

ElH Program: Rue Ferrari Expansion and 1300 Berryessa Supportive Parking

December 12, 2023

Council Agenda Items 8.1 and 8.2

Omar Passons, Deputy City Manager

Matt Loesch, Public Works Director

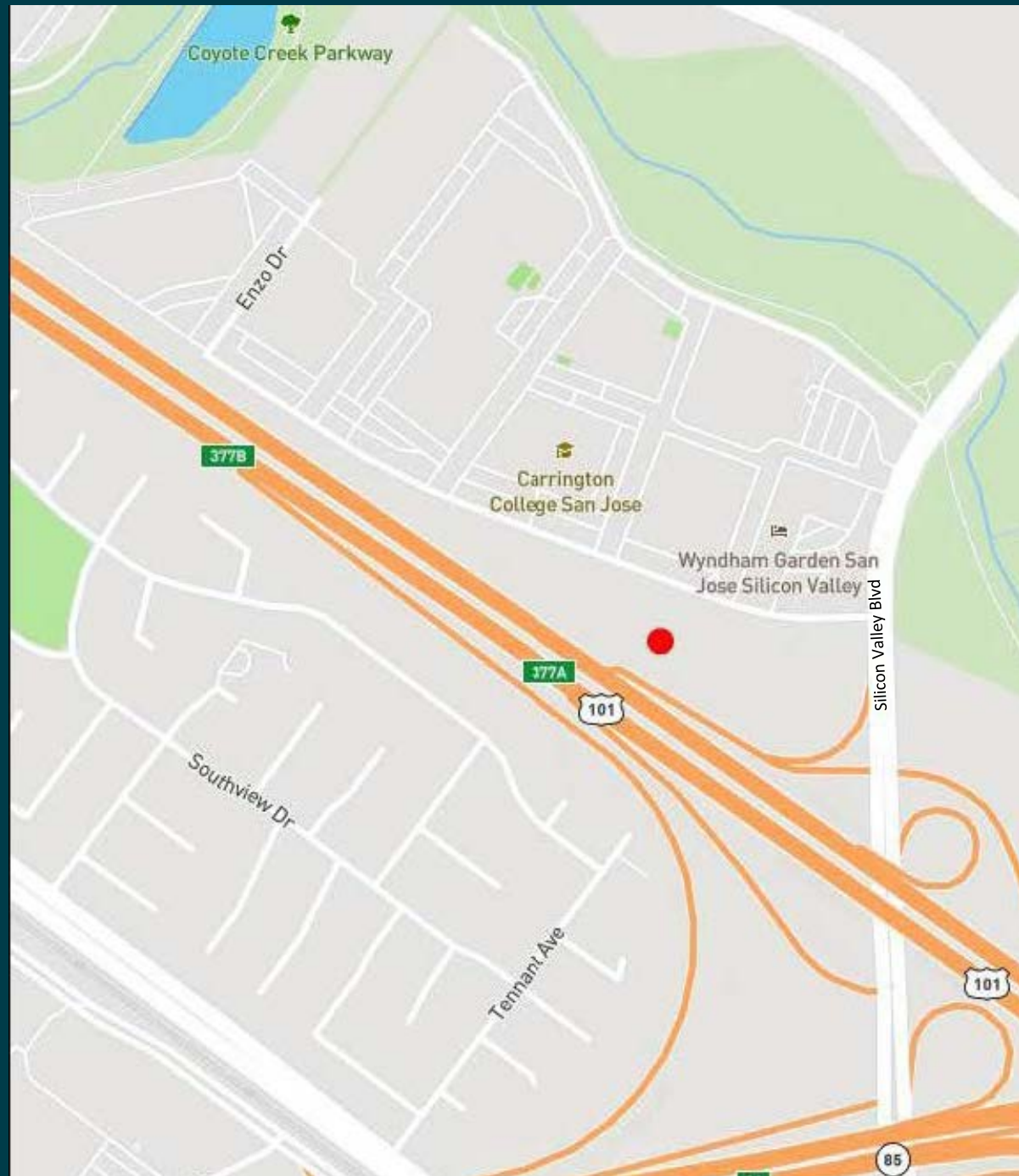
Ragan Henninger, Housing Deputy Director

Jim Shannon, Budget Director

Rue Ferrari EIH Expansion Project

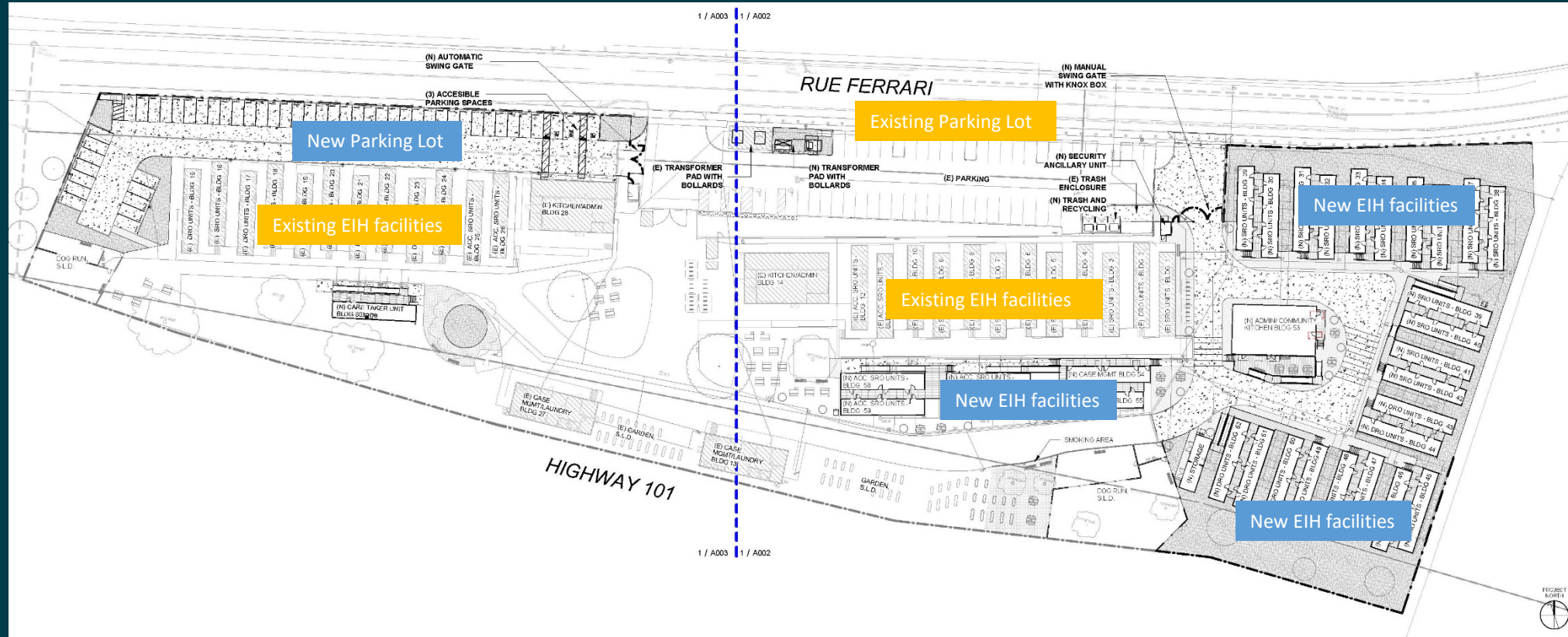
Council Agenda Items 8.1

Location Map



Rue Ferrari EIH Expansion Project

Scope of Work/Schematic Design



- Add approx. 134 beds (101 units) to the existing EIH site
- 3 common use buildings
- Site improvements: paving, fencing, parking, dog run, picnic areas, landscaping, lighting, utilities, and other site amenities

Rue Ferrari EIH Expansion Project

Schedule

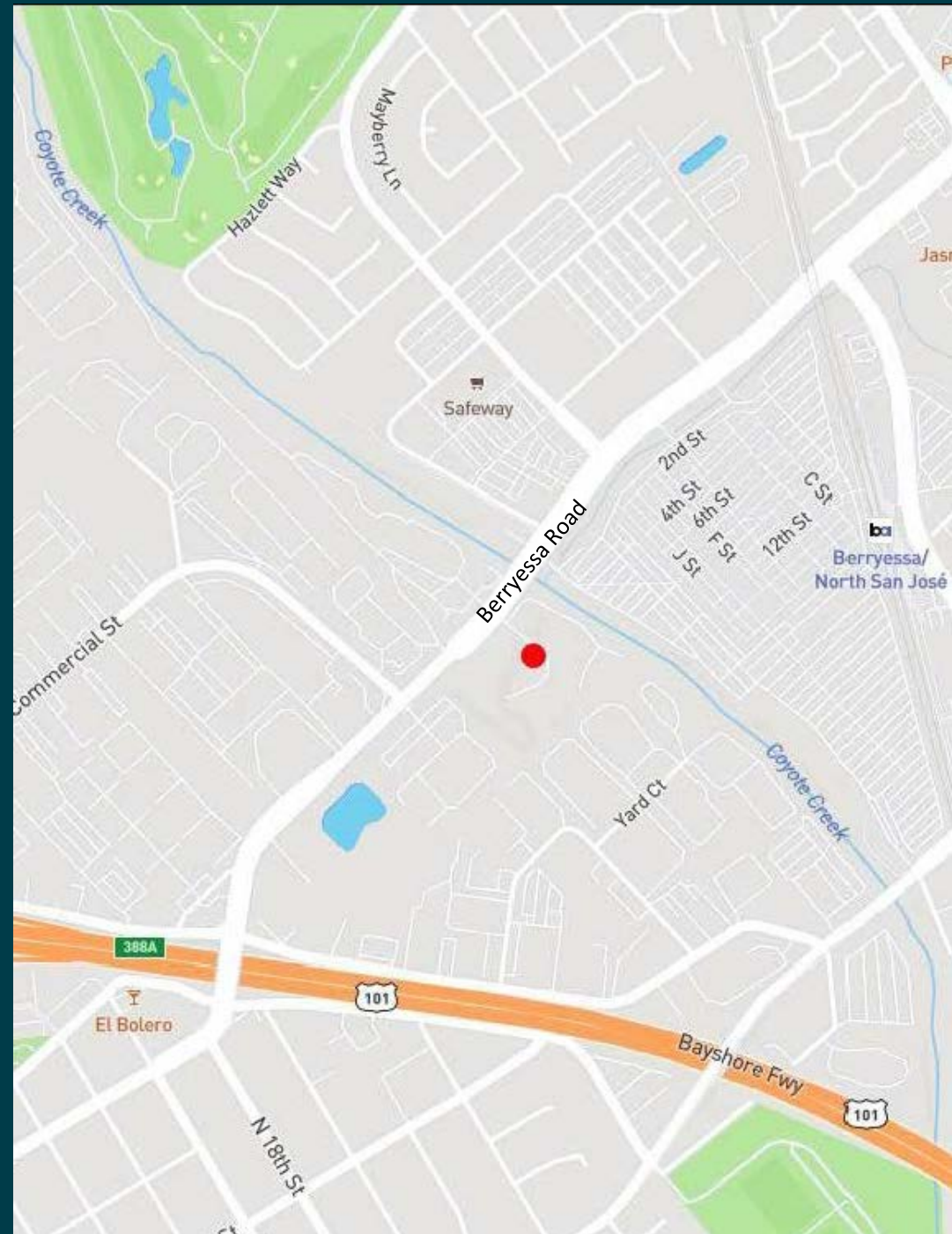
- Recommend the Design Build delivery model to expedite project delivery
- Public Works is currently negotiating with the highest ranked Design Build Entity
- Anticipated construction schedule* (pending Council approval of staff's recommendations)
 - Contract award January 2024
 - Construction start spring 2024
 - Anticipated project completion late fall 2024

*Final schedule to be negotiated with Design Build Entity

1300 Berryessa Supportive Parking Project

Council Agenda Items 8.2

Location Map



1300 Berryessa Supportive Parking Project

Scope/Schematic Design

- 85 spaces for occupied RVs
- Parking for 46 standard vehicles
- 4 modular buildings (kitchen, laundry, restrooms and office space), storage units
- Site improvements: lighting, utilities, dog run, community gardens, sanitary sewer, stormwater management, landscaping, and other site amenities.



1300 Berryessa Supportive Parking Project

Schedule

- CEQA documents completed by December 2023
- Design completed and project advertised by December 20, 2023
- Construction Schedule (pending Council approval of staff's recommendations):
 - Expedited award of contract, winter 2024
 - Construction start spring 2024
 - Project completion late fall 2024

Cost and Funding Summary

Rue Ferrari EIH Expansion	
Construction Cost	
• Project Delivery	\$3.8 M
• Construction	\$25.0 M
• Contingency	\$2.5 M
Total	\$31.3 M
Operating Cost	
Without Expansion	\$3.7 M / year
With Expansion	\$5.2 M / year

Construction Funding Source:
 General Fund, Homeless Housing
 Assistance and Prevention Grant, Multi-
 Source Housing Fund

Berryessa Supportive Parking	
Construction Cost	
• Project Delivery	\$2.1 M
• Construction	\$15.0 M
• Contingency	\$2.25 M
Total	\$19.35 M
Operating Cost	
• Site operations	\$5.0 M / year
• Lease	\$1.7 M / year
Total	\$6.7 M / year

Construction Funding Source:
 General Fund

Committed Additions to the General Fund

- In accordance with previous City Council direction, both interim housing sites become Committed Additions to the General Fund when the City Council authorizes a construction contract
 - Ongoing General Fund contributions ramp up over a multi-year period to fill the needed gaps of ongoing operating and maintenance costs
 - The City's growing portfolio of interim housing sites, significantly elevated construction costs, and declining Measure E revenues and external funding sources are accelerating the need to access ongoing General Fund resources
- Pre-existing interim housing portfolio will require ongoing General Fund contributions of approximately **\$5 M in 2025-2026 and rise to \$30 M in 2028-2029**
- Addition of Rue Ferrari Expansion and Berryessa Supportive Parking requires approximately **\$10 M in 2024-2025 and rise to \$50 M in 2028-2029**
- Further adding Cerone, Via Del Oro and Cherry sites would require a total of approximately **\$38 M in 2024-2025 and rise to \$70 M in 2028-2029**

Rue Ferrari ElH Expansion Staff Recommendation

- Find that the award of a Design Build contract will result in lower costs and/or faster project completion than a standard design-bid-build project delivery.
- Authorize the Director of Public Works to negotiate and execute a design-build contract for the project in an amount not to exceed \$25,000,000. Approve a 10% construction contingency.
- Approve the project as a “Committed Action” to the 2024-2025 General Fund Base Budget, certifying that all operation and maintenance costs associated with the project will be included in the future Five-Year General Fund Forecasts.
- Adopt Fiscal Year 2023-204 Appropriation Ordinance Amendments in the Homeless Housing, Assistance and Prevention Fund:
 - Increase the estimate for the Revenue from the State by \$7M; and
 - Increase the Emergency Shelters Appn to the Housing Dept by \$7M.

1300 Berryessa Supportive Parking Project

Council Recommendation

- Authorize the Director of Public Works to approve the Initial Study/Mitigated Negative Declaration for the project
- Authorize the Director of Public Works to award and execute the construction contract for the project in an amount not to exceed \$15M. Approve a 15% construction contingency.
- Approve the 1300 Berryessa Supportive Parking Project as a “Committed Addition” to the 2024-2025 Base Budget, certifying that all operating and maintenance costs associated with the Project will be included in future Five-Year General Fund Forecasts, beginning with the 2025-2029 Forecast
- Adopt the following Fiscal Year 2023-2024 Appropriation Ordinance Amendments in the General Fund:
 - Decrease Measure E – Interim Housing Constructions and Operations Reserve (15% Homeless Support Programs) in the General Fund by \$450,000; and
 - Increase the Measure E – Supportive Parking Site Berryessa Road (15% Homeless Support Programs) appropriation to the Housing Department by \$450,000

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