Meeting Date: 06/13/06

ACTION	TYPE OF ITEM
☐ Approved Recommendation	Info/Consent
☐ Ord. No(s). _____	■ Report
☐ Res. No(s). _____	☐ Public Hearing (Info/consent)
☐ Other _____	☐ Other _____

Prepared By: *Larry White* Agenda Item No. O-3

Reviewed By: City Manager *Holmberg* City Attorney Finance Other *(Specify)*

DATE: June 5, 2006

TO: City Council

FROM: Sal Gonzalez, Housing Director
Housing Department

SUBJECT: **Midyear Budget Request for the Rainbow House Recovery Center**

RECOMMENDATION

That City Council 1) Approve an appropriation of $275,000 from the City's In-Lieu Fee Fund for the completion of the renovation of the Rainbow House Recovery Center (1450 S. Rose Ave) 2) Approve an appropriation of $18,000 from the City's General Fund to reimburse the Rainbow House Recovery Center's capital fund for maintenance of the facility.

DISCUSSION

The City of Oxnard needs an additional $275,000 to complete its portion of the improvements to the buildings at 1450 S. Rose Avenue to prepare the buildings for occupancy by Rainbow House..

Centex Homes will be donating approximately $250,000 in labor and materials for the project. The City is responsible for the remaining funds needed to complete the project. Included in those costs is approximately $25,000 needed to pay the prevailing wage differential not being paid by Centex Homes. Under its policies, Home Aid, (the principal party in the transaction with the City) pays for ordinary labor costs. The payment of State prevailing wage is required because the owner of the project is the City of Oxnard a governmental agency.

An additional appropriation is needed to reimburse the City's Rainbow House Recovery Center's capital fund for the maintenance of the facility. The maintenance work has been performed by the Housing Authority's grounds crew during the renovation time period. The total amount to be reimbursed is $18,000.

The following is a summary of costs and existing revenues for the City's share of the project.

Total Rehabilitation Costs	$344,000
Prevailing Wages	25,000
Fee for Home Aid	14,000
	$383,000
Minus Available Grant Funds	($120,000)
Needed Funds	263,000
Contingency	12,000
Total	$275,000

FINANCIAL IMPACT

The Special Budget appropriation will appropriate $275,000 from the Housing In-Lieu Fee Fund Balance to the Rainbow House Recovery Center #371-5121 (045102). Additionally, a special budget appropriation will be made from the General Fund Operating Reserve in the amount of $18,000 to the Rainbow House Capital Outlay Fund.

Currently the General Fund Operating Reserve is $18,811,138. Pending City Council approval of this action, the General Fund Operating Reserve will be as shown on the General Fund Operating Reserve Summary (Attachment #4).

Attachment #1 - Request for Special Budget Appropriation from In-Lieu Fee Fund
#2 - Request for Special Budget Appropriation from General Fund Operating Reserve
#3 – Scope of Work
#4 – General Fund Operation Reserve

CITY OF OXNARD

REQUEST FOR SPECIAL BUDGET APPROPRIATION

To the City Manager: May 31, 2006

Request is hereby made for an appropriation of total . . . . . $ 275,000

Reason for appropriation:

FUND	DESCRIPTION/ACCOUNT	AMOUNT
Housing In-Lieu (371)	Rainbow House 371-5121-826-8209 (045102)	$ 275,000
	Net Estimated Change to Housing In-Lieu Fund Balance	$ (275,000)

Manager

REQUIRES CITY COUNCIL APPROVAL

DIRECTOR OF FINANCE

Disposition

Approved _____

Rejected _____

Transfer by Journal Voucher _____

City Manager

000139

ATTACHMENT NO. 1

PAGE 1 OF 1

CITY OF OXNARD

REQUEST FOR SPECIAL BUDGET APPROPRIATION

To the City Manager: June 2, 2006

Request is hereby made for an appropriation of total . . . . . $ 18,000

Reason for appropriation: Appropriate from General Fund to Capital Outlay Fund for Rainbow House Recovery Center

FUND	DESCRIPTION/ACCOUNT	AMOUNT
General fund (101)	General Fund Operating Reserve 101-1002-808-8712	$ 18,000
	Net Estimated Change to General Fund Operating Reserve	$ (18,000)
Capital Outlay (301)	Capital Outlay Fund 301-5121-711-7901	18,000
	Rainbow House 301-5121-826-8209 Project No. 045102	18,000
	Net Estimated Change to Capital Outlay Fund	0

Manager

REQUIRES CITY COUNCIL APPROVAL

DIRECTOR OF FINANCE

Disposition

Approved _____

Rejected _____

Transfer by Journal Voucher _____

City Manager

000140

ATTACHMENT NO. 2

PAGE 1 OF 1

RAINBOW HOUSE - OXNARD
SCOPE OF WORK / REVISED: 3/6/06

	CENTEX HOMES	PAT McCARTHY CONST.	Discussion / Notes
General Conditions:			
Haz-Mat Testing & Abatement (asbestos, lead, mold, etc.)		X	On-site & structures (as applicable)
Project Management	X	X	Joint Effort
Field Supervision	X	X	Joint Effort
On-Site Security / Fencing / Lighting / Trash Bins		X	
Permits & Fees		X	
Property line & building corner survey (If required)		X	
Survey of existing plumbing, elect & mechanical systems		X	
Insurance Coverage		X	
Warranty Reserves	X	X	
Previaling Wage Premiums	X	X	
Temporary Power & Toilets		X	
3rd Party & Deputy Inspection Services		X	
Site Work:			
Demolition / Clearing / Grubbing		X	
Remove masony planter boxes, BBQ & flatwork		X	
New landscaping Trees & Vegitation		X	
Dirt Haul / Grading		X	
Demo & backfill swimming pool		X	
Remove & backfill existing septic tank (iff applicable)		X	
Masonry & flatwork repair (if applicable)		X	
New sewer service on-site & throughout structures		X	
Furnish & install new electrical service	X	X	Supplied by Centex, Installed by McCarth
Telephone Service & distribution		X	
Cable T.V. Service & distribution		X	None noted on plans?
Gas Service		X	
Domestic Water Service		X	
Fire Protection Service to within 5' of new riser locations		X	NFPA13-R
Asphalt paving & striping & signage		X	
Perimeter Fencing (if required)		X	
New Trash enclosure construction		X	
Clean-up Labor	X	X	Joint Effort
Any improvements at existing 4-car garage (if required)		X	
Exterior of Main House & Pool House (General):			
Removal of vegitation & trees as required		X	Including roof & eave projections
Dry-wrought / water intrusion / termite repair		X	
Insulation / drywall replacement at planter R & R	X		
Stucco paper & patch at new & existing construction		X	
Siding patch & repair at new & existing construction		X	
Cap abandoned fireplace		X	
Coach light removal & repair		X	
Selective framing demo & new construction (per plans)	X		Interior & Exterior Finishes Demo By Othe
Roofing tie-in at new construction	X		
Roofing repair at existing (if any)		X	
R & R Water Heaters		X	
Fiberglass wall insulation	X		
R&R existing water heaters (if required)		X	
Stucco / siding installation (at new & exist. construction)		X	
Exterior painting of stucco, siding & trim	X		

RAINBOW HOUSE - OXNARD
SCOPE OF WORK / REVISED: 3/6/06

	CENTEX HOMES	PAT McCARTHY CONST.	Discussion / Notes
Interior of Main House & Pool House (General):			
Asbestos abatement (including attic & ceiling text.)		X	Centex request copy of report
Removal of existing flooring (excluding Entry & Kitchen)		X	Must be done prior to saw cut & patch
Removal of existing plumbing fixtures (toilets)		X	
R & R plumbing waste lines in existing slab		X	
Saw cut & concrete patch for plumbing waste lines		X	
R & R @ water intrusion / termite repair, etc.		X	
Replace wall Insulation at existing structures (if required)	X		
Removal of existing mechanical system		X	Including abatement
Removal of existing windows (as required)		X	
Upgrade & repair existing electrical (per code)		X	
General demolition for new construction (per plans)		X	Per plans prepared by Faulconer & Caraw
New Central Heating system & distribution	X		Main House Only (New & Existing Areas)
New fire sprinkler system (including riser) NFPA-13R	X		At main house & pool house only
Interior paint throughout	X		
Main House:			
Bath 1 [001] & Berdm. 1 @ previous Garage (existing)			
Relocate exposed surface mounted wet & dry utilities		X	
Selective framing demo & new construction (per plans)	X		
Plumbing rough (sewer) installation		X	
Frame new ceiling (requires structural details)	X		
R&R concrete slab to match house floor elevation	X		
Furnish & install new vinyl windows	X	X	Centex to provide, McCarthy to Install
Electrical rough & fixtures (per plans)	X		
Drywall installation (per plans)	X		
Finish carpentry (per plans)	X		
New ADA Fiberglass Shower enclosure (per plans)	X		
Plumbing fixtures (per plan)	X		
Bath accessories per plan	X		
Ceramic tile floor & shower surround			None Noted
Bath 2 [002] & Bedroom 2 [006] @ previous Bedroom 5			
Selective framing demo & new construction (per plans)	X		
Sawcut & remove slab for sewer repair		X	
Plumbing groungwork & backfill		X	
Slab patch at sewer repair	X		
Furnish & install windows	X	X	Centex to provide, McCarthy to Install
Electrical rough & fixtures (per plans)	X		
Drywall installation (per plans)	X		
Finish carpentry (per plans)	X		
Furnish & install new attic access	X		
New ADA Fiberglass Shower enclosure (per plans)	X		
Plumbing fixtures (per plan)	X		
Bath accessories per plan	X		
Laundry Room/Powder Room [015/019] (existing)			
Upgrade electrical sub-panels (if required)		X	
Plumbing modifications (if required)		X	
Furnish & install washer & dryer		X	
Kitchen [016] (existing)			
Replace crack ceramic tile		X	
Abate mold at wine cooler		X	
Repair termite damage		X	
Re-plumb kitchen sink & compactor		X	
Flooring (Existing to Remain)			NA
Service and or replace Kitchen appliances		X	
Remove/replace track lighting & flourescent fixture		X	

RAINBOW HOUSE - OXNARD
SCOPE OF WORK / REVISED: 3/6/06

	CENTEX HOMES	PAT McCARTHY CONST.	Discussion / Notes
Bath 3 [003] (new)			
Selective framing demo & new construction (per plans)	X		
Plumbing rough (sewer) installation	X		Sewer connection stub NTX 5'
Electrical rough & fixtures (per plans)	X		
Drywall installation (per plans)	X		
Finish carpentry (per plans)	X		
New Fiberglass ADA Shower enclosure (per plans)	X		
Plumbing fixtures (per plan)	X		
Bath accessories per plan	X		
New vinyl flooring	X		
Staff [004] @ previous Sitting Area			
Remove existing decorative ceilings beams		X	
Sawcut & remove ceraminc tile flooring		X	Kitchen Flooring to remain
Selective framing demo & new construction (per plans)	X		
Furnish & install new vinyl windows	X	X	Centex to provide, McCarthy to Install
Electrical rough & fixtures (per plans)	X		
Drywall installation (per plans)	X		
Fiberglass wall & ceiling insulation	X		
New vinyl flooring	X		
Finish carpentry (per plans)	X		
Dining Room [010] (existing)			
Remove track lighting		X	
Replace light fixtures		X	
Remove Bi-fold door		X	
Flooring (Existing to remain)			NA
Minor wall patch	X		
Foyer (existing)			
Remove/Replace entry latch & deadbolt		X	
Flooring (Existing to remain)			NA
Minor wall patch	X		
Common Area [011] @ previous Living Room			
R&R termite damaged trim		X	Completed?
Flooring (Existing to remain)			NA
Counseling Office 1 [013] @ previous Bedroom 2			
Remove exposed telephone cable		X	
Remove existing carpet, padding & tack strip		X	
Furnish & linstall new carpet & pad	X		
Frame for new window rough openings	X		
Furnish & install new vinyl windows	X	X	Centex to provide, McCarthy to Install
Counseling Office 2 [014] @ previous Bedroom 3			
Replace bi-fold doors		X	
Remove exposed telephone cable		X	
Remove existing carpet, padding & tack strip		X	
Furnish & linstall new carpet & pad	X		
Frame for new window rough openings	X		
Furnish & install new vinyl windows	X	X	Centex to provide, McCarthy to Install
Patch & paint walls	X		
Repair termite damage		X	Completed?
Hallway outside Counseling offices 1 & 2 (existing)			
Remove wall paper		X	
Furnish & linstall new carpet & pad	X		
Patch & paint walls	X		
Hallway between Commons Area & Berdoom 3 (exist.)			
R&R termite damaged trim		X	Completed?
Furnish & linstall new carpet & pad	X		
Troubleshoot ceiling exhaust fan		X	

ATTACHMENT NO. 3
PAGE 3 OF 5

RAINBOW HOUSE - OXNARD
SCOPE OF WORK / REVISED: 3/6/06

	CENTEX HOMES	PAT McCARTHY CONST.	Discussion / Notes
Bath-1 (existing)			
Remove/Replace exhaust fan		X	
Demo existing shower stall		X	
Sawcut & remove slab for sewer installation		X	
Plumbing sewer groundwork & backfill		X	
Slab patch at sewer work	X		
Furnish & Install new ADA fiberglass shower	X		
Rough in drain to existing lavs		X	
R&R cracked ceramic tile countertop		X	
R&R Wall mirror		X	
Abate mold in bathroom		X	
Investigate & repair water leak at window / wall		X	
Furnish & install new vinyl flooring	X		
Patch & paint walls & ceiling	X		
Bedroom 3 / Closet [007] @ previous Master Bedroom			
Selective framing demolition	X		
Wall framing for addition per plan	X		
Furnish & install new attic access		X	
Furnish & install new windows	X	X	Centex to provide, McCarthy to Install
Furnish & install new carpet & padding	X		
Patch & paint walls & ceiling	X		
R&R radiant heater in ceiling		X	
Bath 2 [018] (existing)			
Abate mold at ceiling		X	
Demo existing shower stall		X	
Sawcut & remove slab for sewer installation		X	
Plumbing sewer groundwork & backfill		X	
Slab patch at sewer work	X		
Furnish & Install new ADA fiberglass shower	X		
Rough in drain to existing lavs		X	
Patch & paint walls & ceiling	X		
Furnish & install new cvinyl flooring	X		
Remove/Replace exhaust fan		X	
R&R Wall mirror		X	
Troubleshoot exhaust fan		X	
Bedroom 4 [008] & Wardrobe [009] (new)			
Selective framing demo & new construction (per plans)	X		
Foundation & slab per plans	X		
Furnish & install windows	X	X	Centex to provide, McCarthy to Install
Furnish & install new carpet & padding	X		
Electrical rough & fixtures (per plans)	X		Fixtures by Village View
Finish carpentry (per plans)	X		
Pool House:			
Existing Structure (minus Kitchen addition)			
Removal of all existing flooring		X	
Investigate water damage at cabinet near entry		X	
Remove sauna system		X	
Render fireplace un-usable		X	
New wall framing per plan	X		
Furnish & install new vinyl & carpet flooring	X		
Electrical rough & fixtures (per plans)		X	
Finish carpentry (per plans)		X	
Furnish & install new attic access		X	
Kitchen [021] (existing / new)			
R & R existing cabinetry, fixtures & appliances		X	
Plumbing rough (sewer) installation		X	R&R concrete slab?
Selective demo & new construction (per plans)	X		
Foundation & slab addition per plans	X		
Furnish & install Kitchen cabinets	X		Excludes: Adjustable sink countertop
Furnish & install Kitchen tile counters & splash	X		
Furnish & install Kitchen appliances	X		
Additional Exclusions for Centex Homes:			

RAINBOW HOUSE - OXNARD
SCOPE OF WORK / REVISED: 3/6/06

CENTEX HOMES	PAT McCARTHY CONST.	Discussion / Notes

Excludes: Upgrading electrical systems at existing constrution.
Excludes: R&R of damaged roof sheathing
Excludes: All items not specifically noted in scope of work.
Excludes: Labor premiums for prevailing wages.
Excludes: All work outside building footprints.
Excludes: All off hours / overtime work.

CITY OF OXNARD
2005-2006 PROJECTED GENERAL FUND OPERATING RESERVE
ESTIMATED
06/06/2006

		Operating Reserve
Fund Balance June 30, 2005		
Reserved		4,201,090
Unreserved		19,197,335
Total Fund Balance		23,398,425
2005-2006 Estimated Revenues & Transfers		104,500,135
Est Revenue Adjustments		
BLD Consulting Agreement (1)	267,462	
Dev Permit Center Fee\Civic Center (2)	74,500	
Police Services (Parking Fines) (3)	288,073	
Constructions Services (4)	200,000	
		830,035
Net Adjusted Revenues		105,330,170
2005-2006 Appropriations		(104,500,135)
Appropriation Adjustments		
BLD Consulting Agreement (1)	(267,462)	
Dev Permit Center Fee\Civic Center (2)	(74,500)	
Human Resources (3)	(25,000)	
Graffiti Task Force Outreach (3)	(100,000)	
Equipment Mtnce - Fuel/Parts (3)	(261,227)	
Police Services (3)	(288,073)	
Constructions Services (4)	(200,000)	
Mobile Satellite City Hall (4)	(17,980)	
Rainbow House (4)	(18,000)	
Library Services (4)	(117,728)	
		(1,369,970)
Net Adjusted 2005-2006 Appropriations		(105,870,105)
Net Change to Operating Reserve		(539,935)
Reserved		4,201,060
Operating Reserve For Contingencies (18%)		18,810,024
Reserve Balance		1,114
Subtotal of available reserve		18,811,138
Pending Council Action of June 13, 2006		(153,708)
Estimated Available Operating Reserve 6-30-2006		18,657,430

(1) Council Action 07/26/05
(2) Council Action 11/22/05
(3) Council Action 06/06/06
(4) Pending Council Action 06/13/06

ATTACHMENT #4
PAGE 1 OF 1