

Relative to CAO Report (0220-05440-1364) for C.F. 19-0507 (Item #3), replace the CAO recommendations in its entirety with the following to reflect the revisions in BOLD:

Date: 6/12/19

## RECOMMENDATIONS

Submitted In MSG Committee

Council File No: 19-0507

That the Council, subject to the approval of the Mayor:

Item No.: 3

1. Approve the Housing and Community Investment Department ~~Department~~ **ACHPID** prequalified list of contractors consisting of one vendor, AG Pacific Construction & Development Corp., identified through the Accessible Housing Program (AcHP) Licensed General Contractors Request for Qualifications (RFQ), for a term of three years, effective May 1, 2019 through April 30, 2022, with the option to extend for up to two one-year terms;
2. **Find that work can be performed more economically or feasibly by independent contractors than by City employees and, in accordance with Charter Section 1022, approve of the use of affordable housing property owners for the provision of retrofit work on developments that have been recommended by the City's Expert Accessibility Consultant and where tenant relocation is not required;**
3. Authorize the General Manager of HCID, or designee, to:
  - a. Negotiate and execute a contract with AG Pacific Construction & Development Corp. for the provision of general construction services on an on-call basis in substantial conformance with the Draft On-Call General Contractors Agreement attached to HCID's transmittal dated April 25, 2019 (Report), for a compensation amount not to exceed \$6,000,000 and a term of three years from May 1, 2019 through April 30, 2022, with an option to extend for up to two additional one-year terms, subject to the review and approval of the City Attorney as to form, compliance with the City's contracting requirements, and funding availability;
  - b. Solicit bids for projects from the proposed prequalified list of contractors identified through the AcHP RFQ in substantial conformance with the Draft Request for Bids Packet attached to HCID's Report;
  - c. Prepare and release subsequent RFQs to supplement the list of prequalified licensed and bonded general contractors to retrofit apartment unit developments so that units and common areas are accessible for persons with mobility and/or hearing/vision impairments, pursuant to the Corrected Settlement Agreement, and state and federal accessibility laws and regulations, in substantial conformance with the Draft RFQ attached to HCID's Report, subject to approval by the City Attorney as to form;
  - d. **Use the Authorization for Expenditure (AFE) process for the provision of minor construction services for retrofit work on developments that have been recommended by the City's Expert Accessibility Consultant and where tenant relocation is not required, for a compensation amount not to exceed \$5,000 per AFE, subject to the approval of the City Attorney and funding availability;**

- e. **Negotiate and execute sole-source agreements with the City's affordable housing property owners for the provision of retrofit work on developments that have been recommended by the City's Expert Accessibility Consultant, where tenant relocation is not required, in substantial conformance with the Draft Property Owner Sole-Source Agreement Template attached, for a compensation amount not to exceed \$100,000 per agreement, and a term of one-year effective upon contract execution, with an option to extend for up to one six-month term, subject to the review and approval of the City Attorney as to form, compliance with the City's contracting requirements, and funding availability;**

4. Request the City Controller to:

- a. Establish new accounts within the Accessible Housing Fund No. 10D/43, as follows:

<u>Account No.</u>	<u>Account Name</u>
43R621	Court Monitor
43R698	Retrofit

- b. Transfer appropriations in the amount \$2,450,669 from the Unappropriated Balance Fund No. 100/58, Account No. 580238, Accessible Housing Program, to the Accessible Housing Fund No. 10D/43, Account No. 43R698, Retrofit for retrofit work of properties to comply with the Corrected Settlement Agreement;
- c. Reduce appropriations in the HCID No. 43, General Fund No. 100 and transfer funding within the Accessible Housing Fund No. 10D as follows:
  - i. Reduce appropriations in the amount of \$1,720,000 in Fund 100/43, Account No. 003040, Contractual Services;
  - ii. Transfer appropriations in the amount \$490,000 within Fund 10D/43 from Account No. 43R143, HCID to Account No. 43R621, Court Monitor for services provided by the mandated court monitor per the Corrected Settlement Agreement;
  - iii. Transfer appropriations in the amount of \$730,000 within Fund 10D/43 from Account No. 43R143, HCID to Account No. 43R844, Technical Services for the existing contract with the Expert Accessibility Consultant for architectural services;
  - iv. Transfer appropriations in the amount of \$499,060 within Fund 10D/43 from Account No. 43R143, HCID to Account No. 43R698, Retrofit, for the construction of first floor powder rooms at 4080-4100 South Vermont Avenue;
  - v. Transfer appropriations in the amount of \$940 within Fund 10D/43 from Account No. 43R143, HCID to Account No. 43R778, Crescent Villages Apartments; and,
- d. Expend funds upon proper written demand of the General Manager of HCID, or designee.