



# County of El Dorado

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## Legislation Text

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Chief Administrative Officer recommending the following pertaining to project management services for the Missouri Flat and U. S. 50 Corridors:

- (1) Find that it is more economical and feasible to obtain an outside consultant to provide said services;
- (2) Authorize Chairman to sign Agreement with David A. Storer, AICP, in an amount not to exceed \$117,481 for a period of one year to provide special project management services for the update and implementation of a comprehensive development and circulation plan for the Missouri Flat Corridor (\$96,521) and development review assistance for the U.S. 50 Corridor (\$20,960), upon review by County Counsel and Risk Management;
- (3) Approve Budget Transfer transferring \$46,521 from Department 15 (General Fund, Other Operations) to Department 74 (El Dorado County Development Project-Missouri Flat Project Management). (4/5 vote required)

**RECOMMENDED ACTION:** Approve.

BUDGET SUMMARY:		
Total Estimated Cost		\$117,481
Funding		
Budgeted	\$70,960	
New Funding	\$	
Savings	\$46,521	
Other	\$	
Total Funding Available	\$	
Change To Net County Cost		\$117,481

**Fiscal Impact/Change to Net County Cost:** Funding for the Missouri Flat corridor component contract is available from savings within Department 15 (General Fund Other Operations). Funding for the U.S. 50 corridor component is available from the Economic Development division budget. There is no change to net County cost.

### Background:

The Board of Supervisors has identified the Missouri Flat corridor as a high priority project. At its May 24, 2005 meeting (Item #61), the Board of Supervisors approved the recruitment of a project manager for the Missouri Flat corridor. Staff issued a Request for Proposals in July 2005 for the purpose of selecting an individual to serve as the Missouri Flat corridor. However, that process failed to yield any responsive proposals. At its November 14, 2006 meeting (Item #41), the Board approved an agreement with David Storer, AICP, to provide special project management services for the update and implementation of a comprehensive development and circulation plan for the Missouri Flat Corridor.

**Reason for Recommendation:**

David Storer, AICP has experience in managing similar projects in the cities of Tracy, Folsom, and Elk Grove. He has served as Director of Planning, Permitting, and Inspections for the City of Folsom and Assistant City Manager for Development for the City of Elk Grove.

Under the recently expired contract, Mr. Storer has contributed to continued progress to bring retail development along the Missouri Flat corridor:

- On November 9, the Development Services Department received a new development application for the El Dorado Crossing (formerly Sundance Plaza) project north of the U.S. 50/Missouri Flat intersection. The application calls for a 300,000 square foot project to be built in two phases. The first phase includes a two-story retail structure as an anchor.
- On November 14, the Development Services Department received a new development application for a retail development south of the U.S. 50/Missouri flat intersection. This application calls for the relocation of the Waste Connections Materials Recovery Facility to another site.

This contract includes 723 hours of additional assistance for work in the Missouri Flat corridor. In addition, the contract includes a dedication of 150 hours for development review assistance for possible projects along the U.S. 50 corridor. As projects in the corridor are identified, Mr. Storer and I will evaluate the type of assistance and additional hours needed and bring back a contract amendment to incorporate the identified need.

Under Section 7.5 of the Procurement Policy and Procedure Policy Manual, the Board of Supervisors may contract for services without advertising for bids or seeking proposals. With the two development proposals that have been received along the Missouri Flat corridor, it is in the best interest of the County to continue its contractual relationship with Mr. Storer for the provision of project management services. Consequently, there is no need to perform an outside review of the scope of services and the contractor's professional qualifications as provided in Section 7.10 of the Procurement Policy and Procedure Policy Manual.

**Action to be taken following Board approval:**

- CAO staff to finalize contract.
- CAO staff to work with Auditor-Controller to complete budget transfer.
- CAO and Project Manager to provide status reports to the Board on items concerning the Missouri Flat and U. S. 50 corridors.

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