



Triangle Courtyard: Takeover Agreement Amendment

Presented to Kings County Board of Supervisors
February 27, 2024



Work accomplished from August-November 2023

- a. Completed the remaining electrical trench work, covered, and compacted.
- b. Re-surveyed property lines, electric line easements, and unit placement.
- c. Repaired and painted damaged exterior railing on the front porch for one unit.
- d. Found and repaired portions of the underside of all the units at water and sewer connections damaged and left open by the previous contractor.
- e. Patched inside drywall with texture and connections to units (also painted and re-worked floor).
- f. Re-worked four units to re-direct and re-trench all lines to accommodate a major manufactured home ordering error.
- g. Each sub panel on the units were required to be de-rated from 200 amps to 100 amps due to the size of Southern California Edison's scope. Originally the units were planned for 100-amp service but the manufactured units came with forced air electric furnace heat requiring 200-amp panels.
- h. Re-worked the metal on each dead fronts for each sub-panel due to de-rating above.
- i. Completed remaining work on each block pier on the corners of the buildings due to poor placement by the previous contractor.
- j. Water and sewer connections to all 20 units and mains were completed and tested.
- k. Installed all interior doors.
- l. Fire Marshall discrepancies were discovered in November 2023 when the Fire Marshall inspected the Fire Main located inside the property; this work was performed in early 2022 by Grizzly (subcontractor of GGB). The work was not inspected prior to trenches being closed and no documentation of inspection exists. This required holes to be dug to verify thrust blocks, connections, joints, and type of pipe. This was completed in January 2024.





Work remaining to complete the project

- a. Install road base. Anticipate needing to use dirt from other areas on-site to raise the road base four inches. The uncompact nature of construction for over two years and rain damage have lowered the road base underlayment.
- b. Install rock for road base and TRUEGrid. The TRUEGrid is purchased and stored.
- c. Obtain Fire Permits for Fire Suppression Inspection of each unit.
- d. The electrical inspection from the County building official had correction notices. These have been corrected and reinspection is pending.
- e. Southern California Edison final electrical inspection.
- f. Curbs, sidewalks, and gutters.
- g. Parking lights.
- h. Skirting on each unit.
- i. Heating, Ventilation, and Air Conditioning (HVAC) mini splits installed in each unit.
- j. Minor remaining touchups (12 units).
- k. Furnishings (20 units).
- l. Mailboxes.
- m. Four ADA units.



Funding

Funding Source	Planned Use	Immediately Available	Potentially Available	Less 10% Youth Set Aside
HHAP 3	Current Plan: <ul style="list-style-type: none">• Permanent Supportive Housing	\$250,000	After Sunrise Closeout: \$64,000	\$35,228
HHAP 4	Current Plan: <ul style="list-style-type: none">• 60% Interim Sheltering• 30% Rapid Rehousing• 10% Street Outreach Proposed Plan: <ul style="list-style-type: none">• Permanent Supportive Housing		Once plan is updated to State: \$351,000	\$39,360
Total		\$250,000	\$415,000	

Max \$665,000



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Questions?