



# REQUEST FOR CITY COUNCIL ACTION

**MEETING DATE:**

December 2, 2020

**DEPARTMENT:**

Community Development

**DIVISION:**

Neighborhood Services

- ☒ Motion  
☐ Resolution  
☐ Ordinance - Introduction  
☐ Ordinance - Adoption  
☐ Public Hearing

**TITLE:**

Bid Award: Reconstruction of Single-Family Home with HOME Funds

**SUMMARY RECOMMENDATION:**

Authorize award of bid to reconstruct a single-family home under the Neighborhood Services Housing Rehabilitation Program to the lowest responsive and responsible bidder in the amount of \$113,118.03 to: Latin Builders. (Community Development/Neighborhood Services)(Rhonda Lee-James)

**REPORT:**

The Housing Rehabilitation Program provides home repairs to low-income Yuma homeowners who do not have the financial means to correct structural issues or health and safety concerns with their home. Federal financial assistance is provided to the family as a deferred payment loan that reverts to a federal grant after the expiration of the required affordability period. The affordability period ranges from five to 20 years, dependent on the cost of the repairs.

This project concerns an older single-family home. The initial review showed structural issues. However, later it was discovered the house had numerous structural and major system problems discovered after initial undertake that made repairs unfeasible. In addition, the home's parcel is located in a designated floodplain. The location of the house, the cost of reconstruction, and the federal HOME funding triggered compliance with federal and state floodplain regulations. Those regulations require that the house be elevated above flood levels.

On October 13, 2020, an invitation to bid was issued to all contractors on the program's pre-qualified contractor list and three responses were received on November 5, 2020. The agency estimate cost is \$113,966.72; staff recommends awarding the project to the lowest responsive and responsible bidder, Latin Builders:

Latin Builders	\$113,118.03
D'Pair Development	\$118,585.43
Merrill Development	\$222,694.66

Because of the floodplain considerations, the total cost of this project is about \$45,000 higher than a typical reconstruction for the Housing Rehabilitation Program; however, the amount is within the after-rehabilitation value allowed under HUD's HOME regulations.

This project and Neighborhood Services' Housing Rehabilitation Program further the City Council's strategic outcomes of Safe and Prosperous and Active and Appealing. The reconstruction of a seriously dilapidated home in the floodplain provides a safe living environment for its owners and removes a blighting influence that makes the neighborhood more appealing.

FISCAL REQUIREMENTS	CITY FUNDS:	\$0.00	BUDGETED:	\$113,118.03
	STATE FUNDS:	\$0.00	AVAILABLE TO TRANSFER:	\$0.00
	FEDERAL FUNDS:	\$113,118.03	IN CONTINGENCY:	\$0.00
	OTHER SOURCES:	\$0.00 \$0.00 \$0.00	FUNDING FOR THIS ITEM IS FOUND IN THE FOLLOWING ACCOUNT / FUND / CIP:  163-30-30-H1001 NS Project # HR20-001	
	TOTAL:	\$113,118.03		
	FISCAL IMPACT STATEMENT:			
ADDITIONAL INFORMATION	SUPPORTING INFORMATION NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT IS ON FILE IN THE OFFICE OF THE CITY CLERK:			
	1. 2. 3. 4. 5.  IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?  <input checked="" type="radio"/> Department <input type="radio"/> City Clerk's Office <input type="checkbox"/> Document to be recorded <input type="checkbox"/> Document to be codified			
SIGNATURES	CITY ADMINISTRATOR:		DATE:	
	Philip A. Rodriguez		11/24/2020	
	REVIEWED BY CITY ATTORNEY:		DATE:	
	Richard W. Files		11/24/2020	
	RECOMMENDED BY (DEPT/DIV HEAD):		DATE:	
Rhonda Lee-James		11/16/2020		
WRITTEN/SUBMITTED BY:		DATE:		