



County of San Mateo

Inter-Departmental Correspondence

Department: COUNTY EXECUTIVE

File #: 24-212

Board Meeting Date: 3/26/2024

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

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

Subject: Amendment to Agreement with BKF Engineers for the Stone Pine Cove Farm Labor Housing Project

RECOMMENDATION:

Adopt a resolution authorizing:

- A) The President of the Board of Supervisors to execute an amendment to the agreement with BKF Engineers for civil engineering, site schematic design development, and construction administration support for the Stone Pine Cove Farm Labor Housing Project in the amount of \$61,000 for additional service requests and a new contract value of \$427,000; and
- B) The County Executive Officer, or designee, to execute subsequent change orders, for unforeseen conditions, that modify the terms and conditions of the agreement and increasing the contract value by \$84,000 in aggregate for a maximum not to exceed contract value of \$511,000.

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, the Board authorized the County's Department of Housing to execute and submit an application 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.

DISCUSSION:

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").

The current project management firm CPM has been retained as the consultant project management firm managing the execution of this construction project for the County of San Mateo. Through an inter-departmental partnership, Public Works had issued July 2021 a formal Request for Proposals (RFP) that resulted in establishing a list of qualified civil engineering firms. On May 2, 2023, CPM reached out to all qualified and awarded civil engineering firms for an informal RFP. Based on the responses, CPM recommended BKF Engineers as the responding party that would provide the best value for the scope of services needed. On June 1, 2023, the County Executive Office authorized an agreement with BKF Engineers for supplemental surveying services for the Stone Pine Cove Farm Labor Housing Project in the amount of \$50,000.

On July 11, 2023, the County approved amendment 1 to the agreement to add scope of services to include continuation of preliminary services including design development, construction documents, bidding, and construction support, Pilarcitos Creek floodplain memo, and sanitary sewer lift design.

By executing amendment 2 for the scope of services which include supplemental survey/staking, boundary and parcel map preparation, Stone Pine Road schematic design and estimate, construction documents, preliminary site renderings, development of landscape architect scope, story pole installation, and electrical engineering, the project will continue to move forward.

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

PERFORMANCE IMPACT:

The Half Moon Bay Farmworker Housing Project has the potential to add 45 to 50 affordable housing units.

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.