



# **Yolo County Housing**

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DATE: August 6, 2009  
TO: YCH Board of Commissioners  
FROM: Lisa Baker, Executive Director  
PREPARED BY: Fred Ichtertz, Facilities Administrator  
SUBJECT: **Authorize Executive Director to execute a contract with the lowest responsible, responsive bidder for 2007 - 2008 Capital Fund Improvements at the El Rio Villa I and El Rio Villa III housing complexes at Winters, California**

### **RECOMMENDED ACTIONS:**

That the Board of Commissioners:

1. Authorize the Executive Director to execute a contract with lowest responsible, responsive bidder for 2007 – 2008 Capital Fund Improvements at El Rio Villa I and El Rio Villa III housing complexes at Winters, California contingent upon Agency's architect and staff review and recommendation of received bids.

### **BACKGROUND / DISCUSSION:**

On September 12, 2007, Yolo County Housing received from the U.S. Department of Urban Development (HUD) its 2007 Capital Fund in the amount of \$1,022,392. These funds are to be used for YCH public housing operations, management improvements, and administration, dwelling and non-dwelling equipment and site and dwelling improvements.

Planned 2007 Capital Fund dwelling improvements are scheduled for the El Rio Villa I Housing complex located outside the city of Winters. El Rio Villa I is a thirty (30) unit housing (15 building) complex built in 1951. The planned improvements include:

- Abatement of asbestos containing roofing mastic and vent piping
- Removal of current roofing
- Installation of continuous roof ridge venting
- Repair to damaged and dry rotted wood fascia, overhang and sheeting
- Installation of a new forty (40) year "cool roof" system on each building

In order to increase the amount of work at the Winters site and more attract interested bidders, site improvements from the 2008 Capital Fund Plan were added to the current scope of work. This added work includes:

- Installation of back up generator for the El Rio Villa III water well and distribution plant and site office
- Painting of the El Rio Villa III water storage tank, hydro-pneumatic tank and pumping plant
- Installation of back up generator for the El Rio Villa I water well and distribution plant
- Painting of the El Rio Villa I water storage tank, hydro-pneumatic tank and pumping plant

In order to meet the 2007 Capital Fund two (2) year obligation rule, a contract with the lowest responsible, responsive bidder must be executed before September 12, 2009. To accomplish this task, the Agency has expedited the advertisement and bid period for this project with a bid opening date of August 20, 2009 followed by a one (1) week review period of all received bids with issuance of a Notice of Award and Contract signing to be completed before September 10, 2009.

**FISCAL IMPACT:**

None; total cost of contract are paid through the 2007 and 2008 Capital Fund Program.

**CONCLUSION:**

Staff recommends that, in order to meet federal commitment time requirements, that the Board authorize the Executive Director to execute a contract with lowest responsible, responsive bidder for the 2007 – 2008 Capital Fund Improvements at the El Rio Villa I and El Rio Villa III housing complexes at Winters contingent upon Agency's architect and staff review and recommendation of received bids. The executed contract would be brought back to the Board for subsequent ratification.