

DATE SUBMITTED 12/29/2025
 SUBMITTED BY Asst. to the City Manager
 DATE ACTION REQUIRED 01/07/26

COUNCIL ACTION (x)
 PUBLIC HEARING REQUIRED ()
 RESOLUTION ()
 ORDINANCE 1ST READING ()
 ORDINANCE 2ND READING ()
 CITY CLERK'S INITIALS ()

**IMPERIAL CITY COUNCIL
 AGENDA ITEM**

SUBJECT: DISCUSSION/ACTION: IMPERIAL APARTMENT REHABILITATION PROJECT

1. UPDATE ON 6TH & H STREET APARTMENT WINDOW REPLACEMENT PROJECT.
2. DISCUSSION ON PRIORITY IMPROVEMENT NEEDS
3. AUTHORIZATION TO SEEK BIDS FOR KITCHEN AND BATHROOM REHABILITATION

DEPARTMENT INVOLVED: CITY MANAGER'S OFFICE

BACKGROUND/SUMMARY:

The City of Imperial Apartments were built in 1958 and since that time have only received basic maintenance. Due to the age of the apartments, several repairs and significant improvements are needed.

In 2019, the Community Development Department contracted an engineering firm to complete a comprehensive report, to include Architectural Design Services, on the improvements and rehabilitation needed at the City Apartments. Once completed an RFP was published for work to be completed as outlined in the engineering firm report. The city received proposals significantly higher than initial cost estimates and no contract was awarded for the project.

Due to significant needs identified, the City completed several items listed in the engineering report, to include roof replacement, carport structural repairs, AC replacement and electrical utility box upgrade. This work was completed utilizing City staff at a substantial cost savings. In 2025, the City was awarded \$406,516.00 in grant funding through the Permanent Local Housing Allocation program. With those funds the City initiated a window replacement project, identified in the engineering report, replacing all windows of all 10 apartment units for a total of 44 windows. Upon completion of the window project, \$356,584.00 remains of the PLHA funds.

Staff has updated the needs assessment of the apartments and recommend the following improvements:

- Exterior Doors – Total of 16 doors (10 front & 6 rear)
- Bathroom Vents with fans for moisture issues. (Possibly included with Bathroom Remodel)
- Drywall repair & interior painting (Specifically identified units)
- Bathroom Remodel
 - Replacement of shower, toilet, vanity and flooring.
- Kitchen Remodel
 - Replacement of cabinets, countertop, sink, appliance and flooring.
- Livingroom and Bedroom flooring (vinyl plank flooring)
- Various repairs specific to individual apartments.

The restoration of the apartments will be done in phases as funds remain and future funds become available.

<p>FISCAL IMPACT:</p> <p>No impact currently, cost analysis to determine best efficient use of remaining PLHA funds.</p>	<p>ADMIN SERVICES SIGN INITIALS _____</p>
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