



Yolo County Housing

Lisa A. Baker, Executive Director

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BOARD OF COMMISSIONERS

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DATE: February 18, 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 responsive - responsible bidder for the 2009 American Recovery and Reinvestment Act (ARRA) Capital Fund Improvements at Esparto, Knights Landing, West Sacramento, Winters, Woodland and Yolo housing complexes contingent upon Housing and Urban Development (HUD) concurrence.**

RECOMMENDED ACTIONS:

That the Board of Commissioners:

1. Authorize the Executive Director to execute a contract with lowest responsive - responsive bidder for 2009 the American Recovery and Reinvestment Act (ARRA) Capital Fund Improvements at Esparto, Knights Landing, West Sacramento, Winters, Woodland and Yolo housing complexes contingent upon Housing and Urban Development (HUD) concurrence;
2. That the Executive Director bring back the award to the Board at its March 2010 meeting to consider ratification of the award.

BACKGROUND / DISCUSSION

In March of 2009, YCH received \$1,267,022 dollars in American Recovery and Reinvestment Act (ARRA) Capital Fund Grant dollars. These funds are to be used for YCH public housing dwelling improvements and administration costs associated with the grant. Of the \$1,267,022, \$1,161,694 is earmarked for dwelling improvements and only \$105,328 is budgeted for grant administration and architectural/engineering services (8%).

ARRA dwelling improvements are planned at the Esparto, Knights Landing, West Sacramento, Winters, Woodland and Yolo housing complexes and include:

- Replacement of existing aluminum framed single glazed windows with new vinyl framed dual glazed windows at 10 of 12 housing complexes for a total of 329 of YCH 431 public housing units. Two (2) complexes, El Rio Villa II Winters, with 26 housing units and Las Casitas West Sacramento, with 76 housing units currently have dual glazed windows.
- Replacement of 20 of 60 HVAC units with a more energy efficient unit at the Yolano housing complex in Woodland. Current HVAC units were installed in the early 1990's and are very
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inefficient. This is the first phase, with the remaining HVAC units to be upgraded either in upcoming Capital Fund years or through any future Energy Performance Contract.

In order to meet the 2009 ARRA Capital Fund one (1) year obligation rule, a contract with the lowest responsive - responsible bidder must be executed before March 17, 2010. Because the YCH is still classified as financially troubled, all contracts and awards must be approved by HUD prior to execution and moving forward. In order to meet the deadline and accomplish this task, the agency has expedited the advertisement and bidder period for this project with a bid opening date of March 1, 2010 followed by a one (1) week review period by the agency architect and HUD San Francisco of received bids. Staff recommends further expediting this process by authorizing the Executive Director to award the bid to the lowest most responsive and responsible bidder.

Upon concurrence by HUD San Francisco of the lowest responsive – responsible bidder, a Notice of Award and contract signing will be scheduled prior to the March 17, 2010 deadline.

FISCAL IMPACT

None at this time. The cost of proposed contract paid thru the 2009 American Recovery and Reinvestment Act (ARRA) Capital Fund Grant. Failure to meet the March 17, 2010 deadline will result in recapture of the ARRA funds.

CONCLUSION

Staff recommends that the board authorize the Executive Director to execute a contract with lowest responsive – responsible bidder for the 2009 American Recovery and Reinvestment Act (ARRA) Capital Fund Improvements at Esparto, Knights Landing, West Sacramento, Winters, Woodland, and Yolo housing complexes contingent upon Housing and Urban Development (HUD) concurrence.

Attachment: Resolution

YOLO COUNTY HOUSING

RESOLUTION NO. _____

(Resolution Authorizing the Executive Director to execute a contract with lowest responsive – responsible bidder for the 2009 American Recovery and Reinvestment Act (ARRA) Capital Fund Improvements at Esparto, Knights Landing, West Sacramento, Winters, Woodland and Yolo housing complexes contingent upon Housing and Urban Development (HUD) concurrence)

WHEREAS, the Department of Housing and Urban Development (HUD) has awarded to the Housing Authority of the County of Yolo (informally known as Yolo County Housing) American Recovery and Reinvestment Act (ARRA) Capital Fund formula grant funds for improvements; and

WHEREAS, the YCH must follow ARRA Capital Fund and YCH procurement policies in bidding and awarding a contract for improvements to the lowest responsive – responsible bidder; and

WHEREAS, the YCH will abide by the regulations related to these funds, including increased reporting requirements, obligation and expenditure dates.

NOW, THEREFORE, BE IT RESOLVED, ORDERED AND FOUND by the Board of Commissioners of the Housing Authority of the County of Yolo, California, that;

The Board of Commissioners authorize the Executive Director to execute a contract with the lowest responsive – responsible bidder for the 2009 American Recovery and Reinvestment Act (ARRA) Capital Fund Improvements at Esparto, Knights Landing, West Sacramento, Winters, Woodland and Yolo housing complexes contingent upon Housing and Urban Development (HUD) concurrence .

EFFECTIVE DATES: This Resolution shall take effect from and after the date of its adoption.

PASSED AND ADOPTED, by the Board of Commissioners of the Housing Authority of the County of Yolo, County of Yolo, State of California, this 18th day of February, 2010, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Matt Rexroad, Chair
Board of Commissioners of the
Housing Authority of the County of Yolo

Approved as to Form:

Sonia Cortés, Deputy County Counsel

Attest:

Ana Morales, Clerk
Board of Commissioners of the
Housing Authority of the County of Yolo

By _____
Deputy