

**Lee County Board Of County Commissioners  
Agenda Item Summary**

Blue Sheet No. 20040720

**1. REQUESTED MOTION:** Waive the formal bid process for BW-04-05 Rehab, 550 S State Street.  
**ACTION REQUESTED:** Approval not to exceed amount of \$62,000 for a rehab of a three bedroom home located at 550 S. State St., North Fort Myers, unincorporated Lee County. Home was purchased from HUD for \$32,142.85 and will be rehabilitated as part of the Acquisition/Rehab/Resale Program to a low-income family. Home will appraise for approximately \$90,000 when complete. CDBG funds used for acquisition (which also included closing costs). HOME, SHIP and CDBG funds will be utilized for the rehabilitation.

**WHY ACTION IS NECESSARY:** The total amount of the rehab project exceeds County Manager's approval limit of \$50,000. Home was purchased from HUD, and needs extensive repairs to be brought up to code.

**WHAT ACTION ACCOMPLISHES:** Provides neighborhood revitalization in Palmona Park, (one of LCBOCC designated neighborhoods), and assists low income family with homeownership opportunity.

**2. DEPARTMENTAL CATEGORY:**  
**COMMISSION DISTRICT #** C5B

**3. MEETING DATE:**  
06-15-2004

**4. AGENDA:**  
 **CONSENT ADMINISTRATIVE**  
 **APPEALS PUBLIC**  
 **WALK ON**  
**TIME REQUIRED:**

**5. REQUIREMENT/PURPOSE:**  
 (Specify)  
 **STATUTE**  
 **ORDINANCE**  
 **ADMIN. CODE** AC-4-4-  
 **OTHER**

**6. REQUESTOR OF INFORMATION:**  
**A. COMMISSIONER** N/A  
**B. DEPARTMENT** Human Services  
**C. DIVISION**  
**BY:** Karen Hawes  
*(Signature)*  
5/28/04

**7. BACKGROUND:** Home was a HUD foreclosure and was made available only to local non-profits due to the repairs necessary to bring the home to HQS standards. Human Services purchased the home for \$32,142.85 and proceeded to get bids on the rehab from contractors on the master's bidder list. Bid was awarded to the lowest bidder. Purchase Orders will include estimated costs for total rehab, a 10% contingency, termite treatment, lead-based paint abatement, flooring, paint, and appliances. Total cost of rehab will not exceed \$62,000 and appraised value of completed home will be approximately \$90,000. The house has 3 bedrooms/2 baths and will increase affordable housing stock. Funds will be available in: FC5540313903.50xxxx.1108, 11067013921.50xxxx.1132 and 11070813920.50xxxx.1132

**8. MANAGEMENT RECOMMENDATIONS:**

**9. RECOMMENDED APPROVAL:**

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services				G County Manager
<i>(Signature)</i>	<i>(Signature)</i>	N/A	N/A	<i>(Signature)</i>	OA	OM	Risk	GC	<i>(Signature)</i>
					<i>(Signature)</i>	<i>(Signature)</i>	<i>(Signature)</i>	<i>(Signature)</i>	<i>(Signature)</i>

**10. COMMISSION ACTION:**  
 **APPROVED**  
 **DENIED**  
 **DEFERRED**  
 **OTHER**

REC'D 6/11/04  
 by CO. ATTY.  
 10:53 AM  
 CO. ATTY 6/11/04  
 FORWARDED TO:  
 Budget  
 1:30 PM

RECEIVED BY  
 COUNTY ADMIN:  
6/16/04  
 8:30 AM SGT  
 COUNTY ADMIN  
 FORWARDED TO: *(Signature)*  
6-304  
 4:30 PM