



AGENDA SUMMARY EUREKA CITY COUNCIL

TITLE: Crowley Property Community Development Project Award

DEPARTMENT: Public Works

PREPARED BY: Gabriel Adame, Infiltration and Inflow Manager

PRESENTED FOR: Action Information only Discussion

RECOMMENDATION

1. Declare BOSS Cubez the low bidder on the Crowley Property Community Development Project, Bid No. 2023-08; and
2. Award Bid No. 2023-08 to BOSS Cubez for the amount of \$1,085,852.00; and
3. Accept \$1,200,000.00 in grant funding from the California Interagency Council on Homelessness (Cal ICH); and
4. Approve \$1,200,000.00 for the purchase and delivery of modular housing equipment.

FISCAL IMPACT

No Fiscal Impact Included in Budget Additional Appropriation

COUNCIL GOALS/STRATEGIC VISION

- Financially sound city providing effective services
- Strong, collaborative relationships with partner organizations and community

DISCUSSION

The City of Eureka (City) has sought solutions through many avenues to assist houseless individuals and families. Many solutions and programs have been attempted to help people get off the streets and back into safer, more stable environment. In coordination with Community Access Project for Eureka (C.A.P.E.), the City sent out a request for proposals (RFP) for the acquisition and delivery of prefabricated modular housing units that will be used to house approximately forty (40) people, including individual and family units. C.A.P.E. was able to secure grant funding through the California Interagency Council on Homelessness (Cal ICH) to reduce (eliminate) the cost burden to the City. Local contractors (Mercer-Fraser Company) have worked with the City to develop the site to be ready to receive the units. This work involved grading the site, and installation of sewer laterals and water services. This work was donated by Mercer-Fraser, further reducing the cost to the City.

This project consists, in general, of: the acquisition and delivery of twenty-eight (28) units, with four (4) Americans with Disabilities Act (ADA) accessible units, two (2) family units, three (3) couple units, and twelve (12) double units. There will also be a dining unit, an ADA unit used as a health clinic, a multi-use unit, and four (4) units being used for office and storage purposes. Costs came in lower than expected for the initial purchase. The additional funding will be used to purchase additional facilities. It is expected that three additional units can be purchased within the budgeted amount. In addition to the base project, an additive alternate was solicited, asking for a cost for installation of the units on the Crowley property, which has been prepared for the delivery of units by local contractors. The bids were not within the allowable budget, so assembly will not be included in the award cost.

This project was put out to bid under the City’s formal bid process. This includes advertisement in the Times-Standards newspaper classified section, placement of the RFP on the ciplist.com website, holding of a non-mandatory pre-bid meeting, followed up by a question period and addendum. The project was advertised on December 1st, 2022, and proposals were opened on January 9th, 2023, at which time two (2) submissions were received. Staff reviewed and evaluated the proposals and determined only one to be in conformance with the project requirements. Although Quickhaven, Inc. submitted a lower project cost, the proposal did not meet the required criteria of the RFP and was deemed non-responsive. The proposal submitted by BOSS Cubez met the RFP requirements and they were deemed the low responsive bidder. The project was to be awarded on the RFP total, but only the base bid was within the budgeted amount, so it alone was accepted.

Staff recommends that Council award construction of the Crowley Property Community Development Project, Bid No. 2023-08, to BOSS Cubez for the amount of \$1,085,852.00, and approve \$1,200,000.00 for the acquisition and delivery contract plus contingency for additional modular equipment.

**Crowley Property Community Development Project
Bid No. 2023-08
Bid Opening Date: January 9, 2023**

	Total Base Bid	Additive Alt 1	RFP Total	
Engineer's Estimate	N/A	N/A	N/A	
BOSS Cubez	\$1,085,852.00	\$341,983.00	\$1,427,835.00	Low Responsive Bidder
Quickhaven	\$1,011,062.87	\$0.00	\$1,011,062.87	

REVIEWED AND APPROVED BY:

- City Attorney
- City Clerk/Information Services
- Community Services
- Development Services
- Finance
- Fire
- Personnel
- Police
- Public Works