



Stanislaus Regional Housing Authority

ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

DATE: December 10, 2020
TO: Board of Commissioners
FROM: Barbara S. Kauss, CEO/Executive Director
SUBJECT: Action Item #1: Consider Authorizing the CEO/Executive Director to execute contracts in excess of the small purchase threshold of \$150,000 for the 1612 (1612 Sisk Road, Modesto, CA) renovation and construction projects and to bring any such contracts to the Board of Commissioners for ratification at the next available Board Meeting.
PREPARED BY: Jim Kruse, Deputy Director
RESOLUTION NO: 20-21-11

RECOMMENDTION:

Staff recommends authorizing the CEO/Executive Director to execute any contracts in excess of the small purchase threshold of \$150,000 for the 1612 (1612 Sisk Road, Modesto, CA) renovation and construction projects and to bring any such contracts to the Board of Commissioners for ratification at the next available Board Meeting.

SUMMARY

The Housing Authority purchased the 1612 Sisk Road property in Modesto CA to relocate the Authority's Public Housing and Administrative offices. The property requires significant rehabilitation and construction work to meet the new building code requirements and has issued Invitations for Bids (IFB) on the various rehabilitation and construction components of the conversion such as the interior and exterior renovations, modular elevator purchase and install, and maintenance shop purchase and installation. To meet the construction timeline requirements and to provide the prospective bidders sufficient time to appropriately bid on the work the IFB's have been issued with staggered bid submission deadlines. These deadlines do not often coincide with monthly Commissioners Board meeting dates and can prolong the development process by weeks or even months if contracts are not executed timely.

The COVID crisis has resulted in extremely long lead times for even the most basic construction materials. Items that, in the past, have taken days to receive may now take weeks or months with most equipment items being only built to order and no longer carried on the shelf.

Alternate Options:

Option 1: Risk losing funding flexibility





Stanislaus Regional Housing Authority

ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

Fiscal Impact:





Stanislaus Regional Housing Authority

ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

RESOLUTION NO. 20-21-11

RESOLUTION AUTHORIZING THE CEO/EXECUTIVE DIRECTOR TO EXECUTE CONTRACTS IN EXCESS OF THE SMALL PURCHASE THRESHOLD OF \$150,000 FOR THE 1612 (1612 SISK ROAD, MODESTO, CA) RENOVATION AND CONSTRUCTION PROJECTS AND TO BRING ANY SUCH CONTRACTS TO THE BOARD OF COMMISSIONERS FOR RATIFICATION AT THE NEXT AVAILABLE BOARD MEETING.

WHEREAS, the Housing Authority of the County of Stanislaus has purchased the property at 1612 Sisk Rd. Modesto California to be used as the central administrative offices; and

WHEREAS, the current building requires rehabilitation and construction for the conversion of the new of the new Administrative Offices; and

WHEREAS, proposals for the rehabilitation and construction work have been solicited in accordance with the Authority's procurement policy; and

WHEREAS, time is of the essence for the execution of the rehabilitation and construction contracts; and

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Stanislaus, that

1. The CEO/Executive Director is authorized to execute the aforementioned contracts and to act on behalf of the Authority during the administration of these contracts.
2. Any contracts signed in excess the small purchase threshold of \$150,000 shall be brought to the next available Board of Commissioner meeting for ratification.
3. This Resolution shall take effect immediately.

DULY AND REGULARLY ADOPTED by the Board of Commissioners of the Housing Authority of the County of Stanislaus this 10th day of December 2020.

On motion of Commissioner , seconded by , and on the following roll call vote:

AYES:

NAYS:

ABSTAIN





Stanislaus Regional Housing Authority

ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

ABSENT:

Approved: _____
Chairperson

Attest: _____
Secretary

