



# Mendocino County

## Legislation Details (With Text)

**File #:** 22-0922      **Version:** 1      **Name:**  
**Type:** Approval      **Status:** Consent Agenda  
**File created:** 6/27/2022      **In control:** Public Health  
**On agenda:** 7/12/2022      **Final action:**  
**Title:** Authorization to Award a Contract to Cupples Construction in the Amount of \$900,000 for Phase II of the Homekey Project at 555 S. Orchard St (Ukiah) for the Period of July 12 2022, through January 30, 2023; Authorization for the Public Health Department to Act as Project Manager to Enter Contracts and Approve Change Orders for the Project, Pursuant to Public Contract Code Section 20142; and Authorization for CEO or Her Designee to Negotiate and Enter Into Right of Entry Agreements, Shared Use Agreements, and/or Temporary Construction Easements as May be Necessary for Required Fire Access Modifications

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Agreement 22-178

Date	Ver.	Action By	Action	Result
7/12/2022	1	Board of Supervisors		

**To: Board of Supervisors**

**From:** Public Health

**Meeting Date:** July 12, 2022

**Department Contact:** Megan Van Sant

**Phone:** 463-7733

**Department Contact:** Steve Dunnicliff

**Phone:** 463-4441

**Item Type:** Consent Agenda

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

### **Agenda Title:**

Authorization to Award a Contract to Cupples Construction in the Amount of \$900,000 for Phase II of the Homekey Project at 555 S. Orchard St (Ukiah) for the Period of July 12 2022, through January 30, 2023; Authorization for the Public Health Department to Act as Project Manager to Enter Contracts and Approve Change Orders for the Project, Pursuant to Public Contract Code Section 20142; and Authorization for CEO or Her Designee to Negotiate and Enter Into Right of Entry Agreements, Shared Use Agreements, and/or Temporary Construction Easements as May be Necessary for Required Fire Access Modifications

### **Recommended Action/Motion:**

Authorize award of a contract to Cupples Construction in the amount of \$900,000 for Phase II of the Homekey Project at 555 S. Orchard St (Ukiah) for the period of July 12 2022, through January 30, 2023; authorize the Public Health Department to act as Project Manager to enter contracts and approve change orders for the Project, pursuant to Public Contract Code Section 20142; authorize CEO or her designee to negotiate and enter into right of entry agreements, shared use agreements, and/or temporary construction easements as may be

necessary for required fire access modifications; and authorize Chair to sign same.

**Previous Board/Board Committee Actions:**

The Board has taken many actions in support of the purchase and renovation of a building for Project Homekey (Live Oak Apartments), including action on 8/4/20, 9/22/20, 10/20/20, 1/5/21/, 1/26/21, 2/23/21, 4/20/21, 5/25/21, 8/17/21, 1/25/22 and 4/5/22.

**Summary of Request:**

The Live Oak Apartments (Project Homekey) are located at 555 S. Orchard Ave, Ukiah. This building was acquired for use as transitional and permanent housing for individuals and families who are homeless or at risk of becoming homeless. The State launched this program in part to provide housing for vulnerable populations during the current pandemic. Conversion of the first 30 units from motel rooms into housing with kitchenettes was completed after having been declared an emergency to meet the State's initial occupancy expectation. Phase II is a continuation of that emergency project, and will include installation of kitchenettes in twenty one more rooms, replacement of remaining carpet with vinyl, replacement of the fire alarm system, toilets, improvements to employee workspaces, improvements to the fire lane, and other miscellaneous additions. A third phase will include construction of a photovoltaic solar system. The first two building/remodeling bid process for Phase II resulted in the County's rejection of all bidders. Following a third competitive process, bids were again received for the construction component of Phase II, with construction bid results as follows:

Kirby Construction        \$959,000

Cupples Construction    \$900,000

Kirby Construction submitted a protest, which was deemed to be without merit by the Purchasing Agent. As the apparent low bidder, Cupples Construction has received from the County a Notice of Intent to Award a construction contract. It is recommended the Board approve an agreement with Cupples Construction for completion of Project Homekey Phase II. A later Third Phase will remain for installation of a photovoltaic solar system on the site.

**Alternative Action/Motion:**

Provide direction to staff.

**Does This Item Support the General Plan?** N/A

**Strategic Plan Priority Designation:** A Safe and Healthy County

**Supervisory District:** District 2

**vote requirement:** Majority

**Supplemental Information Available Online At:** <http://projecthomekeymendocino.org>

**Fiscal Details:**

**source of funding:** CDBG, BU 1714

**current f/y cost:** \$900,000

**annual recurring cost:** N/A

**budget clarification:** BU 1714 Project Homekey Project Code CF002

**budgeted in current f/y:** Yes

**if no, please describe:**

**revenue agreement:** No

**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 II  
Date: July 13, 2022

Final Status: Approved

Executed Item Type: Agreement Number: 22-178

