



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Department of Housing



Date: October 30, 2014
Board Meeting Date: December 9, 2014
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors (Sitting as the Board of Commissioners of the Housing Authority)

From: William Lowell, Executive Director, Housing Authority

Subject: Landscape Renovation Project at Midway Village

RECOMMENDATION:

Acting as the Governing Board of Commissioners of the Housing Authority of the County of San Mateo, adopt a Resolution authorizing the Executive Director of the Housing Authority to:

- A) Execute an agreement with Green Growth Industries, Inc. for a landscape renovation project at Midway Village for the term of December 9, 2014 through April 30, 2015 in an amount not to exceed \$743,694; and
- B) Execute an agreement with Green Growth Industries, Inc. for the replacement of retaining walls at Midway Village for the term of December 9, 2014, through February 28, 2015 in an amount not to exceed \$120,121.

BACKGROUND:

The Housing Authority of the County of San Mateo (HACSM) owns and operates Midway Village, an affordable housing complex in Daly City. The property was built in 1976 and spans across approximately seven acres of land. HACSM has completed several major projects at the property in recent years, including the replacement of all kitchens, construction of a new community center and the installation of new windows and sliding doors in all resident units and painting building exteriors. The last remaining large-scale project is the renovation of the severely distressed campus landscape.

In September 2013, HACSM contracted with a landscape architect, Gates and Associates, to develop a landscape renovation plan and project cost estimates. The landscape renovation plan involved reviewing existing conditions at the property such

as trees, planting areas, fence conditions, retaining walls, drainage patterns, irrigation systems, and plant palettes that perform well on the property.

HACSM's goals for the landscape renovation plan included, but were not limited to, improving the curb appeal of the property, incorporating water conservation and eco-friendly elements to the property, enhancing signage and lighting, and ensuring less landscape maintenance requirements of the property in the future.

DISCUSSION:

The first phase of the landscape renovation plan was the removal of 94 diseased or dangerous trees from the property. Bay Area Tree Specialists completed the tree removals in March and April 2014.

HACSM continued to work with Gates and Associates to develop a landscape plan that addressed and met the agency's needs for the next ten years, taking into consideration potential redevelopment of the property. Once a plan was finalized, HACSM advertised an Invitation for Bids (IFB) on May 1, 2014. Although several landscape contractors expressed interest in the project and attended a pre-bid meeting, HACSM only received one bid from the IFB which the agency decided to reject.

Taking into consideration comments and questions from some of the contractors, HACSM decided to re-issue a bid for the project. Originally, the bid included the replacement of several retaining walls over three feet tall which generally involves different licensing and skills than that of some landscape contractors. HACSM completed a revised bid packet for the replacement of retaining walls and then re-bid the entire landscape renovation project in two phases. Both project bids were issued in September 2014.

Two bids were received for each project and Green Growth Industries, Inc. was selected as the lowest responsive and responsible bidder for both.

County Counsel has reviewed and approved the Resolution as to form.

Approval of this Resolution contributes to the Shared Vision 2025 outcome of a Livable Community by enabling HACSM to improve its affordable housing portfolio and community quality of life.

FISCAL IMPACT:

There is no Net County Cost associated with this action. The Housing Authority is funded 100% by the U.S. Department of Housing and Urban Development and the entire project cost is funded through Midway Village replacement reserves.