



## Legislation Text

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**File #:** 18-1912, **Version:** 1

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Chief Administrative Office, Procurement and Contracts Division and Facilities Division, recommending the Board consider the following pertaining to the Health and Human Services Agency El Dorado Center Campus Project:

- 1) Adopt the plans and specifications concerning the tenant improvements needed at the 3368 Sandy Way, South Lake Tahoe location;
- 2) Approve and authorize the Chair to sign the construction bid documents; and
- 3) Authorize advertisement for construction bids (Bid Number: 19-968-041).

**FUNDING:** Public Health fund balance.

### **DISCUSSION / BACKGROUND**

On March 13, 2018, the Board approved the Purchase and Sale Agreement 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 (HHSA) El Dorado Center Campus Project (Item No. 18, File 18-0338).

On May 22, 2018, the Board made California Environmental Quality Act (CEQA) findings that the property acquisition of 3368 Sandy Way was categorically exempt from review pursuant to CEQA Guideline section 15301(a) and directed staff to determine that the contingencies are satisfied and authorized the close of escrow (Item No. 6, File 18-0764).

On August 28, 2018, the Board authorized a project delivery method of Design-Build (D/B) as related to the construction of the South Lake Tahoe El Dorado Center Building; made 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 authorized 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 (Item No. 5, File 18-1063).

The purchase of the property on 3368 Sandy Way was completed 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 improve parking for the public and employees for both buildings. While a D/B project delivery method was recommended and approved regarding the El Dorado Center Building, the Facilities Division will use the Request for Bid process for the build out of the tenant improvements of the Sandy Way Building due to less complex construction requirements at this location.

Following the completion of the Sandy Way facility tenant improvements the facility will be able to accommodate the relocation of a number of staff from the existing El Dorado Center and allow the El Dorado Center renovations to move toward commencement. Once construction has concluded at

both facilities the Health and Human Services Agency will consolidate remaining functions from the Johnson Center, creating a consolidated Health and Human Services campus in the Tahoe Basin.

Upon approval by the Board, Procurement and Contracts Division and the Facilities Division will finalize the bid schedule, advertise for bids, and return to the Board with a recommendation for award at the conclusion of the bid process.

### **ALTERNATIVES**

Tenant improvements at the Sandy Way Building are a required element of this overall project. Should the Board not approve this item the project will be delayed and the facility will not be available for staff use.

### **PRIOR BOARD ACTION**

March 13, 2018; Item No. 18; Legistar File 18-0338

May 22, 2018; Item No. 6; Legistar File 18-0764

August 28, 2018; Item No. 5; Legistar File 18-1063

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

HHSA

### **CAO RECOMMENDATION / COMMENTS**

It is recommended that the Board approve this item.

### **FINANCIAL IMPACT**

This project is included in the Fiscal Year 2018-19 Accumulative Capital Outlay Fund and will be charged back to HHSA. The Health and Human Services Agency has set aside \$5 million in a reserve fund for the South Lake Tahoe Campus Project. \$2,500,000 is budgeted to be utilized in Fiscal Year 2018-19 to refurbish the building on Sandy Way, as well as to begin renovations on the El Dorado Center. HHSA has included use of Public Health fund balance to finance the Sandy Way building project. There is no general fund impact.

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

Obtain Chair's signature on the bid documents and provide the Division with one original.

### **STRATEGIC PLAN COMPONENT**

Infrastructure

### **CONTACT**

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