Item: I-4

From: Robert York
Housing Director
City of Coffeyville

Mayor and Commissioners,

The Coffeyville Housing Authority, in accordance with the 2009 Housing Rehabilitation Grant from the Kansas Housing Resource Corporation, are presenting for your consideration the approval of the funding for the Rehabilitation Budget for the property located at 1321 Hibbard Street in the City of Coffeyville, Kansas.

This home is an 1167 square foot, 3 bedrooms and 1 bathroom house with an attached 1 car garage (see attached drawing). The scope of work on this project is not as extensive as other projects. It includes roofing, guttering repair, updating the kitchen and bathroom, HVAC condenser unit replacement, some floor joist repairs, replacing some of the siding, interior and exterior painting.

This project was posted for bids beginning on 3/12/12 and the bid closing date was 4/17/12. We had a total of 10 Contractors perform a walk through of the property and received bids from 8 of those companies. The initial estimation for rehabilitation cost for this project was $26,500.00. The actual low bids received total $24,368.00. We are able to realize some savings by utilizing in house labor to replace the AC condenser unit. The labor hours needed is minimal for this and justifies the use of City labor for the cost savings involved.

The Housing Authority is requesting a not to exceed rehabilitation budget of $25,500.00 for this project. The purchase price for this property was $29,500.00. This will make the overall cost $55,000.00.

The Housing Director has performed a Uniform Residential Appraisal Report utilizing the three closest sold comparables to this property (see attached form). The actual selling price for the three comparable properties ranged from $69,700.00 to $ 71,000.00. After adjusting the selling prices to match our project house the prices range from $62,310.00 to $67,740.00. Taking that into consideration, it is realistic to anticipate a selling price from $60,000.00 to $65,000.00 upon completion of this project. With Realtor fees in the $3600.00 to $3900.00 that selling price would return to the fund $56,400.00 to $61,100.00 respectfully. That would be excluding any other considerations in the sales transaction, such as down payment assistance, warranty contracts etc.

The Housing Authority Board has reviewed this data and they have approved of proceeding with this project.

Respectfully,
Robert York
Director of Housing
Coffeyville Housing Authority

RESOLUTION NO. R-12-49

A RESOLUTION TO APPROVE THE REHABILITATION COSTS OF PROPERTY LOCATED AT 1321 HIBBARD STREET IN THE CITY OF COFFEYVILLE KANSAS AS PART OF THE 2009 HOUSING REHABILITATION GRANT FROM THE KANSAS HOUSING RESOURCES CORPORATION.

BE IT RESOLVED by the Board of Commissioners of the City of Coffeyville, Kansas, that the City of Coffeyville, be and is hereby authorized and directed to approve the rehabilitation costs in an amount not to exceed $25,500.00 for property located at 1321 Hibbard Street in Coffeyville, Kansas as part of the 2009 Housing Rehabilitation Grant from the Kansas Housing Resources Corporation.

Adopted this 8th day of May 2012.

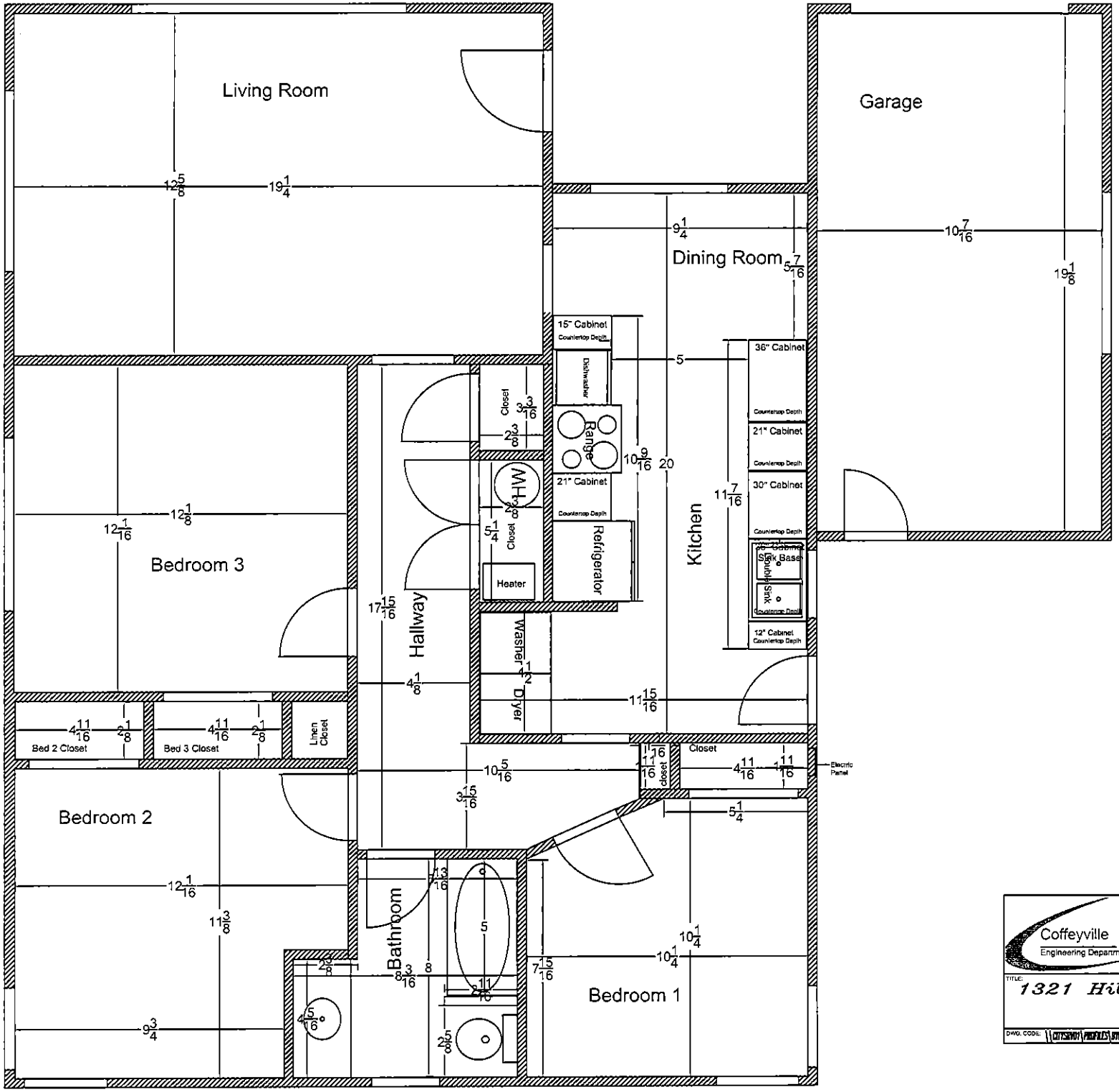
_____
David George, Mayor

ATTEST:

_____
Cindy Price, City Clerk

Approved as to Form and Legality:

_____
Paul Kritz, City Attorney



Coffeyville Engineering Department

DESIGNED BY:
CHECKED BY:
DRAWN BY: Robert York
APPROVED BY:
SCALE: 1/8" = 1'
CONTRACT NO
TITLE: 1321 Hibbard
DATE: 11/16/11
REF #:
SHEET #:
DWG. CODE: \\CITYSERVO1\PROFILES\STORK\MY DOCUMENTS\CAD DRAWINGS\1321 HIBBARD.DWG

Uniform Residential Appraisal Report

1321 Hibbard Street							
Feature	Subject	Comparable Sale #1		Comparable Sale #2		Comparable Sale #3	
Address 1321 Hibbard Street		206 S. Highland Rd.		401 S Ellis		3705 W 6th Street	
Sale Price	$ 62,000.00		$ 69,700.00		$ 70,000.00		$ 71,000.00
Price per Square Foot	$ 53.13		$ 44.09		$ 44.93		$ 59.51
		Description	Adjustment	Description	Adjustment	Description	Adjustment
VALUE ADJUSTMENTS							
Location	Urban	Urban		Urban		Urban	
Site	7,013	11,250	$ (500.00)	5,850	$ 500.00	17,632	$ (2,000.00)
View	Street	Street	$ -	Street	$ -	Street	$ -
Design	Contemporary	Ranch	$ -	Ranch	$ -	Ranch	$ -
Actual Age	57	54	$ -	41	$ -	51	$ -
Condition	Remodled	Good	$ -	Good	$ -	Good	$ -
Room Count	7	9	$ (500.00)	8	$ (500.00)	8	$ (500.00)
Bedrooms	3	3	$ -	2	$ 500.00	3	$ -
Bathrooms	1	1 3/4	$ (750.00)	1 3/4	$ (750.00)	1 1/2	$ (500.00)
S.F. Living Space	1167	1581	$ (4,140.00)	1558	$ (3,910.00)	1193	$ (260.00)
Basements & Finished Rooms Below Grade	crawl	crawl		Slab		Crawl	
Utilities	Gas,Elec.,Water	Gas, Elec., Water		Gas, Elec., Water		Gas, Elec., Water	
Heating & Cooling	Central- Gas, Elec	Central - Gas, Elec.		Central - Gas, Elec		Central - Gas, Elec	
Garage / Carport	Attached - 1 Car	Attached - 2 Car	$ (1,500.00)	Attached - 1 Car	$ -	Attached - 1 Car	$ -
Porch/Patio/Deck	Porch/Patio	N/A		Porch / Patio		Porch / Deck	
Net Adjustments			(7,390.00)		$ (4,160.00)		$ (3,260.00)
Adjusted Sale Price of Comparables			62,310.00		$ 65,840.00		$ 67,740.00
Summary							

Bid Classification - Selective Demolition Work

Company Name _____ **Date** _____

Bathroom
This bid will be for removing and disposal of the existing tub and shower surround and sink. Removal and disposal of the existing flooring. Remove the toilet and retain for re-installation. The removal and disposal of the vanity countertop

Bid per square foot _____
Available Start Date _____
Total time to complete _____
Total bid _____

Kitchen
This bid will be for the removal and disposal of the base cabinets and stone finish on the west wall of the kitchen.Removal and disposal of the overhead cabinet above the base cabinet. Removal and disposal of the existing floor tile in the kitchen and dining area.

Bid per square foot _____
Available Start Date _____
Total time to complete _____
Total Bid _____

Bedroom 1 & 3
This bid is for the removal and disposal of the existing carpet in bedrooms 1 & 3.

Bid per square foot _____
Available Start Date _____
Total time to complete _____
Total Bid _____

House
This is for the removal and disposal of damaged siding on the exterior of the property.

Available Start Date _____
Total time to complete _____
Total Bid _____

This bid is for the removal and disposal of the metal awnings on the the exterior windows.

Available Start Date _____
Total time to complete _____
Total Bid _____

Bid Classification -Repair of Stone Front

Company Name _____ **Date** _____

This bid is for cleaning and repair of the stone front of the house. This includes any tuck pointing required and the replacement of missing stones.This includes sealing the stone to the house.

Available Start Date _____
Total time to complete _____
Total Bid _____

Bid Classification -Siding and Entry Doors

Company Name _____ **Date** _____

This bid is for the replacement of damaged siding. The material is to match the existing siding.

Available Start Date _____
Total time to complete _____
Total Bid _____

This bid is for the removal and replacement of all damaged fascia and soffit with a material to match the existing fascia and soffits.

Total Linear Footage _____
Available Start Date _____
Total time to complete _____
Total Bid _____

This bid is for replacing the front and rear entry doors with half lite doors. Material cost not to exceed $370.00 per door.

Material Cost Each _____
Available Start Date _____
Total Time to Complete _____
Total Bid _____

This bid is for the removal and replacement of the existing storm doors on the front and rear entrances. The minimum standard will be a solid core door with a maintenance free surface. Color matched lever handle with security lock. Heavy duty weatherstripping. Adjustable speed closer.

Material Cost Each _____
Available Start Date _____
Total Time to Complete _____
Total Bid _____

Bid Classification - Roofing and Guttering

Company Name _____ **Date** _____

House

This bid will be for striping the existing roof material. Replacing the roofing felt with a minimum of #30 roofing felt. Replacing flashings and drip edge as needed. Roofing the house with a minimum of Class A rated 3 tab fiberglass shingles.

Total squares _____
Bid per square _____
Available Start Date _____
Total time to complete _____
Total Bid _____

This bid is for the replacement of any damaged guttering and downspouts.The material is to be seamless material with gutter guarding installed. A minimum of 5" guttering with a minimum of 2x3 downspouts.

Total linear feet of material being replaced. _____
Bid per linear foot _____
Available Start Date _____
Total time to complete _____
Total Bid _____

Bid Classification - Replacement Windows

Company Name _____ **Date** _____

This bid is for the replacement of broken window panes. This bid is to include glazing and caulking all windows and the replacement of any damaged window sills.

Total number of windows replaced _____
Available Start Date _____
Total time to complete _____
Total Bid _____

Bid Classification - Sheetrock and Plaster Repair

Company Name _____ **Date** _____

This bid will be for the repair and / or replacement of damaged sheetrock and plaster throughout the house. This includes walls, ceilings and closets. The repairs are to be completed to a finish suitable for painting.

Total square feet of repairs _____
Bid per square foot _____
Available Start Date _____
Total time to complete _____
Total Bid _____

Bid Specification - Cabinetry

Company Name _____ **Date** _____

This bid is for the replacement of the removed cabinetry on the west wall of the kitchen to match the existing cabinetry in the kitchen The installation of new countertops and a new double kitchen sink. All cabinets are to be of hardwood construction. The countertops are to be at a minimum laminate solid countertops

Kitchen

Material cost:

Base Cabinets	_____
Countertops	_____
Double sink	_____
Available Start Date	_____
Total time to complete	_____
Total Bid	_____

Bid Specification - Flooring

Company Name _____ **Date** _____

This bid is for preparing floor surfaces in both bathrooms, kitchen and utility room for the installation of ceramic floor tile. This will include all supplies needed to complete the installation. The installation of natural clay ceramic floor tiles using a thin set. Tile color will be provided.

Kitchen / Dining / Utility

Total square feet _____
Available Start Date _____
Time to complete _____
Total Bid _____

Bathroom

Total square feet _____
Available Start Date _____
Total time to complete _____
Total Bid _____

House
This bid will be for cleaning, repairing and refinishing hardwood floors through out the house. The floors are to be sanded as needed and refinished using no less than three coats of poly urethane to seal the floors.

Total square feet _____
Available Start Date _____
Total time to complete _____
Total Bid _____

Bedroom 1 & 3
If the hardwood flooring is not in acceptable condition then Bedroom 3 will need to be re-carpeted. This bid is for the installation of padding and carpeting in the room identified as Bedroom 3. The minimum requirement is for a moderate traffic rated carpeting and pad.

Available Start Date _____
Total time to complete _____
Total Bid _____

Bid Classification - Electrical

Company Name _____ **Date** _____

This bid is for all work required to update the wiring to meet current electric codes. This will include the installation of GFCI receptacles and any arc fault breakers that are needed.

Available Start Date _____

Total time to complete _____

Total Bid _____

Bid Specification - Plumbing

Company Name _____ **Date** _____

All water supply plumbing will utilize PEX materials.Blue tubing will be used for cold water supply and red tubing for hot water. All drain lines will utilize PVC piping. All supply and drain lines are to be treated to prevent freezing from occuring. All work is to meet or exceed existing plumbing codes and must meet be inspected by a certified City Inspector.

Bathroom

This bid is for the termination of supply and drain lines for the bathroom for the deconstruction phase.

Material Cost _____
Available Start Date _____
Total time to complete _____
Total Bid _____

Kitchen

Installation of new supply and drain lines for kitchen sink, dishwasher, refrigerator ice maker if needed.
Material Cost _____
Available Start Date _____
Total time to complete _____
Total Bid _____

This bid is for the installation of a new garbage disposal on the left side of the new kitchen sink. The unit is to be a minimum of 1/2 HP.

Material Cost _____
Available Start Date _____
Total time to complete _____
Total Bid _____

Bathroom
Installation of supply and drain lines for bathroom if needed. This will include the new bath / shower unit.

Material Cost _____
Available Start Date _____
Total time to complete _____
Total Bid _____

Re-installation of the toilets in the bathroom. We will re-use the existing toilet. This bid is for re-setting it following the new flooring being installed. This will also include the installation of a new drop in vanity sink.

Material Cost _____
Available Start Date _____
Total time to complete _____
Total Bid _____

Bid Specification - Painting

Company Name _____ **Date** _____

Interior
This bid will be for painting all rooms as specified. All walls and ceilings indicated will be painted with primer and a minimum of two coats of latex paint. Color specifics for each room will be provided. This bid will include all window, door, baseboard and crown molding trim. The bid will include all preparation and finish work.

Front room

Total square feet to be painted _____
Material Cost _____
Available Start Date _____
Total time to complete _____
Total Bid _____

Kitchen / Dining / Utility

Total square feet to be painted _____
Material Cost _____
Available Start Date _____
Total time to complete _____
Total Bid _____

Bathroom
Thisis bid will be for the areas above the stool and sink as well as the ceiling.

Total square feet to be painted _____
Material Cost _____
Available Start Date _____
Total time to complete _____
Total Bid _____

Hallway

Total square feet to be painted _____
Material Cost _____
Available Start Date _____
Total time to complete _____
Total Bid _____

All Bedroom painting includes the closet space.

Bedroom 1

Total square feet to be painted _____
Material Cost _____
Available Start Date _____

Total time to complete _____
Total Bid _____

Bedroom 2

Total square feet to be painted _____
Material Cost _____
Available Start Date _____
Total time to complete _____
Total Bid _____

Bedroom 3

Total square feet to be painted _____
Material Cost _____
Available Start Date _____
Total time to complete _____
Total Bid _____

Exterior

House
This bid will be for the preparation work and painting of the exterior of the home. This will include all trim. The minimum requirement is one coat of primer and two coats of a quality latex exterior paint.

Material Cost _____
Available Start Date _____
Total time to complete _____
Total Bid _____

Storage Shed
This bid will be for the preparation and painting of the exterior of the storage shed.The minimum standard is the same as for the house.

Material Cost _____
Available Start Date _____
Total time to complete _____
Total Bid _____

Bid Specification - HVAC

Company Name _____ **Date** _____

This bid will be for the removal of existing A/C unit.The installation of new central air conditioning unit.The repair of any damaged duct work as needed. The minimum of 3 ton unit is to be bid. The installations must be inspected by the City of Coffeyville Building Inspector.

Include with the bid a detailed sheet of what equipment will be installed. The unit will be placed in the same location as the existing unit.

Material cost of the unit: _____

Material cost of ductwork _____

Available Start Date _____
Total time to complete _____
Total Bid _____

This bid is for testing and completing any repairs needed to the existing heating unit and A-Coil, return air ducts, thermostats and any other componets of the existing HVAC system (with the exception of the compressor unit that is being replaced).

Parts requiring replacement _____ (include list of parts)
Total Bid _____

Kitchen
This bid will be for the installation of a vent hood for the kitchen stove.

Material Cost _____
Available Start Date _____
Total time to complete _____
Total Bid _____

Bid Specification - Fencing and Landscape

Company Name _____ **Date** _____

This bid is for the removal and disposal of the wood fence on the South edge of the property and on the small sections on the east side of the house.The installation of a new privacy fence tying into the existing fence on the East side, along the South and West edges of the backyard and tying into the back of the house. The material to be used for the fence is to be included with the bid as well as a picture of the product.

Material Cost _____
Available Start Date _____
Total time to complete _____
Total Bid _____

This bid will be for the installation of a landscaping plan to address the curb appearance of the property. The detailed plan is to be submitted along with the bid.

Material Cost _____
Available Start Date _____
Total time to complete _____
Total Bid _____

Bid Specification - Appliances

Company Name _____ **Date** _____

This bid is for the purchase and installation of a dishwasher and electric oven.

Cost of Dishwasher	_____
Cost of Stove	_____
Available Start Date	_____
Total time to complete	_____
Total Bid	_____