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 OAKLAND

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2011 JAN -6 PM 3:31

Source of Funds	Project Account	Total Available
FY 2006-07 NPI Funds: Rainbow Center	1, 7780, 88659, P283945	\$40,000
FY 2006-07 TAB Funds: 5818 Intl. Blvd. Acquisition Balance	1, 7780, 88659, P332710	\$7,000
FY 2008-09 NPI Funds: Rainbow Teen Center	1, 7780, 88659, C373510	\$13,700
FY 2009-10 NPI Funds: Rainbow Teen Center	1, 7780, 88659, P283952	\$60,000
Total		\$120,700

BACKGROUND

In 2007, the City purchased the site located at 5818 International Boulevard with tax-exempt Redevelopment Agency bond funds to establish a teen center in Central East Oakland. Recognizing that the property condition was in a state of disrepair, a fundraising campaign was started to raise donations to improve the property and to someday realize the dream of opening a teen center at the site. Through the assistance of the Agency’s Neighborhood Projects Initiative (NPI) Program, several successive rounds of funding were awarded towards this project. More importantly, Pulte Homes was the major corporate donor that responded by volunteering and enlisting their contacts in the construction industry to assist with the improvement project. In addition, Rebuilding Together Oakland, a local non-profit corporation, also coordinated support for the project by leveraging dozens of volunteers to help with the necessary improvements.

KEY ISSUES AND IMPACTS

The proposed contract with Pulte Homes represents a portion of Pulte’s overall costs related to the project, which was approximately \$325,000. Since the work was done without a competitively bid contract, it is necessary under the City’s public works contracting rules for the Council to waive advertising and competitive bidding in order to enter into a contact to reimburse Pulte Homes for a portion of the work they performed. Under the City’s rule, Council may waive competitive bidding requirements if it finds that that a waiver is in the best interests of the City. By waiving the City’s advertising and competitive bid process and entering into a contract with Pulte Homes for \$121,000, the City will have leveraged a larger contribution and donation from Pulte Homes with an estimated

Item: _____
 PW Committee
 January 11, 2010