



## Stanislaus Regional Housing Authority

ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA  
MONO | STANISLAUS | TUOLUMNE COUNTIES

DATE: October 8, 2020  
TO: Board of Commissioners  
FROM: Barbara S. Kauss, CEO/Executive Director  
SUBJECT: Action Item #1 **Consider Approving** the award of contract for site preparation for the installation of nine (9) modular units at Kestrel Ridge (416 E. Coolidge Avenue, Modesto, CA)  
PREPARED BY: Mary Ramirez, Asset Manager  
RESOLUTION NO: 20-21-01

### **RECOMMENDATION:**

Staff recommends awarding Contract No.1819-20 for site preparation for the installation of nine (9) modular units at Kestrel Ridge (416 E. Coolidge Avenue, Modesto, CA) to A & P Construction.

### **SUMMARY**

March 9, 2017 the Housing Authority Board of Commissioners authorized the purchase of the property at Kestrel Ridge (416 Coolidge Avenue, Modesto CA) for the purpose of developing a ten (10) unit affordable housing complex. The Board also authorized the acceptance of \$800,000 in City of Modesto Community Development Block Grant (CDBG) funding and \$250,000 in Stanislaus County Behavioral Health Mental Health Service Act funding (MHSA) for the development of the project.

Housing Authority staff solicited Bids for the site work at Kestrel Ridge (416 E. Coolidge, Modesto, CA) by publishing Invitation for Bid (IFB) No.1819-20. The bids submitted were substantially higher than the Independent Cost Estimate (ICE) budgeted for the project. Housing Authority staff reviewed the Scope of Work (SOW) and made SOW adjustments and republished the procurement in the hopes of reducing bid amounts. The second round of bids were received and once again the submitted bids were substantially higher than the budgeted ICE for the project. Staff began negotiations with lowest bidder, BZ Construction, however, due to a lack of any substantial movement on the submitted pricing by BZ Construction staff concluded the negotiations and began discussion with the second lowest bidder, Diede Construction. Staff had several discussions with the Diede Construction representative and attempted email correspondence on several other occasions but was unable to elicit a revised bid that would allow the project to move forward. Staff proceeded to begin negotiations with the third Bidder, A & P Construction and was able to negotiate a revised Bid of \$1,150,000.00 that was significantly closer to the budgeted ICE. At the last Board of Commissioners meeting held on July 27, 2020 the Housing Authority Board of Commissioners authorized \$552,200.00 from general funds, bank loan financing or a combination of the two to complete the project.





## Stanislaus Regional Housing Authority

ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA  
MONO | STANISLAUS | TUOLUMNE COUNTIES

Staff is recommending approval to award the contract for the site preparation for the installation of nine (9) Modular units at the Kestrel Ridge Development.

### **Alternate Options:**

**Option 1:** Reject Staff's recommendation for award of contract.

**Fiscal Impact:** Total cost \$1,150,000.00





**Stanislaus Regional Housing Authority**

ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA  
MONO | STANISLAUS | TUOLUMNE COUNTIES

**RESOLUTION NO. 20-21-01**

**RESOLUTION APPROVING THE AWARD OF CONTRACT FOR SITE  
PREPERATION FOR THE INSTALLATION OF NINE (9) MODULAR UNITS  
AT KESTREL RIDGE (416 E. COOLIDGE AVENUE, MODESTO)**

**WHEREAS**, the Housing Authority of the County of Stanislaus desires to award contract for site preparation for the installation of nine (9) modular units at Kestrel Ridge (416 E. Coolidge Avenue, Modesto, CA); and

**WHEREAS**, proposals for the development work were solicited in accordance with the Authority’s procurement policy; and

**WHEREAS**, the addition of new affordable units furthers the Housing Authority’s mission;

**NOW THEREFORE BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of the County of Stanislaus, that

The contract for site preparation for the installation of modular units at Kestrel Ridge (416 E. Coolidge Avenue, Modesto, CA) for an amount of \$1,150,000.00 (One Million One Hundred Fifty Thousand Dollars and Zero Cents).

1. The CEO/Executive Director is designated the Contract Officer and is authorized to execute the aforementioned contracts and to act on behalf of the Authority during the administration of these contracts.
2. This Resolution shall take effect immediately.

**DULY AND REGULARLY ADOPTED** by the Board of Commissioners of the Housing Authority of the County of Stanislaus this 8th day of October 2020.

On motion of Commissioner \_\_\_\_\_, seconded by \_\_\_\_\_, and on the following roll call vote:

AYES:

NAYS:

ABSTAIN

ABSENT:

Approved: \_\_\_\_\_  
Chairperson

Attest: \_\_\_\_\_  
Secretary

