

COUNCIL ACTION FORM

SUBJECT: 2016/17 COMMUNITY DEVELOPMENT BLOCK GRANT PUBLIC FACILITIES IMPROVEMENTS PROGRAM FOR NON-PROFIT ORGANIZATIONS (PARKING LOT IMPROVEMENTS FOR MAINSTREAM LIVING)

BACKGROUND:

As part of the City's FY 2016-17 CDBG Annual Action Plan projects, a \$100,000 was rolled over from the FY 2015-16 program year, and \$34,000 was added in the FY 2016-17 program year, for a total budget of \$134,000 to implement a Public Facilities Improvement Program for non-profit organizations. The objective of the Public Facilities Improvement Program as outlined in the City's FY 2014-18 Five-Year Consolidated Plan is to "Utilize and Leverage CDBG funds for Low and Moderate Income Persons through private and public partnerships" as follows: Continue provision of Public Facilities Needs for homeless, special populations, and low income households (senior centers, homeless facilities, child care centers, mental health facilities, neighborhood facilities, and other public facility's needs).

At the September 13, 2016 City Council meeting, City Council approved funding to Mainstream Living for ADA parking lot improvements to their facility at 1200 McCormick. The total amount of the grant award was \$100,246.90. Of the \$100,246.90, CDBG funds will finance \$64,000 and Mainstream Living will provide a local match of \$36,246.90. The program administration will be financed with CDBG funds.

On January 18, 2017 bids on the project were received as follows:

<i>Bidder</i>	<i>Amount</i>
Engineer's Estimate	\$ 98,753.00
Con-Struct, Inc.	\$ 84,763.90
TK Concrete, Inc.	\$ 91,962.00
Manatts, Inc.	\$ 94,136.55
Kingston Services, LLC	\$ 101,253.00
Jensen Builders	\$ 104,629.00
Absolute Concrete Const	\$ 105,468.00

ALTERNATIVES:

- 1a. Accept the report of bids for the 2016/17 Community Development Block Grant Public Facilities Improvements Program for Non-profit Organizations (Parking Lot Improvements for Mainstream Living).
 - b. Approve the final plans and specifications.
 - c. Award the project to Con-Struct, Inc., of Ames, Iowa, in the amount of \$84,763.90.
2. Direct staff to pursue other options.

MANAGER'S RECOMMENDED ACTION:

This program activity has been a component of the CDBG Annual Action Plan for over two years, but delayed due to higher priority projects. As outlined in the City's 2014-18 5-Year Consolidated Plan Update, which addresses increasing the supply of affordable housing, the likelihood of continuing to fund public facilities projects for non-profits may not occur again in the distance future.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as stated above.