



City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: MAY 16, 2023

FROM: HOUSING AUTHORITY WARD: 1

SUBJECT: REJECT ALL PROPOSALS TO REQUEST FOR PROPOSALS NO. 2247 FOR THE DESIGN-BUILD OF EMERGENCY ALTERNATIVE HOUSING SITE AND AUTHORIZE STAFF TO RELEASE A REVISED REQUEST FOR PROPOSALS

ISSUE:

The issue for City Council consideration is to reject all proposals and release related bid bonds received for Request for Proposals No. 2247 for the Design-Build of Emergency Alternative Housing Site and authorize staff to release a revised Request for Proposals.

RECOMMENDATIONS:

That the City Council:

1. Reject all proposals and release related bid bonds to Request for Proposals No. 2247 for the Design-Build of Emergency Alternative Housing Site; and
2. Authorize staff to release a revised Request for Proposals.

BACKGROUND:

The crisis of unsheltered homelessness is one that impacts an entire community, including those experiencing homelessness and the broader community of housed residents, businesses, and neighborhoods. The 2022 Riverside County Homeless Point-in-Time Count, conducted in February 2022, identified 514 individuals experiencing homelessness throughout the city.

On April 25, 2022, the Housing and Homelessness Committee (HHC Committee) received an update on the temporary pallet shelters and emergency housing alternatives. The HHC Committee directed staff to identify vacant land for the acquisition of vacant land and the construction of a building for an emergency shelter and the acquisition of an existing building to be rehabilitated to provide emergency shelter beds.

On June 28, 2022, City Council approved the submission of the Homeless Housing, Assistance and Prevention (HHAP) Round 3 grant application, which allocated \$4 million for the development of a temporary emergency shelter which included capital and operation costs for the first year.

On October 11, 2022, the City Council approved the Homelessness Action Plan, whereby under Goal No. 4, staff was directed to release a Request for Proposal for a non-congregate shelter at 670 Iowa Avenue (City-owned property) and to present the selected vendor to the HHC.

On November 22, 2022, the City Council approved the submission of the HHAP Round 4 grant application, which allocated \$1.2 million for operating costs of the temporary emergency shelter.

DISCUSSION:

On October 21, 2022, the Purchasing Division posted Bid No. 2247 on the City's website for the Design-Build of Emergency Alternative Housing Site.

On November 22, 2022, two RFP responses were received. One response was deemed non-responsive by Purchasing and the second responder did not provide an overview of the proposed project, list any new construction references, and identify the development size and number of beds and/or rooms. In the original RFP, the City reserved the right, in its sole discretion, to reject any RFP which fails to meet bid requirements in any respect or to reject all RFP for any reasons.

The Housing Authority recommends that it is in the City's best interest to reject the RFP proposals at this time, release all related bid bonds, and release a revised RFP that includes a revised scope of services to provide a summary of the project scope, identify building product, identify building square footage and number of rooms and/or beds created and an itemized project budget. This project fulfills a critical need for emergency shelter in the community.

Per the City Purchasing Resolution 23914 Section 507 which states that "The Manager may in his/her discretion reject any and all Bids, or any segregable portions thereof, for any one or more types of Goods, Services or Construction included in the Specifications when the public interest is served thereby, provided specifically that any potential award does not otherwise require consideration by the Awarding Entity, in which case any rejection or award shall be made by the Awarding Entity. The Awarding Entity may also take any other action permitted by Section 1109 of the City Charter."

The Purchasing Manager concurs in rejecting all RFP proposals for a Design-Build of Emergency Alternative Housing Site at 670 Iowa Avenue in compliance with Purchasing Resolution No. 23914, Section 507.

STRATEGIC PLAN ALIGNMENT:

The item contributes to **Strategic Priority 2 – Community Well-Being** and **Goal No. 2.2**, collaborate with partner agencies to improve household resiliency and reduce the incidence and duration of homelessness.

This action aligns with each of the five Cross-Cutting Threads as follows:

1. **Community Trust** – This project is in alignment with the City's Homelessness Action Plan Goal No. 4, Increase Availability and Effectiveness of Emergency Shelter that was developed with input from the community, end-users, experts, the Housing and Homelessness Committee, and City Council.

2. **Equity** – The project will provide equal access to homeless individuals.
3. **Fiscal Responsibility** – The project will be funded with HHAP 3 grant funds, which funds evidence-based programs serving people experiencing homelessness among eligible populations.
4. **Innovation** – Riverside is inventive and timely in meeting the community’s changing needs and prepares for the future through collaborative partnerships. Data will be used to identify and create innovative ways to address the root cause of homelessness.
5. **Sustainability & Resiliency** – Riverside is committed to meeting the needs of the present without compromising the needs of the future and ensuring the City’s capacity to persevere, adapt and grow during good and difficult times alike.

FISCAL IMPACT:

There is no fiscal impact associated with this action.

Prepared by: Michelle Davis, Housing Authority Manager
Certified as to availability of funds: Edward Enriquez, Interim Assistant City Manager/Chief Financial Officer/City Treasurer
Approved by: Mike Futrell, City Manager
Approved as to form: Phaedra A. Norton, City Attorney