

Attachment K

Infrastructure/Public Facilities Category

Staff Reports

**FY 2020/21 CDBG PROGRAM
INFRASTRUCTURE/PUBLIC FACILITIES (IPF) CATEGORY**

APPLICANT: Boys & Girls Club of Contra Costa

PROJECT NAME/NUMBER: Martinez Clubhouse ADA Bathroom Upgrade
20-01-IPF

PROJECT LOCATION: 1301 Alhambra Avenue Martinez, CA

PROJECT OUTCOME: Remodel the girls and boys restrooms to ADA standards.

TOTAL PROJECT COST: **\$51,150**

AMOUNT REQUESTED: **\$51,150**

AMOUNT RECOMMENDED: **\$46,350 (FY 2020/21)**

CONDITIONS OF APPROVAL:

1. NEPA clearance
2. At least 10% match provided by the Boys & Girls Club of Contra Costa or other funding source.
3. CDBG funds are only for hard/construction costs

PROJECT ANALYSIS: The Boys & Girls Club (the Club) of Martinez has existed for over 60 years. The club provides very popular after-school programs for boys and girls between the ages of seven and eighteen years old, from Central, East and West County communities.

The subject building houses the administrative offices for the Club and includes classrooms, an activity room, a gymnasium and kitchen for a variety of teen activities. The Boys and Girls Club has occupied the Martinez Clubhouse since 1986 and is under a lease agreement with the City of Martinez until 2036. The Boys and Girls Club is working with the City of Martinez to extend the lease agreement to 2070. In 2019, the Club replaced the entire HVAC system in order to properly heat and cool during the summer and the winter. The program areas facilitated at the Club include Character, Leadership & Service; Health & Wellness; Performing/Visual Arts; Sports & Recreation; and Education, Stem & Career Development. The Club operates Monday through Friday from 2:30 pm until 6:30 pm, with an average of 88 youth using the space daily.

The Martinez Clubhouse is in need of restroom renovations to bring them up to code and ADA standards. The bathrooms currently have some inoperable fixtures in desperate need of repair or replacement, including stall doors, sinks, toilets, urinals, and mirrors. Some youth find the Clubhouse restrooms unwelcoming and refrain from using them. With stall doors falling off, broken soap dispensers, cracked mirrors, or poor lighting, the restrooms are unattractive and can be terrifying. This leaves them vulnerable to incontinence, urinary

infections, and can lead to interference with their learning because it is difficult to focus with the urgency to use the restroom. To address this issue, the Club proposes an ADA bathroom upgrade to both the Boys and Girls Restrooms. The project will include removing and replacing the lights to LED lights with an occupancy sensor, exhaust fans, sinks, urinals, toilets, and new partitions in both restrooms. The boys restroom will require removing the shower stall and converting it into storage since the showers are not functioning nor are they a necessity for the Clubhouse. If required, new plumbing and ADA accessories may be installed. All walls and ceiling in both restrooms will be painted and floors will be cleaned extensively since they are still in great condition. It is crucial that the youth are in an environment that is modern and healthy and where they feel that their well-being is a priority. Well-designed and maintained Clubhouse restrooms can enhance member health, deter misbehavior, and conserve resources, providing children with facilities that are safe, clean and user-friendly. Upgrading the restroom components and fixtures can result in savings through reduced water and electricity consumption will support youth with disabilities.

The project budget is based on an estimate provided by a licensed contractor. The total project is estimated at \$51,150 and staff recommended funding will cover 90 percent of the costs to complete the entire project. The Club is fully committed to providing the rest of the necessary funding to complete the project. The Club has experience with federally funded projects. The project timeline estimates that once the project is approved and a contractor is selected, the work will take approximately one month to complete. This project is eligible, feasible, and timely.

EVALUATION CRITERIA

1. **CONSOLIDATION PLAN PRIORITY:** Infrastructure/Public Facilities. The proposed project is consistent with the County's Consolidated Plan to maintain quality public facilities and adequate infrastructure, and ensure access for the mobility-impaired by addressing physical access to public facilities [CD-6].
2. **CDBG ELIGIBLE ACTIVITY:** Acquisition, construction, reconstruction, rehabilitation, or installation of public facilities and improvements [24 CFR 570.201(c)].
3. **NATIONAL OBJECTIVE:** Low and Moderate Income Benefit [24 CFR 570.208(a)(2)(i)(B)].
4. **TARGET POPULATION AND DEMONSTRATED NEED:** The target population benefiting from this project are youth from primarily low income communities served by the Club. Services provided help foster the youth's social, educational, health and character development.
5. **FINANCIAL ANALYSIS:** As proposed, CDBG funding represents 90 percent of the \$51,500 project budget. The remaining \$5,150 in funds meets the 10 percent match requirement and will be provided by the Club through other funding sources. The County will be funding only the hard/construction costs for the project.
6. **EXPERIENCE AND CAPACITY:** The Club's staff will have the day-to-day responsibility

and oversight for this project. The Club has received County CDBG IPF funds in the past and is very familiar with the County's requirements to comply with federal procurements and labor standards.

7. **PROJECT READINESS AND TIMELINESS:** This project has the remaining funding needed to complete the project and proposes a feasible timeline for completion. The County must meet federal requirements for the timely expenditure of funds. Therefore, the allocation will be rescinded and reprogrammed to other timely CDBG eligible projects if the Club cannot meet the conditions of approval listed above.
8. **PAST PERFORMANCE:** The Club has received County CDBG funds in the Infrastructure/Public Facilities and Public Service categories in the past and has been timely in the submission of required reports and have met stated goals.
9. **ENVIRONMENTAL/HISTORIC PRESERVATION/RELOCATION/PREVAILING WAGE ISSUES:** All projects are subject to review under the National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA). No environmental issues are anticipated. The project will require compliance with federal procurement and labor standards.

**FY 2020/21 CDBG PROGRAM
INFRASTRUCTURE/PUBLIC FACILITIES (IPF) CATEGORY**

APPLICANT: City of Richmond

PROJECT NAME/NUMBER: Community Services
20-02-IPF

PROJECT LOCATION: 360 Harbour Way S, Richmond, CA, 94804

PROJECT OUTCOME: Replace turf for the football and soccer field located at Martin Luther King Jr. Park in the City of Richmond.

TOTAL PROJECT COST: **\$498,310**

AMOUNT REQUESTED: **\$250,000**

AMOUNT RECOMMENDED: **\$250,000**

CONDITIONS OF APPROVAL:

1. NEPA Clearance.
2. CDBG funds are only for hard/construction costs.

PROJECT ANALYSIS: The City of Richmond is requesting CDBG funds for the replacement of the Martin Luther King Jr. football and soccer field turf (MLK field). If funded, the County's contribution will be used towards purchasing and installing the turf.

The MLK field is located adjacent to Nystrom Elementary School and since installation in 2009, has become the centerpiece of the Nystrom neighborhood in Richmond, which is a community of very low to moderate income level households. This is the primary field in this neighborhood and is highly used by the residents and the City of Richmond's community service programs for youth and adult sports, as well as, senior walking programs.

The MLK field is used for various community activities and programs that include, but are not limited to, local after school programs, the practice and home game field for the California Youth Football teams; the Steelers and the Richmond Eagles, and to host football and soccer tournaments. Many of these community programs provide recreation and social activities for the enrichment of the community residents and encourage a healthy lifestyle.

The MLK field turf is in need of replacement and shows significant wear in some areas. The lifespan of the turf has been reached, which is 10 years. The project budget is based on an estimate provided by a field turf company and the City of Richmond Community

Services Department, which took into account federal prevailing wage rates. The project timeline estimates the work will take approximately six weeks to complete. MLK programming will be re-routed to other parks during the time of construction. This project is eligible, feasible, and timely.

EVALUATION CRITERIA

1. **CONSOLIDATION PLAN PRIORITY:** Infrastructure and Accessibility: Maintain quality public facilities and adequate infrastructure, and ensure access for the mobility-impaired by addressing physical access barriers to public facilities [CD-6].
2. **CDBG ELIGIBLE ACTIVITY:** Acquisition, construction, reconstruction, rehabilitation, or installation of public facilities and improvements [24 CFR 570.201(c)]. The public facility is located in the City of Richmond and will primarily serve the citizens of Richmond.
3. **NATIONAL OBJECTIVE:** Area of Benefit [24 CFR 570.208 (a)(1)(i)]. The subject property's census tract 3790 and surrounding census tracts 3770, 3760, 3750, and 3810 have a 73.9 percent low/moderate income.
4. **TARGET POPULATION AND DEMONSTRATED NEED:** The target population benefiting from this project are persons in the City of Richmond. The MLK field is located adjacent to the Iron Triangle neighborhood of Richmond, is in close proximity to downtown Richmond, and is centralized to all of the residents of Richmond. The recreation center is within a location that meets the criteria for "Area of Benefit".
5. **FINANCIAL ANALYSIS:** The City of Richmond has requested County CDBG funds to cover 50 percent of the project budget (\$250,000). The remaining 50 percent will be provided by an NFL Grant. The project budget is \$498,310 and is based on an estimate prepared by a contractor familiar with prevailing wages.

The project is not a part of the city's capital improvement plan, however, improvements to the football/soccer field turf are a priority as the field is used for multiple programs and uses for the community. Given that this project is not currently part of the City of Richmond's Capital Improvement Plan, should construction costs exceed the project cost estimate and additional CDBG funds are requested, if available, the city must add this project to their Capital Improvement Plan as a priority project and commit city funds to the project.

6. **EXPERIENCE AND CAPACITY:** The City of Richmond staff will have the day-to-day responsibility and oversight for this project. This is not the first time the City of Richmond has applied for CDBG Infrastructure/Public Facilities funds from the County. The Community Services Department and City of Richmond staff will be overseeing the project and will have primary responsibility for the implementation of this project. The project will comply with federal requirements, including procurement

and labor standards.

7. **PROJECT READINESS AND TIMELINESS:** The proposed timeline for this project indicates the project is ready to begin construction in July or August 2020. Building permits are not required for the proposed work since there are no structural changes, therefore, construction of the project may begin as soon as a contractor is selected. Construction is expected to begin in July or August 2020 and is expected to be completed by October 31, 2020.
8. **PAST PERFORMANCE:** The City of Richmond has received County CDBG funds in the Infrastructure/Public Facilities and Public Service categories in the past and has been timely in the submission of required reports and have met stated goals.
9. **ENVIRONMENTAL/HISTORIC PRESERVATION/RELOCATION/PREVAILING WAGE ISSUES:** All projects are subject to review under the National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA). No environmental issues are anticipated with this project. The project will require compliance with federal procurement and labor standards.

**FY 2020/21 CDBG PROGRAM
INFRASTRUCTURE/PUBLIC FACILITIES (IPF) CATEGORY**

APPLICANT: Lions Center for the Visually Impaired

PROJECT NAME/NUMBER: Lions Center Phase 1 Renovations
20-03-IPF

PROJECT LOCATION: 175 Alvarado Avenue, Pittsburg, CA

PROJECT OUTCOME: Phase 1 of Renovations include the replacement of windows, doors, flooring, and lighting, Kitchen Remodel, Bathroom fixture upgrades, and painting the interior of the entire facility.

TOTAL PROJECT COST: **\$116,997**

AMOUNT REQUESTED: **\$97,500**

AMOUNT RECOMMENDED: **\$95,000**

CONDITIONS OF APPROVAL:

1. NEPA clearance
2. At least 10% match provided by the Lions Center for Visually Impaired or other funding source.
3. CDBG funds are only for hard/construction costs

PROJECT ANALYSIS: The Lions Center for the Visually Impaired (LCVI) has served the visually impaired adult community in Contra Costa County for over 65 years. LCVI's mission is to preserve vision, foster independence and enhance the quality of life for adults who are blind or at risk for vision impairments, and to act as a resource of information and expertise on blindness in the community. LCVI provides (1) In-Home Services, (2) Group Classes and Activities, and the (3) Innovative Early Detection & Intervention Program.

While most of the LCVI program takes place off-site, the Lions Center, located at 175 Alvarado Avenue in Pittsburg, is where clients are seen in person for Group Classes and Activities. LCVI offers a monthly Support Group at the Lions Center every 2nd Monday of the month. Currently, LCVI provides hot breakfast and lunch to their clients on Tuesday, but beginning in August 2020, LCVI will expand this service to Tuesday through Thursday. On the days LCVI provides hot breakfast and lunch, the Adult Day programs will take place, in the form of music, exercise, cooking lessons for the blind, and art. Throughout the year, LCVI hosts Special Event Luncheons to celebrate the many Holidays. In addition, clients gather at the Lions Center for off-site events where transportation is provided throughout the Bay Area. Group classes and activities help meet the need for increased vision health knowledge, recreation and physical activity, as well as socialization for mental health.

The Lions Center is heavily used with numerous recreational activities. Constructed in 1958, many components of the building are original and need to be upgraded/replaced for the safety of both clients and program staff. LCVI is proposing Phase 1 Renovations to the Lions Center located at 175 Alvarado Avenue in Pittsburg. The project includes the following:

- Removal and replacement of 13 Windows to ensure privacy and solar efficiency.
- Removal and replacement of five single doors and one double door for weather proofing and security.
- New flooring throughout the building.
 - Activity/Dining area - commercial grade carpet or laminate
 - Kitchen, bathrooms, and back area – laminate
 - Offices and common areas – Carpet
- Lighting – Replace 108 lighting fixtures throughout the facility and upgrade to LED lighting with dimmer switches for energy conservation.
- Internal Painting throughout the entire building. Approximately 13 rooms, which include activity/dining room, offices, bathrooms, storage rooms, kitchen, and common areas.
- Kitchen Remodel – Remove and replace 21 cabinets, 3 countertops, 2 sinks.
- Bathroom Remodel – Install 3 self-flushing toilets, one bidet, and two self-starting/stopping sinks.

The project budget is based on an estimate provided by LCVI's Facility Coordinator that took into account federal prevailing wage rates. The project timeline estimates that once the project is approved and a contractor is selected, the work will take approximately 3 months to complete. This project is eligible, feasible, and timely.

EVALUATION CRITERIA

1. **CONSOLIDATION PLAN PRIORITY:** Infrastructure/Public Facilities. The proposed project is consistent with the County's Consolidated Plan to maintain quality public facilities and adequate infrastructure, and ensure access for the mobility-impaired by addressing physical access to public facilities [CD-6].
2. **CDBG ELIGIBLE ACTIVITY:** Acquisition, construction, reconstruction, rehabilitation, or installation of public facilities and improvements [24 CFR 570.201(c)].
3. **NATIONAL OBJECTIVE:** Presumed Beneficiary / Disabled Persons [24 CFR 570.208(a)(2)(i)(A)].
4. **TARGET POPULATION AND DEMONSTRATED NEED:** The target population is blind and visually impaired adults. Based on statistics from the American Institute for the Blind, it is estimated at least 18,000 adults in the County are living with significant visual impairment. California's Department of Rehabilitation estimates that there will be a 200 percent increase in adults 65 and older by the year 2020. It is expected that there will be a dramatic increase in the number of adults with visual impairment in the next five to ten years as the population ages. LCVI indicates there are pockets of underserved seniors, including those in West County and the African-American

community, where they would like to increase their outreach efforts. LCVI proposes to address the needs of this population in order to avoid institutionalization and assist adults in remaining independent and living at home by providing independent living skills instruction to visually impaired adults.

5. **FINANCIAL ANALYSIS:** As proposed, CDBG funding represents 81 percent of the \$116,997 project budget. The remaining \$21,997 in funds meets the 10 percent match requirement and will be provided by the Club through other funding sources. The County will be funding only the hard/construction costs for the project.
6. **EXPERIENCE AND CAPACITY:** LCVI's staff will have the day-to-day responsibility and oversight for this project. Although this is the first infrastructure/public facilities project filed by the applicant, LCVI staff has construction experience and County Staff has discussed the required federal procurement and labor standards that will apply to this project.
7. **PROJECT READINESS AND TIMELINESS:** This project has the remaining funding needed to complete the project and proposes a feasible timeline for completion. The County must meet federal requirements for the timely expenditure of funds. Therefore, the allocation will be rescinded and reprogrammed to other timely CDBG eligible projects if LCVI cannot meet the conditions of approval listed above.
8. **PAST PERFORMANCE:** This is the first year LCVI has applied for CDBG funds for an infrastructure/public facilities project. However, LCVI has received CDBG funds in the Public Service category.
9. **ENVIRONMENTAL/HISTORIC PRESERVATION/RELOCATION/PREVAILING WAGE ISSUES:** All projects are subject to review under the National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA). No environmental issues are anticipated. The project will require compliance with federal procurement and labor standards.

**FY 2020/21 & FY 2021/22 CDBG PROGRAM
INFRASTRUCTURE/PUBLIC FACILITIES (IPF) CATEGORY**

APPLICANT: Martinez Early Childhood Center (MECC)

PROJECT NAME/NUMBER: Classroom and Kitchen Flooring Replacement
20-04-IPF

PROJECT LOCATION: 615 Arch Street, Martinez, CA 94553

PROJECT OUTCOME: Replace old carpeting and cracking tiles in both classrooms and the kitchen in order to be compliant with state licensing mandates.

TOTAL PROJECT COST: \$ 43,500

AMOUNT REQUESTED: \$ 38,700

AMOUNT RECOMMENDED: \$ 38,700

CONDITIONS OF APPROVAL:

1. NEPA clearance.
2. Project completed during FY 2020/21.
3. CDBG funds are only for hard/construction costs

PROJECT ANALYSIS:

Martinez Early Childhood Center (MECC) is a private, non-profit agency dedicated to offering subsidized high quality toddler and preschool education and full-time care for children up to age 5, from low income families. In doing so, guardians/parents are afforded the opportunity to work, look for work, or receive vocational training that will lead to employment. MECC has been providing services since 1974. Currently, a total of 130 children are provided services; most of these children reside in the Urban County, with the majority living in Martinez, CA.

Two of MECC's buildings contain 20- and 40-year old flooring that have developed deficiencies, such as cracking, stains, and fraying. Both the Infant-Toddler building (main building) and Preschool building contain this flooring in both the kitchen and some classrooms. Other classrooms have upgraded flooring, which is the goal of this project. In some areas, where carpet meets tile, there is unevenness, which can pose a tripping hazard for the children. Additionally, the cracking tiles are warning signs of a potential hazardous condition. MECC already utilizes vinyl flooring in some of its other classrooms, which has proven to be a boon to both the children and staff, due to its durability, relatively inexpensive cost, and waterproof core.

MECC is proposing the replacement of deteriorated flooring with pre-finished Stone Plastic Composite (SPC) flooring. This rigid-core vinyl flooring is often used for commercial spaces, as it is waterproof, and durable; two beneficial features for a facility with children

who can be rough on components and sometimes spill. Additionally, this type of flooring will maintain its form, even on top of uneven subfloors, which means that it will not pose a hazard for children at play. Finally, it is resistant to scratches and dents, safe for children, and sanitary. All of these features mean that there will be less maintenance, and a longer lifespan than the carpet and tile currently in place. MECC anticipates using mats and rugs on top of the SPC flooring so that the children are able to crawl and play on a soft surface as well.

EVALUATION CRITERIA

1. **CONSOLIDATED PLAN PRIORITY:** The proposed project is consistent with the County's Consolidated Plan to maintain quality public facilities and adequate infrastructure, and ensure access for the mobility-impaired by addressing physical access to public facilities. [CD-6].
2. **CDBG ELIGIBLE ACTIVITY:** Acquisition, construction, reconstruction, rehabilitation, or installation of public facilities and improvements [24 CFR 570.201(c)].
3. **NATIONAL OBJECTIVE:** Low- and Moderate-Income Benefit [24 CFR 570.208(a)(2)(i)(B)].
4. **TARGET POPULATION AND DEMONSTRATED NEED:** The population benefiting from this project are children and their lower income families being provided subsidized childcare and preschool education at MECC. The project will ensure that the children are able to enjoy their recreational time in a safe environment with minimal hazards.
5. **FINANCIAL ANALYSIS:** MECC has requested CDBG funds to cover about 89 percent of the total project budget. The remaining \$4,800 required to complete the project will be provided by MECC and meets the 10 percent match requirement. The project budget is based on a quote provided by a contractor, with the addition of about a 12% contingency that MECC included. Prevailing wages may not have been included in the estimate, but MECC will be able to absorb any additional costs.
6. **EXPERIENCE AND CAPACITY:** MECC staff will have the day-to-day responsibility and oversight for this project. MECC staff has received County CDBG IPF funds in the past and is very familiar with the County's requirements to comply with federal procurement and labor standards.
7. **PROJECT READINESS AND TIMELINESS:** MECC has the remaining funding needed to complete the project and proposes a feasible timeline for completion. The County must meet federal requirements for the timely expenditure of funds.
8. **PAST PERFORMANCE:** MECC has received County CDBG funds, in the IPF category, in previous years. MECC has been timely in the submission of required reports, and has met stated goals.
9. **ENVIRONMENTAL/HISTORIC PRESERVATION/RELOCATION/PREVAILING WAGE ISSUES:** All projects are subject to review under the National Environmental Policy Act

(NEPA) and California Environmental Quality Act (CEQA). No environmental issues are anticipated. The project requires compliance with federal procurement and labor standards.

**FY 2020/21 CDBG PROGRAM
INFRASTRUCTURE/PUBLIC FACILITY (IPF) CATEGORY**

APPLICANT: Nurturing Independence Through Artistic Development (NIAD)

PROJECT NAME/NUMBER: NIAD Art Center Accessibility Improvements (Phase I)
20-05-IPF

PROJECT LOCATION: 551 23rd Street, Richmond, CA

PROJECT OUTCOME: Rehabilitation of the NIAD Art Center to improve accessibility and meet compliance with current code under the American with Disabilities Act (ADA). Phase I will rehabilitate the restrooms to be ADA compliant and compliant with Community Care Licensing requirements.

TOTAL PROJECT COST: **\$435,109 (total for all phases)**
\$80,000 (for Phase I)

AMOUNT REQUESTED: **\$71,190 (for Phase I)**

AMOUNT RECOMMENDED: **\$71,190 (for Phase I)**

CONDITIONS OF APPROVAL: 1. NEPA Clearance
2. CDBG funds are only for hard cost of construction

PROJECT ANALYSIS: Nurturing Independence Through Artistic Development (NIAD) is a 30-plus year, Richmond-based nonprofit, dedicated to providing arts programs that promote creative expression, independence, dignity and community integration for people with disabilities. NIAD is the only 5-day arts provider serving those with intellectual/developmental disabilities in Contra Costa County. NIAD participants are typically consumers of the Regional Center of the East Bay in Contra Costa County, a regional non-profit organization that works in partnership with many individuals and agencies to plan and coordinate services and supports for people with developmental disabilities, family members and community leaders in Contra Costa County. NIAD currently serves 65 adults with disabilities with an arts studio program that imparts both artistic and independent living skills. NIAD also provides a way for adults with disabilities to explore creativity, acquire new skills, and earn money from selling art through NIAD's exhibitions and connections to the contemporary art world. Skilled professionals mentor NIAD participants, in which all hold a Masters of Fine Arts degree and are themselves accomplished artists.

After 30 years of programs in NIAD's current location, ADA regulations have changed, Community Care Licensing (CCL/Title 22) regulations have been updated, Public Equal

Restroom Access laws have come into effect, and NIAD's program has grown to include more integration activities. To continue to serve adults with mobility, vision, literacy, and immune challenges, as well as staff and the visiting public - many of whom live with similar challenges - NIAD must upgrade its facility to meet new standards. NIAD's arts programs are all provided in its facility located at 551 23rd Street, Richmond. NIAD is requesting funds to rehabilitate their facility in order to be ADA and CCL/Tittle 22 compliant. NIAD proposes to rehabilitate the facility in four phases. replace the entry/exit doors (including signage, and doorway width widening), floor replacement, and improvements to the bathrooms.

All of the proposed improvements are to primarily address the accessibility and safety of those who utilize NIAD's services and those accessing NIAD's facility. The project (Phase I) is eligible, feasible, and timely.

EVALUATION CRITERIA

1. **CONSOLIDATED PLAN PRIORITY:** Infrastructure/Public Facilities. The proposed project is consistent with the County's Consolidated Plan to maintain quality public facilities and adequate infrastructure, and ensure access for the mobility-impaired by addressing physical access to public facilities [CD-6].
2. **CDBG ELIGIBLE ACTIVITY:** Acquisition, construction, reconstruction, rehabilitation, or installation of public facilities and improvements [24 CFR 570.201 (c)].
3. **NATIONAL OBJECTIVE:** Presumed Beneficiary/Adults with Disabilities [24 CFR 570.208 (a)(2)(i)(A)].
4. **TARGET POPULATION AND DEMONSTRATED NEED:** NIAD serves adult individuals with Intellectual/Developmental Disabilities by providing arts programs that promote creative expression, independence, dignity and community integration.
5. **FINANCIAL ANALYSIS:** CDBG funding represents approximately 90 percent of the total budget for Phase I. NIAD will provide the remaining funds for the proposed project. The proposed budget includes the cost for construction. The CDBG funds will be utilized for the hard cost of construction.
6. **EXPERIENCE AND CAPACITY:** This is the first time NIAD has applied for CDBG funds in any category. CDBG staff made a site visit to NIAD's facility and met with staff. NIAD has various program and administrative staff to demonstrate capacity to fully manage the logistics of the project and ensuring compliance with the CDBG federal requirements. NIAD has identified staff to be the project manager and point of contact if awarded CDBG funds.
7. **PROJECT READINESS AND TIMELINESS:** The current timeline has Phase I being completed during FY 2020/21. The project is eligible, feasible, and timely.

8. **PAST PERFORMANCE:** This is the first time NIAD has applied for CDBG funds in any category.
9. **ENVIRONMENTAL/HISTORIC PRESERVATION/RELOCATION/PREVAILING WAGE ISSUES:** All projects are subject to review under the National Environmental Policy Act and California Environmental Quality Act (CEQA). No environmental issues are anticipated on this project. The project requires compliance with federal labor standards.

**FY 2020/21 CDBG PROGRAM
INFRASTRUCTURE/PUBLIC FACILITIES (IPF) CATEGORY**

APPLICANT:	Opportunity Junction
PROJECT NAME/NUMBER:	ADA-Compliant Entry/Exit and Side Doors 20-06-IPF
PROJECT LOCATION:	3102 Delta Fair Blvd. Antioch, CA
PROJECT OUTCOME:	Install Entry and Exit ADA Compliant Doors with automatic power door openers and replace the emergency side exit door.
TOTAL PROJECT COST:	\$17,199
AMOUNT REQUESTED:	\$15,400
AMOUNT RECOMMENDED:	\$15,400
CONDITIONS OF APPROVAL:	<ol style="list-style-type: none">1. NEPA clearance2. At least 10% match provided by Opportunity Junction or other funding source.3. CDBG funds are only for hard/construction costs

PROJECT ANALYSIS: Opportunity Junction targets helping low-income Contra Costa Residents facing barriers to employment by providing training, support, experience, and employer introductions. Opportunity Junction offers three core programs: Job Training and Placement Program, Roadmap to College, and Career Development Services. In addition to the core programs, Opportunity Junction also provides computer classes, ESL classes, and free tax preparation.

When founded in 2000, Opportunity Junction began leasing their main office building located at 3102 Delta Fair Boulevard in Antioch. In 2009, Opportunity Junction was granted a 10-year lease extension and undertook extensive tenant improvements which included the creation of professional offices, classrooms, cubicles, a kitchen and lunchroom, and made the entire building ADA compliant. In late 2017 and early 2018, Opportunity Junction reconfigured and remodeled the existing men and women's restroom to four separate gender-neutral, ADA compliant restrooms. Opportunity Junction was recently granted another 10-year lease extension.

While Opportunity Junction's main office entry/exit doors legally comply with ADA door recommendations regarding space, access, and handles for people using wheelchairs or walkers, the doors do not have power openers. Opportunity Junction staff have observed people in wheelchairs or other mobility aids struggle with entering and exiting the building on their own. Providing physical access for people to enter the facility is important since Opportunity Junction services should not only be accessible, but also welcoming and easy

to enter. To address this issue, Opportunity Junction seeks to (1) install one set of ADA Compliant commercial doors with a power door opener at the public entrance/exit; and (2) replace the currently nonoperational emergency side exit door with a functional double emergency door with a panic device.

The project budget is based on an estimate provided by a license contractor. Opportunity Junction is requesting the County CDBG provide funding for 90 percent of the project budget. The project timeline estimates that once the project is approved and a contractor is selected, the work will take less than two weeks to complete. This project is eligible, feasible, and timely.

EVALUATION CRITERIA

1. **CONSOLIDATION PLAN PRIORITY:** Infrastructure/Public Facilities. The proposed project is consistent with the County's Consolidated Plan to maintain quality public facilities and adequate infrastructure, and ensure access for the mobility-impaired by addressing physical access to public facilities [CD-6].
2. **CDBG ELIGIBLE ACTIVITY:** Acquisition, construction, reconstruction, rehabilitation, or installation of public facilities and improvements [24 CFR 570.201(c)].
3. **NATIONAL OBJECTIVE:** Low/Moderate Income Benefit [24 CFR 570.208(a)(2)(i)(A)].
4. **TARGET POPULATION AND DEMONSTRATED NEED:** The population benefitting from this project are low-income Contra Costa residents being provided training, support, experience, and employer introductions at Opportunity Junction. The project will ensure that new automatic entry/exit doors are ADA compliant and provide a safe and comfortable environment for clients and staff.
5. **FINANCIAL ANALYSIS:** Opportunity Junction has requested CDBG funds from the County (\$15,400) to cover 90 percent of the total project budget. The remaining \$1,799 required to complete the project will be provided by Opportunity Junction to meet the 10 percent match requirement. The project budget is based on an estimate provided by a contractor familiar with prevailing wages.
6. **EXPERIENCE AND CAPACITY:** Opportunity Junction staff will have day-to-day responsibility and oversight for this project. Opportunity Junction has received County CDBG IPF funds in the past and is very familiar with the County's requirements to comply with federal procurement and labor standards.
7. **PROJECT READINESS AND TIMELINESS:** Opportunity Junction has the remaining funding needed to complete the project and proposed a feasible timeline for completion. The allocation may be rescinded and reprogrammed to other timely CDBG eligible projects if Opportunity Junction cannot meet the conditions of approval listed above.
8. **PAST PERFORMANCE:** In addition to receiving CDBG funds previously in the IPF category, Opportunity Junction has received County CDBG funds in the Public Services

and Economic Development categories. Opportunity Junction has been timely in submission of required reports and has met stated goals.

9. **ENVIRONMENTAL/HISTORIC PRESERVATION/RELOCATION/PREVAILING WAGE ISSUES:** All projects are subject to review under the National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA). No environmental issues are anticipated. The project will require compliance with federal procurement and labor standards.