



NEVADA COUNTY BOARD OF SUPERVISORS

Board Agenda Memo

MEETING DATE: September 12, 2023

TO: Board of Supervisors

FROM: Justin Drinkwater, Director of Facilities

SUBJECT: Resolution to approve the contract award for a Standard Public Works Contract between the County of Nevada and Mark Tintle dba MK and Sons Construction as building contractor for the construction of the Ranch House project at 16782 CA-49, Nevada City, CA for an amount not to exceed \$3,333,194 and amend the Capital Facilities 23-24 fiscal year budget (4/5 affirmative vote required)

RECOMMENDATION: Adopt the Resolution

FUNDING: The Contract amount for the project is \$3,030,176 plus a contingency amount of \$303,018, for a total contract amount not to exceed \$3,333,194. The project will run through the Capital Facilities 23-24 fiscal year budget and be reimbursed through Health and Human Services Housing and Community Services, a budget amendment has been included for the Capital Facilities Budget in the resolution.

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.

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.

On May 23, 2023, per Resolution 23-217, the Board of Supervisors accepted construction documents and authorized the solicitation of bids for construction of the Nevada County Ranch House Project. Bids were open on July 6, 2023, several errors on behalf of the responding bidders were noted as well as grant requirement language missed in the original solicitation. To address the bidder discrepancies

and missed grant information, all bids were rejected. Prior to the re-bid, staff worked addressed the missing grant information and added clarification language to the bid documents.

The project was re-bid July 25, 2023 and bids were opened on August 16, 2023, and were as follows:

Bidder		Total Bid
Mark Tintle dba MK and Sons Construction	Nevada City, CA	\$3,030,176.00
J-Walt Construction	Woodland, CA	\$3,170,000.00
Lead Builders	Thousand Oaks, CA	\$3,188,382.00
REM Construction	Chico, CA	\$3,466,642.00
Bjork Construction Comp.	Fremont, CA	\$4,767,460.00
Creekside Commercial Builders	McClellan, CA	\$4,775,572.00

The Low bidder was deemed responsive and responsible. It is recommended that the contract be awarded to the lowest responsive and responsible bidder, MK and Sons Construction at the bid price of \$3,030,176, plus a 10% contingency of \$303,018, for a total of \$3,333,194. Work is expected to begin in October 2023 for the construction of the project, a 6-unit facility with utility and parking improvements. The plan documents have been approved by Planning, Building, and Environmental Health Departments and a building permit has been issued.

An engineer's estimate of construction costs had been provided by the Architect Wallis Design's cost consultant, Sierra West Group, in January 2022 in the amount of \$3,606,220.

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: Justin Drinkwater, Director of Facilities