



Legislation Text

File #: 22-1114, **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;
- 2) Authorize the Purchasing Agent to execute any necessary amendments relating to Agreement for Services 4495, excluding term extensions and increases to the not-to-exceed amount, contingent upon approval by County Counsel and Risk Management; and
- 3) Authorize the Purchasing Agent to sign Amendment III to Agreement for Services 4495 with AMG Management Group LLC, to increase the term by one year through December 12, 2023, and compensation by \$235,100 with no change to the hourly rate 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.

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.

On December 8, 2020, the Board approved Amendment I that increased the term one year, increased compensation by \$201,050 for an amended not-to-exceed of \$370,050 and allowed for an hourly rate increase to \$170 from \$140. AMG has contracted with the County since 2017 and that was the first rate increase.

On December 7, 2021, the Board approved Amendment II that increased the term one year and compensation by \$109,420 for an amended not-to-exceed of \$479,470.

Amendment III increases the term an addition year, through December 12, 2023, and compensation by \$235,100 for an amended not-to-exceed of \$714,570. There is no change to the hourly rate. The increase of \$235,100 includes approximately \$97,000 for the SB844 Jail Expansion project and \$78,000 for the SB81 New Juvenile Hall project as well as \$60,000 for contingency services that may or may not be utilized. The Amendment also includes ancillary updates to Article VII Progress

Reports, Article VIII Ownership of Data, Article XVII Indemnity, Article XVIII Insurance, Article XXXV Business License and Article XXXVI Electronic Signatures.

Over the project's term to date, El Dorado County Facilities in conjunction with AMG, has received from the Department of General Services approval of the SB 844 (i.e, Jail Expansion) Real Estate Due Diligence package, has completed a 100% set of Bridging Documents and Specifications, geotechnical report, oak mitigation technical report and received approval for the Design Build RFQ/RFP docs including the associated contract. El Dorado County with AMG is currently working with Department of Finance and the Board of State and Community Corrections on the final legal docs to be completed and approved to allow El Dorado County to move forward with the design build/construction phase of the project. Over the coming year it is expected the County will complete the RFQ/RFP selection of the design build team. This phase will consist of managing and obtaining final approved construction documents by all the different State and County agencies having jurisdiction over this project. Once final approvals are obtained the County anticipates commencing with the construction of the new jail expansion. AMG will be the Project Management firm throughout the design, construction, and commissioning of this jail expansion project.

Additionally, El Dorado County Facilities in conjunction with AMG, has also accomplished the majority of the SB 81 (i.e., Juvenile Hall Treatment Facility) Real Estate Due Diligence work, selected a Bridging Architect, has completed the geotechnical reports, topography, oak mitigation technical report, splitting of the parcel, demo work, 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 obtain final approval of the Real Estate Due Diligence package from the State, complete the Bridging Documents and obtain final approvals from all County and State agencies having jurisdiction over this project. Additional tasks will include finalizing and obtaining approval from County Counsel for the design build RFQ/RFP including all contract docs. AMG will be the Project Management firm throughout the design, construction, and commissioning of the new juvenile hall.

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.

12/08/20; Legistar File No. 20-1542; No. 8: Approval of Amendment I to 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 2022-23 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 / Public Safety

CONTACT

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