



Legislation Text

File #: 17-032, Version: 1

TO: Mayor and Commissioners
FROM: Michael Coleman, Director of Community Improvement
THROUGH: Chief Neal de Jesus, Interim City Manager
DATE: February 7, 2017

HOUSING REHABILITATION GRANT AWARD TO CJ CONTRACTING, LLC. FOR 239 NE 9TH STREET IN THE AMOUNT OF \$53,616.10

Recommended Action:

Motion to Approve a housing rehabilitation grant in the amount of \$53,616.10 to CJ Contracting, LLC and directing the City Manager to do all things necessary to implement this action and a motion to waive the \$37,000 maximum grant award established for housing rehabilitation projects under the Neighborhood Services Divisions approved Policies and Procedures, funded under the State Housing Partnership Program (SHIP) Program for the property located at 239 NE 9th Street (Shoun), Delray Beach, FL.

Background:

The City has been allocated \$300,651 of State Housing Initiatives Partnership (SHIP) Program funds through the Florida Housing Finance Corporation (FHFC) to provide for the renovation or repair of existing substandard homes. The rehabilitation of these homes addresses building and code violations, interiors and exteriors of the homes, electrical and plumbing problems, health and safety issues, and the retrofit of special items for those with special needs.

An Invitation to Bid No. 2016-122 was issued on August 9, 2016 for Housing Rehabilitation work to be conducted at 239 NE 9th Street. CJ Contracting, LLC., was the lowest responsive, responsible bidder. Grant awards are based on the actual cost of the rehabilitation, as determined by the lowest responsible, responsive bidder(s). Total rehab cost also may include lead inspection, lead abatement, lead clearance, termite inspection, termite treatment and recording fees. Additional costs may be incurred for lead clearance test(s).

Inspection of rehabilitation work will be done by the City Building Inspection and Neighborhood Services Divisions. Contracts are executed between the building contractor and the grant recipient property owner. The City remains the agent and Community Improvement monitors all work performed by the contractor, ensuring compliance according to specifications and program guidelines. The grant recipient has met all eligibility requirements as specified in the approved Policies and Procedures. The rehabilitation activities will bring the home to minimum code requirements by repairing the roof, electric and plumbing systems. All unused funds will remain with the Housing Rehabilitation Program.

This recommendation complies with the City Code of Ordinances, Chapter 36, Section 36.02 (A)(1), "*Competitive Bids*".

City Attorney Review:

Approved as to form and legal sufficiency.

Finance Department Review:

Finance recommends approval.

Funding Source:

Funding is available from account number 118-1924-554-49.19 (Community Develop Fund: Housing Rehabilitation).

Timing of Request:

Grant agreement(s) have a deadline of June 30, 2017.