

City of Culver City, California
Redevelopment Agency Agenda Item Report

Meeting Date: 01/07/08		Item Number: <u>C-1</u>	
AGENDA ITEM: Approval of a Contract with C.A. Light Construction Corporation for the Upgrade and Rehabilitation of 4031 Jackson Avenue, Culver City, CA 90232.			
Contact Person/Dept.: Fred Deimel Community Development, Housing Division		Phone Number: (310) 253-5790	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☐ No ☒	
Public Hearing: ☐		Action Item: ☐ Attachments: ☒	
Public Notification: DW Properties (12/14/07); 4031 Jackson Avenue Residents (12/18/07); C.A. Light Construction Corp. (12/14/07); Master Notification List (01/02/08).			
Department Approval: Sol Blumenfeld (12/25/07)		Exec. Director Approval: Jerry B. Fulwood (01/02/08)	
Fiscal Impact Review: Jeff Muir (1/2/08)			

RECOMMENDATION:

Staff recommends the Culver City Redevelopment Agency ("Agency") approve a contract with C.A. Light Construction Corporation in an amount not to exceed One Hundred Twenty-Seven Thousand Five Hundred Twenty-Four Dollars (\$127,524) for the upgrade and rehabilitation of 4031 Jackson Avenue, Culver City, CA 90232 (the Property), a nine (9) unit apartment complex owned by the Agency, which provides low to moderate income affordable housing.

BACKGROUND:

The Property was subject to a Disposition and Development Agreement ("DDA") on February 7, 1986, which provided for development, rent restrictions and household income limits for the residents. The DDA also provided the Agency a "first right of refusal" option if the property was sold prior to November 24, 2010. On January 31, 2002, the Agency purchased this nine (9) unit apartment complex to preserve and extend the City's affordable housing stock at a purchase price of one million ten-thousand dollars (\$1,010,000).

The Jackson Avenue property provides housing for three (3) very-low, three (3) low and three (3) moderate income families.

On May 21, 2007, CBM Consulting was selected to provide project construction management services of the proposed rehabilitation of 4031 Jackson Avenue. As project construction manager, CBM Consulting requested proposals from three (3) comparable construction contractors.

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On December 14, 2007 the Culver City Housing Agency ("CCHA") selected a proposal from C.A. Light Construction Corporation for the upgrade and rehabilitation of 4031 Jackson Avenue. The submitted proposal was reviewed by the CCHA Senior Structural Rehabilitation Specialist, Project Manager for CBM Consulting and the Senior Project Manager for CBM Consulting for accuracy of requested services, cost and proposed work. It was determined that the proposal is complete and their costs are less than the competing contractors. Staff recommends awarding the contract to C.A. Light Construction Corp at the proposed one hundred ten thousand eight hundred and ninety dollars (\$110,890) and also recommends that staff have authorization to approve change orders for unforeseen conditions not to exceed an additional fifteen percent (15%) or sixteen thousand six hundred and thirty-four dollars (\$16,634). Unforeseen conditions are common when performing rehabilitation because of subsurface infrastructure and conditions are difficult to identify. The total amount would not exceed one hundred twenty-seven thousand five hundred and twenty-four dollars (\$127,524).

PROPOSALS:

Detailed below is a matrix depicting all the submitted proposals.

Contractor	Cost Proposal
C.A. Light Construction Corp	\$ 110,890.00
Construction Concern	\$ 122,949.20
Delta 3	\$ 201,411.00

DISCUSSION:

Agency records indicate that the 4031 Jackson Avenue property is twenty (20) years old and during this time no property rehabilitations have been made, other than the installation of a new roof system in 2006.

To protect and enhance the Agency's investment and improve the appearance of the site, while also assuring that the site is decent, safe and sanitary according to both local and Federal Standards, the following rehabilitation is necessary:

- Exterior painting of entire building
- New rain gutters & downspouts
- New decking

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- New windows and screens
- Irrigation and landscape
- New fencing & security gate
- Repair of concrete walkways
- Installation of proper area drains
- Insulation as required
- And various interior repairs/upgrades

FISCAL ANALYSIS:

The Redevelopment Agency has budgeted funds for fiscal year 07-08, utilizing Housing Set Aside Funds under Property Acquisition and Development (account number 55497500.710100). There are sufficient funds in this account to cover this requested project.

ATTACHMENTS:

- 1) Proposal from C.A. Light Construction Corp
- 2) Proposal from Construction Concern
- 3) Proposal from Delta 3

MOTION:

That the Culver City Redevelopment Agency:

- 1) Approve a contract with C.A. Light Construction Corporation for rehabilitation services at the Agency owned property located at 4031 Jackson Avenue for an amount not to exceed \$127,524;
- 2) Authorize the Agency General Counsel to prepare/review the appropriate documents and authorize the Executive Director to execute said documents; and
- 3) Authorize the Housing Programs Administrator/Senior Structural Rehabilitation Specialist to approve change orders in an amount not to exceed \$16,634 (or 15% of the base contract amount of \$110,890).