



Housing Authority of the City of Alameda

PHONE (510) 747-4300
FAX (510) 522-7848
TDD (510) 522-8467

701 Atlantic Avenue • Alameda, California 94501-2161

IF YOU WISH TO ADDRESS THE BOARD:

1. Please file a speaker's slip with the Executive Director, and upon recognition by the Chair, approach the rostrum and state your name; speakers are limited to 5 minutes per item.
2. If you need special assistance to participate in the meetings of the City of Alameda Housing Authority Board of Commissioners, please contact (510) 747-4325 (TDD: 510 522-8467) or dconnors@alamedahsg.org
Notification 48 hours prior to the meeting will enable the City of Alameda Housing Authority Board of Commissioners to make reasonable arrangements to ensure accessibility.

AGENDA **BOARD OF COMMISSIONERS – FACILITATION
OF VISION AND STRATEGIC PLANNING RETREAT**

DATE & TIME **SATURDAY April 28, 2018 – 9:00 a.m. – 4:00 p.m.**

LOCATION **SHINSEI GARDENS COMMUNITY ROOM
401 WILLIE STARGELL AVENUE
ALAMEDA, CA 94501**

Facilitated by Cathy Craig and Judy Weber

Welcome to the Board of Commissioners of the Housing Authority of the City of Alameda meeting. Regular Board of Commissioners meetings are held on the third Wednesday of each month in the Ruth Rambeau Memorial Community Room at Independence Plaza.

Public Participation

Anyone wishing to address the Board on agenda items or business introduced by Commissioners may speak for a maximum of five minutes per agenda item when the subject is before the Board. Please file a speaker's slip with the Housing Authority Executive Director if you wish to address the Board of Commissioners.

PLEDGE OF ALLEGIANCE



1. ROLL CALL - Board of Commissioners
2. Public Comment (Non-Agenda)
3. CONSENT CALENDAR
 - Consent Calendar items are considered routine and will be approved or accepted by one motion unless a request for removal for discussion or explanation is received from the Board of Commissioners or a member of the public.
- 3-A. Rejection of All Bids for Construction Contract for Upgrades to 20 Units and Various Common Area Improvements at Independence Plaza
4. AGENDA
- 4-A. Welcome & Overview (Vanessa)
- 4-B. Presentation of Interim Report (Judy and Cathy)
 - Methodology and response rates
 - Present findings – Strengths/Weaknesses/Opportunities/Threats
 - Reactions and discussion
- 4-C. Review Vision/Mission/Principles (Group Discussion)
- 4-D. Lunch Break
- 4-E. Identify Key Strategic Plan Goals (Group Discussion)
- 4-F. Turning Goals into Measurable Outcomes (Group Discussion)
- 4-G. Wrap Up (Vanessa)
5. ORAL COMMUNICATIONS, Non-Agenda (Public Comment)
6. COMMISSIONER COMMUNICATIONS, (Communications from the Commissioners)
7. ADJOURNMENT

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Note

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hours prior to the meeting will enable the Housing Authority of the City of Alameda Board of Commissioners to make reasonable arrangements to ensure accessibility.

- Documents related to this agenda are available for public inspection and copying at the Office of the Housing Authority, 701 Atlantic Avenue, during normal business hours.
- Know Your RIGHTS Under The Ralph M. Brown Act: Government's duty is to serve the public, reaching its decisions in full view of the public. The Board of Commissioners exists to conduct the business of its constituents. Deliberations are conducted before the people and are open for the people's review. In order to assist the Housing Authority's efforts to accommodate persons with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Housing Authority accommodate these individuals.





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To: Honorable Chair and Members of the Board of Commissioners

From: Vanessa M. Cooper
Executive Director

Date: April 28, 2018

Re: Rejection of All Bids for Construction Contract for Upgrades to 20 Units
and Various Common Area Improvements at Independence Plaza

BACKGROUND

In March 2017, staff received direction to proceed with efforts to renovate 20 units, common area entrances and various paths of travel at Independence Plaza (IP). The proposed project will make these units fully ADA accessible and will meet or exceed the federal standard that requires at least 5% of units to be accessible. The underlying purpose of the project is to improve resident quality of life and support the opportunity to age in place for our senior tenants.

A complete bid package was published in January 2018. A pre-bid conference was held on January 29 and a bid addendum posted on February 15. Three bids were received prior to the bid deadline on February 22, 2018.

DISCUSSION

Parties have raised concerns with the Housing Authority of the City of Alameda that the bidding process was flawed or may not have been conducted strictly in accordance with applicable law regarding public solicitation of bids for contract. In order to ensure compliance with applicable law and the fairness and transparency in the solicitation of bids and award of the contract, we are now recommending that the Housing Authority reject all bids received and re-advertise (in accordance with California Public Contract Code Section 20166) the Invitation to Bid in a manner that addresses the concerns.

The Instructions to Bidders form that is included with all bid documents states:

AHA reserves the right to reject any and all bids, to waive informalities in any bid received and to re-solicit bids in the event no tendered bids are found acceptable. Each bidder, by tendering a



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Members of the Board of Commissioners

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bid, automatically agrees to hold harmless the AHA, its elected and appointed governing bodies, its employees and any others involved in the preparation of this document, review of the bids and award of the contract.

Staff is recommending the rejection of all bids and staff will work to republish a new Invitation to Bid in the near future.

RECOMMENDATION

Staff recommends the rejection of all bids for the construction contract to upgrade to 20 units and various common area improvements at Independence Plaza.

Respectfully submitted,

Vanessa Cooper

Vanessa M. Cooper
Executive Director

