

DEPARTMENT OF PUBLIC WORKS

BUREAU OF CONTRACT ADMINISTRATION  
BUREAU OF ENGINEERING  
JOINT REPORT NO.

C.D. No. 2

TINY HOME VILLAGE: COUNCIL DISTRICT NO. 2 – ALEXANDRIA PARK

E1908753

RECOMMENDATION

Accept this contract.

DISCUSSION

On July 1, 2020 the Los Angeles City Council (Council File No. 20-0841) approved a Motion requesting all competitive bidding requirements for design, engineering and management support for construction contract awards be suspended given the urgency of providing homeless temporary trailer shelters during the COVID-19 pandemic. The Motion permitted the Bureau of Engineering (BOE) to award construction contracts following a negotiation.

On July 31, 2020, your Board approved a Motion authorizing the City Engineer to distribute a questionnaire to the 17 contractors on the existing Prequalified Contractors List for Municipal Facilities and Related Projects to create a qualification-based list of the most qualified contractors.

On October 6, 2020 your Board approved three firms that were deemed qualified. On October 30, 2020 your Board approved a fourth contractor to be added to the Short List of Qualified-based Temporary Housing Contractors.

On January 6, 2021, a Crisis and Bridge Housing (CBH) project was awarded on a competitive basis to Ford E.C., Inc. in the amount of \$7,826,115.00. The contract was executed on January 5, 2021 and its Notice to Proceed was issued on January 6, 2021. The construction, under Contract No. C-137746, Bond No. 810590 was completed April 22, 2021.

This project provided for installation of emergency sleeping cabins for the homeless community at CD2, consisting: 103 - 8' by sleeping shelter units, totaling 200 beds, for individuals experiencing homelessness. The Tiny Home Village Alexandria Park is the largest project site at 2.1 acres. Site amenities included 3 hygiene units with restrooms, showers, and water stations, designated seating areas for food distribution and dining, administrative offices, and storage units. Additional site improvements also included site lighting and a fire access road. The site is secured with privacy fencing and a controlled guard booth at the entry point.

This project was awarded for \$7,826,115.00 with a contingency of \$782,600.00, giving a total authorized budget of \$8,608,715.00. Twenty-one (21) change orders were issued decreasing the contract amount by \$464,253.00, bringing the total cost of this project to **\$7,361,862.00**. The project was completed at 5.93 percent below the awarded amount and 14.48 percent below its authorized budget.