

OAKLAND CITY COUNCIL

RESOLUTION NO. _____ C.M.S.

RESOLUTION WAIVING BIDDING/REQUEST FOR PROPOSALS REQUIREMENTS AND SMALL/LOCAL SMALL BUSINESS ENTERPRISE REQUIREMENTS AND AUTHORIZING THE CITY ADMINISTRATOR TO CONTRACT WITH SUSTAINABLE URBAN NEIGHBORHOODS, A NONPROFIT ORGANIZATION, IN AN AMOUNT NOT TO EXCEED \$700,000 THROUGH SEPTEMBER 30, 2025, TO PERFORM SITE PREPARATION WORK NECESSARY TO RETURN 2201-2601 WOOD STREET TO THE PROPERTY OWNER ACCORDING TO THE CITY'S LEASE WITH GAMECHANGER (SAN FRANCISCO), LLC

WHEREAS, the City has leased the real property located at 2201-2601 Wood Street (Property) from Gamechanger (San Francisco), LLC (Owner) since November 2020 for the purpose of providing outdoor emergency shelter for unhoused individuals; and

WHEREAS, Building Opportunities for Self-Sufficiency (BOSS) has operated a Safe Recreational Vehicle (RV) Parking Program for approximately 20 RVs on a portion of the Property since July 1, 2021, pursuant to an existing Professional Services Agreement (PSA) with a term through September 30, 2025; and

WHEREAS, BOSS has operated a Community Cabin program with 100 beds on the remaining portion of the Property since November 1, 2022, pursuant to an existing PSA with a term through September 30, 2025; and

WHEREAS, the Wood Street Community Cabin program was funded through a State Encampment Resolution Fund award, which has been fully disbursed; and

WHEREAS, on May 6, 2025, the City Council approved Resolution No. 90716 C.M.S. to extend the terms of both PSAs through December 31, 2025 and to add up to \$1,380,000 in State of California Homeless Housing, Assistance, and Prevention (HHAP) funding to the PSAs continue operations of the Community Cabin program from January 1, 2025 through June 30, 2025 and up to \$700,000 in Measure Q funding to perform the necessary work to clear the Property to return it to the Owner prior to December 31, 2025; and

WHEREAS, in mid-May, BOSS informed the City that it would cease operating both programs on the Property a month early, as of May 31, 2025, and that BOSS would not perform the work necessary to return the site to the condition required by the Owner, as required by BOSS' agreements; and

WHEREAS, the early termination of the BOSS PSAs has led to an emergency situation, requiring the City to immediately step in to provide food and hygiene supplies to remaining participants and to contract on an emergency basis for longer-term food services and 24-hour security; and

WHEREAS, the City Administrator has used his emergency authorities pursuant to Oakland Municipal Code section 2.04.020.F and G and the Shelter Crisis Ordinance No. 13759 C.M.S. to enter into (1) an emergency PSA without bidding for food service with Flo's Friendly School Lunches Inc., a nonprofit organization, in an amount of \$40,000 for a term through July 31, 2025, and (2) an emergency PSA without bidding for security with Sustainable Urban Neighborhoods, a nonprofit organization, in an amount of \$244,346 for a term through September 30, 2025; and

WHEREAS, the City Administrator has amended the PSA with BOSS for the Wood Street Community Cabin program in an amount not to exceed \$960,000 to reflect only the services provided from January 1, 2025 through May 31, 2025, with offsets for additional food and security costs incurred by the City due to the early termination; and

WHEREAS, Sustainable Urban Neighborhoods has the immediate capacity to complete the site clean up and fence repair in order to return the Property to the Owner and the City desires to contract with Sustainable Urban Neighborhoods and to waive bidding and Small/Local Small Business Enterprise requirements for the urgent site preparation work; and

WHEREAS, \$700,000 is available for the contract to SUN in General Purpose Funds (1010), Community Housing Service Organization (78411), DP780 Administrative Project (1000017), and Homeless Services & Support Program (NB41); now, therefore, be it

RESOLVED: That the City Council authorizes the City Administrator to enter into a professional services agreement and/or construction contract with Sustainable Urban Neighborhoods in an amount not to exceed \$700,000 for a term through September 30, 2025, in order to take necessary actions to return the site to the Property Owner; and be it

FURTHER RESOLVED: That the City Council hereby finds it is in the best interest of the City to waive request for proposals and/or bidding requirements and Small/Local Small Business Enterprise requirements and hereby waives these requirements, and

FURTHER RESOLVED: That the City Administrator is authorized to make such amendments to the agreements as may be necessary to achieve the purposes of this Resolution or ensure timely spend down of time-limited funds, including moving funds between agreements or between fiscal years, subject to any applicable funding regulations and requirements; and be it

FURTHER RESOLVED: That prior to execution, all agreements and amendments shall be reviewed and approved as to form and legality by the City Attorney and executed copies shall be recorded with the City Clerk.

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

AYES - BROWN, FIFE, GALLO, HOUSTON, RAMACHANDRAN, UNGER, WANG, AND
PRESIDENT JENKINS

NOES –

ABSENT –

ABSTENTION –

ATTEST: _____
ASHA REED
City Clerk and Clerk of the Council of the
City of Oakland, California