



COUNTY OF HUMBOLDT

For the meeting of: 2/19/2019

File #: 19-207

To: Board of Supervisors

From: County Administrative Office

Agenda Section: Consent

SUBJECT:

Award Authorization for Professional Design and Construction Management Services for the Garberville Mini-Complex Project

RECOMMENDATION(S):

That the Board of Supervisors:

1. Receive and accept the recommendation to qualify and award the professional services agreement for design and construction management services for the Garberville Mini-Complex Project to Sally Swanson Architects, Inc.; and
2. Authorize the Purchasing Agent to execute a professional services agreement with Sally Swanson Architects, Inc., after review by County Counsel and Risk Management.

SOURCE OF FUNDING:

ADA Internal Service Fund (3552)

DISCUSSION:

On September 7, 2016, the county entered into a Consent Decree with the United States Department of Justice (DOJ) that required the commencement of the Humboldt County Americans with Disabilities Act Compliance Project. The purpose of the Humboldt County Americans with Disabilities Act Compliance Project is to bring all county-owned and leased facilities that provide programs, services and activities to the public into compliance with the Americans with Disabilities Act by September 7, 2019.

The Garberville branch of the Humboldt County Library and the Garberville Sheriff's Sub-Station are both facilities listed in the Consent Decree as having access barriers defined under the Americans with Disabilities Act (ADA). The costs associated with ADA barrier remediation at these sites, combined with an excessive amount of deferred maintenance, as well as the campus focused efforts of Facilities Master Planning, has a mini-campus (complex) concept as the appropriate solution to remediate the facilities deficiencies and Consent Decree barriers in Garberville. The purpose of the Request for Qualifications (RFQ) is to provide the county with a complete set of drawings, specifications and construction management services for the demolition of two existing buildings and construction of a

new modular mini-complex to be located at 715 Cedar Street, Garberville.

On November 13, 2018, your Board authorized staff to advertise and solicit Statements of Qualifications (SOQ) for professional design and construction management services for the construction of the Garberville Mini-Complex Project. On December 11, 2019, the county received and opened one (1) complete and responsive SOQ and the results are as follows:

Firm:

Sally Swanson Architects, Inc. - San Francisco, California

Qualification and design firm selection was based off of the scoring criteria located in the RFQ under section 8.0 Evaluation Criteria and Review Process. Sally Swanson Architects, Inc. met and/or exceeded all minimum scoring requirements set forth in the RFQ. Staff recommends that your Board award the professional services agreement for design and project management services for the Garberville Mini-Complex Project to Sally Swanson Architects, Inc.

FINANCIAL IMPACT:

Total project design costs are currently unknown however, on November 13, 2018, your Board allocated \$600,000 to the ADA Compliance budget (3552-152) to cover costs associated with this project in addition to the \$350,000 included in the ADA Compliance budget for the current fiscal year. Staff will negotiate with the design firm to establish the fee for professional design and construction management services. Total projects costs are anticipated to be less than the current allocation of \$950,000.

The item before you today supports your Boards' strategic framework of fostering transparent, accessible, welcoming and user friendly services and enforces laws and regulations to protect residents.

OTHER AGENCY INVOLVEMENT:

None

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Your Board could choose not to approve the recommendations to award the project however, this is not recommended as the county may be subject to fines for non-compliance, as the Garberville Branch of the Humboldt County Library and the Garberville Sheriff's Substation are both facilities identified by the DOJ with ADA barriers that must be removed prior to the termination of the consent decree.

ATTACHMENTS:

Garberville Mini-Complex RFQ

PREVIOUS ACTION/REFERRAL:

Board Order No.: C5, 11

Meeting of: 11/13/2018, 11/13/2018

File #: 19-207

File No.: N/A