



## Legislation Text

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**File #:** 24-1396, **Version:** 1

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Facilities, a division of the Chief Administrative Office, recommending the Board:

- 1) Make findings pursuant to Article II, Section 210b(6) of the El Dorado County Charter, and in accordance with County Ordinance 3.13.030 (C) that it is appropriate to contract for architectural services related to the El Dorado County Navigation Center because the limited time-frames, temporary or occasional nature, and schedule for the scope of work to be performed is not sufficient to warrant the addition of permanent staff; and
- 2) Authorize the Purchasing Agent to sign Amendment I to Agreement for Services 7527 with Vanir Construction Management, Inc. to provide architectural services related to the El Dorado County Navigation Center, amending the current expiration date of June 13, 2025, to December 31, 2026, and increasing the compensation amount by \$109,674, for a new compensation amount not to exceed \$336,696 due to the project's change of location and resulting expanded scope of work.

**FUNDING:** 72% Homeless Housing Assistance and Prevention, 23% American Rescue Plan Act, 5% Permanent Housing Local Assistance.

### **DISCUSSION / BACKGROUND**

On April 19, 2022, with Legistar file 22-0630, the Board adopted Resolution 061-2022 declaring a shelter crisis in the County. On September 20, 2022, with Legistar file 22-1693, the Board decided to utilize the dormant juvenile hall located at 299 Fair Lane as a temporary navigation center until a permanent one could be constructed at 300 Fair Lane, Placerville. The Board also directed staff to prepare architectural and design drawings, as well as cost estimates to construct a permanent navigation center at 300 Fair Lane.

On July 27, 2020, 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) 20-918-031. The Facilities Division has determined that this firm is best suited to provide the required expertise and value for this project.

On June 6, 2023, with Legistar file 23-0478, the Board approved an Agreement for Services with Vanir Construction Management, Inc. for a compensation amount not to exceed \$227,022, and a term of two years, for the development of criteria documents for the permanent navigation center.

Under this agreement, the consultant is providing performance-based criteria documents with sufficient information needed for the County to solicit a design-build contract with a design/build entity (DBE) who would finalize the design, carry through construction documents, and construct the project. Services include project initiation including environmental reviews, site investigation, program verification and completion, criteria documents, third party criteria program and design review and verification, and an allowance for contingency services to address any unforeseen issues.

Vanir has worked with staff, service providers, and other stakeholders to develop a site plan for an approximately 7,763 square foot facility, including a large congregate dormitory setting that accommodates approximately 60 beds, a lobby/welcome center, multi-use community bathrooms and

showers, staff restrooms, client support and administrative/office areas, dining areas, a laundry facility with dog wash capability, storage areas, and a non-cooking kitchen facility.

In developing a plan for transitional housing, Health and Human Services Agency (HHS) staff and the Sheriff's Office determined that the build of the permanent navigation center with transitional housing units would be better suited at 300 Forni Road, adjacent to the Placerville Jail, with the following benefits:

- a) Operational cost savings by having the navigation center and stand-alone transitional housing units at one site with one operator.
- b) Ability to serve families at the site by putting families in stand-alone transitional housing units.
- c) Efficiency in providing self-sufficiency and behavioral health services to those at the Navigation Center and people who are released from the Jail as required by California Advancing and Innovating Medi-Cal (CalAIM), by staff being located in close proximity to both sites and providing services to both sites.

On April 23, 2024, with Legistar file 24-0726, the recommended plan for the new site was presented to the Board of Supervisors. As a result of the item, the Board directed staff to explore a permanent navigation center with stand-alone transitional housing units, at 300 Forni Road, on an approximately one-acre site adjacent to the Placerville Jail.

Amendment I to Vanir Agreement 7527 updates the scope of work to include additional services due to the project location change. It also extends the current expiration date of out to December 31, 2026, increases the compensation amount of the Agreement by \$109,674 for a new compensation amount not to exceed \$336,696.00, and updates the cost proposal.

In addition, the Amendment includes minor updates to the following standard articles:

- ARTICLE XVIII - Default, Termination, and Cancellation
- ARTICLE XXI - Indemnity
- ARTICLE XXII - Insurance
- ARTICLE XXV - Conflict of Interest (adding Exhibit D-1, "Updated California Levine Act Statement")
- ARTICLE XXXIX - Prevailing Wage
- ARTICLE XL - Apprentices
- ARTICLE XLI - Certified Payroll
- ARTICLE XLII - Registration of Consultants
- ARTICLE XLIII - Payment of all Federal, State, or Local Taxes
- ARTICLE XLIV - Compliance with all Applicable Laws
- ARTICLE XLV - Reporting Accidents
- ARTICLE XLVI - Workers' Compensation
- ARTICLE XLVII - Resolution of Claims

## **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 delay and increase the costs.

## **PRIOR BOARD ACTION**

Legistar file 21-1668 - November 9, 2021 - The Board directed that the Health and Human Services Agency work with the Continuum of Care (where the Sheriff's Office has a representative) to assess potential sites for a congregate Navigation Center with an emergency shelter component.

Legistar file 22-0630 - April 19, 2022 - Adoption of Resolution 061-2022, Shelter Crisis Declaration.

Legistar file 22-1693 - September 20, 2022 - The Board directed staff to prepare architectural and design drawings as well as cost estimates to construct a permanent Navigation Center at 300 Fair Lane.

Legistar file 23-0478 - June 6, 2023 - The Board authorized the Purchasing Agent to sign Agreement for Services 7527 with Vanir Construction Management, Inc. for a not-to-exceed amount of \$227,022, and a term of two years, to provide architectural services as related to the El Dorado County Navigation Center;

Legistar file 24-0940 - May 21, 2024 - The Board directed staff to develop a permanent navigation center with stand-alone transitional housing units at 300 Forni Road and pause all progress on developing a permanent navigation center at 300 Fair Lane. The Board also approved the use of the design-build construction project delivery method for the navigation center project at 300 Forni Road and found that the proposed navigation center projects are statutorily exempt from CEQA review pursuant to Government Code section 65660(b).

#### **OTHER DEPARTMENT / AGENCY INVOLVEMENT**

Health and Human Services Agency  
Procurement and Contracts  
Sheriff's Office

#### **CAO RECOMMENDATION / COMMENTS**

Approve as recommended.

#### **FINANCIAL IMPACT**

\$3,900,000 has been included in the Accumulative Capital Outlay (ACO) budget for the Navigation Center. This number is an estimate. Actual costs will not be known until further design work is done and estimates are received. The funding for the criteria documents is part of the overall \$3,900,000 budget.

#### **CLERK OF THE BOARD FOLLOW UP ACTIONS**

N/A

#### **STRATEGIC PLAN COMPONENT**

Strategic Focus Area: Safe and Healthy Communities

Priority: Develop a continuum of support and housing opportunities for unhoused individuals.

#### **CONTACT**

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