

Agenda Item 3.A

RECOMMENDATION

**Staff recommends that the Tracy Homelessness Advisory Committee recommends that the City Council adopt a resolution (1) awarding a construction contract to Quiring General, LLC., Pleasanton, California, in the amount of \$9,349,630 for construction of the Phase II Site Improvements of the Temporary Emergency Housing Facility Project, at 370 W. Arbor Avenue, and (2) authorizing the City Manager to approve change orders up to the contingency amount of \$934,963, pursuant to Tracy Municipal Code Section 2.20.090(b).**

EXECUTIVE SUMMARY

This agenda item seeks the award of a construction contract to Quiring General, LLC., of Pleasanton, California, for construction of the Phase II Site Improvements of the Temporary Emergency Housing Facility (TEHF) Project, Capital Improvement Project (CIP) 71112, with a contract price of \$9,349,630 and a contingency amount of \$934,963. This amount was previously appropriated by City Council as part of the CIP 71112 and is fully funded.

BACKGROUND AND LEGISLATIVE HISTORY

On March 10, 2020, the City Council adopted Resolution No. 2020-050, which declared a shelter crisis pursuant to California Government Code Section 8698.2. On September 1, 2020, City Council authorized the creation of a Capital Improvement Project for the Temporary Emergency Housing Facility (TEHF) on Arbor Avenue, CIP 71112 (Project) to create a safe and dignified facility for residents experiencing homelessness. For the subsequent two years, the City actively pursued the development and construction of an interim temporary emergency housing shelter on City-owned land located at 370 West Arbor Avenue to serve as an interim full-service temporary housing solution for the City's unsheltered (Project) until the completion of the permanent project improvements.

Phase I of the TEHF Project included demolition of the existing structures, site and preparation, and underground utilities, and began in May of 2022. Phase I was accepted as complete on June 2023 per Resolution 2023-098.

Phase II Site Improvements, including installation of a high-tension membrane structure, referred to as the Sprung Structure, was advertised for bids in June of 2022. However, all bids were rejected under Resolution 2023-150 because the bids exceeded the available funds at that time.

Resolution 2023-150 authorized staff to readvertise the project. Additional funding was obtained from the San Joaquin County Board of Supervisors, in the form of a grant of American Rescue Plan Act funding in the amount of \$7.1 million and a federal Housing and Urban Development Community Project Funding Grant in the amount of \$3 million, that now allows for the construction of Phase II.

Phase III consisted of the leasing and installation of modular units and is referred to as the "Interim Project". This phase was opened in December of 2022, and has housing for up to 48

individuals. The proposed Phase II project construction had plans for permanent power supply, but it was postponed due to the costs related to expediting the completion of the Interim Project preparation. Portable generators were leased to provide power for the site until equipment for a permanent power supply could be installed.

On July 5, 2023, City Council authorized the purchase of eight (8) custom container dormitories under Resolution 2023-140, to be installed as part of Phase IV, to provide additional interim shelter facility capacity. The Phase IV facility opened in December of 2023, providing housing for an additional 38 individuals.

In April 2023, staff issued a Notice Inviting Bidders for two permanent power supply construction contracts, separately from the facility site improvements, to expedite the procurement and installation of the electrical equipment that has a thirty-seven (37) week lead time. In May 2023, two bids were received, and the contract was awarded to the lowest qualified bidder, which was DV Electric, Inc. for both power supply projects by the City Council on July 5, 2023. However, the contract was rescinded due to the contractor's non-responsiveness and failure to submit correctly completed construction contract documents as required. All bids for these power supply projects were rejected on January 16, 2024, and the City Council authorized the readvertisement of the work, pursuant to Resolution 2024-004.

On April 2, 2024, pursuant to Resolution 2024-047, the City Council approved an Agreement with Nelco Electric, Inc. for the direct purchase of the power supply equipment, including switchgear and panel boards, for both permanent power supplies needed for the TEHF.

In March 2024, staff issued a Notice Inviting Bidders for the installation of the power supply equipment and related work. On May 14, 2024, pursuant to Resolution 2024-068, the City Council authorized the award of the contract to Bockmon & Woody, Inc., of Stockton, California. Work is anticipated to begin in July 2024.

Staff prepared the plans, specifications and bid documents for the construction of the Phase II site improvements at the TEHF, and advertised for competitive bids on April 5, 2024 and April 12, 2024.

The Bid was broken into four (4) schedules: Base Bid, ABI-1 Landscaping, ABI-2 Bike & Pet Enclosures and ABI-3 Shade Structures. The Base Bid amount was used to determine the lowest bidder.

Bids were received and publicly opened on May 7, 2024, at 2:00 p.m. with the following results:

<u>Contractor</u>	<u>Base Bid Amount</u>	<u>Federal Forms</u>
Quiring General, LLC.	\$ 8,808,993.43	Y
Diede Construction, Inc.	\$ 9,054,475.00	Y
Bobo Construction, Inc.	\$ 11,817,656.56	Y

The TEHF Project includes federal grant funding requiring bidders to submit five (5) federal forms with the bid document package. The requirement is outlined in detail in the Instructions to bidders and the Community Development Block Grant Handbooks, included in the bid documents. All bidders submitted the required forms.

**ANALYSIS**

The lowest successful bidder, Quiring General, LLC., of Pleasanton, California, is responsive and responsible as the bidder has the appropriate contractor’s license, in active standing, with the State of California and has completed similar projects.

Adequate funding is available for the construction of both the base bid and additive bid item No. 1, for landscaping and irrigation. The total estimated cost of this project, including the contract amount includes a 10% construction contract contingency which staff is recommending the City Manager be authorized to implement as needed. City costs related to staff time, construction inspection, building permits, design support and all soft costs related to the construction contract, if awarded to Quiring General, LLC., include the following:

Construction Base Bid	\$ 8,808,993
Additive Bid Item No. 1 (ABI-1) Landscaping	\$ 540,637
Contingency (10%)	\$ 934,963
Construction Management*	\$ 250,000
Design Support During Construction (5%)	\$ 250,000
<b>Total</b>	<b>\$10,784,593</b>

On October 3, 2023, a professional services agreement was awarded to Roebbelen Construction Management Services in the amount of \$450,185 to manage the construction contract.

Tracy Municipal Code Section 2.20.090(b) authorizes the City Manager to approve change orders up to the contingency amount of \$934,963 for this project, representing 10% of the construction contract cost, which staff is seeking the City Council to authorize.

**FISCAL IMPACT**

The TEHF is an approved project in the City’s Capital Improvement Plan and sufficient funds are available in the project for the contract with Quiring General, LLC. The current project budget is as follows:

<b><u>Funding Source</u></b>	<b><u>Budget</u></b>	<b><u>Expenses</u></b>	<b><u>Balance</u></b>
American Rescue Plan Act - City of Tracy	\$ 4,500,000	\$ 4,229,546	\$ 270,454
San Joaquin County (ARPA) R1	\$ 3,661,113	\$ 3,661,113	\$ -
San Joaquin County (ARPA) R2	\$ 7,167,798	\$ -	\$ 7,167,798
HHAP	\$ 329,240	\$ 329,240	\$ -
HHAP R2	\$ 414,042	\$ 414,042	\$ -
Federal Grant	\$ 3,000,000	\$ -	\$ 3,000,000
CDBG (4 Grants)	\$ 1,185,461	\$ 836,294	\$ 349,167
Housing Asset Funds	\$ 690,000	\$ 101,979	\$ 588,021
<b>Current Budget</b>	<b>\$ 20,947,654</b>	<b>\$ 9,572,214</b>	<b>\$ 11,375,440</b>

### CEQA DETERMINATION AND NEPA

A Notice of Exemption was issued on October 16, 2020, for the TEHF in accordance with Government Code sections 65660-65662 for low barrier navigation Centers and Section 15269(c) of the CEQA Guidelines. This action is consistent with the project considered in the Notice of Exemption and no further environmental review is necessary.

San Joaquin County, as the responsible entity under the National Environmental Protection Act (NEPA) for the federal grants related to this Project, conducted an Environmental Assessment in 2023 and released a Finding of No Significant Impact on January 18, 2024, in compliance with NEPA and applicable federal regulations.

### STRATEGIC PLAN

This agenda item is consistent with the City Council's adopted 2021-2023 Strategic Priorities, Public Safety Strategy Plan, Goal No. 2, Implementation of the Adopted Homelessness Strategic Plan, Item No. 1, to secure capital funding to construct a Temporary Emergency Housing Facility.

### ACTION REQUESTED OF THE COMMITTEE

Staff recommends that the Tracy Homelessness Advisory Committee recommends that the City Council adopt a resolution (1) awarding a construction contract to Quiring General, LLC., Pleasanton, California, in the amount of \$9,349,630 for construction of the Phase II Site Improvements of the Temporary Emergency Housing Facility Project, at 370 W. Arbor Avenue, and (2) authorizing the City Manager to approve change orders up to the contingency amount of \$934,963, pursuant to Tracy Municipal Code Section 2.20.090(b).

Prepared by: Ilene Macintire, PE, Senior Civil Engineer

Reviewed by: Kimberly Murdaugh, Interim Assistant City Manager  
Sara Cowell, Director of Finance  
Bijal M. Patel, City Attorney

Approved by: Midori Lichtwardt, City Manager

### ATTACHMENTS:

Attachment A-Temporary Emergency Housing Facility Phase II Site Improvements Award of Construction Contract PowerPoint Presentation

# Temporary Emergency Housing Facility Phase II Site Improvements Award of Construction Contract

Attachment A



## Review of project progress

- Improvements Completed
- Work in Progress
- Phase II Construction Improvements



# Completed Improvements

## Phase I - Demolition, Grading & Underground Utilities

- Removal of 1100 square foot building, 2500 tons, asphalt, recyclable metals, buried concrete, and other materials
- Installation of 1450 feet of 12" water pipe, 1000 feet of sewer pipe, and communications & data conduits



## Phase III - Modular Buildings

Interim facility housing for 48 occupants, administration building, utilities, fire systems, temporary access road & parking, & site fencing



## Phase IV - Custom Containers

Individual housing for 38 occupants, utilities, fire sprinkler & alarm systems, temporary restrooms & showers, temporary fencing



# Improvements in Progress

- Sewer Lift Station - construction scheduled to begin in June and be completed about 10/31/2024
- Power Supply Installation - construction anticipated to begin in July and be complete about 9/30/2024
  - PG&E Activation approximately 2 months after final PG&E inspection
- Acquisition of Electrical Equipment - scheduled to arrive by 7/30/2024



# Phase II Site Improvements

## The Sprung Structure

3 Dormitories for 68 Occupants

Navigation Center Services

Operations Offices

Day Room Area

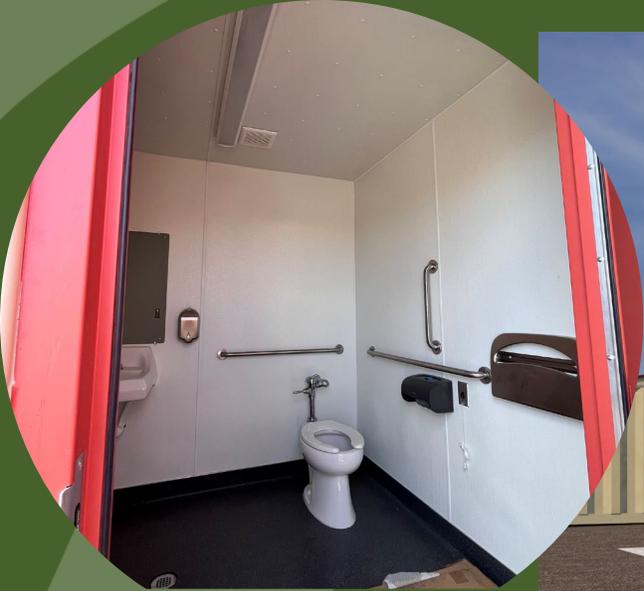
2 Accessible Restrooms

Staff break room

Interior Storage



# Restroom Complex



Foundations, Utilities and Installation of 10 premanufactured restroom, shower, laundry and mechanical room containers featuring:

- Individual Showers - 12 accessible and 8 standard
- Individual Restrooms - 4 Accessible and 8 standard
- Laundry room with 6 washers and 10 dryers
- Mechanical room with three 125-gallon capacity hot water heaters & maintenance area with mop sink



# Site Fencing and Gates

Decorative Entrance Fencing – 144 linear feet

Powered Rolling Entrance Gate and Pedestrian Entrance Gate with automated control systems



Site Perimeter Fencing – 3400 linear feet

8' Black Chain Link Fence

1600 feet of privacy slat fence along the west side of the project & railroad tracks



# Sidewalks and Pavement

## Accessible Sidewalks

22,000 square feet of accessible sidewalks connecting all areas of the facility (Equivalent to 1.25 miles of sidewalk)

## Asphalt Concrete Pavement

64,000 square feet of asphalt pavement including, 2300 linear feet of 20' wide access roads to meet fire codes, 64 Parking stalls (9 ADA), 3 Motorcycle stalls



**Decorative Permeable Pavers**  
530 square feet of decorative permeable pavers for storm water treatment and interest in the north plaza

# Additional Phase II work includes:

22 Street Lights

36 Pedestrian Walk Lights

Landscaping & Irrigation

Storm Water Treatment

Hydromodification control structure and drainage system outfall

Covered Trash Enclosure Structure

Data & Communications systems infrastructure

Kitchen Foundation & Grease Trap

40' storage container with 3 roll up doors

20' storage containers adjacent to the Sprung building (3)

Preparation for repurposed administration modular





**Staff is available to answer questions.**

**Staff recommends that the Tracy Homelessness Advisory Committee recommends that the City Council award a construction contract to Quiring General, LLC., of Pleasanton, California, in the amount of \$9,349,630 for construction of the Phase II Site Improvements at the Temporary Emergency Housing Facility (TEHF) Project, CIP 71112, at 370 W. Arbor Avenue, and authorize the City Manager to approve change orders up to the contingency amount of \$934,963, pursuant to Tracy Municipal Code Section 2.20.090(b).**



**TRACY CITY COUNCIL**

**RESOLUTION NO. \_\_\_\_\_**

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**(1) AWARDING A CONSTRUCTION CONTRACT TO QUIRING GENERAL, LLC. OF PLEASANTON, CALIFORNIA, IN THE AMOUNT OF \$9,349,630 FOR THE PHASE II SITE IMPROVEMENT OF THE TEMPORARY EMERGENCY HOUSING FACILITY (TEHF), AND (2) AUTHORIZING THE CITY MANAGER TO APPROVE CONSTRUCTION CONTRACT CHANGE ORDERS UP TO THE CONTINGENCY AMOUNT OF \$934,963, PURSUANT TO TRACY MUNICIPAL CODE SECTION 2.20.090(b)**

**WHEREAS**, on March 10, 2020, City Council adopted Resolution No. 2020-050, which declared a shelter crisis pursuant to California Government Code Section 8698.2; and

**WHEREAS**, on September 1, 2020, City Council authorized the creation of a Capital Improvement Project (CIP) for the Temporary Emergency Housing Project on Arbor Avenue, CIP 71112 (Project) to create a safe and dignified facility for residents experiencing homelessness; and

**WHEREAS**, Phase I of the Project, which included demolition of the existing structures, site and preparation, and underground utilities, began in May of 2022 and was substantially complete by December of 2022; and

**WHEREAS**, the Phase III Interim Project facility was opened in December of 2022, housing up to 48 individuals in leased modular structures; and

**WHEREAS**, the proposed Phase II project construction had plans for permanent power supply, but it was postponed due to the costs related to expediting the completion of the Interim Project preparation; portable generators were leased to provide power for the site until equipment for a permanent power supply could be installed; and

**WHEREAS**, on July 5, 2023, City Council authorized the purchase of eight (8) custom container dormitories under Resolution 2023-140, to be installed as part of the Phase IV to provide additional interim shelter facility improvements; and

**WHEREAS**, The Phase IV - facility was opened in December of 2023, providing housing for an additional 38 individuals; and

**WHEREAS**, both Phase III and Phase IV interim housing facilities are now being powered by four (4) portable generators, consisting of two (2) primary generators and two (2) backup generators, required by South San Joaquin County Fire to maintain power to the Fire Alarm Monitoring System; Fuel costs have increased due to the higher demand of the additional facilities and residents; and

**WHEREAS**, in April 2023, staff issued a Notice Inviting Bidders for two permanent power supply construction contracts, separately from the facility site improvements, to expedite the procurement and installation of the electrical equipment that has a thirty-seven (37) week lead time.

**WHEREAS**, in May 2023, two bids were received, and the contract was awarded to the lowest qualified bidder, which was DV Electric, Inc. for both power supply projects by the City Council on July 5, 2023; and

**WHEREAS**, the contract was rescinded due to the contractor's non-responsiveness and failure to submit correctly completed construction contract documents as required; all bids for these power supply projects were rejected on January 16, 2024, and the City Council authorized the readvertisement of the work, pursuant to Resolution 2024-004; and

**WHEREAS**, on April 2, 2024, pursuant to Resolution 2024-047, City Council approved an Agreement with Nelco Electric, Inc. for the direct purchase of the power supply equipment, including switchgear and panel boards, for the permanent power supplies to be installed at the TEHF; and

**WHEREAS**, on May 21, 2024, pursuant to Resolution 2024-068, City Council awarded a construction contract to Bockmon & Woody Electric Company, Inc. for the installation of the permanent power for the permanent power supplies to be installed at the TEHF; and

**WHEREAS**, on April 15, 2024, Staff prepared the plans, specifications and bid documents for the Phase II Site Improvements at the Temporary Emergency Housing Facility (TEHF) Project, CIP 71112, for competitive bids; bids were received and publicly opening on May 7, 2024 at 2:00 p.m., and resulted in the following base bids:

- (1) Quiring General, LLC. \$8,808,993.43
- (2) Diede Construction, Inc. \$ 9,054,475.00
- (3) Bobo Construction, Inc. \$ 11,817,656.56 ; and

**WHEREAS**, the bid documents included four (4) schedules: Base Bid, Additive Bid Item No. 1 (ABI-1) Landscaping, Additive Bid Item No. 2 (ABI-2) Bike & Pet Enclosures and Additive Bid Item No. 3 (ABI-3) Shade Structures; the Base Bid amount was used to determine the lowest bidder and Quiring General, LLC. was determined to be the lowest responsible bidder; and

**WHEREAS**, adequate funding is available in the project to fund the construction of both the Base Bid and Additive Bid Item No. 1 Landscaping; and

**WHEREAS**, the estimated total budget for this project is \$10,784,593, including the contract amount of \$9,349,630.43 for Quiring General, LLC., including the Base Bid and ABI-1 schedules, the contingency of \$934,963.04 and an additional estimated City overhead, construction management and design support cost of \$500,000; and

**WHEREAS**, the total project cost amount has been previously appropriated and fully funded pursuant to City Council's approval of the Temporary Emergency Housing Facility, CIP 71112, which is an approved project in the City's Capital Improvement Plan; sufficient funds are available in the CIP for the current project budget; and

**WHEREAS**, the Tracy Homelessness Advisory Committee heard this item on June 20, 2024 and recommended that the City Council adopt the proposed Resolution; and

**NOW THEREFORE**, be it

**RESOLVED:** That the City Council for the City of Tracy hereby finds the actions approved by this resolution exempt from California Environmental Quality Act (CEQA) pursuant to Government Code section 8698.4 as provided for homeless shelters; and be it further

**RESOLVED:** That San Joaquin County, as the responsible entity under the National Environmental Protection Act (NEPA) for the federal grants related to this Project, conducted an Environmental Assessment in 2023 and released a Finding of No Significant Impact on January 18, 2024, in compliance with NEPA and applicable federal regulations; and be it further

**RESOLVED:** That the City Council hereby awards a construction contract to Quiring General, LLC., of Pleasanton, California in the amount of \$9,349,630 for the Phase II Site Improvements at the Temporary Emergency Housing Facility (TEHF) Project, CIP 71112; and be it further

**RESOLVED:** That the City Council hereby authorizes the City Manager to approve construction contract change orders up to the contingency amount of \$934,963, if needed, pursuant to Tracy Municipal Code Section 2.20.090(b).

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The foregoing Resolution 2024-\_\_\_\_\_ was adopted by the City Council on July 2, 2024, by the following vote:

AYES:                    COUNCIL MEMBERS:  
NOES:                    COUNCIL MEMBERS:  
ABSENT:                COUNCIL MEMBERS:  
ABSTENTION:         COUNCIL MEMBERS:

\_\_\_\_\_  
NANCY D. YOUNG  
Mayor of the City of Tracy, California

ATTEST: \_\_\_\_\_  
ADRIANNE RICHARDSON  
City Clerk and Clerk of the Council of the  
City of Tracy, California