

11. EXECUTIVE SESSION
12. DIRECTORS' CALENDAR
Next meeting – May 17, 2018.
13. ADJOURNMENT

MEMO

Date: April 13, 2017

To: BCAHDC Board of Directors

From: Jerry Martin, Modernization Coordinator

Subject: Walker Commons Roofing Replacement Project, Phase I

Walker Commons Roof Replacement Project, Phase I:

- This project was developed to address the deteriorating roofing system at Walker Commons. The current roofing system at Walker Commons is a 25 year Dutch Lap Type Composition Shingle. This roof is now 24 years old and is at the end of its expected useful life.
- Phase I of this project includes the replacement of the roofs for units 1-30. This phase will complete approximately half of the needed roofing at this site.
- Project includes the replacement of the 25 Year Dutch Lap Composite Shingle Roofing System with a Title 24 Compliant, Cool Roof, 40 Year Dimensional Composition Shingle Roofing System. This will help to lower cooling energy costs during the summer months.
- 5 Contractor bids were received for this project. Four Seasons Roofing provided the Lowest Responsive and Responsible bid for this project.

Project Bid Costs and Allocation:

Four Seasons Roofing Bid	\$ 108,865.00
HACB - Capital Improvement Management Services Fee (10%)	\$ 10,886.50
Estimated Total Project Cost	\$ 119,751.50

Recommendation: Motion to approve entering into a construction contract with Four Seasons Roofing for the Walker Commons Roof Replacement Project, 18009-IFB for a total of \$108,865.00.

BUTTE COUNTY AFFORDABLE HOUSING DEVELOPMENT CORPORATION

RESOLUTION NO. 18-2C

AUTHORIZATION TO ENTER INTO CONTRACT WITH FOUR SEASONS ROOFING FOR PHASE I ROOFING REPLACEMENTS AT WALKER COMMONS APARTMENTS, CHICO

WHEREAS, the Butte County Affordable Housing Development Corporation (BCAHDC) is Managing General Partner of Walker Commons LP (Partnership), owner of the Walker Commons Apartments, 678 Buttonwillow Lane, Chico (Property); and

WHEREAS, the Property requires maintenance and replacements to maintain and operate the Property efficiently and effectively; and

WHEREAS, roofing replacement has been determined necessary based on the age and condition of the Property's roofing; and

WHEREAS, bids were solicited for Phase I of roofing replacements, replacement of roofing at Units 1-30; and

WHEREAS, the bid received from Four Seasons Roofing in the amount of One-Hundred and Eight Thousand, Eight Hundred and Sixty-Five Dollars and No Cents (\$108,865.00) has been determined to be the lowest responsive qualified bid received and to be in the best interest of the Property, the Partnership, and BCAHDC; and

WHEREAS, BCAHDC has determined there to be sufficient Property Reserves funds available for the contract and that such expenditure is consistent with priorities for the property; and

WHEREAS, by policy, contracts greater than Fifty Thousand Dollars (\$50,000.00) must be authorized by resolution of the Board;

THEREFORE BE IT RESOLVED by the Board of Directors of the Butte County Affordable Housing Development Corporation, acting as Managing General Partner of Walker Commons LP, owner of the Walker Commons Apartments, 678 Buttonwillow Lane, Chico, to authorize the entering into of a contract with Four Seasons Roofing, in the amount of One-Hundred and Eight Thousand, Eight Hundred and Sixty-Five Dollars and No Cents (\$108,865.00), for purposes of roofing replacements at the Walker Commons property, Units 1-30, such contract compensation to be paid for with Walker Commons Apartments Reserves Funds.

Dated: April 19, 2018

Edward S. Mayer, President

ATTEST:

Tamra Young, Secretary