



Legislation Text

File #: 24-0762, **Version:** 1

Facilities, a division of the Chief Administrative Office, recommending the Board consider the following for relocation planning services related to moving staff out of the El Dorado Center:

- 1) Make findings in accordance with Section 3.13.030 (B) of the County Ordinance that specialty skills and qualifications not expressly identified in County classifications are involved in the performance of the work;
- 2) Approve and authorize the Purchasing Agent to sign Agreement for Services 8580 with Vanir Construction Management, Inc. to provide relocation planning services for a two-year term for an amount not to exceed \$120,000; and
- 3) Authorize the Purchasing Agent to execute further documents relating to Agreement for Services 8580, 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: General Fund Capital Designation 73%, Public Health Fund Balance 14%, Accumulative Capital Outlay Fund 13%.

DISCUSSION / BACKGROUND:

The El Dorado Center (3368 Lake Tahoe Boulevard, South Lake Tahoe) has been deemed an end-of-life building. Initial estimates to tear down and rebuild the El Dorado Center were approximately \$10 million. A rebuild would only have been able to house the programs in the existing El Dorado Center, and parking would have continued to be problematic. Facilities has found that a much more cost-effective model is to purchase a building in good condition and perform tenant improvements to create the space necessary for public services.

On October 13, 2020, Legistar Item 20-1137, the Board directed the Chief Administrative Office (CAO), Facilities Division, to search for properties in South Lake Tahoe that could replace the El Dorado Center. The buildings at 1111-1119 Emerald Bay Road were formally occupied by Barton Health. The property consists of four buildings, totaling approximately 17,473 square feet, with a large amount of parking available.

On September 20, 2022, Legistar Item 22-1684, the Board authorized the Chair to sign the Purchase and Sale Agreement and Joint Escrow Instructions 6940 with the owners Barton Health Care, a California Non-Profit Corporation, for Assessor's Parcel 032-191-002 and 032-191-020, commonly known as 1111-1119 Emerald Bay Road, South Lake Tahoe, for \$7,500,000.

The Health and Human Services Agency (HHSA) currently occupies a portion of the El Dorado Center. The HHSA Public Health Division operates out of the Johnson Center. Facilities plans to co-locate these HHHA Services into one location. In addition, Facilities would move the Recorder-Clerk, Assessor, Child Support Services, and District 5 Supervisor out of the El Dorado Center.

On August 22, 2023, Vanir Construction Management, Inc. was formally approved on several qualified lists for consulting services, including Category A - Architect, as the result of competitive Request for Qualifications (RFQ) #23-918-072. The Facilities Division has determined that this firm is

best suited to provide the required expertise and value for this project.

The relocation and consolidation of the departments will be planned and executed in two phases. This Agreement pertains to Phase One, which includes programming, preliminary design, conceptual cost estimate, and complete project schedule for 1111 and 1113 Emerald Bay Road. Phase Two will include construction documents, agency approvals, construction, and the final move.

The Division requests the Board authorize the Purchasing Agent to sign Agreement for Services 8580 with Vanir Construction Management, Inc. for a term of two years and an amount not to exceed \$120,000. The Division also recommends the Board make findings that specialty skills and qualifications not expressly identified in County classifications are involved in the performance of the work, pursuant to El Dorado County Ordinance Code section 3.13.030 (B).

ALTERNATIVES:

Architectural services are a required element of a project of this magnitude. The Division could solicit a different consultant from its RFQ list, but that will cause project delays and potentially increase the costs.

PRIOR BOARD ACTION:

Legistar Item 20-1137 - October 13, 2020 - Board directed the Facilities Division to search for properties in South Lake Tahoe that could replace the El Dorado Center.

Legistar Item 22-1684 - September 20, 2022 - Board authorized purchase of property at 1111-1119 Emerald Bay Road, South Lake Tahoe.

OTHER DEPARTMENT/AGENCY INVOLVEMENT:

CAO Facilities
Procurement & Contracts
County Counsel
Risk Management
HHSA

CAO RECOMMENDATION:

Approve as recommended.

FINANCIAL IMPACT:

This has been budgeted for in the current Accumulative Capital Outlay Fiscal Year 2024-25 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:

N/A

STRATEGIC PLAN COMPONENT:

N/A

CONTACT:

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