



Legislation Details (With Text)

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5/16/2016	1	Housing & Redevelopment Authority		

DATE: May 16, 2016

TO: Members of the Housing & Redevelopment Authority

FROM: Janine Atchison, Housing Coordinator

2007 Hidden Valley Road - Renovation Project

SUMMARY AND ACTION REQUESTED:

Approve bids and authorize staff to begin rehabilitation at 2007 Hidden Valley Road.

BACKGROUND:

Staff provided the scope of the work needed for the rehabilitation project at 2007 Hidden Valley Road at the April 20, 2016 meeting of the Housing & Redevelopment Authority (HRA). Staff has actively worked at obtaining bids and estimates for the rehabilitation work as outlined in the scope.

The scope of work has changed as new information became available about other deficiencies at the property. Some examples are:

- Roof replacement. The roof is more than 30 years old and should have been replaced after the 2006 storm which caused all roofs to be replaced in this area.
- Landscaping - Inappropriate plantings and lack of maintenance for many years have allowed bushes to overgrow the front steps and porch. Too large bushes growing next to the siding on the east side have caused the siding to warp and break. Volunteer trees growing in the bushes are as tall as the house and have already affected the foundation, roofing and siding. A large spruce at the front needs to be trimmed to allow light on the front door porch area. The existing rock landscaping cover and weed shield have failed and needs to be replaced. The area around the egress window installed last February also needs to be landscaped to keep water away from the foundation and removal of invasive weed species. Dead branches need to be trimmed from trees. Areas disturbed from previous basement wall stabilization and egress window installation need to be properly graded, covered with black dirt

and reseeded. Property should be maintained to neighborhood standards.

- Siding on the East side of the house is warped and broken.
- Exterior paint/solid stain is flaking and faded.
- Air conditioning unit is 30 years old and not working properly or efficiently.
- Exterior lighting is rusted and non-functional.
- Interior lighting is very out dated, extremely energy inefficient does not produce sufficient light and some fixtures are partially non-functional or broken.
- Kitchen counter tops- laminate is burned through near stove. Seams in front of and behind sink are curling at the seams and are no longer impermeable to water infiltration.
- Lower kitchen cabinet finished is worn away and marred. The lower cabinets can be sanded, stained and re-varnished at a reasonable cost.
- Kitchen cabinets need to be reconfigured to allow a more cost effective slide in 30" range, rather than a special order drop in range. The cost is minimal and will save money over time.
- Dryer on first floor is vented into the garage which is not allowed by the building code.
- Lower level bathroom is also vented into the garage which is not allowed by the building code.
- Linoleum in all three bathrooms and kitchen is worn and damaged.
- Bathroom toilets are old and inefficient in water use (3.6 Gallons). Should be replaced with new low flow 1.6 gallon efficient models to enjoy costs savings in water bills.
- Water heater is 30 years old and leaking slightly. Replacement with energy efficient, power vent would costs approximately \$1000 more than a regular water heater. However, there is a \$150 energy rebate which lowers the cost slightly.
- Garage interior fire wall and ceiling must be re-sealed at vent perforations and ceiling access to maintain firewall rating.

This work is in addition to the original plan which included:

- Carpet - Replace carpet in living, dining, upper & lower hall, entry, and bedrooms. Original scope included laminate flooring in entry, upper hall, living and dining rooms. However to save costs the scope was changed to carpet in these areas.
- Linoleum - Replace in kitchen and 1 bathroom only.
- Faucet fixtures - kitchen, and three bathrooms
- Painting - interior walls and ceilings including bathrooms. Refinishing woodwork (sanding, staining and re-varnishing) around all first floor windows.
- Repair basement wall.
- Install egress window in basement bedroom.
- Replace particle board shelving in kitchen cabinets.
- Repair kitchen cabinet under sink.
- Replace rear deck.
- Replace gutters.
- Window coverings.
- Finish wall between large basement room and utility room.
- Replace appliances
- Clean unit - walls, windows, cabinets, fixtures, bathrooms, mirrors, etc.
- Replace water heater and remove water softener.
- Repair master shower drain leak.

ANALYSIS:

The property at 2007 Hidden Valley Road was a good purchase for the HRA. However, the property was not properly maintained for most its existence and was built with low quality builder grade materials. As a result, it now requires more extensive work to bring it up to normal standards.

The HRA originally budgeted approximately \$25,000 for repairs and updates to 2007 Hidden Valley Road. This amount was not sufficient for the repairs in the original scope. As the scope of work has increased the existing budget will be inadequate to complete the needed repairs. It is estimated that an additional \$38,000 will be required to complete all the work necessary bringing the total cost of the rehabilitation project to \$63,000. Although final bids will not be available until Friday, May 13, a complete cost breakdown will be provided at the May 16th HRA meeting.

RECOMMENDATION:

Staff recommends increasing the rehabilitation budget by \$38,000. Staff also recommends the HRA authorize staff to move forward with rehab project accepting lowest reasonable bids. Bid summary will be provided.