



# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Agency Rpt  
29

**APPROVED**  
SACRAMENTO REDEVELOPMENT AGENCY  
CITY OF SACRAMENTO

September 17, 1984

CITY MANAGER'S OFFICE  
**RECEIVED**  
SEP 19 1984

Sacramento City Council  
and  
Redevelopment Agency of the  
City of Sacramento  
Sacramento, California

SEP 25 1984  
**APPROVED**  
BY THE CITY COUNCIL

Honorable Members in Session:

SEP 25 1984

SUBJECT: Re-roof and installation of <sup>OFFICE OF THE</sup> ~~smoke~~ <sup>CLERK</sup> alarms for Cal 6-2, Ralph Kennedy Estates, 6531 Elder Creek Road and Amendment to the 1984 Community Development Block Grant Program

### SUMMARY

The attached resolutions approve a budget amendment to the Community Development Block Grant Program to re-roof Kennedy Estates and authorizes various actions to accomplish the re-roofing. Specific actions include: 1) approving the final plans and specifications for this project; 2) authorizing the Executive Director to solicit bids; and 3) authorizing the Executive Director to award and execute a contract as shown in the specifications with the lowest responsible bidder for re-roofing and installation of smoke alarms, Cal 6-2, Ralph Kennedy Estates, 6531 Elder Creek Road, as long as the recommended bidder is within the budget amount for this project.

### BACKGROUND

The Housing Authority proposes to re-roof the buildings and install smoke alarms at Ralph Kennedy Estates. In August of 1983, the Housing Authority had requested funds from the Department of Housing and Urban Development (DHUD) to improve the facilities at this project, but the application was denied. However, on July 9, 1984, the Housing Authority received a letter from DHUD to allow re-roofing and installation of smoke alarms provided the work was accomplished with a loan from local funds. After reviewing various sources of funds, it is recommended that a loan from the 1984 CDBG Housing Rehabilitation Program be used to accomplish the work.

The Housing Authority manages the Ralph Kennedy Estates which is a 100% Section 8 "set-aside" public housing project. The rents collected by the Housing Authority are established by DHUD and are based on the expense of managing and maintaining the units. The work proposed on this project will be paid by 1984 CDBG Rehabilitation funds, as a loan, and repaid by future rents. The letter from DHUD makes the commitment that the debt incurred by the loan will be as an allowable expense when determining future rents. This approval is dependent upon DHUD acceptance of plans and specifications, a cost estimate supported by at least three bids from independent contractors and prior approval of the loan for this work.

Staff has engaged the services of Conrad Newby, Architect, at a cost of \$8,219.15 to prepare plans and specifications for soliciting bids. In the event that the

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bids are denied by DHUD, the project will not continue at that time. The attached resolution will allow the Housing Authority to proceed to acquire the necessary documentation for DHUD's funding approval.

## ENVIRONMENTAL REVIEW

The project is currently being reviewed under both the National Environmental Protection Act (NEPA) and the California Environmental Quality Act (CEQA), however, no significant impacts are anticipated. Environmental review must occur prior to funding.

## FINANCIAL DATA

This work will be financed by a CDBG Rehabilitation Loan. The loan term would be fifteen (15) years, fully amortized at 10% interest. This CDBG loan will act as a bridge loan prior to a permanent financing loan which will be the Downtown Tax Increment Replacement Housing funds. If new funds from DHUD become available, Tax Increment funds will be replaced.

Our current architectural estimate for the re-roof and administration costs is \$209,900. The actual amount of the loan will be based on the low construction bid, plus architect's fee of \$8,219.15, Agency administrative costs of \$20,000 and a contingency factor of 10% of the bid.

## VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of September 17, 1984, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES: Amundson, Angelides, Lopez, Moose, Ose, Sanchez, Walton,  
Teramoto  
NOES: None  
ABSENT: Luttrell, Pettit

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## POLICY IMPLICATION

The actions proposed in this staff report are consistent with previously approved policy and there are no policy changes being recommended.

## RECOMMENDATION

The staff recommends adoption of the attached resolutions approved 1) transfer of funds from 1984 Rehabilitation Loans and grants to Kennedy Estates Rehabilitation (new cost center); 2) approving the final plans and specifications for this project; 3) authorizing the Executive Director to solicit bids; and 4) authorizing the Executive Director to award and execute a contract as shown in the specifications with the lowest responsible bidder for re-roofing and installation of smoke alarms, Cal 6-2, Ralph Kennedy Estates, 6531 Elder Creek Road as long as the recommended bidder is within the budget amount for this project.

Respectfully submitted,

  
for WILLIAM H. EDGAR  
Executive Director

Transmittal to Council:

for:   
Walter J. Slife  
City Manager

WHE/RTAL/CO:kd

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**RESOLUTION NO. 84-828**

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

September 25, 1985

**RESOLUTION AMENDING THE 1984 COMMUNITY  
DEVELOPMENT BLOCK GRANT BUDGET  
REGARDING REHABILITATION OF KENNEDY ESTATES**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRA-  
MENTO:

SECTION 1. The City Council hereby approves the trans-  
fer of funds from 1984 Rehabilitation Loans and Grants to  
Kennedy Estates Rehabilitation (new cost center) to be expended  
for re-roofing and installation of smoke alarms. The actual  
amount of the funds to be transferred will be equal to the  
amount of the awarded construction bid plus architect's fee of  
\$8,219.15, Agency administrative costs of \$20,000 and a contin-  
gency amount of 10% of the bid, but the total amount of funds  
transferred shall not exceed \$235,000.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

**APPROVED**  
BY THE CITY COUNCIL

SEP 26 1985

OFFICE OF THE  
CITY CLERK

29

RESOLUTION NO. 84-055

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

APPROVED  
SACRAMENTO REDEVELOPMENT AGENCY  
CITY OF SACRAMENTO

ON DATE OF

September 25, 1985

RE-ROOFING AND INSTALLATION OF SMOKE ALARMS  
FOR CAL 6-2, RALPH KENNEDY ESTATES,  
6531 ELDER CREEK ROAD, AND AMENDMENT TO THE 1984  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

SEP 25 1985

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1. The final plans and specifications for the re-roofing and installation of smoke alarms at Ralph Kennedy Estates as completed by Conrad Newby, A.I.A., are approved.

Section 2. The Executive Director is authorized to solicit bids for this work.

Section 3. The Executive Director is authorized to award and execute a contract with the lowest responsible bidder for re-roofing and installation of smoke alarms, as long as the recommended bidder is within the budget amount for this project.

Section 4. The Agency's 1984 budget is hereby amended to reflect the transfer of funds from 1984 Rehabilitation Loans and Grants to Kennedy Estates Rehabilitation to be expended for re-roofing and installation of smoke alarms. The actual amount of the funds to be transferred will be equal to the amount of the awarded construction bid plus architect's fee of \$8,219.15, Agency administrative costs of \$20,000 and a contingency amount of 10% of the bid, but the total amount of funds transferred shall not exceed \$235,000.

Section 5. The Executive Director is authorized to replenish the Housing Rehabilitation Loan Program Budget in 1985 through allocating the amount of funds determined in Section 4 in Downtown Tax Increment Replacement Housing Funds to 1985 Housing Rehabilitation Budget.

CHAIRMAN

ATTEST:

  
ASSISTANT SECRETARY