



# Mendocino County

## Legislation Text

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File #: 21-0132, Version: 1

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**To: Board of Supervisors**

**From:** Health and Human Services Agency

**Meeting Date:** January 26, 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:**

Authorization to Award a Contract to Adams Commercial General Contracting, Inc (ACGC) in the Amount of \$887,512 for Phase I of the Homekey Project at 555 S. Orchard St (Ukiah) for the Period of January 26 through April 15, 2021, Subject to Receipt of All Necessary Signatures, Certificates, and Bonding Instruments from Contractor, and Authorization for the Health & Human Services Agency to Act as Project Manager to Enter Contracts and Approve Change Orders for the Project, Pursuant to Public Contract Code Section 20142

**Recommended Action/Motion:**

Authorize award of a contract to ACGC in the amount of \$887,512 for Phase I of the Homekey Project at 555 S. Orchard St (Ukiah) for the period of January 26 through April 15, 2021, subject to receipt of all necessary signatures, certificates, and bonding instruments from Contractor, and authorization for the Health & Human Services Agency to act as Project Manager to enter contracts and approve change orders for the Project, pursuant to Public Contract Code Section 20142.

**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.

**Summary of Request:**

The property located at 555 S. Orchard will be used as housing for individuals and families who are homeless or at risk of becoming homeless. The State's timelines on this project are extremely aggressive to ensure this new housing can be available for vulnerable populations during the COVID-19 pandemic. Brokaw Design has completed plans that will accomplish this conversion of the property, including improvements to the lobby area, interior and exterior accessible upgrades as needed, addition of kitchenettes to each unit, installation of vinyl flooring, and demolition of a swimming pool & hot tub. The County agreement with the State stipulates

that occupants will be in the building by March 30, 2020. To assist in meeting the State's occupancy target for this critical housing effort, an emergency was declared to allow expedited processes. The County has contracted with Rural Communities Housing Development Corporation (RCHDC) for construction management; RCHDC assisted with solicitation of construction bids for this work, and bids were opened January 13. Phase I of this project includes completion of necessary common area improvements, and installation of kitchenettes in 30 rooms. Six bids were received, and the initial apparent low bid was withdrawn due to a clerical error. Adams Commercial General Contracting, Inc (ACGC) had the next lowest bid for this work, in the amount of \$887,512. Funding for this project has been identified under the budget clarification section of this summary.

**Alternative Action/Motion:**

Provide direction to staff.

**Supervisory District:** District 2

**vote requirement:** Majority

**Supplemental Information Available Online At:**

<https://www.hcd.ca.gov/grants-funding/active-funding/homekey.shtml>

**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

**budgeted in current f/y:** No

**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:**

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Executed By: Atlas Pearson, Deputy Clerk I

Date: January 27, 2021

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

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Final Status:**Approved**

Executed Item Type: **Agreement** Number: 21-007

