



# County of San Mateo

## Inter-Departmental Correspondence

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**Department:** COUNTY EXECUTIVE

**File #:** 24-370

Board Meeting Date: 5/21/2024

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**Special Notice / Hearing:** None  
**Vote Required:** Majority

**To:** Honorable Board of Supervisors

**From:** Michael P. Callagy, County Executive  
Iliana Rodriguez, Assistant County Executive

**Subject:** Agreement with Interstate Grading & Paving, Inc. / Stone Pine Cove Farmworker Housing Project

**RECOMMENDATION:**

Adopt a resolution authorizing:

- A) The President of the Board of Supervisors to execute an agreement with Interstate Grading & Paving, Inc. as the grading and paving contractor entity for the Stone Pine Cove Farm Labor Housing Project in the amount of \$11,463,000; and
- B) The County Executive Officer, or designee, to execute subsequent change orders that modify the terms and conditions of the agreement and increasing the contract value by 2.5 percent or \$286,575 in aggregate for a maximum not to exceed contract value of \$11,749,575.

**BACKGROUND:**

On January 3, 2023, a tragic shooting in Half Moon Bay claimed the lives of seven farmworkers across two farms. Subsequent inspections of farmworker housing at those sites revealed unsafe living conditions and 19 households were displaced after their units were red tagged. Since then, the County has partnered with the City of Half Moon Bay ("Half Moon Bay") to temporarily re-house all 19 displaced households.

On January 6, 2023, the State of California Department of Housing and Community Development ("HCD") released approximately \$35,000,000 in funding to address the housing needs of farmworkers under the Joe Serna, Jr. Farmworker Housing Grant Homeownership Program ("Serna Program"). One eligible activity under the Serna Program is the acquisition of manufactured homes to address and remedy impacts from the displacement of farmworker families from labor camps, mobile home parks, or other housing.

On February 28, 2023, this Board authorized the County's Department of Housing to execute and

apply for a grant award of up to \$5,000,000 under the Serna Program to purchase manufactured homes for low-income farmworkers and their families.

On June 1, 2023, the County was notified of the State's conditional award of the full \$5,000,000 under the Joe Serna Farmworker Housing Grant Program. These funds will go toward the purchase of manufactured homes and provide homeownership opportunities for low-income farmworker families in our community, including the 19 households displaced after the January 3, 2023, mass shooting event. The County worked with Half Moon Bay to identify and develop a potential site located at Stone Pine Cove that could house 45 to 50 manufactured housing units for low-income farmworker households (the "Half Moon Bay Farmworker Housing Project").

### **DISCUSSION:**

The current project management firm Capital Program Management, Inc. ("CPM") has been retained as the consultant project management firm managing the execution of this construction project for the County of San Mateo. On February 28 and March 3 of 2024 bids were solicited by advertisement for the grading and paving of the Half Moon Bay Farmworker Housing Project site. A non-mandatory pre-bid site inspection and conference was held at 2:00 PM on March 6, 2024. Bidder's questions and request for clarifications were addressed by Addendums.

On April 17, 2024, bids were accepted by the County from two bidders. The bids and supporting documents were referred to CPM for evaluation and recommendation based on lowest responsive base bid amount. The bid of

Interstate Grading & Paving, Inc.  
128 South Maple Avenue  
South San Francisco, CA 94080

at \$11,463,000 was the lowest responsive bid received for the work. A summary of the proposals is attached as EXHIBIT "A".

The project has an Emergency Coastal Development Permit issued by Half Moon Bay and is currently under review of the regular Coastal Development Permit. The building permit for the improvements is under review with Half Moon Bay.

County Attorney has reviewed and approved the Resolution and Amendment as to form.

### **EQUITY IMPACT:**

Farmworkers, who contribute immensely to our agricultural industry, often face significant barriers to accessing quality housing, including low wages and lack of affordable housing options on the Coast.

To promote equity and justice in the housing sector, the County is committed to providing affordable farmworker housing that is safe, healthy, and inclusive, and designed with the needs of farmworkers in mind, including proximity to job sites, schools, and access to transportation.

### **FISCAL IMPACT:**

The cost for this agreement is included in the County Executive's Office FY 2023-24 Adopted Budget. There is no additional Net County Cost associated with this action.

Attachment: Exhibit "A" Summary of Proposals Received

# EXHIBIT "A"

## SUMMARY OF PROPOSALS RECEIVED

STONE PINE COVE FARMWORKER HOUSING PROJECT  
[COUNTY EXECUTIVE'S OFFICE PROJECT ID CEOFW AND  
COUNTY PROJECT FILE NO. TMP-9341]

	<u>Contractor</u>	<u>Proposal Amount</u>
1.	Interstate Grading & Paving, Inc.	\$11,463,000
2.	Joseph J. Albanese, Inc.	\$11,863,000