

**REPORT/RECOMMENDATION TO THE BOARD OF GOVERNORS
OF THE HOUSING AUTHORITY OF THE COUNTY OF SAN BERNARDINO
AND RECORD OF ACTION**

August 6, 2019

FROM

MARIA RAZO, Executive Director, Housing Authority of the County of San Bernardino

SUBJECT

Contract Amendment with Edra Construction Corporation for the Renovation of Original Public Housing Duplexes at Waterman Gardens for New Head Start Preschool Campus

RECOMMENDATION(S)

Approve **Amendment No. 3 to Contract No. 18-791** with Edra Construction Corporation increasing the total contract amount by \$167,352.38 from \$1,203,646 to \$1,370,998.38 primarily for required utility upgrades for the renovation of two original Public Housing duplexes at Waterman Gardens for a new Head Start Preschool Campus in the City of San Bernardino.
(Presenter: Maria Razo, Executive Director, 332-6305)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Promote the Countywide Vision.

Ensure Development of a Well-Planned, Balanced, and Sustainable County.

Provide for the Safety, Health and Social Service Needs of County Residents.

FINANCIAL IMPACT

Approval of this item does not impact Discretionary General Funding (Net County Cost). Approval of this amendment will increase the contract by \$167,352.68 for a total contract amount not expected to exceed \$1,370,998.68. All costs for the Head Start Preschool Campus at Waterman Gardens (Project) are included in the HACSB Capital Fund Program budget. Sufficient appropriation exists in the 2018-19 and 2019-20 HACSB budgets, which operates on a federal fiscal year cycle.

BACKGROUND INFORMATION

HACSB is in the process of revitalizing the Waterman Gardens public housing site, now known as Arrowhead Grove, in the City of San Bernardino. This will include 411 residential units, commercial space and a new Head Start Preschool Campus. The new Head Start Campus location will be at the corner of Crestview Avenue and Orange Street in two of the original public housing duplexes which is currently being renovated to meet the necessary specifications to operate Head Start Preschool services. The new facility will have more square footage than the existing facility resulting in the program having the capacity to increase their enrollment from 30 to 44 students in either a morning or afternoon session. Additionally, the Head Start program will be able to provide auxiliary services, such as parenting and nutrition classes. HACSB has a long standing partnership with the County of San Bernardino's Preschool Services Department (PSD). For many years, HACSB has been able to offer facilities for lease for the operation of Head Start Preschools to PSD, mutually benefitting our residents and the surrounding community. On July 9, 2019 (Item No. 50), the Board of Governors (Board) approved a five

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year lease of the facility to the County of San Bernardino for use by the Preschool Services Department.

On November 6, 2018 (Item No. 64), the Board approved a construction contract with Edra Construction Corporation (Edra) in an amount not to exceed \$919,000 for construction of the Project. On March 12, 2019, the Housing Commission of the County of San Bernardino (Commission) approved Amendment No. 1 increasing the total contract amount by \$244,197, from \$919,000 to \$1,163,197, to provide for underground electrical services from Edison, water and gas utility trenching and piping, re-configuration of the playground, removal of excessive tree roots and additional insulation. The Commission approved Amendment No. 1 pursuant to a delegation in Resolution 2017-163 A-1 from the Board to the Commission to allow it to approve amendments to contracts in an amount not to exceed \$250,000 annually.

On May 29, 2019, the Executive Director of HACSB approved Amendment No. 2 increasing the total contract amount by \$40,449, from \$1,163,197 to \$1,203,646, to compensate Edra for additional work on the Project required for additional demolition and insulation, building permits, underground service by Edison, roof repairs and removal of a block wall and tree. The Executive Director approved Amendment No. 2 pursuant to the HACSB Procurement Policy that authorizes the Executive Director to approve change orders up to 10% of the Board approved contract.

Amendment No. 3, in the amount of \$167,352.68, will compensate Edra for the unforeseen work required by the building inspector, in addition to the design and approval from Southern California Edison for the undergrounding of the electric utility. New gas and water utilities also needed to be designed and approved in coordination with the design of Arrowhead Grove. The cost of the utility upgrades required to serve the Head Start Preschool Campus represent the majority of the increase to the contract. The amendment also compensates Edra for the costs associated with replacing a chain link fence with a wrought iron fence, remodeling the parking lot to ensure compliance with the Americans with Disabilities Act, roof work, additional painting due to failing stucco, rain gutters, and other work to complete the Project.

The renovation of the Head Start has been extremely time sensitive, as the school must take occupancy and have approved licensing in place by August 15, 2019. All efforts possible are being directed to ensure that the Head Start is able to open on time for the mutual benefit of our families.

The San Bernardino County Housing Commission reviewed this item on July 16, 2019, and recommended approval to the Board of Governors.

PROCUREMENT

HACSB previously issued an Invitation for Bid (IFB) PC1044 for Head Start Renovation Services at Waterman Gardens on August 6, 2018 which resulted in the receipt of two proposals. The proposals were evaluated per the requirements of the IFB in which Edra Construction Corporation was the lowest bidder, considered responsive, and determined responsible to provide this service to HACSB.

REVIEW BY OTHERS

This item has been reviewed by Legal Counsel (Julie J. Surber, Principal Assistant County Counsel) on July 17, 2019; Finance (Kathleen Gonzalez, Administrative Analyst, 387-5412) on July 22, 2019 and Finance and Administration (Matthew Erickson, County Chief Financial Officer, 387-4599) on July 22, 2019.

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Record of Action of the Board of Governors
Housing Authority of the County of San Bernardino

APPROVED (CONSENT CALENDAR)

Moved: Robert A. Lovingood Seconded: Dawn Rowe
Ayes: Josie Gonzales, Curt Hagman, Robert A. Lovingood, Sylvia Miller, Jessie Muñoz, Dawn
Rowe, Janice Rutherford

Lynna Monell, SECRETARY

BY 
DATED: August 6, 2019



cc: Housing Authority - Razo w/ agree
 Contractor c/o Housing Authority w/ agree
 File - w/ agree
jll 08/9/2019