



Agenda Item Summary

Agenda Date: 7/13/2021

Agenda Item No.: 6.

Agenda Item Name:

CDBG Housing Grant #18DB-OM-03-11-01-H03 Recommendations for Award and Site-Specific Environmental Review's Approval for Signatures

Presenter:

Candie Nixon 352-264-6717

Description:

BID Awards in response to the Community Development Grant Application to demolition/replace seven (7) owner occupied homes of low income residents. Add specific language required by the State.

Recommended Action:

1. Award BID to repair/replace Low to Moderate Income Owner-Occupied Housing to the lowest cost, responsive, responsible bidder as set forth in the Background section, approve each home and Site-Specific Environmental Review as set forth in the Background section, and incorporate into said approval of each home the bold typed "Record Must Reflect" bullets set forth in the Background section.

2. Approval for Signatures for each Environmental Review

Prior Board Motions:

BoCC approved action- December 8, 2020

Fiscal Consideration:

Total Cost-\$848,900

204.29.2975.554.34.63-\$617,663 Available Balance

251.29.2975.554.34.63-\$261,705.02 Available Balance

Background:

On December 8, 2020 the BoCC approved this item. The demolition/construction of these homes were previously awarded but the contractors withdrew their bid due to material cost increases

Alachua County has been awarded a \$750,000.00 CDBG (Community Development Block Grant) in the Housing Rehabilitation Category to repair or replace a minimum of Seven (7) Low to Moderate Income (LMI -below 80% of area median income) owner occupied homes located in Alachua County.

The CDBG Program requires that all code violations, health and safety items, and Section 8 Housing Standards be addressed on all homes where CDBG funds will be utilized. The County received an

extra 75 points in the CDBG Housing Application for requiring “green “elements be addressed on each home.

Alachua County has committed approximately \$276,000.000 of SHIP Funds as leverage in this project.

Due to the condition of the existing homes and CDBG HAP Guidelines, all seven (7) homes have been bid as replacements to include existing home demolition, asbestos abatement where applicable and construction of new concrete block on slab homes.

Alachua County has hired Fred Fox Enterprises, Inc. to assist in the Administration of the County’s CDBG Housing Grant.

GENERAL BID INFORMATION

The Alachua County CDBG Housing bid opportunity was advertised in the Gainesville Sun on May 12, 2021. A mass email to local and surrounding counties MBE/WBE (two hundred and eighty 208) firms notifying them of the bid opportunity was sent out May 12, 2021.

Six (6) Construction companies were represented at the Zoom mandatory pre-bid on May 19, 2021. Contractors that provided low bids have been verified to be licensed and are not on the excluded parties list for federally funded projects. Low bid amounts are within 15% of Fred Fox Enterprises, Inc. cost estimates.

Home #1 - CDBG Housing Grant Demolition and New Home Construction - Low Bidder

Owner	Contractor	Bid Amount
Angelina Salvas 6924 SE 179 th St. Hawthorne, FL	Unison Development, LLC	\$ 111,200.00

Three bids were received for this home. Recommend to award demolition/construction to Unison Development, LLC, the low qualified bidder in the total amount of One Hundred Eleven Thousand, Two Hundred and 00/100 Dollars (\$111,200.00). Bid includes existing home demolition (\$5,500.00) and construction base bid of a new 2 bedroom/1 bath, minimum 900 square foot concrete block home (\$105,700.00) at 6924 SE 179th Terrace, Hawthorne, FL.

Record must reflect:

- **That the BCC understands and approves the low bid amount exceeding the Alachua County CDBG Housing Assistance Plan (HAP) maximum 2-bedroom replacement home amount of \$80,000.00 and that the County CDBG Accessor recommends the bid for award exceeding the maximum HAP amount.**

Home #2 - CDBG Housing Grant Demolition and New Home Construction - Low Bidder

Owner	Contractor	Bid Amount
<i>Lawrence & Jannie Grant</i> 2402 NE 69 th Terrace Gainesville, FL	<i>Certified Roofing & Construction</i>	\$ 119,000.00

Two bids received (Three bids were submitted but one was withdrawn after bid opening).

Recommend to award demolition/construction to Certified Roofing and Construction the low qualified bidder in the total amount of One Hundred and Nineteen Thousand and 00/100 Dollars (\$119,000.00). Bid includes existing home demolition (\$6,500.00) and construction base bid of a new 2 bedroom/1 bath, minimum 900 square foot concrete block home (\$112,500.00) at 2402 NE 69th Terrace, Gainesville, FL.

Record must reflect:

- That the BCC understands and approves the low bid amount exceeding the Alachua County CDBG Housing Assistance Plan (HAP) maximum 2-bedroom replacement home amount of \$80,000.00 and that the County CDBG Accessor recommends the bid for award exceeding the maximum HAP amount.

Home #3 - CDBG Housing Grant Demolition and New Home Construction - Low Bidder

Owner	Contractor	Bid Amount
<i>Marian Williams</i> 21830 NW 47 th Terrace Gainesville, FL	<i>Certified Roofing & Construction</i>	\$ 119,000.00

Two bids were received for this home. Recommend to award demolition/construction to Certified Roofing and Construction the low qualified bidder in the total amount of One Hundred and Nineteen Thousand and 00/100 Dollars (\$119,000.00). Bid includes existing home demolition (\$6,500.00) and construction base bid of a new 2 bedroom/1 bath, minimum 900 square foot concrete block home (\$112,500.00) at 21830 NW 47th Terrace, Gainesville, FL.

Record must reflect:

- That the BCC understands and approves the low bid amount exceeding the Alachua County CDBG Housing Assistance Plan (HAP) maximum 2-bedroom replacement home amount of \$80,000.00 and that the County CDBG Accessor recommends the bid for award exceeding the maximum HAP amount.

Home #4 - CDBG Housing Grant Demolition and New Home Construction - Low Bidder

<u>Owner</u>	<u>Contractor</u>	<u>Bid Amount</u>
Cheryl Kirkland 15007 SW 120 th Avenue Archer, FL	Certified Roofing & Construction	\$ 123,000.00

Two bids received (Three bids were submitted but one was withdrawn after bid opening).

Recommend to award demolition/construction to Certified Roofing and Construction the low qualified bidder in the total amount of One Hundred and Twenty-Three Thousand and 00/100 Dollars (\$123,000.00). Bid includes existing home Asbestos abatement, home demolition (\$10,500.00) and construction base bid of a new 2 bedroom/1 bath, minimum 900 square foot concrete block home (\$112,500.00) at 15007 SW 120th Avenue, Archer, FL.

Record must reflect:

- That the BCC understands and approves the low bid amount exceeding the Alachua County CDBG Housing Assistance Plan (HAP) maximum 2-bedroom replacement home amount of \$80,000.00 and that the County CDBG Accessor recommends the bid for award exceeding the maximum HAP amount.

Home #5 - CDBG Housing Grant Demolition and New Home Construction - Low Bidder

<u>Owner</u>	<u>Contractor</u>	<u>Bid Amount</u>
Susie Rowe 17117 SW State Road 45 Archer, FL	Unison Development	\$ 120,500.00

Three bids were received for this home. Recommend to award demolition/construction to Unison Development, LLC. the low qualified bidder in the total amount of One Hundred Twenty Thousand, Five Hundred and 00/100 Dollars (\$120,500.00). Bid includes existing home Asbestos abatement, home demolition (\$15,000.00) and construction base bid of a new 2 bedroom/1 bath, minimum 900 square foot concrete block home (\$105,500.00) at 17117 SW State Road 45, Archer, FL.

Record must reflect:

- That the BCC understands and approves the low bid amount exceeding the Alachua County CDBG Housing Assistance Plan (HAP) maximum 2-bedroom replacement home amount of \$80,000.00 and that the County CDBG Accessor recommends the bid for award exceeding the maximum HAP amount.

Home #6 - CDBG Housing Grant Demolition and New Home Construction - Low Bidder

Owner	Contractor	Bid Amount
Gloria Atkins 14502 SW 175 th Terrace Archer, FL	Certified Roofing & Construction	\$ 134,500.00

Two bids received (Three bids were submitted but one was withdrawn after bid opening).

Recommend to award demolition/construction to Certified Roofing & Construction the low qualified bidder in the total amount of One Hundred Thirty-Four Thousand, Five Hundred and 00/100 Dollars (\$134,500.00). Bid includes existing home Asbestos abatement, home demolition (\$9,500.00) and construction base bid of a new 3 bedroom/1 bath, minimum 1,000 square foot concrete block home (\$125,000.00) at 14502 SW 175th Terrace, Archer, FL.

Record must reflect:

- That the BCC understands and approves the low bid amount exceeding the Alachua County CDBG Housing Assistance Plan (HAP) maximum 3-bedroom replacement home amount of \$85,000.00 and that the County CDBG Accessor recommends the bid for award exceeding the maximum HAP amount.

Home #7 - CDBG Housing Grant Demolition and New Home Construction - Low Bidder

Owner	Contractor	Bid Amount
Diva Lafuente 6530 SW 49 th Place Gainesville, FL	Unison Development, LLC	\$ 121,700.00

Three bids were received for this home. Recommend to award demolition/construction to Unison Development, LLC. the low qualified bidder in the total amount of One Hundred Twenty One Thousand, Seven Hundred and 00/100 Dollars (\$121,700.00). Bid includes existing home demolition (\$6,700.00) and construction base bid of a new 3 bedroom/1 bath, minimum 1,000 square foot concrete block home (\$115,000.00) at 6530 SW 49th Place, Gainesville, FL.

Record must reflect:

- That the BCC understands and approves the low bid amount exceeding the Alachua County CDBG Housing Assistance Plan (HAP) maximum 3-bedroom replacement home amount of \$85,000.00 and that the County CDBG Accessor recommends the bid for award exceeding the maximum HAP amount.

Authorize County Manager to sign subsequent agreements or forms within her purview.

The Site Reviews Signature Pages are included in the agenda item for signature by Chair and or designees. The Site Specific Environmental Reviews are in excess of 500 pages and are available upon request of the public at the Community Support Services. Please contact Housing Program Manager, Stephen Weeks, at (352) 337-6285 for accessibility.