Auditor-Controller BOS Rcvd 5-19-2022, 4. Memo from Auditor BOS Rcvd 5-23-22, 5. Public Comment Bos Rcvd 5-23-22 22-0893, 6. Public Comment BOS Rcvd 5-24-22

Date	Ver.	Action By	Action	Result
5/24/2022	1	Board of Supervisors	Approved	Pass

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DISCUSSION / BACKGROUND

On November 9, 2021, the Board of Supervisors directed the Health and Human Services Agency (HHS) to work with El Dorado Opportunity Knocks (EDOK) to assess potential sites for a Navigation Center with an emergency shelter component. HHS returned to the Board on April 19, 2022 (Item 22-0630) to provide a presentation regarding potential shorter and longer-term sites for a congregate Navigation Center with an emergency shelter component. Following the presentation, the Board adopted and authorized the Chair to sign Resolution 061-2022 for a Homeless Shelter Crisis Declaration which would allow for a shorter-term Navigation Center to be operational before Fall 2022. Additionally, the Board directed staff to:

- 1) pursue 2 short-term project sites, 1970/1940 Broadway for non-congregate shelter and Perks Court for a short-term congregate shelter site, and move towards negotiation of a lease and development of the sites prioritizing the placement of homeless individuals in encampments currently located inside city limits;
- 2) pursue Perks Court for a longer-term Navigation Center in addition to working with the City of Placerville to explore the feasibility of 471 Pierroz Road in order to move toward negotiation of a lease and/or purchase of one of the sites to operate as a longer-term Navigation Center in future years;
- 3) work with the City of Placerville and the Upper Room to explore the feasibility of relocating the Upper Room to one of the short-term project sites; and
- 4) the Board directed the Chief Administrative Office to work with the City of Placerville to secure additional law enforcement resources and come back with a Memorandum of Understanding if a short-term project at 1970/1940 Broadway is selected.

The purpose of this Agreement for Services 6586 is to specifically support number one above, the development of a short-term congregate Navigation Center site on the Perks Court property.

As presented on April 19th, and in following the Board's described direction, HHS has worked to develop an agreement with G&G Builders, Inc (G&G). G&G has supported communities across the State of California in developing over twenty navigation centers during the last five years. Through this, they have gained unique experience providing services under shelter crisis declarations for Cities and Counties in accordance with AB 2553. G&G has a deep understanding of the required building codes under the shelter crisis declaration, product types and servicing needs, and how to establish these programs as quickly and efficiently as possible.

Given the Board's intent to establish a shorter-term Navigation Center project by fall of 2022, HHS is recommending the Board approve the attached agreement with G&G to compile information to assess the determined site conditions for the short-term congregate Navigation Center to obtain accurate cost estimates and develop an accurate project schedule. As part of Agreement 6586 and in future agreements, G&G will support planning, surveying, permitting, excavation, construction, and subcontracting activities required for the development of the congregate Navigation Center. County Facilities staff, as well as Planning and Building staff, have participated in meetings with both HHS and G&G to develop the required terms of the proposed agreement. Through the discussions, it was determined that Agreement 6586 and future agreements will not only be necessary to complete the project in its entirety, they will also allow for the Navigation Center's planning and development work to not fall upon County Facilities and Planning and Building staff. As such, this will allow these County departments to be able to focus their resources and staffing on other existing projects that the Board has already directed or may soon direct them to develop or complete as priorities.

Agreement 6586 outlines the first phase of a two-phase approach to the shorter-term Navigation Center project. With Agreement 6586, the first phase of the project, G&G will provide all pre-construction services including, but not limited to, all site studies, constructability, evaluations, estimating, and construction project schedule. Accurate cost data will be gathered along with a timeline for site development. Upon completion, HHSA will return to the Board with the site study results and any subsequent follow up agreement for phase two of the project. Phase two will be the site development and construction. G&G will be responsible for coordination of all trades, building officials & fees, and utilities installation, through final closeout and delivery.

In accordance with Board of Supervisors Procurement Policy C-17, Section 7.11, the contractor selection process for service contracts in excess of \$100,000 must include a review of the scope of services and contractor's professional qualifications by a group of individuals (including at least one representative from outside the department requesting the services) qualified to judge the contractor's ability to perform the services. HHSA has documentation on file that such a review was performed for Agreement 6586 with G & G Builders, Inc.

ALTERNATIVES

The Board may choose not to approve this agreement, however, doing so would not allow a project to be developed by Fall 2022, per the Board's direction.

PRIOR BOARD ACTION

- 1) 21-1668, November 9, 2021, Board Direction to HHSA to assess potential sites for a congregate Navigation Center with an emergency shelter component, or a pallet community run by a professional service provider.
- 2) 22-0294, February 22, 2022, Board receive and file of EDOK presentation on the first draft of the 5-Year Countywide Homeless Strategic Plan.
- 3) 22-0630, April 19, 2022, Board direction of HHSA to pursue site locations and develop a Navigation Center at Perks Court.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel, CAO Facilities, CAO Procurements, Planning and Building, and Information Technology.

CAO RECOMMENDATION / COMMENTS

Approve as recommended.

FINANCIAL IMPACT

Funding for the proposed project is generated through various homeless grant programs, including but may not be limited to Emergency Services Grants - Coronavirus (ESG-CV) and Homeless Housing, Assistance and Prevention (HHAP). These grants have been included in the Fiscal Year 2022-23 Budget request and will be included in future budgets for the term of the project. There may be additional funding that becomes eligible for use on the project, including the Community Development Block Grant program - Coronavirus Response (CDBG-CV) funding. HHSA will continue to explore all funding and update the Board if additional funding becomes available.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) Clerk of the Board to obtain Chair signature on one (1) original Agreement for Services 6586.

STRATEGIC PLAN COMPONENT

County Strategic Plan:

1) Goal #1 - "Public Safety: Protects the community, prevents crime, enforces the law, administers justice, provides rehabilitative services, and promptly responds to emergency and calls for service;" and

2) Goal #5 - "Healthy Communities: Improved health, well-being and self-sufficiency of El Dorado County communities, residents and visitors."

CONTACT

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