

# CITY OF OAKLAND

## AGENDA REPORT

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OFFICE OF THE CITY CLERK  
OAKLAND

2008 FEB 28 PM 6:07

TO: Office of the City Administrator  
ATTN: Deborah Edgerly  
FROM: Public Works Agency  
DATE: March 11, 2008

RE: **Informational Report On City Facility Damage Resulting From The Winter Storm January 2-6, 2008**

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### SUMMARY

This report addresses facility damage and status of repairs following the winter storm occurring January 2<sup>nd</sup> – 6<sup>th</sup>, 2008. The first winter storm brought strong winds (up to 70 mph) and over 3" of rainfall during a 5-day period. Public Works Agency (PWA) personnel responded by staffing the Public Works Call Center on Friday night until 7:00 PM and all day Saturday and Sunday. Standby crews and overtime crews responded to numerous calls from the public. Local power outages were reported at Fire Station 28 and staff was temporarily relocated until electrical power was restored to the Fire Station. At the Melrose Branch library, a large picture window was blown out of its frame, causing an electrical short and water damaged books. Several City facilities suffered minor damages by water intrusion from leaks, clogged rain gutters or drains.

### FISCAL IMPACT

There is no fiscal impact related to this information report. Maintenance repairs were completed. Potential Capital Improvement Projects (CIP) described in this report will require future City funding in order to implement. Staff will return with priority recommendations, funding sources and implementation schedules for the City Council's consideration.

### BACKGROUND

At the January 9, 2008 Rules Committee meeting, the members requested a report on all City facilities including fire stations, recreation centers and libraries that were damaged during the storm. PWA staff checked all City facilities and summarized the damages as follows:

#### Oakland Fire Department

- **Fire Station 4** (1235 International Blvd) reported a leak in the Watch Room.  
Status: Investigation revealed a leaking window and the repairs were made.
- **Fire Station 8** (465 51<sup>st</sup> Street) reported a leaking skylight.  
Status: The skylight would not properly close and repairs were made.

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- **Fire Station 13** (1225 Derby Street) reported a leaking skylight.  
Status: The roof is approximately 14 years old and should be replaced. The leaking skylight was due to faulty flashing and repairs were made. The roof replacement will be submitted for consideration as a future CIP request.
- **Fire Station 19** (5776 Miles Avenue) reported a leaking roof.  
Status: The roof is approximately 23 years old and should be replaced. Staff has not been able to determine the location of the leak and given the age of the roof, there could be multiple leaks. Staff applied patches to stop the leaks. The roof replacement will be submitted for consideration as a future CIP request.
- **Fire Station 23** (7100 Foothill Blvd) reported a power outage.  
Status: This fire station has an emergency power generator but it is only for a portion of the station (lights and rollup doors). A larger backup generator is needed to power the entire fire station in the event of a power outage. PWA is preparing an estimate for this enhancement which will be submitted for consideration as a future CIP project.
- **Fire Station 25** (2795 Butters Drive) reported a roof leak.  
Status: Investigation revealed the downspouts were backed up. Staff extended the downspouts and the problem was resolved.
- **Fire Station 28** (4615 Grass Valley Road) experienced an electrical power outage on January 4 and 5, lasting nine hours and eight hours respectively.  
Status: This station does not have an emergency generator. Fire personnel were redeployed to Fire Station 21 until power was restored. PWA is working on an estimate for an emergency backup generator for Fire Station 28 which will be submitted for consideration as a future CIP project.
- **Fire Station 29** (1016 66<sup>th</sup> Avenue) reported a roof leak.  
Status: Investigation revealed a faulty roof vent and the problem was corrected.

Oakland Police Department

- **Police Administration Building** reported a roof leak and water intrusion at windows.  
Status: The roof leak was repaired and window flashing was corrected.
- **Animal Shelter** reported clogged gutters and downspouts.  
Status: The blockages were removed.
- **Ranger Station** reported a leaky roof and water intrusion in the basement.  
Status: The roof was patched. Water intrusion in the basement will require further investigation and will be submitted for consideration as a future CIP project.

Office of Parks and Recreation

- **Temescal Pool and Brookdale Recreation Center** reported roof leaks.  
Status: Temescal Pool is scheduled (summer 2008) for a roof replacement by in-house staff. Brookdale Recreation Center roof will be spray-coated by City staff as soon as weather conditions allow this type of work.

At public swimming pools, the swimming pool water levels rose due to heavy rains which lowered the water temperature and interrupted the chemical balance.  
Status: The proper water levels and chemical balance were restored after a few days.

- **Garden Center, Joaquin Miller Community Center, Allendale and Manzanita** reported clogged gutters.  
Status: The gutters were cleared and no further work was required.

The winds blew over a few park trees and left many broken branches down on park grounds. The Tree Section cleaned up the fallen trees and gardeners removed fallen branches.

Oakland Public Library

- **Melrose Branch** reported a large picture window blown out by heavy winds. Water intrusion caused damage to the electric panel and books were water damaged.  
Status: A custom window pane was ordered and installed.
- **Dimond Library** reported clogged drains.  
Status: The drains were cleared.
- **Golden Gate Branch** reported a sign blown down.  
Status: A replacement sign is being made.

Department of Human Services

- **West Oakland Senior Center** reported clogged drains.  
Status: The drains were cleared and no further work was required.
- **Downtown Veteran's Building** reported a flooded basement.  
Status: The water intrusion will need to be addressed in a future Capital Improvement Project due to potentially significant costs. An estimate will be prepared for consideration as a future CIP project.

### Oakland Museum

There were leaks into the building, but no damages were reported. PWA staff will continue to monitor this condition and make minor repairs.

### Public Works Agency

- **Keep Oakland Clean & Beautiful** (750 50<sup>th</sup> Avenue) reported a power outage. This building does not have an emergency power generator.  
Status: PWA staff is developing an estimate for an emergency backup generator which will be submitted for consideration as a future CIP project.
- **Municipal Service Center** (7101 Edgewater Drive) reported a roof leak.  
Status: This leak may be related to a relatively new heating and cooling system which has caused roof leaks in the past. This is being reviewed.

## **KEY ISSUES AND IMPACTS**

Facility maintenance is provided through Fund 4400 (General Facility Support) and as reported in previous budget discussions, the rates charged to individual departments must be raised to balance the fund. A balanced Fund 4400 will ensure that staff will be able to respond to the challenges of maintaining aging City facilities. Ongoing maintenance and regular preventative maintenance are critical to protect useful lifespan of City facilities.

Last year, the City Council approved funding to replace roofs and this year, there was a noticeable decrease in the number of leaking roof complaints as replacement roofs were installed prior to the rainy season. However, staff continue to experience minor roofing problems and whenever water intrusion issues exists, there is a greater potential for further damage, including costly mold abatement and dry rot repairs. Scheduled roof replacements along with new gutters, flashing and downspouts are essential for protecting City facilities.

## **SUSTAINABLE OPPORTUNITIES**

**Economic** – Water intrusion into City facilities is costly and can cause short-term and long-term economic damages. Regularly scheduled maintenance and planned capital improvements (e.g. roof replacement) are necessary expenditures that can lessen the impacts of storm events and prevent further property damages.

**Environmental** – Protecting and maintaining City facilities from inclement weather will reduce the chances for water damage. Water damage is often permanent and often results in the disposal of damaged property and increases the chances for mold infestation.

**Social Equity** – City facilities are used directly or indirectly by every citizen. Fully functional fire stations are critical to providing services throughout the City.

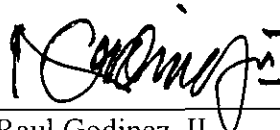
**DISABILITY AND SENIOR CITIZEN ACCESS**

No disability and senior citizen access issues were identified in this informational report.

**ACTION REQUESTED OF THE CITY COUNCIL**

Staff recommends City Council accept this informational report on city facility damage resulting from the January 2-6, 2008 storm.

Respectfully submitted,



Raul Godinez, II  
Public Works Agency Director

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APPROVED AND FORWARDED TO  
PUBLIC WORKS AND PUBLIC SAFETY COMMITTEES<sup>1</sup>:



Office of the City Administrator