



COUNTY OF HUMBOLDT

For the meeting of: 2/27/2024

File #: 24-174

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

Vote Requirement: Majority

SUBJECT:

Request for Qualifications No. DPW2024-002 Regarding the Provision of Architecture and Engineering Services for the Public Health Laboratory Replacement Project, #170256

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve, and authorize the Director of Public Works to advertise and distribute, the attached request for qualifications regarding the provision of architecture and engineering services for the Public Health Laboratory Replacement Project, #170256.

SOURCE OF FUNDING:

Public Health Fund - PH Laboratory Expansion (1175-435001)

DISCUSSION:

The Humboldt County Department of Public Works has been working with the Department of Health and Human Services (DHHS) Public Health Laboratory staff to develop a program for the design of a new replacement facility at the recently purchased property at 3007 & 3015 I Street in Eureka. The existing Public Health Laboratory is located at 529 I Street in Eureka and provides laboratory testing services and support for community health providers to aid in the diagnosis and control of communicable diseases and promote a healthy environment. The laboratory also plays a key role in emergency preparedness by providing testing services, training, and support for area laboratories.

The county's existing lab facility is currently distributed in 3 distinct and separate areas of the existing 1938-era Public Health Building which presents practical and programmatic challenges to adding services and upgrading the lab. The main laboratory is located on the second floor of the existing building and consists of a Bio-Safety Level 2 (BSL-2) lab and office space. A Bio-Safety Level 3 (BSL-3) lab is located in an aging modular building in the parking lot adjacent to the main building. An auxiliary lab space is located on the main floor adjacent to the alleyway and is used for intake,

inventory and pre-processing purposes. Additional spaces used in the building include storage, office space, and other common core functions. Efficiency of lab operations due to the distributed nature of the lab areas throughout and around the building have made upgrades to the laboratories processes and procedures difficult. Maintenance of these aging facilities has also become a major issue.

The Public Health Laboratory has received a grant to assist for Epidemiology and Laboratory Capacity (ELC) Enhancing Detection Expansion, Advanced Molecular Detection (AMD) processes through the California Department of Public Health.

On Nov. 28, 2023, the Board held a public hearing for the public to respond to the Notice with questions and concerns regarding the County of Humboldt’s intent to purchase the property and authorized the Public Works Director to execute the real property purchase agreement and joint escrow instructions for the real property located at 3007 and 3015 I Street, Eureka

On Dec. 7, 2023, the purchase agreement was executed and following the escrow period the property closed on Jan. 19, 2024.

DHHS and the Public Health Laboratory now desire to design and construct a new stand-alone two-story public health laboratory building of approximately 10,000 square feet, on the recently purchased property at 3007/3015 I Street in Eureka. The new facility’s primary purpose will be to house new BSL -2 and BSL-3 laboratory spaces and associated office space with an emphasis on implementing advanced molecular detection (AMD) processes for County Public Health Laboratory staff.

Public Works has scheduled the design of the project to begin in 2024 and has prepared the attached request for qualifications (“RFQ”) to retain an experienced and qualified design team to provide architecture and engineering services for the project. The attached RFQ sets forth the requirements for the content of Statements of Qualifications and the processes for review, evaluation, selection and contract negotiation with the highest-ranking consultant. Public Works will return to the Board of Supervisors in order to award a consultant services agreement with the selected consultant. The estimated maximum amount payable under the consultant services agreement awarded pursuant to this RFQ process is \$1,500,000.

Accordingly, Public Works recommends that the Board of Supervisors approve, and authorize the Director of Public Works to advertise and distribute, the attached RFQ regarding the provision of architecture and engineering services for the Public Health Laboratory Replacement Project.

FINANCIAL IMPACT:

Expenditures (1175-435)	FY23-24 Projected	FY24-25 Projected	FY25-26 Projected
Architecture & Engineering - Consultant	\$225,000	\$845,000	\$430,000
Total Expenditures	\$225,000	\$845,000	\$430,000

Funding Sources (1175-435)	FY23-24 Projected*	FY24-25 Projected*	FY25-26 Projected*
1175-435001 Public Health - Lab AMD	\$225,000	\$845,000	\$430,000
Total Funding Sources	\$225,000.00	\$845,000.00	\$430,000.00

**Projected amounts are estimates and are subject to change.*

Narrative Explanation of Financial Impact:

As noted above, the estimated maximum amount payable for the architecture and engineering services rendered, and costs and expenses incurred, pursuant to the terms and conditions of the consultant services agreement awarded as a result of this RFQ process is \$1,500,000. The design and preconstruction portions of this project are funded by a grant from the California Department of Public Health ELC AMD Grant in the Public Health Fund 1175-435001 LAB AMD Grant.

DHHS is proceeding with the design phase of this project in order to have a “shovel-ready” project to enhance funding opportunities. This may require a pause at the completion of the construction documents phase to allow for securing additional funding for construction. The initial construction budget for this project has been estimated to be approximately \$10,500,000 based on the likely square footage, initial cost per square foot, other site specific factors, and escalation to bid and to midpoint of construction. Due to the current economic climate, this estimated figure will be adjusted during the course of design. Cost estimating shall be performed by the Design Team at each phase of the project.

Grant funding has been received by the county which is providing the initial funding for design of the project and a portion of construction, while additional funding avenues are being pursued for the remainder of projected construction costs.

There is no financial commitment until the Board approves the consultant services agreement with the selected consultant. As a result, approval of the attached RFQ will not impact the Humboldt County General Fund.

STAFFING IMPACT:

Narrative Explanation of Staffing Impact:

There is no impact to current staffing levels related to the advertisement of the RFQ regarding the provisions of construction management services for the Public Health Laboratory Replacement Project.

STRATEGIC FRAMEWORK:

This action supports the following areas of your Board’s Strategic Framework.

Core Roles: Provide for and maintain infrastructure

New Initiatives: N/A

Strategic Plan: N/A

OTHER AGENCY INVOLVEMENT:

California Department of Public Health, Centers for Disease Control

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board of Supervisors may choose not to approve the attached RFQ regarding the provision of construction management services for the Public Health Laboratory Replacement Project. However, this alternative is not recommended because Public Works has limited personnel to provide the design services needed to implement the Project and requires the services of a consultant who has experience with the specialized needs of lab design and construction.

ATTACHMENTS:

1. Request of Qualifications RFQ No. DPW2024-002 Architecture and Engineering Services for the Public Health Laboratory Replacement Project

PREVIOUS ACTION/REFERRAL:

Board Order No.: D19, L3, D24, D21, J4, D17

Meeting of: 5/10/2022, 3/21/2023, 10/3/2023, 10/24/2023, 11/28/2023, 1/9/2024

File No.: 22-548, 22-358, 23-1178, 23-1178 23-1193, 24-8