



# Mendocino County

## Legislation Details (With Text)

**File #:** 21-0262 **Version:** 1 **Name:**  
**Type:** Agreement **Status:** Consent Agenda  
**File created:** 2/12/2021 **In control:** Health and Human Services Agency  
**On agenda:** 2/23/2021 **Final action:**  
**Title:** Retroactive Approval of Change Order 3 with Adams Commercial General Contracting, Inc (ACGC) in the Amount of \$138,518.08, for a Total Agreement Amount of \$1,070,335 for Phase I of the Live Oak Apartments Homekey Project at 555 S. Orchard (Ukiah) and Extending the Agreement by 14 days, for a New End Date of April 29, 2021

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Interim Agreement \*21-007-A1, 2. Project Homekey, Change Order #3-signed

| Date      | Ver. | Action By            | Action | Result |
|-----------|------|----------------------|--------|--------|
| 2/23/2021 | 1    | Board of Supervisors |        |        |

**To: Board of Supervisors**

**From:** Health and Human Services Agency

**Meeting Date:** February 23, 2021

**Department Contact:** Megan Van Sant

**Phone:** 463-7733

**Department Contact:** Steve Dunncliff

**Phone:** 463-4441

**Item Type:** Consent Agenda

**Time Allocated for Item:** N/A

**Agenda Title:**

Retroactive Approval of Change Order 3 with Adams Commercial General Contracting, Inc (ACGC) in the Amount of \$138,518.08, for a Total Agreement Amount of \$1,070,335 for Phase I of the Live Oak Apartments Homekey Project at 555 S. Orchard (Ukiah) and Extending the Agreement by 14 days, for a New End Date of April 29, 2021

**Recommended Action/Motion:**

Retroactively approve Change Order 3 with ACGC in the Amount of \$138,518.08, for a total agreement amount of \$1,070,335 for Phase I of the Live Oak Apartments Homekey Project at 555 S. Orchard (Ukiah) and extending the agreement by 14 days, for a new end date of April 29, 2021; and authorize Chair to sign same.

**Previous Board/Board Committee Actions:**

On August 4, 2020 the Board received a report from staff regarding the Homekey Program, and provided direction to staff. On September 22, 2020, the Board approved purchase of a 56 room hotel building located at 555 S. Orchard Avenue in Ukiah and adopted a Resolution Authorizing participation in the Homekey Program. On October 20, 2020, the Board adopted a Resolution authorizing the purchase of that real property and approving an agreement to purchase the property in the amount of \$10,640,000. The same day, the Board approved a retroactive agreement with Brokaw Design for housing renovation design services at the site. On

January 5, 2021 the Board received a report of an emergency declaration for rehabilitation of this facility, notice that the related construction agreement for Phase I would come forward in January, and an emergency purchase for related equipment. On January 26, the Board approved an Agreement with ACGC in the amount of \$887,512.

**Summary of Request:**

The Live Oak Apartments property located at 555 S. Orchard will be used as housing for individuals and families who are homeless or at risk of becoming homeless. ACGC is currently working on site to implement conversion of the apartments, including improvements to the lobby area, interior and exterior accessible upgrades as needed, addition of kitchenettes to 30 units, installation of vinyl flooring, and demolition of a swimming pool & hot tub. The County is working with Rural Communities Housing Development Corporation (RCHDC) on a Property Management Agreement for these apartments, and RCHDC's Property Management staff strongly recommend that the replacement of carpeting with vinyl flooring should be expanded in Phase I to include all carpeting on the first floor, including common areas (hallway, stairs). The County agreement with the State stipulates that occupants will be in the building by March 30, 2021, to ensure this new housing can be available for vulnerable populations during the COVID-19 pandemic. The expanded carpet replacement change order was approved by staff based on concerns over material availability and potential delays to this emergency project. Although the County is granting 14 additional days for project completion, any remaining work can be structured so that residents can safely move in while additional work is finished. Based on funding availability, full conversion of the remaining apartments through Phase II is anticipated to happen more rapidly than originally intended. Phase II will not be an emergency project, but planning for completion is under way and now includes rooftop solar as a way to defray ongoing operating expenses and increase the sustainability of this housing.

**Alternative Action/Motion:**

Provide direction to staff

**Supervisory District:** District 2

**vote requirement:** Majority

**Supplemental Information Available Online At:** N/A

**Fiscal Details:**

**source of funding:** BU 1714, multiple sources

**current f/y cost:** \$887,512

**annual recurring cost:** N/A

**budget clarification:** The following funding sources have been identified for this project: 1) Whole Person C One Time Housing Allocation and CARES Act identified in original grant application- \$550,000 2) Homeless Emergency Assistance Program (HEAP) \$156,324 3) Remainder of Whole Person Care One-Time Housing Allo \$137,158 4) Partnership HealthPlan Local Innovation on Housing Grant \$177,000 5) Permanent Local Housin Allocation up to \$650,000

**Agreement/Resolution/Ordinance Approved by County Counsel:** Yes

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**CEO Liaison:** Executive Office

**CEO Review:** Yes

**CEO Comments:**

**FOR COB USE ONLY**

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Executed By: Atlas Pearson, Deputy Clerk I

Final Status: **Approved**

Date: February 26, 2021

Executed Item Type: **Interim Agreement**  
Number: \*21-007-A1

**Note to Department** Number of Original Agreements  
Returned to Dept: 0 Original Agreement Delivered to  
Auditor? No

