



Monterey County

Board of Supervisors
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Board Report

Legistar File Number: A 19-288

July 23, 2019

Introduced: 7/3/2019

Current Status: RMA Public Works -
Consent

Version: 1

Matter Type: BoS Agreement

- a. Retroactively approve Non-Standard Agreement with Regional Government Services Authority (RGS) to provide project management consulting services supporting the RMA Chief of Building Services while managing the New Juvenile Hall Project, Project No. 8811, including backfilling for the Chief of Building Services for a total amount not to exceed \$355,500 for a term of July 1, 2019 to December 31, 2020;
- b. Approve non-standard indemnity language to reflect only the time that RGS is involved with the Project; and
- c. Authorize the Contracts/Purchasing Officer or Contracts/Purchasing Supervisor to execute the Non-Standard Agreement and up to three (3) future amendments to the Agreement where the amendments do not significantly alter the scope of work or change the approved Agreement amount by more than 10%.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Retroactively approve Non-Standard Agreement with Regional Government Services Authority (RGS) to provide project management consulting services supporting the RMA Chief of Building Services while managing the New Juvenile Hall Project, Project No. 8811, including backfilling for the Chief of Building Services for a total amount not to exceed \$355,500 for a term of July 1, 2019 to December 31, 2020;
- b. Approve non-standard indemnity language to reflect only the time that RGS is involved with the Project; and
- c. Authorize the Contracts/Purchasing Officer or Contracts/Purchasing Supervisor to execute the Non-Standard Agreement and up to three (3) future amendments to the Agreement where the amendments do not significantly alter the scope of work or change the approved Agreement amount by more than 10%.

SUMMARY:

County of Monterey's Resource Management Agency (RMA) Director recently designated the RMA Chief of Building Services as the Project Manager to manage the New Juvenile Hall Project (Project) due to vacancies in the RMA Deputy Director and Chief of Facilities positions. In addition, a Management Analyst III has been assigned full-time to support the Project Manager to perform administrative and analytical support. The Project has expended its contingency budget and is behind the original project schedule by more than a year. Efforts to manage the Project will take about 80% of the Chief of Building Services' time, so RMA requests adding outside services with experienced resources to assist and backfill the role of the Chief of Building Services for the duration of the Project. Regional Government Services Authority (RGS) was one (1) of three (3) companies recommended by

the California State Association of Counties (CSAC) as having relevant experience and was interviewed by the RMA and the County Administrative Office (CAO). The Standard Agreement (SA) with RGS will provide project management consulting services supporting the Chief of Building Services while managing the Project, including backfilling for the Chief of Building Services for a total amount not to exceed \$355,500 for a term retroactive as of July 1, 2019 to December 31, 2020. While no work has been performed by RGS during July 2019, the signed agreement reflected the term beginning July 1, 2019. RGS requested non-standard indemnity language that reflects only their time being involved in the Project.

DISCUSSION:

RGS has hands-on public agency experience in planning, scheduling, and managing of large capital projects for cities, counties, and special districts throughout California. Because RGS is a Joint Powers Authority (JPA), their professional Project Management Advisor (Advisor) is expected to provide an objective third party perspective to represent the County's best interest throughout the duration of the Project. RGS' focus is expected to be on maintaining control over project scope, cost, quality, and time.

RGS is recommended for their expertise and capabilities necessary to provide the services required by the County. RGS is aware of the County's needs given the circumstance and is able to offer resources with comparable qualifications and experience of the Chief of Building Services to be able to assist and backfill the Chief's role. The skillset of the proposed RGS Advisor will allow him to be placed in any capacity or role for the Project or administering the Building Services Division as needed while the Chief of Building Services is otherwise engaged on the Project. Likewise, the Advisor may be switched into the role of managing the Project as circumstances arise. This agility to serve in either role is critical to the success of the organization and Project. RGS' Advisor will be a licensed California Professional Engineer, a credential that is required to professionally review and sign for the construction documents.

This support will provide consistent, high-level attention by the County towards the Project, with minimal impact to on-going operations within the Building Services Division. RGS is unique in that they provide a variety of knowledge and experience in managing plan check, building inspection, floodplain management, code enforcement, stormwater and grading.

Staff considered an option to bring on additional consulting project management for the Project; however, direct oversight by County staff is required in order to control the scope, costs, and schedule.

The Chief of Building Services has already been fully engaged on the Project for about three (3) months to assist in addressing cost and schedule over-runs. Existing responsibilities for the Chief of Building Services need to be backfilled, until the Project is completed.

OTHER AGENCY INVOLVEMENT:

The Office of the County Counsel-Risk Management and Auditor-Controller's Office have reviewed and approved the SA as to form and legality, indemnity and insurance, and fiscal provisions, respectively. RGS' proposed changes to the SA indemnity language are acceptable to the Office of

the County Counsel-Risk Management. RMA will work in close collaboration with RGS so that RGS' right to terminate the SA does not present a significant risk. The CAO's Contracts/Purchasing Division consents to this new SA for the Project.

FINANCING:

The RGS SA spans two (2) Fiscal Years (FY) 2019-20 and 2020-21 for the amounts of \$238,500 and \$117,000 respectively. The total not to exceed amount of RGS' SA for the Project is \$355,500. The support RGS will be providing in backfilling the role of the Chief of Building services is \$284,400 funded out of 001-3000-8170-RMA011, and \$71,100 funded out of 404-3000-8174-8811-RMA015 will be for project management support on the Project, for a total not to exceed \$355,500. The total Project cost is currently estimated at \$58,991,972. The funding source of this SA is from the New Juvenile Hall project budget and the cost of this SA is still within the approved project budget. There is no impact to the General Fund as the estimated amount funded out of General Fund 001-3000-8170-RMA011 is offset by reimbursement from the Project for the project management support by the Chief of Building Services and a Management Analyst III.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

The recommended action assists RMA to maintain customer service levels in Building Services while completing the New Juvenile Hall Project.

- Economic Development
- Administration
- Health & Human Services
- Infrastructure
- Public Safety

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Approved by: Carl P. Holm, AICP, RMA Director

Attachments are on file with the Clerk to the Board:

Attachment A - Standard Agreement with RGS

Attachment B - Location Map