

# EH Program: Rue Ferrari Expansion and 1300 Berryessa Supportive Parking

December 12, 2023

Council Agenda Items 8.1 and 8.2

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Omar Passons, Deputy City Manager

Matt Loesch, Public Works Director

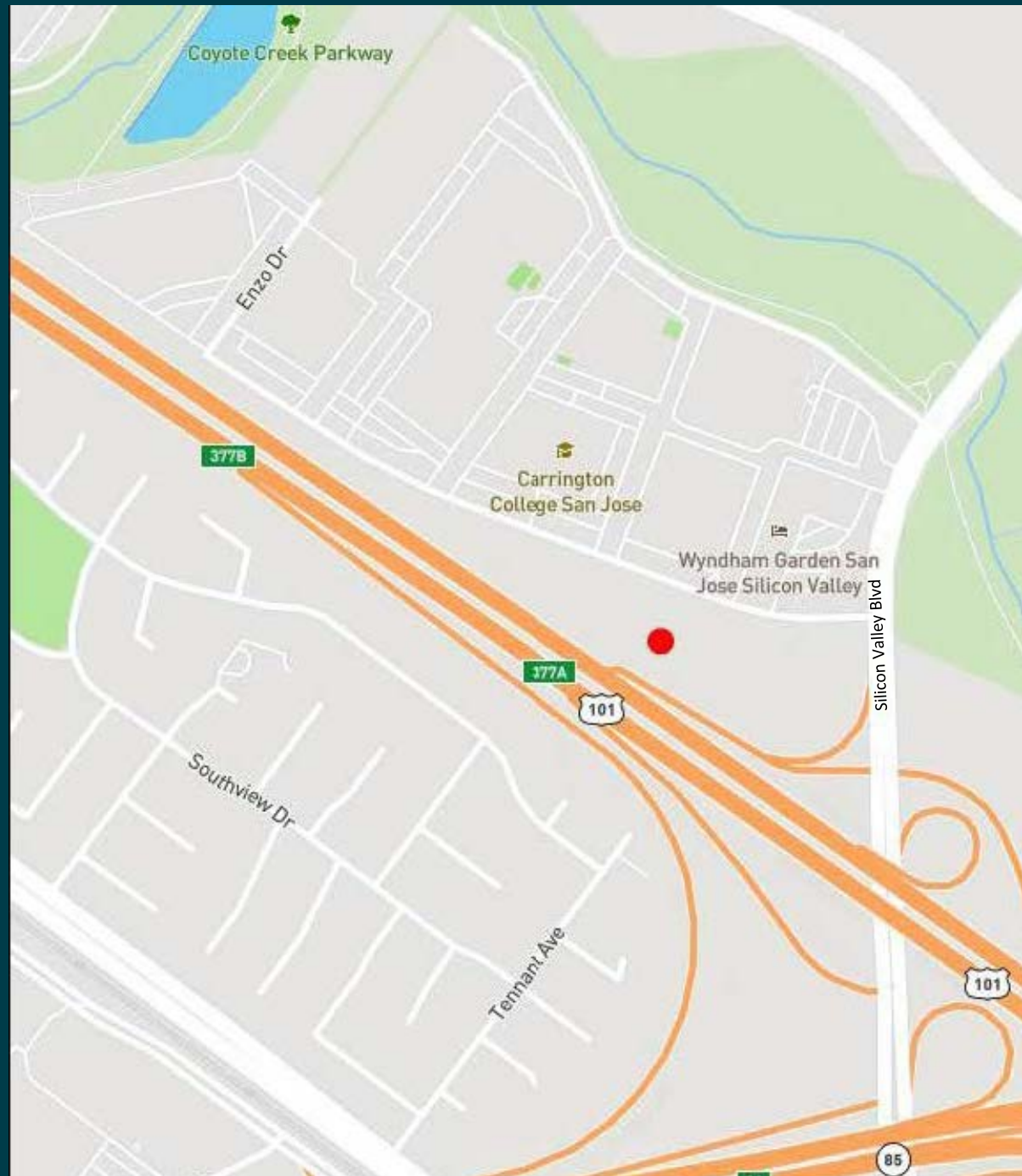
Ragan Henninger, Housing Deputy Director

Jim Shannon, Budget Director

# Rue Ferrari EIH Expansion Project

Council Agenda Items 8.1

## Location Map





# Rue Ferrari EIH Expansion Project

## Schedule

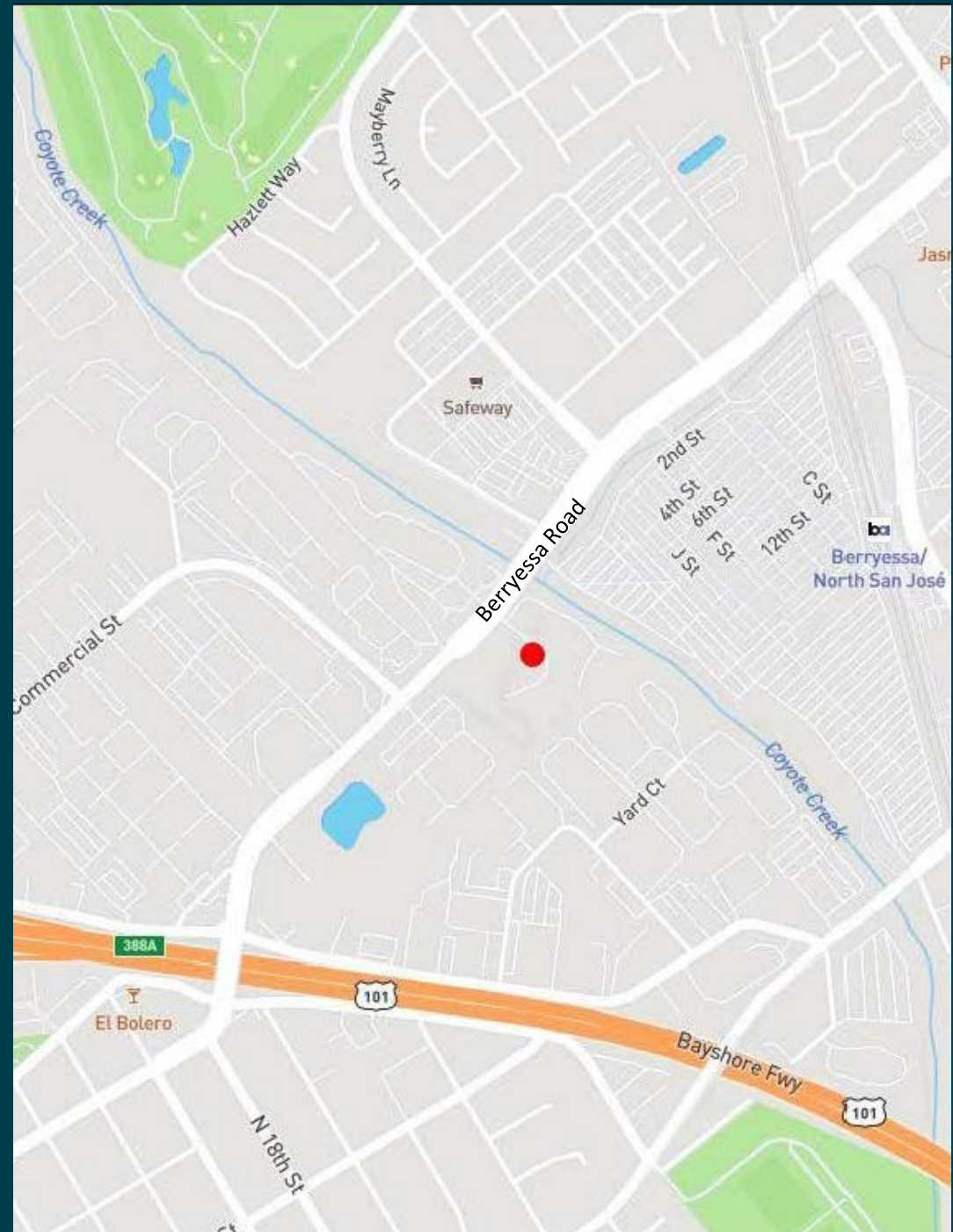
- Recommend the Design Build delivery model to expedite project delivery
- Public Works is currently negotiating with the highest ranked Design Build Entity
- Anticipated construction schedule\* (pending Council approval of staff's recommendations)
  - Contract award January 2024
  - Construction start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

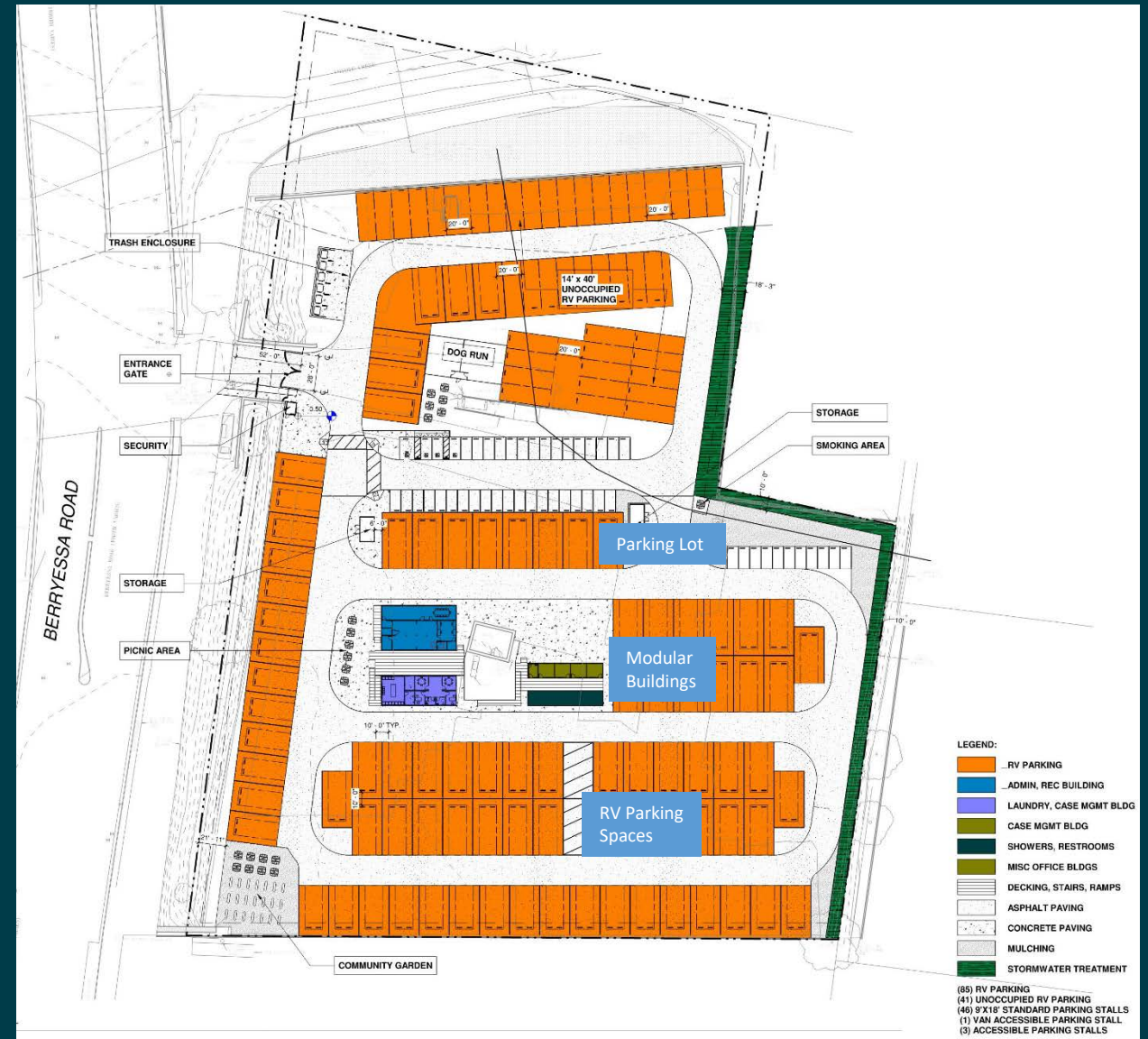
## Location Map



# 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	
<b>Construction Cost</b>	
• Project Delivery	\$3.8 M
• Construction	\$25.0 M
• Contingency	\$2.5 M
<b>Total</b>	<b>\$31.3 M</b>
<b>Operating Cost</b>	
Without Expansion	\$3.7 M / year
With Expansion	<b>\$5.2 M / year</b>

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

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

**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 EIH 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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