



## Legislation Text

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**File #:** 18-1063, **Version:** 1

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

- 1) Authorize a project delivery method of Design-Build (D/B) as related to the construction of the South Lake Tahoe El Dorado Center Building;
- 2) Make findings pursuant to Article II, Section 210b(6) of the El Dorado County Charter that the ongoing aggregate of work to be performed is not sufficient to warrant the addition of permanent staff; and
- 3) Authorize the Purchasing Agent to sign Agreement for Services 3218 with Architectural Nexus, Inc., for a not-to-exceed amount of \$496,450 and a term of three years to provide Design Criteria Consultant Services as related to the Health and Human Services Agency's South Lake Tahoe El Dorado Center Campus Project.

**FUNDING:** Accumulative Capital Outlay Fund, to be reimbursed with Public Health fund balance.

### **DEPARTMENT RECOMMENDATION**

The Division recommends the authorization of a Design-Build project delivery method, El Dorado County Charter Article II, Section 210b(6) findings and authorization for Agreement for Services No. 3218 with Architectural Nexus, Inc.

### **DISCUSSION / BACKGROUND**

On March 13, 2018, the Board approved the Purchase and Sales and Joint Escrow Instructions (PSA) No. 2640 with the owners of Assessor's Parcel No. 027-362-08-100 (commonly known as 3368 Sandy Way, South Lake Tahoe) for \$1,250,000, as related to the Health and Human Services Agency's (HHSA) El Dorado Center Campus Project.

The purchase of the property on 3368 Sandy Way will assist to facilitate the significant renovation/reconstruction project at the El Dorado Center and, ultimately, will allow HHSA to consolidate their program functions as well as other similar public programs into a more centralized area. Parking at the El Dorado Center is very limited and the purchase of the Sandy Way facility will allow for adequate parking for the public and employees for both buildings.

The Sandy Way facility will require tenant improvements and then will be available to accommodate the relocation of staff from the El Dorado Center to allow the El Dorado Center renovations to take place. Once complete, the Sandy Way facility will be utilized by Health and Human Services to consolidate program functions from the Johnson Center, creating a consolidated Health and Human Services campus in the Tahoe Basin.

The estimated cost for the reconstruction of a new El Dorado Center building is in excess of \$1M, and therefore it qualifies for use of D/B pursuant to PCC section 22161(g). A design build project delivery system is recommended to create a single point design-build contact contractor. Design build allows the contractor, engineers and specialty trade contractors (subcontractors) to propose best-value solutions for various construction elements before the design is complete in an attempt to allow for value engineering, reduce the overall project schedule, minimize risk, and save money. In order

to use D/B for a qualifying public works project, Board approval is first required pursuant to PCC section 22162(a).

The Board is also requested to make findings pursuant to Article II, Section 210b(6) of the El Dorado County Charter that the ongoing aggregate of work to be performed is not sufficient to warrant the addition of permanent staff. This is a project-specific contract that will conclude upon project completion.

During the due diligence period provided by the PSA the Division concurrently released a Request for Proposal (No.18-906-055) to a short list of pre-qualified candidates to provide Design Criteria Consultant (DCC) Services for this complex project. DCC Services include project initiation (schedule, work plan, etc.), assessment validation and establishment of program goals, conceptual/schematic design, design development/construction drawings, production of bridging documents, design-build team selection, construction document review, commissioning and project closeout including assistance concerning furniture, fixtures and equipment.

Proposals were received May 24, 2018, and an evaluation team comprised of Facility and HHSA staff performed the review process. The proposal from Architectural Nexus, Inc. was ranked No. 1 based upon relevant experience, past performance concerning design/build project delivery, work plan and value. The proposed agreement is for a not-to-exceed amount of \$496,450 and a term of three years.

#### **ALTERNATIVES**

There are no viable alternatives. DCC Services are a required element for a project of this scale and complexity.

#### **OTHER DEPARTMENT / AGENCY INVOLVEMENT**

HHSA

#### **CAO RECOMMENDATION / COMMENTS**

It is recommended that the Board approve this item.

#### **FINANCIAL IMPACT**

This project has been budgeted for Fiscal Year 2018-19 in the Accumulative Capital Outlay Fund and will be charged back to HHSA. HHSA has included use of Public Health fund balance to finance this project. There is no general fund impact.

#### **CLERK OF THE BOARD FOLLOW UP ACTIONS**

None

#### **STRATEGIC PLAN COMPONENT**

Infrastructure

#### **CONTACT**

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