



DESIGN-BUILD CONTRACT AWARD TO  
RETURN SAM JONES HALL TO ITS  
OPERATING CAPACITY – SAM JONES  
HALL EMERGENCY SHELTER, 4020  
FINLEY AVENUE

City Council Meeting  
August 18, 2020

Jason Nutt, Assistant City Manager  
Transportation and Public Works

# BACKGROUND

- The County of Sonoma confirmed two presumptive cases of COVID-19 in Sonoma County on March 2, 2020. The same day, the City Manager proclaimed the existence of a local emergency in his capacity as Director of Emergency Services. The Council took action to ratify the proclamation on March 3, 2020, pursuant to City Code section 2-24.050. As of mid-July 2020, Sonoma County had over 1,900 confirmed cases and 16 deaths attributed to COVID-19.

# BACKGROUND

- Sam Jones Hall is a homeless shelter that typically shelters up to 213 occupants.
- Due to the exigent and emergency circumstances and the desire to protect public health in responding to COVID-19, approximately 60 occupants had to be relocated out of Sam Jones Hall for social distancing protocols.
- Expanding the square footage at Sam Jones Hall with a temporary emergency shelter will allow the shelter to return to pre-COVID-19 occupancy while providing the required social distancing.

# BACKGROUND

- On July 7, 2020, the City Council reviewed a Study Session presentation on homeless services programming, including programs related to COVID-19 response.
- On July 21, 2020, Council, by resolution, authorized issuance of a Request for Proposals for the Design-Build procurement method for Sam Jones Hall Emergency Shelter.

# ANALYSIS

- A design-build contract expedites project delivery by overlapping the design and construction phases, reduces project costs, and minimizes disputes between designer and contractor.
- A Selection Committee was formed to review and rank the proposals. The Committee selected Graves Construction Group Services, Inc., of Foothill Ranch, CA, determined to provide the best value, meeting the interest of the City and meeting the objectives of the project.

# ANALYSIS

- The RFP was released on June 30, 2020, and proposals were received on July 30, 2020. A total of three (3) proposals were received.
- Section 3-60.130 of the Santa Rosa Municipal code requires Council approval and a determination that the design-build method is in the best interest of the City prior to issuing a design-build RFP. As a result, staff is also requesting Council ratification of the RFP issuance on June 30, 2020.
- Temporary occupancy of the shelter is expected by November 2020, and final completion of the project by December 2020.

# ESTIMATED PROJECT BUDGET

Pre-Construction Administration:	\$ 100,000
Construction Contract:	\$3,138,580
10% Construction Management:	\$ 313,358
Estimated Project Total:	\$3,552,438
<u>Available Funds:</u>	<u>\$ 993,520</u>
Additional Needed:	\$2,558,918
Budget Appropriation Request:	\$2,600,000

# SAM JONES HALL





# RECOMMENDATION

- It is recommended by the Transportation and Public Works Department that the Council, by resolution:
  - 1) ratify the issuance of the request for proposals and award Design-Build Contract No. 02328 for the Sam Jones Hall Emergency Shelter, in the amount of \$2,729,200.00 to the Best Value Design-Build Entity, Graves Construction Group Services, Inc., of Foothill Ranch, CA; 2) approve a 15% contract contingency for a total contract amount of \$3,138,580.00; and 3) appropriate \$2,600,000.00 from the General Fund reserves.