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OFFICE OF THE CITY CLERK
OAKLAND
2012 FEB 16 PM 5:45


AGENDA REPORT

TO: DEANNA J. SANTANA
CITY ADMINISTRATOR

FROM: Fred Blackwell
LaWanna Preston

SUBJECT: Rainbow Teen Center

DATE: February 14, 2012

City Administrator Approval		Date	2/16/12
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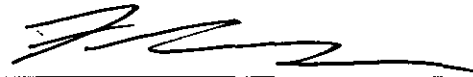
RECOMMENDATION

Approval of a Resolution Amending Resolution No. 83165 C.M.S. to Authorize an Increase in the Contract with Piute Homes for the Construction of the Rainbow Teen Center by \$30,699 from \$121,000 to \$151,699 to Pay for Prevailing Wage Costs.

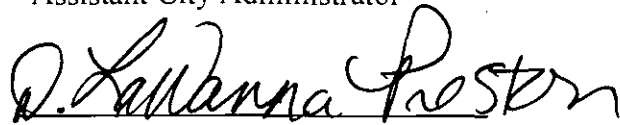
ANALYSIS

Staff continues to compile and analyze the inventory of issues associated with the Rainbow Teen Center that require City Council direction to ensure compliance with policies and laws. The full staff report, including the Administration's specific recommendations, will be forthcoming in the Supplemental Packet for the February 28th Public Works Committee meeting. That report will contain recommendations to take corrective action required on the following topics: California Building Code compliance; City policies and state laws relative to Prevailing Wage and other labor mandates; Center operations and maintenance issues; and funding source restrictions. The report and recommendations will outline the policy direction sought from the Administration to ensure that actions are aligned to the City Council's legislative goals.

Respectfully submitted,



FRED BLACKWELL
Assistant City Administrator



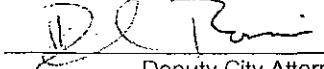
LAWANNA PRESTON
Employee Relations Director

Item: _____
Public Safety Committee
February 28, 2012

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2012 FEB 16 PM 5:45

Approved as to Form and Legality


Deputy City Attorney

OAKLAND CITY COUNCIL

Resolution No. _____ C.M.S.

RESOLUTION AMENDING RESOLUTION NO. 83165 C.M.S. TO AUTHORIZE AN INCREASE IN THE CONTRACT WITH PULTE HOMES FOR THE CONSTRUCTION OF THE RAINBOW TEEN CENTER BY \$30,699 FROM \$121,000 TO \$151,699 TO PAY FOR PREVAILING WAGE COSTS

WHEREAS, the City of Oakland acquired the former child care and medical facility at 5818 International Boulevard with Redevelopment Agency funds in 2007 to provide a Rainbow Teen Center with a kitchen and recording and television training studios for Central East Oakland teens as part of the Oakland program to increase youth recreation activities; and

WHEREAS, in the spring of 2010 Pulte Homes partnered with Rebuilding Together Oakland to renovate the property by donating management time and pooling the skills and donations of a group of contractors; and

WHEREAS, in procuring the labor and materials which were not donated and were needed to complete the renovation of the Teen Center, Pulte Homes incurred expenses which the City seeks to reimburse; and

WHEREAS, Resolution No. 83165 C.M.S. passed on January 18, 2011, waived advertising and bidding requirements and awarded a contract for the construction of the Rainbow Teen Center to Pulte Homes in an amount not to exceed \$121,000 to reimburse Pulte Homes for materials and labor expenses incurred for the project; and

WHEREAS, the City's Contract Compliance Department has collected payroll records from subcontractors for the project; and

WHEREAS, the City's Contract Compliance Department has determined that additional funds in the amount of \$30,699 should be paid to laborers on the project to comply with state prevailing wage laws; and

WHEREAS, the City and the Redevelopment Agency entered into a Cooperation Agreement on July 1, 2004, which generally governs the provision of assistance and the payment of funds between the two agencies, including Agency assistance to City public improvement projects; and

WHEREAS, the City and the Redevelopment Agency entered into a Funding Agreement on March 3, 2011, which obligated the Agency to fund the entire cost of development of the Rainbow Teen Center; now, therefore, be it

RESOLVED: That Resolution No. 83165 C.M.S. is hereby amended to increase the amount of the contract awarded to Pulte Homes for Rainbow Teen Center interior and exterior improvements by \$30,699, from \$121,000 to \$151,699 to pay for the cost of payment of prevailing wages on the project; and be it

FURTHER RESOLVED: That funds in an amount not to exceed \$30,699 will be allocated from the Coliseum Operations Fund (9450), Coliseum Redevelopment Org (88659), Coliseum Staff Project (S82600) to the Coliseum Operations Fund (9450), Coliseum Redevelopment Org (88659), 5818 International Teen Center NPI project (T373710) and to the mirror Redevelopment Agency Fund (7780), Coliseum Redevelopment Org (88659), 5818 International Teen Center NPI project (C373510) for this purpose; and be it

FURTHER RESOLVED: That the amendment increasing the contract amount shall be reviewed and approved for form and legality by the City Attorney's Office and filed in the office of the City Clerk.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2011

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, BRUNNER, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL,
SCHAAF, AND PRESIDENT REID

NOES -

ABSENT -

ABSTENTION -

ATTEST:

LATONDA SIMMONS
City Clerk and Clerk of the Council of
the City of Oakland, California