



Meeting Date: 1/23/2007

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

Prepared By: Larry White x8235 Agenda Item No. 0-1

Reviewed By: City Manager *[Signature]* City Attorney *[Signature]* Finance *SLW* Other (Specify) _____

DATE: December 28, 2006

TO: City Council

FROM: Sal Gonzalez, Housing Director

SUBJECT: Appropriation for the Rehabilitation of the Rainbow House Recovery Center

RECOMMENDATION

That City Council approve the appropriation of funds in the amount of \$210,000 from the City's In-Lieu Fee Fund for the completion of the renovation of the Rainbow House Recovery Center located at 1450 South Rose Avenue.

DISCUSSION

The City will require an additional \$210,000 to complete its portion of the improvements to the buildings at 1450 South Rose Avenue necessary to prepare the buildings for occupancy by Rainbow House clients. This appropriation is in addition to the appropriation approved by City Council in June of 2006 in the amount of \$275,000.

General increases costs in labor and materials have raised the cost of the project. City building code requirements, such as new plumbing and electrical requirements, have become applicable to the project since its inception have also contributed to an increase in the total costs for the project. Additionally, although Centex Homes is still donating labor and materials to the projects, Centex does not wish to assume the responsibilities of a general contractor for the project. Therefore, staff has negotiated an agreement with Pat MacCarthy Construction Company. McCarthy will be the general contractor. Centex will be a subcontractor. This arrangement will allow the City to complete the renovation for Rainbow House, and obtain warranties of the construction. It is anticipated that the renovation will require up to eight months to complete.

If City Council does not choose to utilize a general contractor, the City may use force account labor to complete the project but the City will obtain no warranties and will assume construction related liabilities.

FINANCIAL IMPACT

The Special Budget appropriation will appropriate \$210,000 from the Housing In-Lieu Fee Fund (371-5121-826-8601/Project #045102).

CITY OF OXNARD
REQUEST FOR SPECIAL BUDGET APPROPRIATION

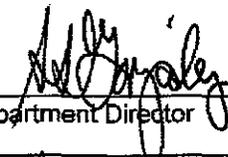
To the City Manager:

January 9, 2007

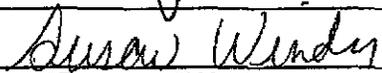
Request is hereby made for an appropriation of total \$210,000

Reason for appropriation:

<u>FUND</u>	<u>ACCOUNT/DESCRIPTION</u>	<u>AMOUNT</u>
Housing In-Lieu (371)	Rainbow House 371-5121-826-8601 (045102)	\$210,000
	Net Estimated Change to Housing In-Lieu Fund Balance	(\$210,000)



 Department Director



 DIRECTOR OF FINANCE

Disposition	Approved _____
	Rejected _____
Transfer by Journal Voucher _____	City Manager _____

BUDGET.APP