From: Erin Smith
To: CityCouncil-List
Cc: Lara Weisiger; Yibin Shen
Subject: Questions For Items on December 20, 2022 Agenda
Date: Wednesday, December 14, 2022 10:31:23 AM
Attachments: AS 4887_COAproof_NoticeTo Bidders.pdf

Madam Mayor and Councilmembers,

Sharing questions from Councilmember Daysog for various items on the December 20th agenda along with staff responses.

Thank you,
Erin

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2-B: Bills for Ratification. (http://alameda.legistar.com/gateway.aspx?M=F&ID=153ddf5d-a05e-4542-8dc7-36761438b47a.pdf)

** What kinds of "professional services" does payment of 792.84 to Latitude Wine Bas LLC cover (see PDF page 17 of 50)?
Parklet insurance reimbursement. This is DBA The Preacher's Daughter

** What kinds of "professional services" does payment of 4626.00 to East Bay Bicycle Coalition cover (see PDF page 31 of 50)?
This is for Family Bike Workshop on 5/22/22, paid by Planning Building and Transportation
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2-C: Five-Year Agreement with Rojas Flores Landscaping, Inc. for Landscape Maintenance Services - Various Locations (Citywide) for a Total Amount Not to Exceed $1,031,937 (https://alameda.legistar.com/LegislationDetail.aspx?ID=5961913&GUID=B07AF72D-0787-4B6A-A1A8-A6232360A7F4&FullText=1)
Attachments
Attachment 1 "Exhibit 1 Agreement" (https://alameda.legistar.com/View.ashx?M=F&ID=11510392&GUID=EADD65BE-AFBF-41A5-82D1-8B298F683ECA)

** 1. I notice that the staff report indicates that "[a] notice was also placed on the City's website and published in the Alameda Journal." Was a notice placed in the Alameda Sun as well, since the Sun is the official paper for legal notices?
Great catch. We must have copied language from an old staff report. We published in the sun, the official paper for legal notices. See attached receipt.

** 2. I notice the Agreement on PDF page 2 of 30 indicates the following: "FY2023 total compensation shall not exceed $194,370", which is th same amount and period expressed in the staff report. On PDF page 1 of 30, the Agreement indicates the commencement date as Jaunary 1, 2023: since the agreement commences half-way into FY22-23, shouldn't the agreement state that FY2023 compensation shall not exceed half of $194,370, or approximately $97,185?
Yes, it certainly should be prorated for the remaining 6 months of the fiscal year.

** 3. I notice the Agreement on PDF page 1 of 30 indicates the termination date as December 31, 2027? I notice the Agreement on PDF page 2 of 30 indicates the following: "FY2027 total compensation shall not exceed $218,765", which is the same amount and period referenced in the staff report. Since the end of FY2027 is June 30, 2027, what amount of funds are authorized for the six-month period between July 1, 2023 and December 31, 2027?
The authorized amount for FY26/27 should be prorated for 6 months.

While the amount in the contract is authorized; staff directs the work and approves invoices for only work performed. For the two fiscal years that should only authorize 6 months, only 6 months will actually be expended. However, for sake of accuracy, I will withdraw this item and have the contract corrected.

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2-D: Five-Year Agreement with Prime Mechanical Services for Mechanical and Heating, Ventilating and Air Conditioning Preventative Maintenance and Repair at City Facilities for an Amount Not to Exceed $482,687.09 (https://alameda.legistar.com/LegislationDetail.aspx?ID=5961914&GUID=3A57C1DF-EE4A-48AA-9A5E-09CC97307997&FullText=1)
Attachments
Attachment 1 "Exhibit 1 Agreement" (https://alameda.legistar.com/View.ashx?M=F&ID=11510393&GUID=63B54FA9-85DD-433C-82D4-E9E5CF28B45F)

1. It appears that funds for FY 2022-2023 are generally half the amount for the following fiscal years, which sounds intuitively correct since FY2022-2023 is for a six-month period from January 1, 2023 to June 30, 2023.
** 2. Can you explain the 35% markup in Exhibit 1 at PDF page 17 of 30: can you confirm that this amount is "standard material mark-up"? (Seems awfully high?)
35% material mark-up is on the high side; however, the hourly rate and material markup in this contract is only used for unexpected or out of scope work, which is capped at 15% contingency each year ($13-14K/year). The main contract is monthly preventive maintenance at various facilities and, which is billed at the flat rate listed. The service includes the provision of replacement filters, lubricants, belts and pads and other typical materials needed, so these materials are therefore not subject to the 35%. Prime Mechanical was the lowest of the three

responsive bidders for the base work in the contract and determined the most qualified. Staff considered the 35% material mark up for unexpected work within its overall consideration of vendors, and determined Prime the most suitable and cost effective.

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2-G: Final Passage of Ordinance Amending the Alameda Municipal Code by Amending: (1) Article I (Uniform Codes Related to Building, Housing, and Technical Codes) of Chapter XIII (Building and Housing) to Adopt the 2022 Edition of Chapter 1, Division II Scope and Administration, the 2022 Edition of the California Building Code, the 2022 Edition of the California Residential Code, the 2022 Edition of the California Historical Building Code, the 2022 Edition of the California Electrical Code, the 2022 Edition of the Plumbing Code, the 2022 Edition of the California Mechanical Code, the 2022 Edition of the California Energy Code, the 1997 Edition of the Uniform Housing Code, and the 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings; and (2) Adopting the 2022 Edition of the California Fire Code, Including Appendix Chapters 4, B, C, D, E, F, G, H, I, K and O, with Necessary Additions and Amendments to Section 15-1 of Chapter XV (Fire Prevention) Due to Local Climatic, Geological, or Topographical Conditions; and (3) Adopt the 2022 Edition of the California Green Buildings Standards Code with Necessary Additions and Amendments to Section 13-10 of Chapter XIII (Building and Housing) Due to Local Climatic, Geological, or Topographical Conditions. In accordance with the California Environmental Quality Act (CEQA), this action is exempt pursuant to CEQA Guidelines section 15061(b)(3). (Planning, Building and Transportation 20962710) (https://alameda.legistar.com/LegislationDetail.aspx?ID=5961919&GUID=DBADEB65-9837-45CE-B191-8C83FE76306A&FullText=1)
Attachments
Attachment 0 Link to Initial Passage Staff Report ()
Attachment 1 "Ordinance" (https://alameda.legistar.com/View.ashx?M=F&ID=11471508&GUID=8A2BE13D-0BDC-46DC-8FAF-D6D9BD05472E)
Attachment 2 "Correspondence" (https://alameda.legistar.com/View.ashx?M=F&ID=11498718&GUID=F950AC3E-AEBF-4BD4-B6BF-363DF86256F3)

1. What do local real estate advocates think?
STAFF RESPONSE #1: I believe staff gave a verbal response during the 12/6 meeting state that the local real estate sector was generally supportive of this.
** 2. Am I recollecting STAFF RESPONSR CORRECTLY correctly?
Yes your recollection is correct. Staff commented last week that they understand the real estate community to support this proposal. The City's Sustainability Manager is in regular contact with Dania Alvarez from the Bay East Realtors Association. This group is generally supportive of the forthcoming Equitable Decarbonization Plan except any potential point of sale requirements. This code amendment does not have any point of sale requirements. The realtors were invited to the information sessions held for this code amendment, several attended and did not voice any significant concerns.

Alameda Sun
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Phone: 263-1471 • Fax: 263-1473
www.alamedasun.com

I certify that the attached advertisement appeared in the Classified Section of The Alameda Sun on 10/27/2022

Maria Sarria
General Manager
10/27/2022

NOTICE TO BIDDERS

THE CITY OF ALAMEDA is soliciting bids for Landscape Maintenance Services Various Locations, No. P.W. 06-22-19.

The bid due date is Thursday, November 10, 2022. All bids are due no later than 10:00 a.m. to the City of Alameda, Public Works Department, 950 West Mall Square, Room 110, Alameda. The bid opening is at 10:01 a.m.

The Request for Bid this project can only be obtained from the City of Alameda website https://www.alamedaca.gov/BUSINESS/Bid-on-City-Contracts.

Please note that the Alameda City Council encourages all contractors and other businesses providing services to the City to hire Alameda residents, pursuant to City Resolution No. 12278.

"The City of Alameda is a charter City and any contracts into which the City enters may be subject to the provisions of its charter, which may supersede certain provisions of the Public Contract Code and other provisions of state law".

Contact Jesse Barajas at (510) 747-7900 for more information.

AS 4887 10/27/2022