COUNTY OF NEVADA
HEALTH & HUMAN SERVICES AGENCY
Housing & Community Services Division

Agency Director
Ryan Gruver

950 Maidu Ave.
Nevada City, California
95959

Telephone (530) 265-1627
Fax (530) 265-2295

Department Directors
Phebe Bell, MSW, Behavioral Health
Jill Blake, MPA Public Health
Mike Dent, MPA, Child Support Services / Collections / Housing &
Community Services Division
Rachel Roos, LCSW, Social Services

NEVADA COUNTY BOARD OF SUPERVISORS
Board Agenda Memo

MEETING DATE: August 24, 2021

TO: Board of Supervisors

FROM: **Mike Dent – Housing & Community Services**

SUBJECT: Resolution approving execution of Amendment No. 1 to the Professional Services Contract with California Professional Management (CPM) for construction management services for the Odyssey House Renovation Project to increase the maximum contract amount to $122,031, extending the term of the contract to December 31, 2021 and amending Exhibit "B" Schedule of Charges and Payments to reflect the increase in the maximum contract price (Res. 20-299)

RECOMMENDATION: Adopt the Resolution.

FUNDING: Funding for this project will be paid from the Housing and Community Services Fiscal Year 2021-22 budget in the maximum amount of $122,031. There is no impact on the General Fund.

BACKGROUND: Per previous Board action, Resolution 18-488 authorized a Standard Agreement No. 17-CDBG-12025 between the County of Nevada and the State Department of Housing and Community Development for Community Development Block Grant funds for the renovation of the Odyssey House. The facility located at 995 Helling Way in Nevada City has been used by the County as a transitional housing facility for severely mentally ill adults since 1995. This renovation project will increase the facility by approximately 3341 square feet, replace the roof, siding, windows, and relocate current parking to allow for adequate staff parking and handicap parking, improve the entrance into the building and correct functional space deficiencies to include the addition of a commercial kitchen, laundry facilities, ADA compliant restrooms, therapy areas, office areas and patient living quarters This renovation project will increase the facility by approximately 3341 square feet, replace the roof, siding, windows, and relocate current parking to allow for adequate staff parking and handicap parking,

improve the entrance into the building and correct functional space deficiencies to include the addition of a commercial kitchen, laundry facilities, ADA compliant restrooms, therapy areas, office areas and patient living quarters.

Resolution 20-299, approved by the Board on July 14, 2020, authorized a contract to the contract for the construction management of the project with California Professional Management (CPM) in the amount of $105,000. This amendment is for additional services required due to unforeseen structural deficiencies along with unstable soil conditions which were discovered during the demolition phase of the project. The original design called for the repurposing of the existing floor structure. During the demolition of the facility it was discovered that inadequate foundational support existed and that the existing soil was compromised. Additionally, the Covid-19 pandemic has created challenges in obtaining supplies and materials which has affected the project completion beyond the original scope of the contract. Due to these conditions CPM the amount of oversite needed to complete the project has increased. CPM has the experience and ability to provide these services in the most efficient and economical manner. The additional services require an increase of the maximum contract amount to $122,031 (an increase of $17,031) and an extension of the Contract Termination Date to December 31, 2021.

The Housing and Community Division recommends the approval of this resolution.

Item Initiated by: **Rob Choate, Administrative Services Associate**

Approved by: **Mike Dent, MPA, Director of Child Support, Housing and Community Services**