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Sarah Tilbury

CDBG Substantial Amendment - Public Review and Comment

To Terri Hess

Cc Community Development Block Grants

Good Morning,

I hope the link to the Public Hearing was helpful. I have filled in some answers to your questions below. Please let me know if you have any further comments. Thanks!

-- At the July board meeting it was reported that only one bid was received, possibly because the project was too small and/or the materials specified were unfamiliar to many suppliers (board members had questioned the higher-cost materials before bid invitation).

Board members had general questions about the higher cost of the materials chosen versus other materials prior to the invitation to bid but were in favor of the materials chosen. The materials were not unfamiliar to many suppliers – they are commonly used in the construction industry. The feedback received from the bidder that responded, and independently verified by LSHA through communications with other professionals involved in the construction industry, centered on the availability of the materials chosen due to the effects COVID had on manufacturing capacity. Several potential bidders also told LSHA that they would face challenges meeting the summer project schedules they already had due to staffing levels of their work crews – it has been hard to replace skilled workers during the Spring and Summer of 2021.

-- If only 8 units can be completed with the current funding, how can the rest of the 66 units be done with "no financial impact?" Per the [ls.net](#) document: **Due to the supply and demand effects caused by the COVID-19 pandemic, Lee's Summit Housing Authority requested a substantial change in scope of work to their Duncan Estates Exterior Rehab Phase I project. This request will change the number of homes benefitted from 66 to 8. The exterior rehabilitation will include new siding, gutters, windows, doors, gutters, downspouts, soffits and front porch columns. The project still plans to complete all 66 units over the next 3-5 years.**

This relates to the financial impact to the CDBG funding, LSHA's award of \$140,000 will not be changing. The project was planned to be completed in phases, all units are still scheduled to be completed over 5 years. The scope of work and timeframe is changing due to the financial impact of COVID. This amendment only relates to the 2020-21 funding .

-- If specs were changed to standard siding materials, could more than 8 units be done with scheduled funds?

LSHA evaluated this with our project architect, and yes, we could complete more than 8 units with the FY-2021 CDBG and Capital Funds already allocated to the project. However, the cement fiber board siding material was specifically chosen over vinyl siding and wood plank siding materials for its superior durability and longevity over comparable products. Cement fiber board siding typically has a product life of 50 years and the manufacturers usually warranty the products for that 50 year life span. Cement fiber board has a class 1A fire rating, is impervious to wood-boring insects, does not rot, and is resistant to deterioration from salt and ultraviolet rays. It is used very commonly in the construction of new affordable housing properties because of these advantages. Though the installation of cement fiber board siding is more costly upfront, this investment is worth it thanks to the longer lifespan and lower maintenance costs over that time.

-- If bids were invited at the peak of building material costs, would they be lower now?

That is the hope, some materials prices are leveling out but are still higher than when the application was made.

Yours Truly,

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