



Legislation Text

File #: 17-278, **Version:** 1

AUTHORIZATION TO ENTER INTO A CONSTRUCTION AGREEMENT WITH MCKENNA CONTRACTING, LLC, FOR PUBLIC HOUSING CHOLLA VISTA APARTMENT UNITS ACCESSIBILITY RENOVATION

Staff Contact: Elaine Adamczyk, Interim Director, Community Services

Purpose and Recommended Action

This is a request for City Council to authorize the City Manager to award the bid and enter into a construction agreement with McKenna Contracting, in an amount not to exceed \$156,808. This construction agreement will allow the City of Glendale Community Housing division to modify three existing Public Housing apartments in the Cholla Vista Public Housing Community to meet the Uniform Federal Accessibility Standards (UFAS) standards for accessibility design.

Background

The City of Glendale Community Housing maintains three public housing complexes with a total of 155 apartments. There are 51 apartments at Lamar Homes located at 6100 West Lamar Road, 70 apartments at Glendale Homes located at 5215 West Ocotillo Road, and 34 apartments at Cholla Vista Apartment Homes located at 5320 West Maryland Avenue.

As a part of the capital improvement program funded by the Federal Government and with funds received from the federal Community Development Block Grant (CDBG) program, approval of this item will allow the three apartments to undergo modernization to be brought to current UFAS standards. UFAS standards include items such as interior door width increased for Americans with Disability Act (ADA) accessibility for wheelchairs, etc.; relocation of electrical receptacles, switches and fixtures; replace door knobs with levers; replace the existing sidewalk with a sloped sidewalk and make a zero-step landing at entryways.

Analysis

During Fiscal Year 2014/15, the Glendale Community Housing Division was successfully awarded Federal Community Development Block Grant (CDBG) funds in the amount of \$131,560 for this project. In the CDBG application, Glendale Community Housing included a match fund of \$25,248 in available Federal Public Housing Capital Funds (CFP), bringing the total funds available to \$156,808. The City of Glendale procurement process was followed and a Request for Proposal was issued. McKenna Construction was deemed to be the qualified bidder.

Previous Related Council Action

Council previously approved the CDBG funding for this request during its review and approval of the Fiscal Year 2014/15 CDBG Annual Action Plan on May 13, 2014.

Community Benefit/Public Involvement

The apartments in the city's three public housing communities are in very good condition due to ongoing maintenance and capital improvement programs funded by the federal Public Housing Capital Fund Program and Community Development Block Grant (CDBG) awards. This funding will allow Glendale Community Housing to commence to meet the U.S. Department of Housing and Urban Development (HUD) regulations, known as Section 504 accessibility, which requires a minimum of five percent of total available units to meet accessibility standards. Glendale Community Housing will continue to set aside funds and apply for other funding sources to continue to convert public housing units to make five percent readily accessible to and usable by individuals with mobility impairments.

Budget and Financial Impacts

Funds in the amount of \$131,560 are available to modify three public housing apartments at the Glendale Public Housing Cholla Vista Apartment community through the approved Community Development Block Grant account (1320-31109-518200), as well as Public Housing Capital Funds in the amount of \$25,248 match through the Public Housing Capital Projects account (2500-17910-551000).

No General Funds will be used for this project.

Cost	Fund-Department-Account
\$131,560	1320-31065-518200, CDBG Physical Improvement Community Housing Upgrade Professional and Contractual
\$25,248	2500-17910-551000, Community Housing Misc. CIP

Capital Expense? Yes

Budgeted? Yes

Requesting Budget or Appropriation Transfer? No

If yes, where will the transfer be taken from?