

MOTION BY SUPERVISOR ZEV YAROSLAVSKY

August 24, 2010

On August 4, 2009, this Board awarded a contract in the amount of \$499,455 to AZ Home, Inc. to complete various interior and exterior improvements at the Ocean Park housing development in the City of Santa Monica using Capital Fund Program funds allocated by the U.S. Department of Housing and Urban Development. The Board also approved a 20% contingency of \$99,891 for unforeseen project costs.

Construction is in progress and upon inspection, the City of Santa Monica's Building and Safety Department is now requiring the installation of Ground Fault Circuit Interrupters (GFCI's) at several kitchen countertops near the new stove location. This will require opening the walls, installation of the GFCI's, and patch and paint work. The City is also requiring that the gas ranges and range hoods have individual circuits instead of the shared circuits that the existing ranges and hoods use.

In addition, upon the demolition of the kitchen cabinets, AZ Home, Inc. informed the Housing Authority that there is exposed plumbing in several units. The installation of a wall to cover the exposed plumbing is needed.

The estimated cost for this newly required work is \$59,934. When added to previously required unforeseen project costs, this amount would exceed the remainder

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of the approved Contract contingency. For this reason, an amendment is necessary to provide additional funds to complete this project.

I, THEREFORE, MOVE that the Board, acting as the Commissioners of the Housing Authority:

1. Find that amending the Contract for interior and exterior improvements at the Ocean Park housing development is exempt from the provisions of the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15301, because it does not have the potential for causing a significant effect on the environment.
2. Approve and authorize the Executive Director to amend the existing Contract with AZ Home, Inc., to complete the required interior and exterior improvements at the Ocean Park housing development; and authorize the Executive Director to use for this purpose an additional \$59,934 in Capital Fund Program funds allocated by the U.S. Department of Housing and Urban Development and included in the Housing Authority's approved Fiscal Year 2010-2011 budget, for a total compensation amount of \$559,389.

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