

**REDEVELOPMENT AGENCY
OF THE CITY OF OAKLAND**
AGENDA REPORT

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2008 MAY 29 PM 7:48

TO: Office of the City/ Agency Administrator
ATTN: Deborah A. Edgerly
FROM: Community and Economic Development Agency
DATE: June 10, 2008

RE: An Agency Resolution Authorizing A One Year Agreement With The Cypress Mandela Training Center To Provide Workforce Training For Graffiti Abatement Services In The West Oakland Project Area In An Amount Not To Exceed \$45,000

SUMMARY

A resolution has been prepared to authorize the Agency Administrator to enter into an agreement not to exceed \$45,000 with the Cypress Mandela Training Center ("CMTC") for services to implement workforce training activities in the West Oakland project area. CMTC is a non-profit employment training organization that has provided paid comprehensive training and meaningful employment opportunities to young men and women over 18 years of age over the past 15 years. The program offers trainees work experience on community revitalization projects, and classroom training in pre-employment issues, environmental topics and leadership.

On March 12, 2008 The West Oakland Project Area Committee (WOPAC) voted to recommend this program to the City Council. Based on the CMTC's provision of unique job-training opportunities for at-risk young adults it is in the best interest of the Agency to waive the requirement for a competitive Request for Proposals ("RFP") or a Request for Qualifications ("RFQ") selection process pursuant to Sections 2.04.051 A and B of the Oakland Municipal Code.

FISCAL IMPACT

Authorization to enter into a one year agreement with CMTC will allow the Agency to implement workforce training activities in the West Oakland project area. Under this contract \$45,000 will be paid directly to CMTC for outreach, training, materials and supplies related to graffiti abatement services. Funds shall be allocated from the West Oakland Operations Fund (9590), Base Reuse (88679), Contract Contingencies (S233510).

This contract is subject to the Living Wage Ordinance, Equal Benefits Ordinance and 20% minimum L/SLBE participation requirement. CMTC is in compliance with the Equal Benefits Ordinance. Trainees are exempt from the Living Wage Ordinance and all other employees working more than 90 days will receive the living wage rate of \$10.07 per hour with benefits and

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\$11.58 per hour without benefits. Moreover, CMTC is in compliance with the local participation requirement (Attachment A).

BACKGROUND

Due to an overwhelming demand from local business groups and the residential community to address blight in their respective areas, the Agency has sponsored Operation Tough on Blight since 2006. During the course of the operation, it was noted that a strong need existed for graffiti abatement services in Oakland neighborhoods which led the Agency to support youth workforce development and training services to address at-risk youth. As a result, it was determined that a secondary and sustained operation of activities would be necessary to address this critical issue.

The Agency is prepared to address the issue of promoting youth workforce training while simultaneously dealing with the persistent problem of graffiti along commercial corridors. The problem of continuous "tagging" of buildings with graffiti on both public and private properties will be addressed. As part of CMTC's scope of services, program counselors and project coordinators will work together with property owners and at-risk youth to serve as facilitators to reduce the amount of graffiti throughout business corridors.

KEY ISSUES AND IMPACTS

Adoption of this resolution will allow the Agency to further address the community's concerns to provide workforce training to at-risk youth who reside in the City of Oakland and will allow the Agency to take steps to reduce physical blight in the West Oakland project area. This program shall also provide support and assistance to the City's Public Works Agency (PWA), Graffiti Abatement Division, which currently has the overwhelming task of removing graffiti from all public buildings throughout the City. Furthermore, the Graffiti Abatement Division has been consulted for their technical expertise and incorporated into training module to ensure City standards are met.

PROJECT DESCRIPTION

The Agency will contract with Cypress Mandela Training Center (CMTC) to provide workforce training services for the proposed graffiti abatement program for a period not to exceed 12 months. The contract funds shall not exceed \$45,000. CMTC will perform the following work:

- Hire and train a crew of four young adults to work up to 15 hours per week (5 days/week, 3 hours/day, 7:30am- 10:30am).
- Abate graffiti at various locations in the West Oakland project area for a period not to exceed 12 months.
- Track graffiti abatement, provide monthly reports, and a final report with photographs to the Agency and Public Works Graffiti Abatement Division.

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CMTC will recruit participants who are graduates of their construction training programs to participate in this abatement apprenticeship. All participants will be 18 years and older, and will benefit from this transitional job while they work on completing their GED and other requirements for obtaining jobs in the trades. CMTC will be the responsible party for filing all relevant paperwork associated with hiring the workers.

CMTC Counselor and Project Coordinator duties shall include, but are not limited to the following:

- Work closely with the Agency and PWA Graffiti Abatement Division.
- Supervise, ensure completion of assignments and provide general oversight to participants so that work is completed in a timely fashion.
- Provide appropriate disciplinary action for non-performance.
- Analyze participants' social service needs and make appropriate referrals.
- Maintain and generate documentation and files for each worker.
- Work directly with Agency and PWA staff to deal with any issues that arise with program participants.
- Maintain all required insurance (liability, worker's compensation, etc.).
- Provide reports that track performance and achievements.

PRIOR CONTRACTS

The CMTC has never had a formal contract with the City of Oakland. Resolution 80557 (Attachment B) and 80942 (Attachment C) reference two grants, from Councilmember Brooks and Reid respectively, to build a trades job training program and for operating expenses.

SUSTAINABLE OPPORTUNITIES

Economic: Implementation of the program provides an opportunity to use local at-risk youth and offers pre-entry level employment openings to Oakland residents. The physical improvements to the West Oakland project area will help improve and protect the economic vitality of the community.

Environmental: Environmental factors will be considered such as using paints with low volatile organic compounds (VOC) and using safe practices and abatement standards during the graffiti removal process.

Social Equity: Implementation of this program will provide quality of life improvements for a social and economic disadvantaged community. Benefits will include providing workforce training to at-risk youth by providing essential job training skills that will enable them to find

employment in various construction industry trades; and reduce the overall appearance of physical blight in the neighborhoods.

DISABILITY AND SENIOR CITIZEN ACCESS

The authorization of the workforce training program will have no permanent impact on disability and senior citizen access. However, temporary construction barricades may be required along public sidewalks and other areas to ensure public safety while abatement work is in progress.

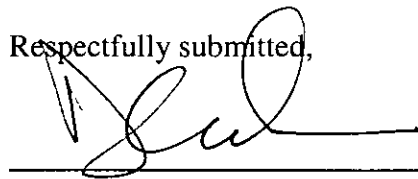
RECOMMENDATION(S) AND RATIONALE

Staff recommends that Council approve the attached resolution authorizing the Agency Administrator to enter into a one year agreement not to exceed \$45,000 with the Cypress Mandela Training Center ("CMTC") to provide workforce training for graffiti abatement services in the West Oakland project area.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council approve the resolution.

Respectfully submitted,



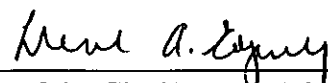
Dan Lindheim, Director
Community and Economic Development Agency

Reviewed by:
Gregory Hunter
Deputy Director of Redevelopment and Economic
Development

Larry Gallegos
Manager, Coliseum Project Area
Oakland Redevelopment Agency

Prepared by:
Yonathan Santana
Assistant to Deputy Director of
Redevelopment and Economic Development

APPROVED AND FORWARDED TO
THE COMMUNITY AND ECONOMIC
DEVELOPMENT COMMITTEE:


Office of the City/Agency Administrator

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CED Committee
June 10, 2008

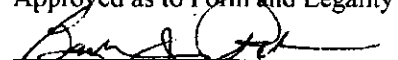
LBE/SLBE Participation Peralta Community College District

Project Name: Oakland Green Jobs Corps

Project No.:		Engineer's Estimate				Under/Over Engineers Estimate:				
Discipline	Prime & Subs	Location	Cert. Status	LBE	SLBE	Total LBE/SLBE %	Total Percentages	For Tracking Only		
								Ethn	MBE	WBE
PRIME Case Management & Related Services OJT Coordination	Peralta Community College District	Oakland	UB				42%	C		
	Cypress Mandela Training Center, Inc.	Oakland	CB		41%	41%	41%	C		
	Growth Sector, Inc.	San Francisco	UB				17%	NL		
Project Totals				0%	41%	41%	100%		0%	0%
Requirements: The 20% requirements is a combination of 10% LBE and 10% SLBE participation. An SLBE firm can be counted 100% towards achieving 20% requirements.				LBE 10%	SLBE 10%	TRUCKING 20%		Ethnicity AA = African American A = Asian C = Caucasian H = Hispanic NA = Native American O = Other NL = Not Listed		
Legend	LBE = Local Business Enterprise SLBE = Small Local Business Enterprise Total LBE/SLBE = All Certified Local and Small Local Businesses NPLBE = NonProfit Local Business Enterprise NPSLBE = NonProfit Small Local Business Enterprise			UB = Uncertified Business CB = Certified Business MBE = Minority Business Enterprise WBE = Women Business Enterprise						

FILED
OFFICE OF THE CITY CLERK
OAKLAND

Approved as to Form and Legality


City Attorney's Office

2007 MAY 22 AM 11:58

OAKLAND CITY COUNCIL

RESOLUTION No. 80557 C.M.S.

INTRODUCED BY COUNCILMEMBER BROOKS

RESOLUTION AUTHORIZING A GRANT OF \$10,000.00 FROM COUNCILMEMBER DESLEY BROOKS' PRIORITY PROJECT FUNDS TO CYPRESS MANDELA WEST JOB TRAINING PROGRAM FOR BUILDING TRADES JOB TRAINING PROGRAM.

WHEREAS, On June 8, 2006 the City Council did amend the 2005-2007 Policy Budget for the City of Oakland to include \$250,000 a piece for the Mayor and each councilmember to use as priority funds for projects in the City of Oakland or in councilmembers' districts subject to City Council approval; and

WHEREAS, Councilmember Brooks wishes to grant a portion of his/her priority project funds to Cypress Mandela West Job Training Program to be used for building trades job training program; and

WHEREAS, The City will require Cypress Mandela West Job Training Program to provide documentation for use of the Councilmember's priority project funds; now, therefore, be it

RESOLVED: That the City Council authorizes the grant of \$10,000.00 from Councilmember Brooks' priority project funds to *Cypress Mandela West Job Training Program* for building trades job training program; and, be it

FURTHER RESOLVED: That the City Administrator is authorized to execute an appropriate grant agreement with Cypress Mandela West Job Training Program consistent with the purposes of the grant, subject to approval as to form and legality by the City Attorney.

IN COUNCIL, OAKLAND, CALIFORNIA, MAY 15 2007 , 20

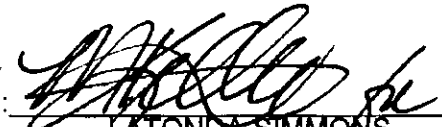
PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, CHANG, NADEL, REID, QUAN, KERNIGHAN and PRESIDENT DE LA FUENTE - 8

NOES- 0

ABSENT- 0

ABSTENTION- 0

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

Approved as to Form and Legality

[Signature]
City Attorney's Office

OAKLAND CITY COUNCIL

RESOLUTION No. 80942 C.M.S.

INTRODUCED BY COUNCILMEMBER LARRY E. REID

RESOLUTION AUTHORIZING AN IMMEDIATE GRANT OF \$10,000.00 FROM COUNCILMEMBER LARRY E. REID'S PRIORITY PROJECT FUNDS FOR OPERATING EXPENSES TO CYPRESS MANDELA TRAINING CENTER, INC. FOR THE PRE-APPRENTICESHIP PROGRAM THAT TEACHES SKILLS IN THE CONSTRUCTION TRADES, BASIC COMPUTER SKILLS, CONSTRUCTION MATH AND LIFE SKILLS.

WHEREAS, On June 8, 2006 the City Council did amend the 2005-2007 Policy Budget for the City of Oakland to include \$250,000 a piece for the Mayor and each councilmember to use as priority funds for projects in the City of Oakland or in councilmembers' districts subject to City Council approval; and

WHEREAS, Councilmember Larry E. Reid wishes to grant a portion of his priority project funds to Cypress Mandela Training Center, Inc. for operating expenses; and

WHEREAS, Cypress Mandela Training Center, Inc. provides pre-apprenticeship training for the construction trades, basic computer skills, construction math and life skills; and

WHEREAS, The City will require Cypress Mandela Training Center, Inc. to provide documentation for use of the Councilmember's priority project funds; now, therefore, be it

RESOLVED: That the City Council authorizes the grant of \$10,000.00 from Councilmember Larry E. Reid's priority project funds to Cypress Mandela Training Center, Inc.; and, be it

FURTHER RESOLVED: That the City Administrator is authorized to execute an appropriate grant agreement with Cypress Mandela Training Center, Inc. with the purposes of the grant, subject to approval as to form and legality by the City Attorney.

IN COUNCIL, OAKLAND, CALIFORNIA, DEC 4 2007, 20

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, ~~BRUNNER~~, CHANG, KERNIGHAN, NADEL, QUAN, REID, and PRESIDENT DE LA FUENTE - 7

NOES- 0

ABSENT- 0

ABSTENTION- 0

Excused - Brunner - 1

[Signature]
ATTEST: LATONDA SIMMONS

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

OFFICE OF THE CITY CLERK
OAKLAND

APPROVED AS TO FORM AND LEGALITY:

2008 MAY 29 PM 7:48

Agency Counsel

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION No. _____ C. M.S.

**RESOLUTION AUTHORIZING A ONE YEAR AGREEMENT
WITH THE CYPRESS MANDELA TRAINING CENTER TO
PROVIDE WORKFORCE TRAINING FOR GRAFFITI
ABATEMENT SERVICES IN THE WEST OAKLAND PROJECT
AREA IN AN AMOUNT NOT TO EXCEED \$45,000**

WHEREAS, Cypress Mandela Training Center ("CMTC") is a non-profit employment training organization that has provided comprehensive training and meaningful employment opportunities to thousands of at-risk youth over the past 15 years; and

WHEREAS, CMTC offers trainees work experience on community revitalization projects, and classroom training in pre-employment issues, environmental topics and leadership; and

WHEREAS, the Agency wishes to enter into an agreement with CMTC to provide workforce training for graffiti abatement services in the West Oakland Redevelopment Project Area; and

WHEREAS, based on the unique job-training opportunities at CMTC for at-risk young adults, it is in the best interest of the Agency to waive the requirement for a competitive Request for Proposals ("RFP") or a Request for Qualifications ("RFQ") selection process pursuant to Sections 2.04.051 A and B of the Oakland Municipal Code; and

WHEREAS, the Office of Contract Compliance has determined that youth workers of CMTC are exempt from the Living Wage Ordinance under Oakland Municipal Code Section 2.28.090 because they are trainees; and

WHEREAS, CMTC meets the Local Business Enterprise (LBE) requirements and complies with the Equal Benefits Ordinance (EBO); and

WHEREAS, the CMTC contract shall be funded through the Redevelopment Agency's West Oakland Operations Fund (9590), Base Reuse (88679), Contract Contingencies (S233510) in an amount not to exceed \$45,000; and

WHEREAS, the agreement will be for a one-year period; and

WHEREAS, Section 33420.2 of the Health and Safety Code authorizes a redevelopment agency to take any actions that the agency determines are necessary to remove graffiti from public or private property upon a finding that, because of the magnitude and severity of the graffiti within the project area, the action is necessary to effectuate the purposes of the redevelopment plan, and that the action will assist with the elimination of blight; now, therefore, be it

RESOLVED: That the Agency Administrator or his or her designee is hereby authorized to negotiate and enter into a one-year agreement with the Cypress Mandela Training Center for implementation of the workforce training program for graffiti abatement services in the West Oakland Redevelopment Project Area in an amount not to exceed \$45,000; and be it

FURTHER RESOLVED: That these funds totaling \$45,000 will be allocated from Oakland Redevelopment Agency's West Oakland Operations Fund (9590), Base Reuse (88679), Contract Contingencies (S233510); and be it

FURTHER RESOLVED: That the Agency finds that this workforce training program will benefit the West Oakland Project Area and serve a redevelopment purpose by providing job opportunities for at-risk youth, removing physical blight conditions in the Project Area, and enhancing the aesthetic and functional appeal of the Project Area for public use; and be it

FURTHER RESOLVED: That the Agency finds that, because of the magnitude and severity of the graffiti within the West Oakland Project Area, this program is necessary to effectuate the purposes of the West Oakland redevelopment plan, and further finds that this program will assist with the elimination of blight in the Project Area; and be it

FURTHER RESOLVED: That the Agency Administrator or his or her designee is hereby authorized to approve any subsequent amendments to, or extensions of, said agreements except for those involving an increase in contract price, and to take any other action with respect to the agreement or the program consistent with this Resolution and its basic purposes; and be it

FURTHER RESOLVED: That the agreement and amendments or extensions are subject to the review and approval of Agency Counsel and shall be placed on file in the Office of the Agency Secretary.

IN AGENCY, OAKLAND, CALIFORNIA, _____, 2008

PASSED BY THE FOLLOWING VOTE:

AYES-

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____
LATONDA SIMMONS
Secretary of the Redevelopment
Agency of the City of Oakland