CITY OF EUREKA CALIFORNIA

AGENDA SUMMARY
EUREKA CITY COUNCIL

TITLE: **BALAY KO ON 2ND STREET, Bid 2027-04 - AWARD**

DEPARTMENT: **Engineering**

PREPARED BY: **Matt Grosjean, Special Projects Manager**

PRESENTED FOR: ☒Action ☐Information only ☐Discussion

RECOMMENDATION

1. Declare Mattingly Construction as the lowest responsive bidder for the Project; and
2. Award the construction contract for Bid No. 2027-04 Balay Ko on 2nd Street project to Mattingly Construction in the amount of $635,115; and
3. Approve $698,626.50 for the construction of the Balay Ko on 2nd Street project which includes a 10% construction contingency.

FISCAL IMPACT

☐No Fiscal Impact ☒Included in Budget ☐Additional Appropriation

COUNCIL GOALS/STRATEGIC VISION

September 2025 Strategic Visioning Health and Safety Task: Provide community members safety from exposure by expanding and strengthening low-barrier, community-partner emergency facility options.

DISCUSSION

The Balay Ko on 2nd Street project is an emergency housing development created to provide transitional housing for up to 40 community members in need. The project includes the placement of 27 prefabricated modular buildings which include sleeping quarters, accessible restroom units, an accessible meal prep unit and an accessible laundry unit. There are also 7 accessible sleeping units and an onsite ADA accessible office.

The Modules and the property have already been purchased by the City of Eureka. This project scope will cover the site development including site clearing and grading, setup of the modular units; all utilities; construction of various stairs, ramps, landings and

decking; and fencing and gates in accordance with the engineered plans and specifications.

Using the formal bidding process, the City received 5 bids from qualified contractors on September 30th, 2026. Staff reviewed the bids and determined that Mattingly Construction submitted the lowest responsible bid, and in conformance with the project requirements. Here are the bid results:

	Mattingly Construction	Pacific Earthscapes	Hooven & Co.	Mercer Fraser	GR Sundberg
Total Base Bid	$635,115	$640,323	$681,120	$748,810	$778,525

The City Council's award of a construction contract is a discretionary action and therefore considered a "project" subject to the California Environmental Quality Act (CEQA). The project is exempt from preparation of an Initial Study and Negative Declaration or Environmental Impact Report pursuant to CEQA Guidelines §15332, Class 32, In-Fill Development Projects. In June 2023, the City prepared and filed a Notice of Exemption (State Clearinghouse No. 2023050075) for the Trillium Village Homekey Project, which evaluated substantially the same development. Accordingly, no additional environmental review is required.

On September 28, 2026, the City also processed a Coastal Development Permit Categorical Exemption (Project No. CXXD-26-17) The exemption includes conditions requiring cultural monitoring during ground-disturbing activities and other measures to protect nearby coastal resources.

Staff recommends that Council declare Mattingly Construction as the lowest responsive bidder for the Balay Ko on 2nd Street; award Bid No. 2027-04 to Mattingly Construction; approve $698,626.50 for the construction of the Balay Ko on 2nd Street Project.