Introduced by _____ Council Bill No. _____R 29-13_____

A RESOLUTION

authorizing a contract amendment with the State of Missouri Department of Economic Development – Division of Business and Community Services as it relates to the Neighborhood Stabilization Program budget; transferring funds.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Manager is hereby authorized to execute a contract amendment with the State of Missouri Department of Economic Development – Division of Business and Community Services as it relates to the Neighborhood Stabilization Program budget. The form and content of the contract amendment shall be substantially as set forth in "Exhibit A" attached hereto and made a part hereof as fully as if set forth herein verbatim.

SECTION 2. At the request of the City Manager, the City Council hereby transfers $42,575.00 from Account No. 266-4130-532.49-90 GNSP73 to Account No. 266-4130-532.49-90 GNSP21.

ADOPTED this _____ day of _____, 2013.

ATTEST:

_____ _____

City Clerk Mayor and Presiding Officer

APPROVED AS TO FORM:

_____

City Counselor

Exhibit A

State of Missouri
Neighborhood Stabilization Program (NSP)
Contract Amendment Request

Grantee Name: City of Columbia Project Number: 2008-DN-04

Date of Request: February 4, 2013 Contract Award Date: 1/20/2009

NOTE: In the following, please list all NSP activities even if they are not included as part of the amended amounts. Please submit THREE(3) signed copies with original signatures to DED.

NSP Activity	Existing Budget	Revised Budget Request	Amount Increase/(Decrease)
Acquisition	169,790.00	169,790.00	
Rehabilitation	243,806.00	286,381.00	42,575.00
Land Bank Acquisition	60,675.00	60,675.00	
Land Bank Disposition	16,364.00	16,364.00	
Redevelopment	77,575.00	35,000.00	(42,575.00)
Administration	42,614.00	42,614.00	
Totals	610,824.00	610,824.00	0.00

See attached report.

Explanation of Request:

This amendment shall be effective on February 4, 2013. All other terms and conditions of the contract, or any amendments thereto, shall remain unchanged. IN WITNESS WHEREOF, the parties hereto execute this agreement.

City of Columbia
City/County Name

Mike Matthes
Name of Authorizing Authority

Authorized Signature

City Manager
Title Date

Department of Economic Development
Division of Business and Community Services
Neighborhood Stabilization Program (NSP)

Sallie Hemenway, Director

Date

Exhibit B

CITY OF COLUMBIA, MO
REQUEST FOR QUOTATION # 41/2013
Subject: 711 Mikel Foundation Repair NSB - 3-B
Date Opened: 1/22/13

TABULATION OF BIDS

		UOM	QTY	DAS Services LLC		Ryan Brooks Construction, LLC.		Nehemiah Construction LLC	
1	Building Permit (alteration and repair) Required	1	Each	100.00	100.00	68.00	68.00	$125.00	$125.00
2	POD Rental Rent storage POD to be placed on site for storage of items removed from house that will later be reinstalled.	1	Each	500.00	500.00	160.00	160.00	$475.00	$475.00
	General Requirements Subtotal			$	$600.00	$	$228.00	$	$600.00
3	Remove Items Necessary to Remove flooring and Sub-flooring Remove lower kitchen base cabinets, sink fixtures (kitchen and bathrooms), water heater, toilets, shower insert, shower base (master bath), kitchen appliances (stove, refrigerator, dishwasher), furnace, closet doors, interior doors, all baseboard trim, and all door trim. Remove trim in a manner that allows for re-installation. Also remove a small section of wall from main bathroom to kitchen area as necessary, to allow for removal of tub unit.	1	Each	4,000.00	$4,000.00	3,500.00	3,500.00	$3,500.00	$3,500.00
4	Remove Flooring and Sub-Flooring Remove all carpet, pad, tile and hardwood flooring. Remove wood flooring in a manner that allows for re-installation. Remove all sub-flooring, so that floor joists are exposed. Allow for City inspection of floor joists before proceeding.	1,100	SF	5,000.00	5,000.00	4,650.00	4,650.00	$2.50	$2,750.00
	Demolition Subtotal			$	$9,000.00	$	$8,150.00	$	$6,250.00
5	Install New Floor Joists Sister new floor joists to all existing floor joists as specified in the engineer's drawing attached to this bid request. New joists shall be 2x8 pressure treated lumber fastened to the existing joists with 6 6d nails on both ends as specified by the drawing. New joists shall rest on new continuos 2x4 pressure treated ledger board. The ledger board shall be fastened to the wall according to the attached engineering drawings. Repair of flooring shall not deviate from the engineer's drawing without prior approval of City staff. Contractor must allow for City staff inspection when all joists have been installed.	1	Each	12,000.00	12,000.00	3,555.00	3,555.00	$3,580.00	$3,580.00

CITY OF COLUMBIA, MO
REQUEST FOR QUOTATION # 41/2013

TABULATION OF BIDS

Subject: 711 Mikel Foundation Repair NSB - 3-B

Date Opened: 1/22/13

		UOM	QTY	DAS Services LLC		Ryan Brooks Construction, LLC.		Nehemiah Construction LLC	
6	Sub-Flooring Install new sub-flooring to entire house. Material shall be 3/4" tongue and groove plywood. Plywood shall be secured to joists with construction adhesive and 8d ring shank nails.	1,100	SF	2,800.00	2,800.00	3,100.00	3,100.00	$1.75	$1,925.00
7	Re-installation of Items Previously Removed Re-install lower kitchen base cabinets, sink fixtures (kitchen and bathrooms), water heater, toilets, shower insert, shower base (master bath), kitchen appliances (stove, refrigerator, dishwasher), furnace, closet doors, interior doors, all baseboard trim, and all door trim. Ensure that interior doors operate properly. Include costs necessary to replace any broken tiles incurred through removal of master bath shower base. Replace previously removed wall area from bathroom to kitchen (include studs, drywall, mud and tape, sanding and reinstallation of any electrical switch moved as a part of the demolition).	1	Each	2,500.00	2,500.00	2,875.00	2,875.00	$6,900.00	$6,900.00
	Finishes Subtotal			$	$17,300.00	$	$9,530.00		$12,405.00
8	Repair Front Door Remove front door unit. Replace existing jamb and trim, and reinstall door, door hardware, jamb and trim so that door operates properly.	1	Each	500.00	500.00	200.00	200.00	$500.00	$500.00
	Doors, Windows & Glass Subtotal			$	$500.00	$	$200.00	$	$500.00

CITY OF COLUMBIA, MO
REQUEST FOR QUOTATION # 41/2013
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TABULATION OF BIDS

		UOM	QTY	DAS Services LLC		Ryan Brooks Construction, LLC.		Nehemiah Construction LLC	
9	Carpet Installation Install builder grade carpet in back bedrooms, hallway, and front bedroom. Price shall include carpet, pad, transition strips and all other installation costs.	600	SF	1,500.00	1,500.00	2,800.00	2,800.00	$5.50	$3,300.00
10	Install Vinyl floor covering and sub flooring: Install builder grade sheet vinyl in kitchen and bathrooms. City staff to select color. Use adhesive recommended by manufacturer. Caulk edges of vinyl with clear silicone caulk to form a positive seal	250	SF	650.00	650.00	2,400.00	2,400.00	$7.76	$1,940.00
11	Wood Flooring Re-install wood flooring in living room area that was previously removed.	250	SF	No Bid	No Bid	No Bid	No Bid	$2.40	$600.00
12	Drywall Repair Repair all cracked drywall seams for entire house including, but not limited to: cracks above doorways, cracks in hallway plaster, and cracks in corner joints of walls. Repair shall consist of mud, tape, sanding, and matching the existing texture.	1	Each	1,000.00	1,000.00	800.00	800.00	$820.00	$820.00
13	Prime and Paint Interior of House Complete. Prime and paint all interior walls, and trim. All wall and trim surfaces are to be primed and painted to ensure full coverage. Protect all surfaces and material which will not be painted. Remove or reset protruding nails on all surfaces. Fill and sand smooth gaps at trim and moldings, frames, and registers. Clean all surfaces of dust, dirt, grime, and foreign material which will interfere with primer adherence. The final work shall provide full coverage, with sharp cut-in lines, no bleeding or showing through of previous colors or coats.	5	RM	2,500.00	2,500.00	2,085.00	2,085.00	$1,926.00	$1,926.00
	Finishes Subtotal			$	$5,650.00	$	$8,085.00	$	$8,586.00

Unofficial Bid Tabulation
This tabulation represents the figures read at the time of the bid opening only. These figures have not been verfied and are subject to correction.

CITY OF COLUMBIA, MO
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TABULATION OF BIDS

		UOM	QTY	DAS Services LLC		Ryan Brooks Construction, LLC.		Nehemiah Construction LLC	
14	Weatherization Crawl Space Vapor Barrier Install vapor barrier on crawl space floor. Material shall be 6 mil. plastic overlapped by at least 12 inches, sealed with spray glue at the seams and secured to the ground with landscape fabric pins. Plastic shall extend up the crawlspace walls by 6".	1200	SF	500.00	500.00	700.00	700.00	$0.50	$600.00
15	Insulate Crawl Space Walls Install 2 part spray foam insulation on the inside of the crawl space perimeter walls. Insulation shall be at least 2" thick, cover entire crawl space wall and rim joist, and overlap with vapor barrier.	1200	LF	1,000.00	1,000.00	1,550.00	1,550.00	$1.50	$1,800.00
16	Install New Crawl Space Door Install new crawl space door, hinges and latch. Door shall be 3/4" treated plywood with the exterior primed and painted to match house. Crawl Space door shall be weather tight and include 2" foam board backing.	1	Each	350.00	350.00	300.00	300.00	$220.00	$220.00
	Weatherization Subtotal			$	1,850.00	$	$2,550.00	$	$2,620.00
17	Mechanical Permit Required	1	Each	35.00	$35.00	15.00	15.00	$35.00	$35.00
18	Plumbing Permit Required	1	Each	35.00	$35.00	25.00	25.00	$35.00	$35.00
	General Requirements Subtotal			$	$70.00	$	$40.00	$	$70.00
	TOTAL PROJECT BID				**$34,970.00**		**$28,783.00**		**$31,031.00**
				*** Additional 3% for Performance Bond**					
				* Vendors used revised copy from CDGB instead of included bid form * DAS and Ryan Brooks DID NOT include line item 11 (marked as No Bid)					

Source: Community Development - CDBG/Home Agenda Item No:

To: City Council
From: City Manager and Staff

Council Meeting Date: Feb 4, 2013

Re: Approving an Amendment to the Neighborhood Stabilization Program (NSP) Budget

EXECUTIVE SUMMARY:

In January of 2009, the City of Columbia was awarded $610,806 in NSP funding through the U.S. Department of Housing and Urban Development (HUD) to assist in stabilizing distressed neighborhoods. Eligible activities in the City of Columbia's NSP budget include: rehabilitation, land bank acquisition, land bank disposition, redevelopment, and administration. Staff has prepared a resolution setting a public hearing for an amendment to the NSP budget. The amendment to the NSP budget is due to the Central Missouri Community Action (CMCA) Columbia Transition Youth Housing Project no longer moving forward, and necessary foundation repairs at 711 Mikel.

DISCUSSION:

The NSP is funded through HUD and administered by the Missouri Department of Economic Development (MoDED). The NSP provides funds to assist in stabilizing neighborhoods at risk of the impacts of foreclosure. The City of Columbia budgeted funds for five NSP eligible activities including: rehabilitation, land bank acquisition, land bank disposition, redevelopment, and administration.

The City has purchased and rehabilitated 3 homes with NSP-Rehabilitation funding: 904 Madison, 13 E. Forest, and 711 Mikel. 711 Mikel was sold in August of 2011, however foundation deficiencies were identified after the sale of the property. Council approved rescission of the sale on August 6, 2012.

The City allocated $42,575 to NSP-Redevelopment for the CMCA Transitional Housing Project. This project included construction of a housing facility for homeless youth that would include supportive services. CMCA entered into an agreement with Rainbow House to provide operational resources to the project. City staff was formally informed on December 24, 2012 that Rainbow House lost its funding for the project. CMCA stated that it would no longer be pursuing completion of this project, due to losing Rainbow House operational funds, as well as construction costs exceeding project estimates.

Staff has received and awarded the bid for repairs at 711 Mikel in the amount of $28,783.00. City staff is recommending moving all of the $42,575 from NSP-Redevelopment to NSP-Rehabilitation to ensure adequate funds are available to complete the repairs specified in the work order (Exhibit B), and any necessary change orders. Upon approval of the Council and MoDED, City staff will reallocate funds from NSP-Redevelopment to NSP-Rehabilitation to complete repairs to 711 Mikel. The NSP Budget Amendment is attached as Exhibit A.

FISCAL IMPACT:

There will be no increase or decrease in the total budget. Funding will be moved from NSP-Development to NSP-Rehabilitation.

VISION IMPACT:
http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php

The projects further Goals 2.3 and 11.2 through providing additional housing choices for low and very low income owner occupants, including homes to be constructed in the central city. Implementation Task 18 will be addressed through the provision of additional affordable housing units.

SUGGESTED COUNCIL ACTIONS:

Approve the attached resolution to amend the NSP budget.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		**Program Impact**		**Mandates**	
City's current net FY cost	$0.00	New Program/ Agency?	No	Federal or State mandated?	Yes
Amount of funds already appropriated	$0.00	Duplicates/Epands an existing program?	No	**Vision Implementation impact**	
Amount of budget amendment needed	$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		**Resources Required**		Vision Impact?	Yes
One Time	$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	2 and 11
Operating/ Ongoing	$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	2.3 and 11.2
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	FY12Task18

BUDGET FUND DETAIL (continued)

		Budget	Carryover	Expenses Transfers	Expenses Month	Expenses To-Date	Unpaid Obligations	Balance
HOME - HOME (continued)								
G44542	Tenant Based Rental Assistance	100,000.00	95,110.00	0.00	0.00	114,824.00	95,326.00	-15,040.00
G44630	Job Point CHDO	0.00	20,898.92	0.00	0.00	11,222.55	9,676.37	0.00

Total Budget: 1,430,890.11 **HOME Balance: 758,858.52**

NSP - NSP								
GNSP01	NSP Administration	0.00	9,563.61	0.00	0.00	5,334.81	0.00	4,228.80
GNSP21	NSP Rehabilitation	0.00	140,035.91	-5,000.00	320.00	51,155.88	45,543.02	38,337.01
GNSP70	NSP ACquisition	0.00	529.94	0.00	0.00	0.00	189.15	340.79
GNSP71	Land Bank Acquisition	0.00	0.02	5,000.00	0.00	68,777.00	315.47	-64,092.45
GNSP72	Disposition	0.00	8,539.66	0.00	571.68	4,195.60	0.00	4,344.06
GNSP73	NSP Redevelopment	0.00	77,575.00	0.00	0.00	0.00	35,000.00	42,575.00

Total Budget: 236,244.14 **NSP Balance: 25,733.21**

Overall Totals... Budget.. **2,666,517.23** Balance.. **1,440,631.49**