

HOUSING AUTHORITY OF THE CITY OF ALAMEDA

**CORRECTED *Resolution No.* \_\_\_\_\_**

**ADOPT A RESOLUTION TO AUTHORIZE THE EXECUTIVE DIRECTOR (OR DESIGNEE) TO NEGOTIATE AND EXECUTE A CONTRACT AND ANY AMENDMENTS WITH THE LOWEST, RESPONSIVE AND RESPONSIBLE BIDDER, FOR FIRE AND FLOOD REPAIR SERVICES AT INDEPENDENCE PLAZA FOR A NOT TO EXCEED AMOUNT OF \$1,932,323.00 FOR A ONE YEAR TERM, INCLUDING APPROVAL OF A 15% CONTINGENCY, AND ALSO TO NEGOTIATE AND EXECUTE MULTIPLE CONTRACTS UNTIL THE NEXT AVAILABLE BOARD OF COMMISSIONERS MEETING WHICH INDIVIDUALLY OR AS A TOTAL EXCEED \$250,000 FOR FIRE AND FLOOD REPAIR SERVICES AT INDEPENDENCE PLAZA, IF NEEDED; DIRECT THE EXECUTIVE DIRECTOR (OR DESIGNEE) TO REPORT BACK ON EXECUTED CONTRACTS, IF ANY, TO THE BOARD OF COMMISSIONERS NO LATER THAN THE NEXT AVAILABLE BOARD OF COMMISSIONERS MEETING.**

**WHEREAS**, the Housing Authority of the City of Alameda, a public body, corporate and politic, ("Housing Authority") is permitted to transact business and exercise any power inferred pursuant to the Housing Authorities Law (Health and Safety Code Section 34200 et seq.);

**WHEREAS**, the Housing Authority Board of Commissioners has previously delegated the day-to-day management of the Housing Authority and its affiliates as well as authorization of contracts and expenses up to \$250,000 per contract to the Executive Director;

**WHEREAS**, as the owner and operator of affordable housing and the manager of various affordable housing subsidy programs, the Housing Authority must respond to emergency situations, defined as an unforeseen circumstance beyond the control of the AHA that either (a) presents a threat to the performance of AHA functions, (b) will result in loss or damage to property, bodily injury, or loss of life if immediate action is not taken, or (c) failure to act will lead to a regulatory, legal, or financial risk to AHA ("Emergency Circumstance(s)";

**WHEREAS**, Independence Plaza (IP) was originally developed by AHA in 1990 and contains five buildings with 186 units for seniors. IP has sustained two recent emergency incidents, a fire sprinkler supply line leak/water damage event on April 25, 2026, and a fire/water damage event on May 22, 2026. These incidents affected seventeen units, common area, and exteriors.

**WHEREAS**, On June 3, 2026 and June 17, 2026 the Board of Commissioners approved the Executive Director to execute contracts for the remediation and repairs for both these incidents, while seeking approvals and direction at the next available Board meetings.

**WHEREAS**, an Invitation to Bid (ITB) was issued on July 10, 2026 to provide construction services to repair the water damage at Independence Plaza, and the lowest

apparent bidder has been selected.

**WHEREAS**, to facilitate a rapid response and limited disruption to tenants and property operations, the Board of Commissioners desire to delegate to the Housing Authority's Executive Director or designee, the authority to negotiate and execute multiple contracts which individually or as a total exceed \$250,000 for fire and flood repair costs at Independence Plaza until the next available Board of Commissioners meeting; provided the Executive Director or designee (i) first consults with the Housing Authority's general counsel to ensure all proposed contracts comply with applicable laws and the Housing Authority's procurement policy, (ii) notifies the Chair of the Board of Commissioners prior to entering into any contracts, (iii) reports back to the Board of Commissioners no later than the next available Board of Commissioners meeting; and (iv) seeks the ratification and approval of the Board of Commissioners for all actions taken;

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners finds that all of the facts set forth in the Recitals are true and correct, and are incorporated herein by reference.

**BE IT FURTHER RESOLVED** that the Board of Commissioners hereby authorizes the Executive Director (or designee) to negotiate and execute a contract and any amendments with the lowest, responsive and responsible bidder, for fire and flood repair services at independence plaza for a not to exceed amount of \$1,932,323.00 for a one year term, including approval of a 15% contingency;

**BE IT FURTHER RESOLVED** that the Board of Commissioners hereby authorizes the Executive Director (or Designee) to negotiate and execute multiple contracts until the next available Board of Commissioners meeting which Individually or as a total exceed \$250,000 for fire and flood repair costs at Independence Plaza;

**BE IT FURTHER RESOLVED** that the Board of Commissioners hereby directs the Executive Director (or designee) to report back on executed contracts, if any, to the Board of Commissioners no later than the next available Board of Commissioners Meeting.

**BE IT FURTHER RESOLVED** that the Executive Director is hereby authorized to take any and all actions necessary or required to implement and administer this Resolution.

**BE IT FURTHER RESOLVED** that this Resolution shall take effect immediately upon its adoption.

Ayes: Commissioners:

Nayes: Commissioners:

Abstain: Commissioners:

Absent: Commissioners:

[SIGNATURES ON NEXT PAGE]

ATTEST:

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Vanessa M. Cooper  
Secretary/Executive Director

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Carly Grob, Chair  
Board of Commissioners

Approved as to form

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General Counsel

Adopted: August 19, 2026