

**CITY OF OAKLAND**  
**AGENDA REPORT**

OFFICE OF THE CITY CLERK  
2005 OCT 26 PH 2:01

TO: Office of the City Administrator  
ATTN: Deborah Edgerly  
FROM: Public Works Agency  
DATE: November 8, 2005

RE: **RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO APPLY FOR, ACCEPT AND APPROPRIATE GRANT FUNDS FROM STOPWASTE.ORG'S GREEN BUILDING DESIGN RESOURCES PROGRAM FOR THE SHEFFIELD VILLAGE RECREATION CENTER ADA IMPROVEMENT PROJECT (PROJECT NO. C259410) IN AN AMOUNT NOT TO EXCEED THIRTY THOUSAND DOLLARS (\$30,000.00)**

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**SUMMARY**

A resolution has been prepared to authorize the City Administrator, or her designee, to apply for, accept and appropriate fiscal year 2005-06 grant funds from StopWaste.Org (a public agency comprised of the Alameda County Waste Management Authority and the Alameda County Source Reduction and Recycling Board) in an amount not to exceed thirty thousand dollars (\$30,000.00) for the renovation of the Sheffield Village Recreation Center.

StopWaste.Org provides grant funds through its Green Building Design Resources Program to public agencies for capital projects focusing on "sustainable architecture" design and construction. The grant will be used to incorporate "green building" elements into the design and construction of the building renovations.

The recreation center building is an existing 1,000 square foot 1940's-era single-family residence that has served as a community recreation center since its conversion in 1965. The project will fully renovate the building for compliance with the Americans With Disabilities Act (ADA), and will expand the facility by 420 square feet to meet the project's program requirements.

**FISCAL IMPACT**

Approval of this resolution will authorize the City to apply for, accept and appropriate the StopWaste.Org grant in an amount of \$30,000.00. Funding will be appropriated into a County of Alameda grant fund (Fund 2160, Org 92270, Account 57212, Program IN06) into a new project number to help defray the design and construction costs of sustainable elements for the project. The grant does not require any matching funds. Funds are received on a reimbursement basis, and the Public Works Agency would be responsible for grant administration, reimbursements and meeting all requirements set forth in the grant contract.

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Other project funding sources are \$300,000.00 from the fiscal year 2004-05 ADA Transition Plan Municipal Improvement Capital budget (Fund 5500, Org 92270, Project C259410) and \$100,000.00 from District 7 Pay-Go funds (Fund 5500, Org 92270, Account 57212, Project B01100).

Numerous energy saving elements have been incorporated into the building and the building systems will be modernized from its current deteriorated conditions. Although it is not anticipated that the completed project will increase the costs of operations and maintenance, a thorough assessment has not been conducted yet but any added costs will be determined prior to recommending award of a construction contract.

## **BACKGROUND**

Each fiscal year, the Alameda County Waste Management Authority allocates funding for **Green Building Grants under the Agency's Green Building – Member Agencies Program**. The grant program is open to local and regional governmental agencies with facilities in Alameda County and 501(C) non-profit organizations located in Alameda County. Projects are only eligible if they include new construction, renovation, tenant improvement, or retrofit of public building and public-benefit projects (specifically low-income housing and emergency housing) that use a comprehensive green building approach. Only projects that receive StopWaste.Org's design assistance services and incorporate its recommendations prior to completion of design are eligible for the grant funding.

## **KEY ISSUES AND IMPACTS**

Stopwaste.Org encourages sustainability design in public buildings by providing professional consultant services and funds for design, construction, or operation. The Public Works Agency has worked closely with StopWaste.Org to develop and incorporate "Green Building" strategies into the Sheffield Village Recreation Center project since the preliminary planning phase and has provided assistance to make certain that the project meets StopWaste.Org's grant criteria.

StopWaste.Org grants are available on an on-going basis and applications are accepted until funds are expended for the fiscal year. StopWaste.Org recommended the grant award for the Sheffield Village project to its board for review in early July 2005, and the award was approved on July 20, 2005. Approval and encumbrance of the grant funds for this project must be completed before the end of StopWaste.Org's fiscal year, which is June 30, 2006.

By applying for, accepting and appropriating the grant, the City will receive funds to help offset the incremental project construction costs anticipated for incorporating the green design elements. According to a January 2003 report by Natural Logic, Inc. (a leading sustainability management company), the early integration of green design elements for a certified project has traditionally added costs varying from 0% to 2% of conventional initial costs. The Green Building Grant is established to help defray the cost of implementation and to provide technical assistance to promote green building designs. Based on StopWaste.Org's technical assistance, a detailed list of Green Building Measures to be included in the project is provided in Attachment A. These measures mostly have little initial costs with a very short payback period, i.e. they are

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only a little more expensive than traditional construction and will be offset in operational savings within a 5 to 7 year period of time.

The renovated Sheffield Village Recreation Center will promote the goals of the City's Green Building Ordinance passed on May 17, 2005, and the project-specific measures established in conjunction with StopWaste.Org. Implementing these "green" strategies will reduce material waste and conserve natural resources, water and energy, making the project more user and environmentally friendly.

### **PROJECT DESCRIPTION**

The primary goal of the project is to improve site and building accessibility. In order to accommodate ADA requirements, program requirements for activity rooms and storage, and County Health requirements for a commercial-grade kitchen, 420 square feet will be added to the building. The addition will accommodate two accessible restrooms, a new entrance, a small office and janitor closet, while the existing building will be reconfigured to accommodate two activity/program spaces, kitchen and storage. Other improvements include ADA-compliant exterior signage and pathways, tot lot enhancements, a new roof, and modernization of the electrical, mechanical and plumbing systems.

### **SUSTAINABLE OPPORTUNITIES**

Economic: The construction of the project will utilize local businesses in accordance with the City's Local and Small Local Business Ordinance, which will generate jobs for Oakland residents, and business tax, sales tax, and other revenues for the City by those contractors and suppliers who work on the project.

Environmental: The improvements will incorporate "green building" strategies that promote reduction in use of natural resources, incorporate use of recycled-material finishes and products, enhance energy efficiency, improve indoor environmental quality, and increase water conservation. The renovated building and improved site amenities will enhance the neighborhood and the City.

Social Equity: The City will be providing tangible benefit by investing in facilities to support active educational and recreational opportunities and programming for youth and the community. When completed, the Center will once again house the numerous year-round programs and community-serving functions it currently does such as an election voting site; toddler and youth day camps; summer day camp; parent-child/toddler drop-in; Counselor-in-Training Program; summer field trips; community meeting space; and other social programs for seniors.

### **DISABILITY AND SENIOR CITIZEN ACCESS**

The existing facility provides limited access for people with disabilities and senior citizens. For instance, the front and side entrances, the two restrooms and the kitchen are all not wheelchair accessible. The renovated facility will comply with California Code of Regulations, Title 24 and ADA Accessibility Guidelines. The site and the building will be made accessible

throughout, including physical features such as a disabled parking zone, accessible walkways, and a new entrance with an automatic door opener, restrooms, kitchen, and drinking fountains.

**RECOMMENDATIONS AND RATIONALE**

It is recommended that City Council approve the resolution authorizing application, acceptance, and appropriation of the Green Building Grant funds from Stopwaste.Org for the Sheffield Village Recreation Center ADA Improvement project. The grant will provide supplemental project funds necessary to implement the sustainability design elements for the project.

**ACTIONS REQUESTED OF THE CITY COUNCIL**

City Council is requested to approve the above-mentioned resolution authorizing the City Administrator, or her designee, to apply for, accept, and appropriate grant funds from Stopwaste.Org in an amount of \$30,000.00 for the Sheffield Village Recreation Center ADA Improvement project.

Respectfully submitted,



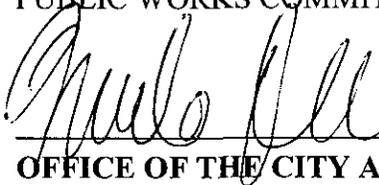
RAUL GODINEZ II, P.E.

Director, Public Works Agency

Reviewed by:  
Michael Neary, P.E.  
Assistant Director  
Design and Construction Services Department

Prepared by:  
Calvin Hao, AIA  
C.I.P. Coordinator  
Project Delivery Division

APPROVED AND FORWARDED TO THE  
PUBLIC WORKS COMMITTEE:

  
OFFICE OF THE CITY ADMINISTRATOR

**Sheffield Village Recreation Center  
Green Building Measures**

Location	Green Building Measures
Sitework	<ol style="list-style-type: none"> <li>1. <i>Implement a C&amp;D waste management plan</i></li> <li>2. <i>Use recycled aggregate for base material</i></li> <li>3. <i>Specify high volume flyash concrete</i></li> </ol>
Remodeled Activity Rooms 1 & 2	<ol style="list-style-type: none"> <li>4. <i>Refinish existing wood floors.</i></li> <li>5. <i>Replace currently specified vinyl floors with natural linoleum.</i></li> <li>6. <i>Use low-VOC paints for walls, ceilings and trim</i></li> <li>7. <i>Specify LED exit signs</i></li> </ol>
Remodeled Kitchen	<ol style="list-style-type: none"> <li>8. <i>Salvage the existing range/oven</i></li> <li>9. <i>Use low-VOC paints for walls, ceilings and trim</i></li> <li>10. <i>Vent range hood to exterior</i></li> <li>11. <i>Install ENERGY STAR range hood</i></li> <li>12. <i>Install ENERGY STAR refrigerator</i></li> <li>13. <i>Install low-flow kitchen faucet</i></li> <li>14. <i>Use low-VOC glues (&lt;50 g/L) for cabinets</i></li> <li>15. <i>Use durable countertop materials-stainless steel instead of plastic laminate</i></li> <li>16. <i>Install high efficiency DHW system</i></li> </ol>
Storage Areas	<ol style="list-style-type: none"> <li>17. <i>Use stained concrete floors with high volume flyash mix.</i></li> <li>18. <i>Use low-VOC paints for walls, ceilings and trim</i></li> </ol>
Common Area/New Main Entrance	<ol style="list-style-type: none"> <li>19. <i>Use stained concrete floors with high volume flyash mix</i></li> <li>20. <i>Use low-VOC paints for walls, ceilings and trim</i></li> <li>21. <i>Use salvaged timber for overhang and porch columns</i></li> </ol>
Office	<ol style="list-style-type: none"> <li>22. <i>Use stained concrete floors with high volume flyash mix</i></li> <li>23. <i>Use low-VOC paints for walls, ceilings and trim.</i></li> </ol>
Restrooms	<ol style="list-style-type: none"> <li>24. <i>Use stained concrete floors with high volume flyash mix.</i></li> <li>25. <i>Install low-flow lavatories</i></li> <li>26. <i>Install WATER STAR low-flow toilets</i></li> <li>27. <i>Install ENERGY STAR bathroom exhaust fans</i></li> <li>28. <i>Use low-VOC paints for walls, ceilings and trim</i></li> <li>29. <i>Install high efficiency DHW system</i></li> </ol>
Exterior – Existing	<ol style="list-style-type: none"> <li>30. <i>Upgrade insulation beyond existing levels</i></li> <li>31. <i>Use insulation with no added formaldehyde</i></li> <li>32. <i>Specify high recycled content insulation (&gt;50%)</i></li> </ol>
Exterior Addition	<ol style="list-style-type: none"> <li>33. <i>Upgrade insulation beyond code</i></li> <li>34. <i>Specify high recycled content insulation</i></li> <li>35. <i>Use insulation with no added formaldehyde</i></li> <li>36. <i>Use fiber cement siding</i></li> <li>37. <i>Install durable roofing (40-year rated)</i></li> <li>38. <i>Use FSC certified wood</i></li> </ol>
HVAC	<ol style="list-style-type: none"> <li>39. <i>Protect ducts during construction</i></li> </ol>

OAKLAND CITY COUNCIL

RESOLUTION No. \_\_\_\_\_ C.M.S.  
2005 OCT 26 PM 2:01

INTRODUCED BY COUNCILMEMBER \_\_\_\_\_

**RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO APPLY FOR, ACCEPT AND APPROPRIATE GRANT FUNDS FROM STOPWASTE.ORG'S GREEN BUILDING DESIGN RESOURCES PROGRAM FOR THE SHEFFIELD VILLAGE RECREATION CENTER ADA IMPROVEMENT PROJECT (PROJECT NO. C259410) IN AN AMOUNT NOT TO EXCEED THIRTY THOUSAND DOLLARS (\$30,000.00)**

**WHEREAS**, the project is designated in the City's Americans with Disabilities Act (ADA) Transition Plan, and funding exists in the ADA Transition Plan Municipal Capital Improvement budget of fiscal year 2004-05 (Fund 5500, Project C259410), in District 7 Pay-go (Fund 5500, Project B01100); and

**WHEREAS**, the rehabilitation of the Sheffield Village Recreation Center ADA Improvement project would benefit the City and the Oakland community at large; and

**WHEREAS**, the City of Oakland has adopted goals to design and build City projects in accordance with sustainable practices; and

**WHEREAS**, the Sheffield Village Recreation Center ADA Improvement project was designed in accordance with the City's sustainable goals; and

**WHEREAS**, the StopWaste.Org, a public joint-power agency of Alameda County Waste Management Authority (ACWMA) and the Alameda County Source Reduction and Recycling Board offers programs in public education, green building design, and provides funding for innovative projects that promote "Green Design" in source reduction, decrease waste disposal in Alameda County, and encourages the development, marketing and use of recycled content products; and

**WHEREAS**, said Green Design Grant is open to local and regional governmental agencies with facilities in Alameda County and 501(C) non-profit organizations located in Alameda County, and projects are only eligible if they involve new construction, renovation, tenant improvement, or retrofit of public buildings and are public-benefit projects that use a comprehensive green building approach, receives StopWaste.Org design assistance services, and incorporate StopWaste.Org design recommendations prior to completion of design; and

**WHEREAS**, the City will enter into a Contract with StopWaste.Org; now, therefore, be it

**RESOLVED:** That the Oakland City Council approves the filing of an application from the StopWaste.Org Green Building Grants under the Agency's Green Building Program for the Sheffield Village Recreation Center ADA Improvement project (Project No. C259410) in the amount of thirty thousand dollars (\$30,000.00); and, be it

**FURTHER RESOLVED:** That if the applications are approved, the City Administrator is authorized to accept and appropriate funds into a County of Alameda grant fund (Fund 2160, Organization 92770, Account 57212, Program IN06), and to enter into a Grant Agreement with the Alameda County Waste Management Authority for said funds; and, be it

**FURTHER RESOLVED:** That the Oakland City Council certifies that the City has or will have sufficient funds to operate and maintain the Project; and, be it

**FURTHER RESOLVED:** That the Oakland City Council appoints the City Administrator, or her designee, as agent to conduct all negotiations, execute and submit all documents including, but not limited to applications, agreements, amendments, extensions, payment requests and so on, which may be necessary to implement the sustainability design elements for this project, provided that such agreement shall be reviewed and approved by the Office of the City Attorney and shall be filed with the Office of the City Clerk.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2005

**PASSED BY THE FOLLOWING VOTE:**

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

NOES -

ABSENT-

ABSTENTION-

ATTEST:

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