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NOTICE OF BOARD MEETING

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**Board of Directors**

Director Anne Griffith  
Director Mark Tortorich  
Director Patricia Wells

In accordance with Article IV, Section 4.11, of the Bylaws of the Oakland Affordable Housing Preservation Initiatives, Inc., NOTICE IS HEREBY GIVEN that the **Regular Meeting of the Board of Directors** will be held as follows:

**OAHPI BOARD OF DIRECTORS  
REGULAR MEETING**

**Thursday, October 27, 2022, 4:00 p.m.  
Tele-Conference**

**NOTE:** Pursuant to Assembly Bill No.361 [(Chapter 165, Statutes of 2021) approved by the Governor on September 16, 2021]] a local legislative body is authorized to hold public meetings remotely via teleconferencing without complying with the teleconferencing requirements imposed by the Ralph M. Brown Act when a legislative body of a local agency holds a meeting during proclaimed state emergencies, and make public meetings accessible “via a call-in option or an internet-based service option” to all members of the public seeking to access and attend the meeting, offer public comment, and address the legislative body.

**Join Zoom Meeting Online:**

<https://oakha-org.zoom.us/j/81783713339?pwd=TEh6UENBVFIFTzdIR0hrU0ZZOVFvUT09>

**ID (access code): 817 8371 3339**

**Meeting Passcode: 504449**

**To participate by Telephone: 1 (699) 900-9128**

**ID (access code): 817 8371 3339**

**Meeting Passcode: 504449#**

**If you need special assistance to participate in the meeting, please contact OAHPI at (510) 874-1510 (English TTY 510-874-1599). Notification at least 48 hours prior to the meeting will enable OAHPI Board of Directors to make reasonable accommodations to ensure accessibility.**

**All public comment on action items will be taken at the public comment portion of the meeting. You may comment via zoom by “raising your hand” or by submitting an e-mail to [publiccomments@oakha.org](mailto:publiccomments@oakha.org) or call using the zoom participant number.**

- You may request to make a public comment by “raising your hand” through Zoom's video conference or phone feature, as described below. Requests will be received only during the designated times in which to receive such requests and only for eligible Agenda items. Public comments will be subject to the appropriate time limit of three (3) minutes.
- To comment by Zoom video conference, click the "Raise Your Hand" button to request to speak when Public Comment is being taken on the eligible Agenda item. You will then be unmuted, during your turn, and allowed to make public comments. After the allotted time of three (3) minutes, you will then be re-muted. Instructions on how to “Raise Your Hand” is available at: [https://support.zoom.us/hc/en-us/articles/205566129 - Raise-Hand-In-Webinar](https://support.zoom.us/hc/en-us/articles/205566129-Raise-Hand-In-Webinar).
- To comment by phone, please call on one of the phone numbers listed below. You will be prompted to “Raise Your Hand” by pressing “\*9” to request to speak when Public Comment is being taken on the eligible Agenda Item. You will then be unmuted, during your turn, and allowed to make public comments. After the allotted time of three (3) minutes, you will then be re-muted. Please unmute yourself by pressing \*6. Instructions of how to raise your hand by phone are available at: [https://support.zoom.us/hc/en-us/articles/201362663 - Joining-a-meeting-by-phone](https://support.zoom.us/hc/en-us/articles/201362663-Joining-a-meeting-by-phone).

**AGENDA**  
Regular Meeting  
October 27, 2022, 4:00 p.m.


- I. Roll Call
- II. Approval of the Minutes
  - A. Approval of the minutes for August 25, 2022 Special Meeting
  - B. Approval of the minutes for September 29, 2022 Special Meeting
- III. Recognition of people wishing to address the Directors
- IV. Old or Unfinished Business
- V. Modifications to the Agenda  
*(Allows for any change in the order of business or the announcement of the postponement or continuation of agenda items.) The Board can only take action on items listed on this agenda unless a finding is made that an emergency exists or a need arose after agenda posting.*
- VI. New Business
  - A. Adopt a resolution authorizing the Executive Director to amend the architecture and engineering services contract with Saida + Sullivan Design Partners (SSDP) for the rehabilitation of Harrison Tower to increase the contract amount by \$253,230 to \$2,077,295.50, and authorizing the Executive Director to further modify the contract scope and/or increase the contract amount by up to 20%, if needed, for a not-to-exceed amount of \$2,492,754.
  - B. Adopt a resolution authorizing the Executive Director to amend the contract with Overland Pacific & Cutler for Harrison Tower for residential relocation consulting services to increase the contract amount by \$165,480 to \$390,780 and authorizing the Executive Director to further modify the contract scope and/or increase the contract amount by up to 20%, as needed, for a not-to-exceed contract amount of \$468,936.
  - C. Adopt a resolution authorizing the Executive Director to execute a two-year contract, with up to three one-year option terms, with Castillo Plumbing to provide as needed plumbing services at OAHPI properties, in an amount not to exceed \$600,000 for the initial term and \$300,000 per year for each additional option term for a total contract amount not-to-exceed \$1,500,000.
  - D. Adopt a resolution authorizing the Executive Director to execute a two-year contract, with up to three one-year option terms, with Thumbs Up Rooter and

Plumbing to provide as needed plumbing services at OAHPI properties, in an amount not to exceed \$600,000 for the initial term and \$300,000 per year for each additional option term for a total contract amount not-to-exceed \$1,500,000.

- E. Adopt a resolution authorizing the Executive Director to amend the contract with West Coast Arborists, Inc. for tree trimming services at OAHPI properties, to add \$150,000 per year, which will increase the total contract not-to-exceed amount to \$1,000,000.
- F. Adopt a resolution authorizing the Executive Director to amend the sole source contract with ProFloors to provide flooring materials and flooring installation services at OAHPI properties for an additional six-month term.
- G. Consent Agenda:  
*Items on the Consent Agenda are considered routine and do not require separate discussion. If a Director wishes to have discussion, or if a member of the public wishes to comment on any consent item, the item may be removed from the consent agenda and considered separately. Questions or clarifications may be considered by the Directors without removal from the Consent Agenda. The Consent Agenda is adopted in one motion.*
  - 1. Adopt a resolution authorizing the Executive Director to making findings authorizing continued remote teleconference meetings of the Board of Commissioners Pursuant to Brown Act Provisions, as amended by Assembly Bill Number 361.

VII. Adjournment

**OAKLAND AFFORDABLE HOUSING PRESERVATION INITIATIVES, INC.**



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Kris Warren, Secretary