



Legislation Text

File #: 21-1624, **Version:** 1

Chief Administrative Office, Facilities Division, recommending the Board:

- 1) Authorize the Purchasing Agent to execute Amendment I to Agreement for Services 5158 with Williams + Paddon/Architects + Planners, Inc. to extend the term two years to provide on-call architectural services as related to the Department of Transportation's Shakori Garage Replacement; and
- 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.

FUNDING: General Fund Capital Reserve.

DISCUSSION / BACKGROUND

In 2016, the Facilities Division commissioned a comprehensive facility assessment that included the Department of Transportation (DOT), Maintenance and Operations garage building located at 1121 Shakori Road, South Lake Tahoe, CA. The study identified the Shakori garage as having building systems that are at the end of life after 42 years in harsh mountain weather conditions along with having structural problems which was further addressed with a more thorough engineering analysis.

On January 14, 2020, the Board authorized a complete replacement for this facility. Meetings with stakeholders and other preliminary tasks were started shortly thereafter.

The existing 6,580 square foot building that is structurally unsound and functionally obsolete consists of 14 bays that house snow removal and road maintenance equipment, sand storage and some ancillary equipment. Although the programming is not complete, internal efforts are underway to identify the core needs; building characteristics and alternative enhancements to expand its functionality. The intent is to construct a similar, but slightly larger structure

A project of this nature requires architectural services, and proposals were solicited from consultants off the Division's Request for Qualifications listing (RFQ #20-918-031). The proposal from Williams + Paddon/Architects + Planners, Inc. was selected as providing the best fit and value for the County.

On December 8, 2020, the Board approved Agreement for Services No. 5158 with Williams + Paddon/Architects + Planners, Inc. to provide on-call architectural services for a term of one year and a not to exceed of \$275,000. Initial work under this agreement has included a review of existing construction documents, meetings with stakeholders, conceptual design, programming options, schematic design, estimating, assistance with Tahoe Regional Planning Agency approvals and other ancillary tasks.

Project delays related to programming, COVID-19 induced supply chain issues and the short construction season in the Sierras have caused the need to extend this agreement. Further exacerbating the issue is the fact that DOT must have a functional building during the winter months; taking delivery of the metal building components late in the building season makes a 2022 start impractical pushing the construction start into the Spring of 2023 and completion into the Fall. While

the bulk of the architect's work occurs during the design phase, they also have an important and necessary role during, bidding, building department plan check, construction and close out phases.

The Division recommends the addition of two more years and should the Board approve the term shall be extended to December 14, 2023. There are no other changes to the agreement.

The Division further recommends the Board 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 terminate with project completion.

ALTERNATIVES

Architectural services are a required component of this project.

PRIOR BOARD ACTION

January 14, 2020; Legistar File 19-1774; Agenda Item No.18: Department of Transportation approval of facility replacement and funding option direction.

December 8, 2020; Legistar File 20-1205; Agenda Item No. 7: Approval of Agreement for Services No. 5158 with Williams + Paddon/Architects + Planners, Inc. to provide on-call architectural services as related to the Department of Transportation's Shakori Garage Replacement Project.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Department of Transportation

CAO RECOMMENDATION / COMMENTS

Approve as recommended.

FINANCIAL IMPACT

This has been budgeted for in the current Accumulative Capital Outlay Fiscal Year 2021-22 Workplan and will be included in the subsequent Fiscal Years. There is no change in Net County Cost.

CLERK OF THE BOARD FOLLOW UP ACTIONS

NA

STRATEGIC PLAN COMPONENT

Infrastructure

CONTACT

Russ Fackrell
Facilities Division Manager