

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

Blue Sheet No. 20041375

1. REQUESTED MOTION:

ACTION REQUESTED: Approve and adopt Resolution to amend AC-4-4, Contract Manual to authorize exemption from the formal bid level, for the Department of Human Services, Housing Services Program to increase the level from \$50,000 to \$75,000 to rehabilitate housing units purchased for resale to low income families and prioritized for the elderly, disabled and to make housing owned by low income families and the elderly safe and decent while maintaining affordability. Funds are available from the CDBG entitlement funds and Program Income, Hope III Sales Proceeds, and HOME funds.

WHY ACTION IS NECESSARY: Board approval required.

WHAT ACTION ACCOMPLISHES: Increases the purchasing level which will allow the Department of Human Services to bid and award contracts to local contractors to rehabilitate vacant and abandoned homes for resale to low income families as affordable housing and to restore safe, decent and affordable housing for low income Lee County homeowners.

2. DEPARTMENTAL CATEGORY:

5. Human Services
COMMISSION DISTRICT #

C5A

3. MEETING DATE:

11-09-2004

4. AGENDA:

CONSENT
ADMINISTRATIVE
APPEALS

PUBLIC
WALK ON

TIME REQUIRED:

5. REQUIREMENT/PURPOSE:
(Specify)

STATUTE
ORDINANCE
 ADMIN.
CODE
OTHER

6. REQUESTOR OF INFORMATION:

A. COMMISSIONER
B. DEPARTMENT Human Services
C. DIVISION

BY: Karen B. Hawes

Karen B. Hawes 10/22/04

7. BACKGROUND: Currently, the formal bid level is 50,000. The Department is requesting exemption and requesting the level to be increased to \$75,000. The increase in the contracting level will provide the Human Services, Housing Program to rehabilitate owner occupied housing to current codes and convert vacant and abandoned houses to safe, decent and affordable housing. Rehabilitation limits have been steadily rising over the last ten years. In addition, construction codes have changed to ensure housing meets current hurricane and safety codes. Environmental issues such as mold and lead based paint testing and abatement have added additional costs. Rehabilitation is necessary to ensure the retention of affordable housing. Funding will be provided by the Department of Housing and Urban Development, CDBG entitlement funds and Program Income, HOPE III Sales Proceeds, or HOME program funds. All recipients of the program will be required to meet the Federal income guidelines. Attachment: Data/Cost Analysis, Resolution

8. MANAGEMENT RECOMMENDATIONS: Approve increasing the purchasing level for rehabilitating housing to \$75,000 specifically for the Department of Human Services, Housing Services Program.

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>Gene</i>	<i>[Signature]</i>			<i>[Signature]</i>	OA <i>[Signature]</i>	OM <i>[Signature]</i>	Risk <i>[Signature]</i>	GC <i>[Signature]</i>	HS <i>[Signature]</i>

10. COMMISSION ACTION:

APPROVED

DENIED

DEFERRED

OTHER

Rec. by CoAtty
Date: *10/25/04*
Time: *2:15PM*
Forwarded To:
Admin 10/25/04

RECEIVED BY
COUNTY ADMIN: *[Signature]*
10/25/04
2:45 pm
COUNTY ADMIN
FORWARDED TO: *[Signature]*
10/25/04
[Signature]

HS

LEE COUNTY RESOLUTION NO. _____

A RESOLUTION OF THE LEE COUNTY BOARD OF COUNTY COMMISSIONERS RELATING TO AMENDMENTS TO THE LEE COUNTY ADMINISTRATIVE CODE AS ADOPTED BY LEE COUNTY ORDINANCE NO. 97-23; PROVIDING FOR APPROVAL OF CERTAIN AMENDMENTS TO THE LEE COUNTY ADMINISTRATIVE CODE; PROVIDING SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners is the governing body in and for Lee County, a political subdivision of the State of Florida; and,

WHEREAS, the Board of County Commissioners has previously enacted Lee County Ordinance No. 96-01, creating a charter form of government for Lee County pursuant to Section 125.80 of the Florida Statutes, and which was approved and ratified by the Electorate of Lee County on November 5, 1996; and,

WHEREAS, Lee County Ordinance No. 97-23 at Section III allows and provides for amendments to the Lee County Administrative Code to be made by Resolution of the Board of County Commissioners at a regularly scheduled Board of County Commissioners; meeting; and,

WHEREAS, certain amendments to the Lee County Administrative Code are now being proposed, and the Board of County Commissioners finds that such proposed amendments are acceptable, serve a public purpose and are consistent with the terms and conditions of Lee County Ordinance No. 96-01, the Lee County Charter.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS THAT:

1. The above preamble is hereby accepted and approved as being true and accurate, and is adopted and incorporated herein as if set out further at length.
2. The proposed amendment(s) to the Lee County Administrative Code AC-4-4 (attached hereto as Exhibit A), is (are) approved, and are hereby directed to be incorporated into the Lee County Administrative Code as indicated in the amendment(s).
3. The provisions of this Resolution are severable, and it is the intention to confer to the whole or any part of this Resolution, the powers herein provided for. If any of the provisions of this Resolution shall be held unconstitutional by any court of competent jurisdiction, the decision of such court shall not affect or impair any of the other remaining provisions of this Resolution. It is hereby declared to be the Board's legislative intent that this Resolution would have been adopted had such an unconstitutional provision not been included herein.
4. This Resolution shall become effective immediately upon its adoption by the Board of County Commissioners.

The foregoing Resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and, being put to a vote, the vote was as follows:

Ray Judah	_____	_____
Douglas St. Cerny	_____	_____
Robert Janes	_____	_____
Andrew Coy	_____	_____
John E Albion	_____	_____

DULY PASSED AND ADOPTED this _____ day of _____, 2004.

ATTEST:
CHARLIE GREEN, CLERK

By: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

By: _____
Chairman

APPROVED AS TO FORM:

By: _____
Office of County Attorney

“EXHIBIT A”

Amend the Lee County Contract Manual, Section 5: Unique Services, entitled “Exemptions” to create an exemption for the Lee County Human Services, Housing Services Program, to increase the formal bidding level to rehabilitate housing units from \$50,000.00 to \$75,000.00.

5.3.3.5 Rehabilitation of housing units made by the Lee County Department of Human Services from funds provided by the Department of Housing and CDBG entitlement funds and Program Income, Hope III Sales Proceeds, and HOME funds may not exceed \$75,000.00 without requiring Board of County Commissioner approval. Such rehabilitations are solely for rehab of the houses for use by the elderly or disabled or low income families and for revitalization in targeted neighborhoods.

Sampling of data comparing housing rehabilitation costs for a 1200 square foot home:

Component	2002	Now	Total 2002 cost	2004 cost
Roof (24 squares)	\$190 sq.	\$240 sq	\$4560	\$5760
Windows (avg. 10)	\$150 ea	\$350 ea*	\$1500	\$2500
Electrical			\$2600	\$3600
Plumbing Hardware (faucets, etc.)			\$ 450	\$ 950

* requiring shutters

Other considerations:

- Permitting costs have risen
- Most plans are now requiring architectural drawings
- Installing egress windows in bedrooms now requires full house windows
- Labor & Material costs are also rising (ie: drywall & plywood up 200%)
- As costs go up, contingency costs increase proportionately

Current projects cost comparison

		1998	2002	2004
Old Olga Rd	2400 sq ft.	\$39,435	\$46,394	\$57,609
Bougainvillea	1100 sq ft.	\$34,493	\$40,580	\$51,518
Bellair	1400 sq ft.	\$29,967	\$35,255	\$42,000