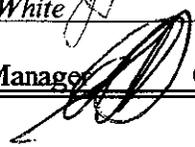




Meeting Date: 06/13/06

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input checked="" type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s). _____	<input type="checkbox"/> Report
<input type="checkbox"/> Res. No(s). _____	<input type="checkbox"/> Public Hearing (Info/consent)
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Prepared By: Larry White  Agenda Item No. I-6

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

DATE: June 5, 2006

TO: City Council

FROM: Sal Gonzalez, Housing Director 
Housing Department

SUBJECT: Appropriation 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	<u>14,000</u>
	\$383,000
Minus Available Grant Funds	(\$120,000)
Needed Funds	263,000
Contingency	<u>12,000</u>
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 \$18,693,410. Pending City Council approval of this action, the General Fund Operating Reserves will be as shown on the General Fund Operating Reserve Summary (attachment #4).

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

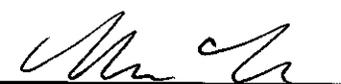
<u>FUND</u>	<u>DESCRIPTION/ACCOUNT</u>	<u>AMOUNT</u>
Housing In-Lieu (371)	Rainbow House 371-5121-826-8209 (045102)	\$ <u>275,000</u>
	Net Estimated Change to Housing In-Lieu Fund Balance	\$ <u>(275,000)</u>



Manager

REQUIRES CITY COUNCIL APPROVAL

DIRECTOR OF FINANCE



Disposition

Approved _____

Rejected _____

Transfer by Journal Voucher _____

City Manager

000037

ATTACHMENT NO. 1
PAGE 1 OF 1

CITY OF OXNARD
REQUEST FOR SPECIAL BUDGET APPROPRIATION

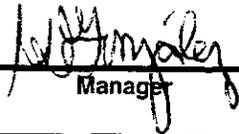
To the City Manager:

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

<u>FUND</u>	<u>DESCRIPTION/ACCOUNT</u>	<u>AMOUNT</u>
General fund (101)	General Fund Operating Reserve 101-1002-808-8712	\$ <u>18,000</u>
	Net Estimated Change to General Fund Operating Reserve	\$ <u>(18,000)</u>
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	<u>0</u>



 Manager

REQUIRES CITY COUNCIL APPROVAL

DIRECTOR OF FINANCE



Disposition

Transfer by Journal Voucher

Approved _____
 Rejected _____

City Manager

ATTACHMENT NO. 2
 PAGE 1 OF 1

000038

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	
Prevailing Wage Premiums	X	X	
Temporary Power & Toilets		X	
3rd Party & Deputy Inspection Services		X	
Site Work:			
Demolition / Clearing / Grubbing		X	
Remove masonry planter boxes, BBQ & flatwork		X	
New landscaping Trees & Vegetation		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 vegetation & 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		

ATTACHMENT NO. 3
PAGE 1 OF 5

000039

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	
New Central Heating system & distribution	X		Per plans prepared by Faulconer & Carav
New fire sprinkler system (including riser) NFPA-13R	X		Main House Only (New & Existing Areas)
Interior paint throughout	X		At main house & pool house only
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 groundwork & 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 ceramic 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	

000041

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 vinyl 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:			

000042

ATTACHMENT NO. 3
PAGE 4 OF 5

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

- Excludes: Upgrading electrical systems at existing construction.
- 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.

CENTEX HOMES	PAT McCARTHY CONST.	Discussion / Notes
-------------------------	------------------------------------	---------------------------

000043

ATTACHMENT NO. 3
PAGE 5 OF 5

CITY OF OXNARD
2005-2006 PROJECTED GENERAL FUND OPERATING RESERVE
ESTIMATED
06/27/2006

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 Mtnc - Fuel/Parts (3)	(261,227)	
Police Services (3)	(288,073)	
Constructions Services (4)	(200,000)	
Library Services (4)	(117,728)	

		(1,333,990)
Net Adjusted 2005-2006 Appropriations		(105,834,125)

		(503,955)
Net Change to Operating Reserve		(503,955)

Reserved		4,201,060
----------	--	-----------

Estimated Available Operating Reserve 6-30-2006	18,693,410
--	-------------------

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

000044

ATTACHMENT # 4
PAGE 1 OF 1