County Executive Office

Memorandum

April 21, 2016

To: Clerk of the Board of Supervisors

From: Frank Kim, County Executive Officer

Subject: Exception to Rule 21

The County Executive Office is requesting a supplemental for the April 26, 2016, Board Hearing Meeting.

Agency: OC Community Resources

Subject: Year Round Emergency Shelter/Multi-Service Center Operator and Armory Emergency Shelter RFP

Districts: 1, 3, 4

Reason for supplemental: Upon Board of Supervisors direction, this Agenda Staff Report needs to be placed on the April 26, 2016, Board Meeting.

Concur: Chairwoman Lisa Bartlett, Supervisor, Fifth District

cc: Board of Supervisors
    County Executive Office
    County Counsel
SUPPLEMENTAL AGENDA ITEM
AGENDA STAFF REPORT

MEETING DATE: 4/26/16
LEGAL ENTITY TAKING ACTION: Board of Supervisors
BOARD OF SUPERVISORS DISTRICT(S): 1, 3, 4
SUBMITTING AGENCY/DEPARTMENT: OC Community Resources
DEPARTMENT HEAD REVIEW: 

DEPARTMENT CONTACT PERSON(S): Steve Franks (714) 480-2788
Julia Bidwell (714) 480-2991

SUBJECT: Year Round Emergency Shelter/Multi-Service Center Operator and Armory Emergency Shelter RFP

CEO CONCUR 

COUNTY COUNSEL REVIEW 
No Legal Disposition

CLERK OF THE BOARD Discussion
3 Votes Board Majority

Budgeted: N/A Current Year Cost: N/A Annual Cost: N/A
Staffing Impact: N/A # of Positions: 
Sole Source: No
Current Fiscal Year Revenue: N/A County Audit in last 3 years No
Funding Source: N/A

Prior Board Action: 11/17/2015 #1, 03/10/2015 #7

RECOMMENDED ACTION(S)
Authorize issuance of Request for Proposals for the Year Round Emergency Shelter/Multi-Service Center Operator and Armory Emergency Shelter Program.

SUMMARY:
Authorization to issue a Request for Proposals for the Year Round Emergency Shelter/Multi-Service Center Operator and Armory Emergency Shelter Program will facilitate the development and operation of a Year Round Emergency Shelter/Multi-Service Center at 1000 North Kraemer Place, Anaheim and operation of the temporary seasonal Armory Emergency Shelter Program.

BACKGROUND INFORMATION:
On November 17, 2015, the Board approved the purchase of 1000 North Kraemer Place, Anaheim ("Kraemer Property") for use as emergency shelter and multi-service center. Earlier in 2015, on March 10, the Board approved negotiation with Mercy House Living Centers, Inc. to operate the Armory
Emergency Shelter Program for two additional years (July 1, 2015, to June 30, 2017) to support the continued operation of the County's Armory Emergency Shelter Program while acquisition and development of a Year Round Emergency Shelter and Multi-Service Center continued to be pursued.

OC Community Resources/OC Community Services has prepared a Request for Proposals (“RFP”) to address both the operation of Year Round Emergency Shelter/Multi-Service Center at the Kraemer Property and the operation of the Armory Emergency Shelter Program at the existing facilities in Santa Ana and/or Fullerton. The RFP is intended to select one or more operators for one or both of these programs.

The RFP includes the opportunity for both selection of an operator for the Kraemer Property and for the Armory Program as there may be a need to operate at least one Armory facility once the year round shelter is completed. The Board previously extended the current Armory Agreement through June 30, 2017, which would allow for any transition if an operator different from the one currently providing this service is selected to run the Armory Program starting July 1, 2017. The RFP gives the option to select one or more operators for either program as there may be efficiencies that potential applicants may be able to demonstrate in applying for both programs (such as funding leverage). The attached RFP would allow for either option.

The overall objectives of the RFP are as follows.

A. The selected Operator of Year Round Emergency Shelter/ Multi-Service Center at the Kraemer Property will be expected to:

1. If performance is satisfactory, enter into a yearly operational and funding agreement with the County to operate and provide services at the Kraemer Property associated with the Year Round Emergency Shelter/Multi-Service Center in compliance with the Year Round Emergency Shelter/Multi-Service Center Management, Operations and Public Safety Plan.

2. Enter into a long-term (20 year) lease agreement with the County for the Kraemer Property.

3. Leverage County funds with other private funding/resources for operations (leverage may also include rehabilitation that can be constructed on an in-kind basis by operator and/or other community partners. In-kind resources may include, but not be limited to the following: Architectural & Engineering Design, Construction Management, Construction, and materials). Leverage may also include any funds the applicant may be able to secure for the rehabilitation of the Kraemer Property.

4. Work with County’s designated Project Manager and design team to develop concept drawings and space use plans which will be used to develop plans and specifications in compliance with all applicable building codes and regulations for the Year Round Emergency Shelter/Multi-Service Center at the Kraemer Property.

B. The selected Operator of the Armory Emergency Shelter Program will be expected to:

1. Enter into a yearly operational and funding agreement to operate existing California National Guard armory facility(ies) for the temporary seasonal Armory Emergency Shelter Program, if applicable.
A summary of the RFP components was reviewed with both the Cities of Anaheim and Fullerton and the Ad Hoc Committee of the Commission to End Homelessness prior to being presented to the Board for issuance.

**FINANCIAL IMPACT:**
N/A

**STAFFING IMPACT:**
N/A

**ATTACHMENT(S):**
Attachment A - Year Round Emergency Shelter/Multi-Service Center Operator and Armory Emergency Shelter Program RFP