



Legislation Text

File #: 20-1542, **Version:** 1

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

- 1) Find pursuant to Article II, Section 210b(6) of the El Dorado County Charter that the ongoing aggregate of the work to be performed in Agreement for Services 4495 is not sufficient to warrant the addition of permanent staff; and
- 2) Authorize the Purchasing Agent to sign Amendment I to Agreement for Services 4495 with AMG Management Group LLC (AMG), to increase the term by one year and compensation by \$201,050 and incorporate an hourly rate increase to provide ongoing facility project management and due diligence services regarding Senate Bill 844 Adult Local Criminal Justice Facility Financing Placerville Jail Expansion Project and Senate Bill 81 Local Youthful Offender Rehabilitative Financing Program New Placerville Juvenile Hall Facility Project.

FUNDING: Senate Bills 844 and 81 grant funding.

DISCUSSION / BACKGROUND

On April 6, 2018 the Division released a Request for Qualification (RFQ) for Project Management services in an effort to ensure best value. The scope of work for these services included consultation on real property due diligence, overall project delivery strategy, structure and organization of prime contracts with designers, contractors and vendors; assistance with the preparation of documents for procurement of design-builders, and participate in identifying and selecting those firms. AMG provided a proposal and was deemed qualified and placed on a short list.

On December 10, 2019, the Board approved Agreement for Services 4495 with AMG Management Group LLC for a not-to-exceed amount of \$169,000 and a one year term to provide facility project management and real estate due diligence services regarding Senate Bill 844 Adult Local Criminal Justice Facility Financing Placerville Jail Expansion Project and Senate Bill 81 Local Youthful Offender Rehabilitative Financing Program New Placerville Juvenile Hall Facility Project.

Over the past year, El Dorado County Facilities in conjunction with AMG, has accomplished the majority of the SB 844 (i.e, Jail Expansion) Real Estate Due Diligence work, has completed a near 100% set of Bridging Documents, has completed the geotechnical evaluation, and crafted a Design Build RFQ/RFP including the associated contract. Over the coming year it is expected the County will move from the due diligence/design-phase and into the design build/construction phase of the project. It is anticipated that the majority of the efforts in the upcoming year will be focused on selecting a design building entity, completing the final construction documents, and commencing with the construction of the new facility. AMG will be the Project Management firm throughout the design, construction, and commissioning of this jail expansion project.

Also over the past year, El Dorado County Facilities in conjunction with AMG, has also accomplished the majority of the SB 81 (i.e., Juvenile Hall Replacement Building) Real Estate Due Diligence work, selected a Bridging Architect, has completed the geotechnical evaluation, and crafted the framework for the Design Building RFQ/RFP including the associated public works contract. Over the coming year it is anticipated that the County will be able to complete the Bridging Documents pending all County and State of California approvals. As in the fore mentioned SB844 AMG will be the Project

Management firm throughout the design, construction, and commissioning of the new juvenile hall.

Amendment I would provide for ongoing support with an increase to the term of one year (to expire 12/12/21), an increase in compensation of \$201,050 for an amended not-to-exceed of \$370,050 and allow for an hourly rate increase to \$170 from \$140. AMG has contracted with the County since 2017 and this is the first rate increase. The increase to \$170 per hour is consistent with other project management consulting contracts the Division utilizes and is in the middle range of the industry's standard pay rate.

Being this work is project specific with a limited term the Division further recommends the Board find pursuant to Article II, Section 210b(6) of the El Dorado County Charter that the ongoing aggregate of the work to be performed is not sufficient to warrant the addition of permanent staff.

ALTERNATIVES

The Board could decline this Amendment and the Division could solicit another consultant. This alternative would result in an increase in project costs and delays while also jeopardizing the funding.

PRIOR BOARD ACTION

12/10/19; Legistar File No. 19-1493; No. 8: Approval of Agreement for Services No. 4495 with AMG Management Group LLC

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Sheriff Department, Probation Department

CAO RECOMMENDATION / COMMENTS

Approve as recommended.

FINANCIAL IMPACT

Funding is included in the FY 2020-21 Accumulative Capital Outlay fund as part of the budgets for the jail expansion and juvenile hall replacement projects and will be included in the subsequent Fiscal Year.

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A

STRATEGIC PLAN COMPONENT

Infrastructure

CONTACT

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