



RR# 23-1441 Clayton Properties Group, Inc.

Safety, Housing, & Homelessness Committee

October 18, 2023

Cole Chandler

Mayor's Senior Advisor for Homelessness Resolution

Action Requested Today

Approval of Resolution #23-1441:
Approves a master purchase order with Clayton Properties Group, Inc. for \$6,000,000 and through 08/31/2024 plus 1 one-year option to extend, for 300 manufactured sleeping units (MSU) that will support getting people experiencing unsheltered homelessness safely indoors, citywide (SC-00008463).



Goal: Bring 1,000 unsheltered residents indoors AND close those encampments by the end of 2023

Deploy an Encampment Resolution Program

Leverage Existing Housing Resources

Expedite Hotel Pipeline to Bring More Options Online Quickly

Scale Micro-Communities Across Denver

Utilize Congregate Shelter as Needed and Support Sheltering System

Progress To Date

Opened 195-unit
converted hotel

Filed for 300-unit
converted hotel

Broke ground on 58-
unit Pallet Shelter
micro-community in
hotel parking lot

Broke ground on
120-unit MSU micro-
community at 2301
Santa Fe

Update on Pallet Shelter Purchase Order

- Pallet Shelter PO of up to \$7 million was approved by Council on 8/28 for up to 200 units and community buildings
- Total Pallet Shelter order is being finalized for approx. \$3.5 million
- The MSU RFP was in process at this time, and is now coming to fruition
- An additional contract for MSU community buildings is forthcoming



Benefits of MSUs vs. Pallet Shelters

- MSUs have a longer lifetime at a similar cost
- MSUs have a one hour fire rating that allows closer proximity between units
- MSUs are built in a factory and are delivered to sites as a fully-built product

Contract Details

Bid Process:

- The City put out an RFP, which received nine proposals

Locations:

- The units will be deployed at several micro-communities

Manufacturing and Delivery:

- Clayton Properties Group will manufacture the units and deliver the completed units to multiple sites.

Timeline:

- The term of this Master Purchase Order (MPO) shall be from date of City signature to and including 08/31/2024. The City and the vendor may mutually agree to renew and continue this MPO for additional periods at the same pricing structure, terms, and conditions. However, the MPO shall not surpass a total of five (5) years.

Manufactured Sleeping Units

Manufactured Sleeping Units, also known as "Tiny Home Villages," offer the dignity of private space in a healing community environment.

They are designed to rapidly assist unsheltered populations with a resource net of on-site social services, as well as food, showers, laundry, and more to help people transition to permanent housing.

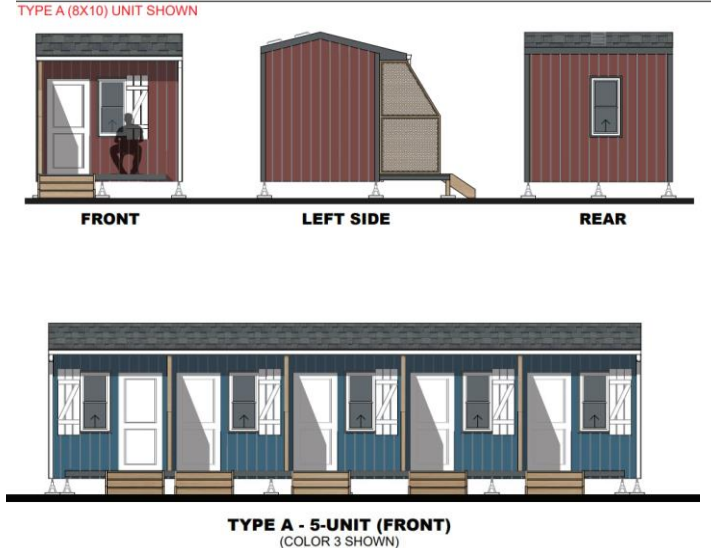


Manufactured Sleeping Units (MSU)

There are three types of units:

Type A

- Single-Person Occupancy Unit
- Minimum floor area of 70 sq. ft. with no dimension less than 7-feet, and a ceiling height of 7'-6" minimum
- Resilient flooring.
- Openings at the front and back of unit
- Windows must be operable with tempered glazing
- Provided with a hard-wired UL 217 compliant smoke alarm
- Designed to include lights, switches, outlets, air conditioning (AC), heater
- Will be equipped to handle high winds, torrential snowfall, and rain
- These units can be packaged as a 5-unit building where the units share walls

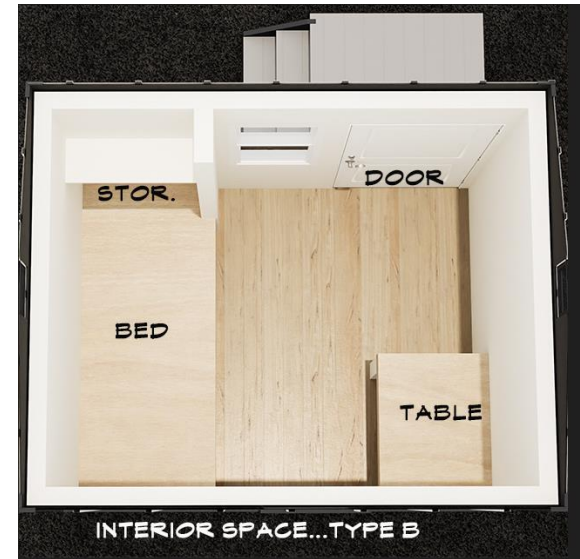


Manufactured Sleeping Units (MSU)

Type B units have similar requirements to Type A, with the addition of accessibility supports:

Type B

- 67" diameter turning radius to meet motorized wheelchair requirement
- Any operable parts of the unit must meet ADA compliance for height, operating mechanism, and force, including, but not limited to, door hardware, window hardware, light switches, AC/heating switches, and electrical outlets
- Potentially will include one twin-sized bed platform capable of accommodating up to 400 pounds that meets ADA height requirements



Clayton Properties Group, Inc. Dba Solutions Builders

Contract Term	Runs through 08/31/24
Funding Source	General Services
Contract Amount	\$6,000,000
Cost per Unit	\$20,000

Master Purchase Order

- \$6,000,000 for 300 manufactured sleeping units
- Runs through 08/31/24, with a one-year option to extend.
- The City and the vendor may mutually agree to renew and continue this MPO for additional periods at the same pricing structure, terms, and conditions. However, the MPO shall not surpass a total of five (5) years.

Action Requested Today

Approval of:

- Resolution #23-1441: Approves a master purchase order with Clayton Properties Group, Inc. Dba Solutions Builders for \$6,000,000 and through 08/31/24, plus 1 one-year option to extend, for 300 pallet units and associated home furnishings that will support getting people experiencing unsheltered homelessness safely indoors, citywide (SC-00008463).
- The City and the vendor may mutually agree to renew and continue this MPO for additional periods at the same pricing structure, terms, and conditions. However, the MPO shall not surpass a total of five (5) years.



Questions?