



AGENDA

ISLAND CITY DEVELOPMENT
Special Meeting
January 15, 2020 at 7:02 PM
Independence Plaza - Community Room
703 Atlantic Avenue, Alameda

1. CALL TO ORDER & ROLL CALL
2. PUBLIC COMMENT (Non-Agenda)
3. CONSENT CALENDAR (**Action**)
 - a. Approval of Minutes – December 3, 2019 Meeting, **Page 1**
4. NEW BUSINESS
 - a. Authorize the President to Award and Execute a Contract for Demolition Management Services to Carmel Partners, **Page 2 (Action)**
5. NON-AGENDA (Public Comment)
6. WRITTEN COMMUNICATIONS
7. ORAL COMMUNICATIONS – BOARD MEMBERS AND STAFF
8. ADJOURNMENT

NOTES:

- If you need special assistance to participate in the meetings of the Island City Development Board of Directors, please contact Stacey Wilson at (510) 747-4307 (TTY/TRS: 711) or swilson@alamedahsg.org. Notification 48 hours prior to the meeting will enable the Island City Development Board of Directors to make reasonable arrangements to ensure accessibility.
- Documents related to this agenda are available for public inspection and copying at the Office of the Housing Authority, 701 Atlantic Avenue, during normal business hours.
- Know Your RIGHTS Under The Ralph M. Brown Act: Government's duty is to serve the public, reaching its decisions in full view of the public. The Board of Directors exists to conduct the business of its constituents. Deliberations are conducted before the people and are open for the people's review. In order to assist Island City Development's efforts to accommodate persons with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help Island City Development accommodate these individuals.



IF YOU WISH TO ADDRESS THE BOARD:

- Anyone wishing to address the Board on agenda items or business introduced by Board members may speak for a maximum of three (3) minutes per agenda item when the subject is before the Board. Please file a speaker's slip with the Board President. Upon recognition by the President, approach the rostrum and state your name.
- Lengthy testimony should be submitted in writing and only a summary of pertinent points presented verbally.
- Applause and demonstrations are prohibited during Board meetings.



MINUTES
Draft until approved
ISLAND CITY DEVELOPMENT
Special Meeting
December 3, 2019 at 3:00 PM
Housing Authority of the City of Alameda – Conference Room
701 Atlantic Avenue, Alameda

1. CALL TO ORDER & ROLL CALL

President Cooper called the meeting to order at 3:04 p.m. The following Board Members were present: Director Cooper, Director Weinberg and Director Basta. Staff in Attendance: Kathleen Mertz, Candace Latigue, and Stacey Wilson.

2. PUBLIC COMMENT (Non-Agenda) (None)

3. CONSENT CALENDAR (Action)

- a. Approve Minutes of the Board of Directors Meeting Held November 8, 2019, **Page 1**

Director Weinberg moved to accept all items on the Consent Calendar, Director Basta seconded. The motion carried unanimously.

4. NEW BUSINESS

- a. Accept the 2020 Budget for Sherman and Buena Vista LP, **Page 4 (Action)**

Director Weinberg moved to accept the 2020 budget for Sherman and Buena Vista LP. Director Basta seconded. The motion carried unanimously.

- b. Accept the 2020 Budget for Everett and Eagle LP, **Page 11 (Action)**

Director Weinberg moved to accept the 2020 budget for Everett and Eagle LP. Director Basta seconded. The motion carried unanimously.

5. NON-AGENDA (Public Comment) (none)

6. WRITTEN COMMUNICATIONS (none)

7. ORAL COMMUNICATIONS – BOARD MEMBERS AND STAFF (none)

8. ADJOURNMENT

The meeting was adjourned at 3:21 p.m.

Respectfully submitted,

Draft until approved
Janet Basta
Secretary

To: Board of Directors
Island City Development

From: Danielle Thoe
Management Analyst

Date: January 15, 2019

Re: Authorize the President to Award and Execute a Contract for Demolition
Management Services to Carmel Partners

BACKGROUND

The North Housing Project is a redevelopment of 12 acres of the former Coast Guard Housing at the former Naval Air Station Alameda (NAS Alameda). The Housing Authority and partners, Building Futures and Alameda Point Collaborative first submitted a Notice of Interest (NOI) for the property in March 2008, known as the homeless accommodation parcel, and the property was conveyed to the Housing Authority on May 30, 2019.

In early 2017 the Navy held an auction for the adjacent parcel, known as the “public sale parcel,” which was won by Carmel Partners. Rather than redevelop that parcel, Carmel Partners has renovated the existing housing stock. Once the public auction was complete, the Navy began working on the homeless accommodation parcel. As transfer of the site became imminent AHA began to undertake predevelopment work through ICD. ICD’s role is to carry out real estate development activities on behalf of the Housing Authority.

During 2018-19, five community meetings were held and extensive work went into developing a master site plan for the Housing Authority’s site which was approved by the Housing Authority’s Board of Commissioners on August 21, 2019. Detailed reports about project milestones are detailed in AHA Board of Commissioner’s monthly agendas beginning in September 2017. Additional project information can be found at www.northhousing.org.

DISCUSSION

In order to redevelop the North Housing site, the existing abandoned buildings must be demolished in accordance with all environmental and other regulatory requirements. Staff determined that management of the building demolition can be more efficiently carried out by a professional project management firm with experience in this area.

To that end, AHA and ICD published an RFP for Project Management (PM) of Demolition Services in August 2019. This RFP sought a firm to oversee the entire demolition and abatement project, including procurement of sub-contractors to execute the demolition



and abatement in accordance with CDBG requirements. Staff received one qualified bid for PM services from Carmel Partners and, per procurement procedures, had this bid evaluated by a third-party cost estimator. The bid was generally deemed to be reasonable with the cost evaluator recommending that staff request clarification from the bidder regarding a few areas of their bid which seem high and/or are not traditionally provided by a PM firm. This was completed and staff has confidence that Carmel Partners is a highly qualified firm to take on the management of demolition and abatement at North Housing. Project costs are found to be reasonable through a third-party cost review. Therefore staff recommend moving forward with contracting with Carmel Partners.

General Conditions	\$94,150
Insurance Bonds	\$67,393
Construction Contingency	\$83,912
Fee	\$144,049
Carmel Total Fee (fixed)	\$389,504
Est. Hard Trade Costs	\$2,635,516
EST. TOTAL PROJECT COSTS	\$3,025,020

FINANCIAL IMPACT

The Board has previously accepted a \$3.7 Million loan from AHA for pre-development and demolition expenses. When that loan was approved in October 2018, demolition costs were estimated at \$2.5 Million. As of December 2019, total demolition costs are estimated to be \$3,025,020, per the RFP response. Staff plan to apply for additional CDBG funds to fill the gap. The final hard cost will be determined when Carmel Partners bids for demolition contractors per the CDBG requirements. Staff may return to the AHA Board for additional funds once demolition bidding and a CDBG allocation are complete.

The chart below summarizes expenses through December 2019.

North Housing

Pre-development Loan from AHA	\$	3,700,000
Usage through December 2019	\$	384,865
Balance	\$	3,315,135

North Housing Carrying Costs \$ 109,152

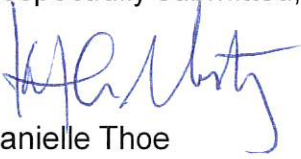
Staff are tracking the 1) carrying costs, 2) 12 acre site pre-development costs, and 3) first building pre-development costs separately. The two predevelopment categories are being paid from the predevelopment loan, along with future demolition costs. The above referenced carrying costs for the existing site, including security, insurance, eviction processing, door and window boarding, and landscape maintenance have been separated out from the predevelopment funds and are currently being paid by the Housing Authority.



RECOMMENDATION

Authorize the President to Award and Execute a Contract for Demolition Management Services to Carmel Partners.

Respectfully submitted,



for Danielle Thoe
Management Analyst

Attachment A: Carmel Partners Updated Bid



COST CODE	ITEM / DESCRIPTION	ORIGINAL BUDGET	SUBCONTRACTOR	NOTES
SITE / LAND DEVELOPMENT		\$ 2,635,516		
DIVISION 2 - SITE WORK		\$ 2,635,516		
2-02080	ABATEMENT		All values are estimates; to be bid to subcontractor	
	BLOCK A:			
	400 Mosley Ave (six-plex) abatement	\$ 53,607		
	2000 Lakehurst Cir (six-plex) abatement	\$ 53,607		
	2002 Lakehurst Cir (four-plex) abatement	\$ 35,737		
	2004 Lakehurst Cir (six-plex) abatement	\$ 53,607		
	BLOCK B:			
	2001 Lakehurst Cir (six-plex) abatement	\$ 53,607		
	2003 Lakehurst Cir (four-plex) abatement	\$ 35,737		
	BLOCK C:			
	501 Mosley Ave (six-plex) abatement	\$ 53,607		
	2001 Mayport Cir (six-plex) abatement	\$ 53,607		
	2002 Mayport Cir (four-plex) abatement	\$ 35,737		
	2003 Mayport Cir (six-plex) abatement	\$ 53,607		
	2004 Mayport Cir (six-plex) abatement	\$ 53,607		
	2005 Mayport Cir (six-plex) abatement	\$ 53,607		
	BLOCK D:			
	2002 Kollman Cir (six-plex) abatement	\$ 53,607		
	2004 Kollman Cir (six-plex) abatement	\$ 53,607		
	2006 Kollman Cir (six-plex) abatement	\$ 53,606		
	2008 Kollman Cir (six-plex) abatement	\$ 53,606		
	Abatement contingency	\$ 40,205		
2-02050	DEMOLITION		All values are estimates; to be bid to subcontractor	
	BLOCK A:			
	400 Mosley Ave (six-plex) demo	\$ 87,717		
	2000 Lakehurst Cir (six-plex) demo	\$ 87,717		
	2002 Lakehurst Cir (four-plex) demo	\$ 58,478		
	2004 Lakehurst Cir (six-plex) demo	\$ 87,717		
	BLOCK B:			
	2001 Lakehurst Cir (six-plex) demo	\$ 87,717		
	2003 Lakehurst Cir (four-plex) demo	\$ 58,478		
	BLOCK C:			
	501 Mosley Ave (six-plex) demo	\$ 87,717		
	2001 Mayport Cir (six-plex) demo	\$ 87,717		
	2002 Mayport Cir (four-plex) demo	\$ 58,478		
	2003 Mayport Cir (six-plex) demo	\$ 87,717		
	2004 Mayport Cir (six-plex) demo	\$ 87,717		
	2005 Mayport Cir (six-plex) demo	\$ 87,717		
	BLOCK D:			
	2002 Kollman Cir (six-plex) demo	\$ 87,716		
	2004 Kollman Cir (six-plex) demo	\$ 87,716		
	2006 Kollman Cir (six-plex) demo	\$ 87,716		
	2008 Kollman Cir (six-plex) demo	\$ 87,716		
Division 1000	GENERAL CONDITIONS / JOB REQUIREMENTS COSTS TO COVER BY SUBCONTRACTORS		All values are estimates; to be bid to subcontractor	
	TEMP ROADS	\$ 10,000		These costs may be carried by demolition subcontractor or another qualified subcontractor.
	FINAL CLEANUP (SUB)	\$ 2,500		
	GENERAL LABOR	\$ 37,500		
	TEMP ELECTRICITY	\$ 2,250		
	TEMP WATER	\$ 900		
	TEMP TOILET / DUST CONTROL	\$ 8,715		
	BARRICADES	\$ 2,000		
	3RD PARTY INSPECTIONS	\$ 13,500		
	STREET CLEANING	\$ 40,000		
	TOOLS & EQUIPMENT	\$ 1,500		
GENERAL CONDITIONS / JOB REQUIREMENTS		\$ 94,150		
DIVISION 1 - GENERAL CONDITIONS / JOB REQUIREMENTS		\$ 94,150		
<i>THE BELOW WILL BE BID TO SUBCONTRACTORS. VALUE IS AN ESTIMATE AND SUBJECT TO INCREASE IF PROVIDED BY SUBS NOT PROJECT MANAGER</i>				
<i>THE BELOW ARE EXPECTED TO BE PROVIDED BY PROJECT MANAGER</i>				
1-10100	PROJECT SUPERVISION	\$ 73,750		
1-10660	LEGAL	\$ 10,000		Contract negotiation third party costs
1-59020	OFFICE SUPPLIES	\$ 450		Project management supplies costs
1-59110	JOB SIGN	\$ 3,000		Site safety, security
1-59210	TRAFFIC CONTROL	\$ 5,000		
1-59230	FIRST AID EQUIPMENT	\$ 150		
1-59240	SAFETY MEETINGS	\$ 1,800		

INSURANCE and BONDS	\$	67,393		
DIVISION 1 - INSURANCE AND BONDS	\$	67,393		
1-80100	BONDS	\$	54,593	
1-80130	BUILDERS RISK INSURANCE			
1-80135	OCIP INSURANCE			
1-80140	ENVIRO / POLLUTION INSURANCE	\$	-	
1-80150	GENERAL LIABILITY INSURANCE	\$	-	
	DEMO PERMIT	\$	12,800	
SUB-TOTAL A,B,C	\$	2,797,059		
SUB-TOTAL A (Hard Trade Cost)	\$	2,635,516		
SUB-TOTAL B (Staff / Field Cost)	\$	94,150		
SUB-TOTAL C (Risk Mgmt.)	\$	67,393		
RISK MANAGEMENT	\$	-		
CONSTRUCTION CONTINGENCY	\$	83,912	3% contingency. Unforeseen conditions and added scope will be billed as Change Orders	
TOTAL COST (with Contingency)	\$	2,880,971		
STATE SALES / BUSINESS TAX				
FEE - 5%	\$	144,049		
TOTAL PROJECT COSTS	\$	3,025,020		