



CITY OF OXNARD

MEMORANDUM

July 14, 1977

To: Community Development Director

From: Housing Authority

SUBJECT: Agenda Item for Board of Commissioners Meeting of July 19, 1977 -
Approval of Change Order G-13 and Change Order G-16,
Modernization, Phase III

The Modernization of Colonia Village has progressed to CAL 31-3, the seventy (70) units located on Colonia Road.

This modernization of the project includes remodeling of the bathrooms by the installation of showers. The existing windows will be inoperable and contain glass block, requiring installation of roof exhaust fans.

Because of the design of the roof exhaust fan, it became obvious that with a very heavy rain, water build up on the roof could possibly enter or leak through the air exhaust opening. The flat roofs, with very little incline, also contribute to the possible build up of water on the roof in time of a heavy downpour.

To eliminate possible future water drainage through the air exhaust opening and damage to the fan motor, Change Order G-13 has been prepared to provide a 4" high metal base, as detailed on the Change Order No. 13 drawing for each bathroom exhaust fan unit. The contract price will be increased by \$5,866.56, with the contract time unchanged.

The drawings also called for increasing the electric power to the units in CAL 31-3 by increasing the wire size.

The existing electrical system from the main panel on each building to the sub-panels in each unit include wiring running through metal conduit, which is also the grounding system. The metal conduit runs underground and through the slab of the building to each sub-panel.

The contract called for pulling new larger wires or conductors through the conduits. The first 23 units were completed according to the contract. The inability to run the fish tape through the 24th conduit led to the discovery of the deteriorated conduit below ground. Since the possibility that deterioration already exists or will occur in the future in the other conduits, Change Order G-16 has been prepared to

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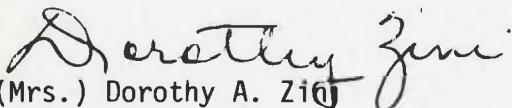
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provide an adequate ground for all seventy (70) units by adding a ground wire to all sub-feed panels. Change Order G-16 will increase the contract price in the amount of \$4,037.60. The contract time is not changed.

The above change orders have been discussed with the Architectural and Engineering Section of the Department of Housing and Urban Development and they agree that the above corrective change orders would be highly advantageous and save possible expensive corrective measures in the future.

Sufficient funding in the modernization budget is available for these changes.

It is recommended that the Board of Commissioners, by motion, approve Change Orders G-13 and G-16.


(Mrs.) Dorothy A. Zin

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Enclosures