



**NEVADA
COUNTY**
CALIFORNIA

Information and General Services Agency

*Information Systems
Geographic Information Systems
Facilities Management*

*Emergency Services
Central Services
Cable Television*

*Purchasing
Airport
Library*

NEVADA COUNTY BOARD OF SUPERVISORS

Board Agenda Memo

MEETING DATE: May 23, 2023
TO: Board of Supervisors
FROM: Steve Monaghan, IGS Agency Director
SUBJECT: Resolution approving the bid construction documents and specifications for the Nevada County Ranch House Project, authorizing the Board Chair to sign the documents and directing the Purchasing Agent to solicit bids (Facilities Management)

RECOMMENDATION: Adopt the Resolution

FUNDING: Funding for this project is from the Housing and Community Services Division's No Place Like Home (NPLH) Round 2 and Community Care Expansion Program (CCE) grants. These funds are within the department budgets and no general fund is required in this agreement.

BACKGROUND: The current Ranch House property is a repurposed 3-bedroom home that is in dire need of new roofing, new siding, ADA upgrades and septic system replacement.

The Nevada County Ranch House Supportive Housing Project will utilize this County-owned site to construct a single-story apartment complex containing six (6) 400 Sq foot 1-bed apartments dedicated to Chronically Homeless (CH) households with serious mental illness (SMI). Unit rents will be restricted to 30% AMI and subsidized through HUD Permanent Supportive Housing program funding. The complex will include a community room. The site is located on a section of a 10-acre parcel located in a rural setting of the County outside of Nevada City along State Route 49. The site is less than one mile from downtown Nevada City, the County Eric Rood Administrative Building, and the Madelyn Helling library. The grounds of the site will include landscaping to increase privacy and outdoor sitting areas. The complex itself will be an L-shaped configuration with three units on each side joined in the middle by a community and office space for case managers and property management. Tenants will have access to Full-Service Partnership (FSP) services and peer services in homes as opposed to hospitals or other office sites. Tenants will also have access to County Behavioral Health outpatient services as needed.

A completed design for a 6-unit facility with utility and parking improvements, by Wallis Designs and their consultants, has been reviewed by Facilities/IGS staff. The plan documents have been approved by Planning, Building and Environmental Health Departments and a building permit is projected to be issued before the Board meeting on May 23, 2023.

An engineer’s estimate of construction costs has been provided by the Architect Wallis Design’s cost consultant, Sierra West Group, on Jan 2022. The estimated costs for this project are:

Sitework and building construction	\$3,278,382
Contingency	\$ 327,838
Project Management	<u>\$ 50,000</u>
Total Estimated Construction Costs	\$3,656,220

The timeline for this project is estimated to have construction complete and the facility operational by November of 2024.

Item Initiated by: Pat Souza, Facilities Project Manager

Approved by: Steve Monaghan, IGS Agency Director