



REGIONAL HOUSING AUTHORITY

Serving the Cities of Live Oak, Yuba City and Colusa • Counties of Sutter, Nevada, Colusa and Yuba

1455 Butte House Road • Yuba City, CA 95993

Phone: (530) 671-0220 • Toll Free: (888) 671-0220 • TTY: (866) 735-2929 • Fax: (530) 673-0775

www.RegionalHA.org

January 29, 2018

TO: Chairperson Dan Miller
Vice-Chairperson Mike Leahy
Commissioner Brian Foss
Commissioner Manny Cardoza
Commissioner Jeramy Chapdelaine
Commissioner Diane Hodges
Commissioner Suzanne Gallaty
Commissioner Luis Uribe
Commissioner Ron Sullenger
Commissioner Toni Benson
Commissioner John Loudon
Commissioner Doug Lofton
Commissioner Kent Boes
Legal Counsel Brant Bordsen

Sutter County Board of Supervisors
Nevada County Board of Supervisors
Yuba County Board of Supervisors
Colusa County Board of Supervisors
City Council, Live Oak
City Council, Yuba City
City Council, Colusa
Appeal-Democrat
Duane Oliveira, General Counsel Emeritus
SCEA
Terrel Locke, City of Yuba City
Darin Gale, City of Yuba City
The Union
Rob Choate, County of Nevada
Kara Gash, Sutter County Health Division
Judy Sanchez, City of Yuba City

NOTICE OF SPECIAL MEETING

January 31, 2018

You are hereby notified that the Commissioners of the Regional Housing Authority are called to meet in Special Session at **2:00 PM on Wednesday, January 31, 2018 at the Regional Housing Authority, 1455 Butte House Road, Yuba City, CA 95993.**

Chairperson Dan Miller and Commissioner Brian Foss will be attending the Board Meeting via teleconference. The location of the teleconference where Chairperson Dan Miller and Commissioner Brian Foss will be is Erik Rood Administration Center, 950 Maidu Avenue, Nevada City, CA 95959, in the Empire Room, Floor 2, Right Wing. Pursuant to the Brown Act, this location is open to and accessible by the public for the duration of the teleconference, and members of the public shall be able to participate in the Board Meeting at this location.

for 
Gustavo Becerra
Executive Director

AGENDA
SPECIAL MEETING
OF THE BOARD OF COMMISSIONERS OF
REGIONAL HOUSING AUTHORITY
Regional Housing Authority 1455 Butte House Road, Yuba City, CA 95991
January 31, 2018, 2:00 PM

- A. CALL TO ORDER: ROLL CALL
- B. PLEDGE OF ALLEGIANCE
- C. PUBLIC PARTICIPATION: Members of the public shall be provided with an opportunity to address the Board on items of interest that are within the subject matter jurisdiction of the Board. Any member of the audience who may wish to bring something before the Board that is not on the agenda may do so at this time; however, State law provides that no action may be taken on any item not appearing on the posted Agenda. Persons who wish to address the Board during public comment or with respect to an item that is on the agenda, will be limited to three (3) minutes.
- D. AWARDS AND PRESENTATIONS: NONE
- E. CONSENT CALENDAR: All matters listed under Consent Calendar are considered to be routine and can be enacted in one motion. There will be no separate discussion of these items prior to the time that the Board votes on the motion, unless members of the Board request specific items to be discussed or removed from the Consent Calendar for individual action.

NONE

- F. OLD BUSINESS: Discussion/Possible Action: NONE
- G. NEW BUSINESS: Discussion/Possible Action:

- 1. Resolution 18-1551, Approval of Amended Contract
17-OMS-11731
Gustavo Becerra, Executive Director

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- H. ADMINISTRATIVE REPORT:

- 2. Administrative Update
Gustavo Becerra, Executive Director

- I. HOUSING COMMISSIONERS' COMMENTS:

J. EXECUTIVE SESSION: May be held under California Government Code regarding pending and/or anticipated litigation, property acquisition, and/or personnel issues.

K. NEXT MEETING: February 7, 2018

L. ADJOURNMENT

Ag01312018



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RESOLUTION NO. 18-1551

RESOLUTION AMENDING HCD-OMS CONTRACT NO. 17-OMS-11731 FOR THE YUBA CITY MIGRANT FARMWORKER CENTER CONSTRUCTION AND REHABILITATION PROJECT 2018

WHEREAS, the existing contract, Standard Agreement No. 17-OMS-11731 with the California Department of Housing and Community Development (“HCD”) will provide funds for the Construction and Rehabilitation Project located at the Yuba City Migrant Farmworker Center; and

WHEREAS, after the third-party assessment of existing conditions of the gas lines, and the electric system at the Yuba City Migrant Farmworker Center (“Center”), it has been determined that the gas and electric lines are in need of repair to serve its primary purpose of providing housing to seasonal agricultural workers and their families, through the Office of Migrant Services (“OMS”) program; and

WHEREAS, the third-party assessment concluded that emergency repairs are necessary in order for the Center to open by May 1, 2018; and HCD has agreed to fund the replacement and repairs of the gas and electrical systems; and

WHEREAS, it is desirable and necessary that the amount of the rehabilitation budget be agreed upon between HCD, and the Regional Housing Authority, acting through its Board of Commissioners in order to rehabilitate the Yuba City Migrant Center, with the following project scope of work: **See exhibit A of the Standard Agreement No. 17-OMS-11731 for respective scopes of work;** and

WHEREAS, pursuant to the Gas Systems Rehabilitation Scope of Work (“Gas System Rehabilitation Scope of Work”), as reflected in exhibit A; and pursuant to the Electric System Rehabilitation Scope of Work (“Electric System Rehabilitation Scope of Work”), as reflected in exhibit A, let it be resolved that Contract No. 17-OMS-11731, with an original rehabilitation budget in the amount of \$48,470.00, be amended in an amount not to exceed \$1,000,000.00 to address the deficiencies as detailed within the Gas Scope of Work and the Electric Scope of Work in order to repair both systems in a manner that will make the Center safe and habitable.

WHEREAS, pursuant to the Electric Scope of Work, all efforts will be made to make immediate repairs to the electrical system to get it operable and compliant with all applicable safety standards; including but not limited to replacing those electric lines that are causing immediate detriment. If warranted, to make the Center habitable for OMS residents during the regular season, repairs or replacements to the electrical transformer will occur prior to the opening of the Center for the 2018 OMS season. If replacement of the electrical transformer is not needed immediately but is required for the long-term functioning of the Center, let it be resolved that such efforts will be undertaken in collaboration with HCD after the closing of the 2018 OMS season.

WHEREAS, appropriate measures to replace and repair the gas system as identified in the Gas Scope of Work will be undertaken; and

WHEREAS, the foregoing is approved by the Regional Housing Authority and that the Executive Director, Gustavo Becerra, of said Authority shall be authorized to execute the contract, related documents and any amendments thereto.

PASSED AND ADOPTED by the Board of Commissioners of the Regional Housing Authority, this 31st Day of January 2018, by the following vote:

AYES:
NAYS:
ABSTAINED:
ABSENT:

ATTEST:

Dan Miller, Board Chairperson

(SEAL)

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Exhibit A of the Standard Agreement No. 17-OMS-11731

Gas System Rehabilitation Scope of Work

1. Pot hole all utilities in path of newly proposed gas main.
2. Dig pits at each building and at connection points on proposed gas main.
3. Set up directional bore machine and bore approximately 2,800 for new 2" gas main.
4. Install new 2" PE pipe from master meter to each building.
5. Install new tracer wire with all underground piping.
6. Install (4) new underground main shut off valves dividing system into sections that consist of buildings (A, B, C and maintenance), (D & E), (F), (G & H).
7. Install new HDPE to steel risers to each building.
8. Install new main building shut off valves on each riser.
9. Install new regulators set at 7" wc on each riser after main shut off valves.
10. On buildings A, B, C, D & E connect to buildings without installing meters.
11. On building F, connect to existing meter manifolds.
12. On buildings G & H, connect to buildings without installing meters.
13. On buildings F, G, & H, install new individual shut off valves for each unit.
14. Pressure test new system.
15. Paint exterior piping with PGE gray for protection.
16. Backfill all pits and compact.
17. Locate interior gas leaks in 65 units
18. Open walls, floors, ceilings where necessary to access gas line leaks.
19. Make gas line repairs in 65 units.
20. Pressure test each line that was repaired.

21. Reconnect each line to system.
22. Light all pilots
23. Repair all access points in walls, floors and ceilings.
24. Price to include materials, equipment and labor.
25. Price to be based on current prevailing wage rates.
26. Price to include bonding.
27. New PE Gas main has to be 80 PSI as required by state.
28. House lines have to be tested at 15 PSI as required by state.
29. Job has to be USA (Underground Service Alert 811) before start.
30. Project must be completed by or before April 20, 2018.
31. HCD will hire an independent third party contractor to oversee project progress and completion.

Electric System Rehabilitation Scope of Work

1. De-energize the circuit
2. Disconnect the lineside and load side conductors.
3. Pole 1
 - a. Disconnect and remove downguy bracing cabling.
 - b. Cinch lifting straps around the pole and crane it up and out of the ground.
 - c. Building the new pole on the ground
 - d. New demarcation pole includes downguying.
 - e. Install 3 new cross arms.
 - f. New overhead switch.
 - g. Install 3 new fuse link cutouts.
 - h. Install 6 new dead-end insulators.
 - i. Install 3 new surge arrestors.
 - j. PGE lineside makeup.
 - k. Owner loadside makeup.
 - l. Auger a hole for the new pole.
 - m. Cinch lifting straps around the new pole, position the pole aloft, and lower it into the hole.

- n. Attach downguy cables to the downguy anchors.
- o. Reconnect the loadside and lineside wiring to the insulators and provide jumpers between the two.
- p. Connect the surge arrestors and the open fuse cutouts.

4. Pole 5

- a. Disconnect and remove downguy bracing cabling.
- b. Cinch lifting straps around the pole and crane it up and out of the ground.
- c. Building the new pole on the ground
- d. New pole includes downguying.
- e. Install 3 new cross arms
- f. Install 9 new dead-end insulators.
- g. Install 3 new surge arrestors.
- h. Install 3 new fuse link cutouts.
- i. Auger a hole for the new pole.
- j. Cinch lifting straps around the new pole, position the pole aloft, and lower it into the hole.
- k. Attach downguy cables to the downguy anchors.
- l. Reconnect the loadside and lineside wiring to the insulators and provide jumpers between the two.
- m. Connect the surge arrestors and the open fuse cutouts.

5. Pole 8

- a. Disconnect and remove downguy bracing cabling.
- b. Cinch lifting straps around the pole and crane it up and out of the ground.
- c. Building the new pole on the ground
- d. New pole includes downguying.
- e. Install 2 new cross arms
- f. Install 6 new dead-end insulators.
- g. Install new overhead switch.
- h. Install 3 new surge arrestors.
- i. Install 3 new fuse link cutouts.
- j. Auger a hole for the new pole.
- k. Cinch lifting straps around the new pole, position the pole aloft, and lower it into the hole.
- l. Attach downguy cables to the downguy anchors.
- m. Reconnect the loadside and lineside wiring to the insulators and provide jumpers between the two.
- n. Connect the surge arrestors and the open fuse cutouts.

6. Pole 9

- a. Disconnect and remove downguy bracing cabling.
- b. Cinch lifting straps around the pole and crane it up and out of the ground.

- c. Building the new pole on the ground
- d. New pole includes downguying.
- q. Install 2 new cross arms
- r. Install 6 new dead-end insulators.
- e. Install new overhead switch.
- f. Install 3 new surge arrestors.
- g. Install 3 new fuse link cutouts.
- h. Auger a hole for the new pole.
- i. Cinch lifting straps around the new pole, position the pole aloft, and lower it into the hole.
- j. Attach downguy cables to the downguy anchors.
- k. Reconnect the loadside and lineside wiring to the insulators and provide jumpers between the two.
- l. Connect the surge arrestors and the open fuse cutouts.

7. Pole 10

- a. Disconnect and remove downguy bracing cabling.
- b. Cinch lifting straps around the pole and crane it up and out of the ground.
- c. Building the new pole on the ground
- d. New corner pole includes downguying.
- e. Install 3 new cross arms
- f. Install 9 new dead-end insulators.
- g. Install new overhead switch.
- h. Install 3 new surge arrestors.
- i. Install 3 new fuse link cutouts.
- j. Auger a hole for the new pole.
- k. Cinch lifting straps around the new pole, position the pole aloft, and lower it into the hole.
- l. Attach downguy cables to the downguy anchors.
- m. Reconnect the loadside and lineside wiring to the insulators and provide jumpers between the two.
- n. Connect the surge arrestors and the open fuse cutouts.

8. Sectionalize circuits.

9. Test underground ground resistance.

10. Perform maintenance to 5 transformers.

11. The rehabilitation work will be done in two stages as follow:

- a. Stage 1: Before May 1, 2018, contractor will perform repairs enough to make the system operational for the 2018 OMS on-season ending on October 27, 2018.

b. Stage 2: Contractor will continue rehab work on October 29, 2018 until completion without exceed OMS center on-season opening on May 1, 2019.

12. HCD will hire an independent third party contractor to oversee project progress and completion.

