



Legislation Text

File #: 20-1202, **Version:** 1

Chief Administrative Office, Parks Division, recommending the Board:

- 1) In accordance with Chapter 3.13, Section 3.13.030 of County Ordinance Code, find that it is more economical and feasible to engage an independent contractor for project management services for the Old Depot Bike Park project;
- 2) Approve and authorize the Chair to sign Agreement for Services 5060 with Loorz Construction Management, LLC. in the not-to-exceed amount of \$115,200, for a term to become effective upon execution by both parties and expiring two years thereafter; and
- 2) Authorize the Purchasing Agent, or designee, to execute further documents relating to Agreement for Services 5060, including amendments which do not increase the maximum dollar amount or term of the Agreement, contingent upon approval by County Counsel and Risk Management.

FUNDING: California State Parks Statewide Parks Program Grant (Prop 68).

DISCUSSION / BACKGROUND

In August of 2019, the Parks Division entered into an agreement with Helix Environmental Planning, Inc. for a site assessment, bike park concept plan, and California Environmental Quality Act (CEQA) analysis for the Old Depot Road Bike Park. In February 2020, \$2,030,000 in funding was awarded for the development of the park through the Statewide Park Development and Community Revitalization Program.

State law requires a fair, competitive selection process for procurement of Construction Management services, and the contractor must be selected based on demonstrated competence, professional qualifications, and at a fee that is fair and reasonable. (Gov Code 4526.) The County Contracting Out Ordinance, Chapter 3.13, also requires that the Board make findings when contracting out this work, and the Procurement Policy (C-17) requires a competitive process for contracts for services above \$100,000.

On April 6, 2018 the Facilities Division released a Request for Qualifications (RFQ) for Project Management services in an effort to ensure best value for these services. Eleven responses were received and reviewed, including Loorz Construction Management, LLC, and all eleven were deemed qualified and placed on a short list. This list does not expire until May 8, 2021.

The approval of this contract with Loorz Construction Management LLC. will provide construction management for the Old Depot Bike Park. Mr. Loorz will provide review of construction documents, bidding and construction support. Projects of this scale and complexity require a specialized skill set and are better suited to contract for when required to supplement the Division's current strengths. Mr. Loorz will work closely with the Parks Manager to ensure the project comes in on budget and on schedule.

Parks recommends the Board make findings in accordance with Section 3.13.030 of the El Dorado County Ordinance that it is more economical and feasible to engage an independent contractor for construction management services to complete this project. Specifically, in accordance with section (C), due to the limited timeframes, temporary or occasional nature, and schedule for this parks

project, the ongoing aggregate of work to be performed is not sufficient to warrant the addition of permanent staff. In addition, while the County has the position of Project Manager, most of the services provided under this Agreement, such as preparation bid and construction documents and coordination of subcontractors, require specialty skills and significant prior experience navigating a wide range of State regulations, which are not available within the Parks Division.

The schedule for this project is aggressive as the completion date is December 2021. The project is scheduled to go out to bid in the beginning of 2021, with contract award in the spring and construction to start in Spring or Summer of 2021.

ALTERNATIVES

The Board could decide to not approve this contract and staff will have to determine how to move forward with the project without a project management contract.

PRIOR BOARD ACTION

20-0764 - June 30, 2020 Conceptual design approval

20-0448 - April 7, 2020 Accept grant award of \$2,030,000

19-1040 - August 27, 2019, Approval of contract 3955 for Helix Environmental

19-0687 - June 25, 2019, Approval of resolutions for Prop 68 Grant applications

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Procurement and Contracts

CAO RECOMMENDATION / COMMENTS

Approve as recommended.

FINANCIAL IMPACT

This contract is funded in full by the Prop 68 grant. There will be no increase to Net County Cost and there is no budget amendment needed.

CLERK OF THE BOARD FOLLOW UP ACTIONS

1. Chair to sign two (2) originals of Agreement 5060.
2. Board Clerk's Office to return one (1) original of Agreement 5060 to Procurement and Contracts, Chief Administrative Office, for distribution to vendor.

STRATEGIC PLAN COMPONENT

Infrastructure and Healthy Communities

CONTACT

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