SANTA CRUZ COUNTY
BOARD OF SUPERVISORS INDEX SHEET

Creation Date: 4/25/07
Source Code: PLANN
Agenda Date: 5/1/07
I NVENUM: 59153
Resolution(s):
Ordinance(s):
Contract(s):
Continue Date(s):

Index: --Letter of the Planning Director of April 11, 2007

Item: 40. AS THE BOARD OF DIRECTORS OF THE SANTA CRUZ COUNTY REDEVELOPMENT AGENCY, APPROVED $119,700 in Redevelopment housing funds for construction costs for 522 Capitola Road Extension, as recommended **by the** Planning Director

COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT
701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831)454-2131 TDD: (831)454-2123
TOM BURNS, PLANNING DIRECTOR

APPROVED AND FILED
BOARD OF SUPERVISORS
DATE: 5/1/07
COUNTY OF SANTA CRUZ
SUSAN A. MAURIELLO
EX-OFFICIO CLERK OF THE BOARD
BY Alicia Munoz DEPUTY

April 11, 2007

AGENDA: May 1,2007

Board of Directors
Redevelopment Agency of the County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

RE: FINANCING FOR FACILITY IMPROVEMENTS AT 522 CAPITOLA ROAD EXTENSION FOR GEMMA/ CAB TRANSITIONAL HOUSING PROGRAM

Members of the Board:

On March 27,2007 your Board approved plans and specifications for improvements at 522 Capitola Road Extension in Santa Cruz for use by the Gemma/CAB transitional housing program. The improvements consist of the conversion of one of the two detached garages to a habitable accessory structure, other minor interior modifications, and various accessibility modifications to the structures and property, including concrete and grading work. The architect's estimate for the project was $150,000, which was developed in November 2006.

General Services received one bid for the project and, in a separate item on today's agenda, is recommending that your Board award the construction contract to Avalon Structures, Inc. of Aptos, CA. in the amount of $198,900, not including a 10% contingency. A comparison of the estimate and final bid amounts indicate that the increased cost is primarily a result of materials and labor associated with the development of the habitable accessory structure, as well as overall increases in construction costs countywide. Funds to provide for this construction contract are available in the project budget from RDA Housing Funds and include $99,000 in improvement funds that were set aside from the original purchase of the property.

Based on the projected construction schedule, staff anticipates that the work will be completed and the facility ready for occupancy in August 2007. Meanwhile, based on an earlier direction from the Board of Supervisors, staff will be returning on June 5, 2007 with a proposed lease agreement between the County and Gemma/CAB.

It is therefore RECOMMENDED that your Board approve supplemental financing in the amount of $119,790 from RDA Housing Funds to provide for the final project cost for the completion of improvements at 522 Capitola Road Extension in Santa Cruz for use by the Gemma/CAB transitional housing program.

Sincerely,

Tom Burns
Planning Director

RECOMMENDED:

SUSAN MAURIELLO
Executive Director

TB:ES:JMC