

OFFICE OF THE CITY CLERK
CITY OF OAKLAND

AGENDA REPORT

2007 JAN 18 PM 8:55

TO: Office of the City Administrator
ATTN: Deborah Edgerly
FROM: Public Works Agency
DATE: January 23, 2007

RE: Supplemental Report to the Resolution Authorizing the City Administrator to Apply For, Accept, And Appropriate Grant Funds From the California Cultural and Historical Endowment (CCHE) For Round Three Under State of California Proposition 40 (Clean Water, Clean Air, Safe Parks, And Coastal Protection Act of 2002), For Peralta Hacienda Historical Park In An Amount Up to One Million Eight Hundred and Fifty Thousand Dollars (\$1,850,000) To Provide Further Analyses on the Potential for CCHE Grant Applications for City Stables and Carter Gilmore Sports Complex Ballfield

BACKGROUND

At the January 16, 2007, City Council meeting, Councilmember Brooks requested the addition of the City Stables and Carter Gilmore Sports Complex Ballfield projects to the potential projects list for the CCHE grant opportunity, which was included in the report on the City's Proposed State Legislative Priorities for 2007. That list of projects was the basis for staff's report and recommendation to approve a resolution to apply for Round Three CCHE funding for Peralta Hacienda Historical Park. This supplemental report analyses the feasibility of applying for CCHE funds for Carter Gilmore Sports Complex Ballfield and/or City Stables projects and attaches, per Councilmember Brunner's request, the lists of prioritized and unprioritized parks projects that were submitted to Council at its December 19, 2006, meeting.

PROJECT DESCRIPTIONS

Staff has very limited historical information about either of the above-referenced projects.

Carter Gilmore Sports Complex Ballfield (1390 66th Avenue): The field's use for baseball started decades ago. The field is owned by the Oakland Unified School District, leased by the City from the school district and utilized primarily by little league groups. The little league with the greatest presence is the Babe Ruth League. Staff has prepared a cost estimate indicating that an additional \$800,000 is needed for irrigation and drainage work on the Field. The current funding for the project is \$2,271,357.

City Stables (13560 Skyline Boulevard): City Stables is owned by the City, but not operational currently. City Stables, if renovated, could provide for youth programs, boarding for horses, a venue for equestrian events and exhibits. A concessionaire could also teach riding, provide information on California ranching and horse riding history. The first recorded building on the

site was 1939. The City Stables project is one of the projects included on the Parks Prioritization List, which was reviewed by Council at its December 19, 2006, meeting. The Prioritization List has not yet been adopted by Council and is slated for further review in March 2007. The cost estimate prepared as part of the Prioritization Analysis Report indicates that the project is estimated to cost \$17,522,870. Currently \$572,000 is available from State grant and City funds. The proposed project includes new landscaping, an Arts and Crafts/Nature Education Center, a Multi-Purpose Activity Center with kitchen, restroom and storage, paddocks, horse/loading and care area, parking, a playground and picnic area, a meadow/lawn area, an amphitheater, and a horse riding field.

ANALYSIS

Basic Grant Requirements: The grant program was developed to “tell the stories of California” and to help citizens “recognize and appreciate California’s culture and history.” CCHE’s purpose is to give priority to projects that preserve, interpret, and enhance understanding and appreciation of significant elements that add to the State’s cultural, social, and economic evolution. The grant requires that the grant applicant describe, “how the Project thread will provide an overall contribution to California culture and history.” Although both project sites are important to Oakland, they appear to fail to meet the larger basic “California” requirement of the grant. After construction, a project must carry forth an historical “thread.” A project thread is a link and connection that is relevant to California culture and history. In addition to the project having a thread, there must be an organization and on-going programs to promote that thread after the completion of the project. Neither City Stables nor Carter Gilmore Sports Complex Ballfield can demonstrate this basic grant requirement at this time.

Matching Funds (1:1), Sustainability and Schedule: Both projects have potential problems with meeting schedule and matching fund requirements. The Carter Gilmore Sports Complex Ballfield project currently has funding, but the project is scheduled for completion prior to the CCHE grant approval. The CCHE grant requires that matching funds not be expended until after the CCHE grant approval date.

The City Stables project also has some funding that could be used as a match; however, funds in addition to the CCHE grant would be needed to complete the project and the schedule for completion is undetermined.

There is one additional funding requirement that would limit the grant viability for both projects and that is “sustainability.” The grant application requires documentation of annual appropriations of future funding from the current budget baseline to demonstrate that the facility and the programming supporting the historic thread will be maintained in the future. That verifiable programmatic budget commitment is lacking. The applicant must be able to demonstrate that it currently has a reasonable number of staff to manage the facility and continue the historic programming.

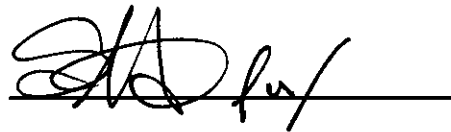
Staff Resources: Staff estimates that a minimum of 100 hours is required to prepare a CCHE grant application if the City has all the necessary information to prepare the application. An additional amount of time would be required to research the historical basis of the two projects,

which could be significant depending on the accessibility of documentary evidence. Applying for a CCHE grant, with the limited time remaining to complete an application would be challenging. In addition to staff time, Friends of Peralta Hacienda Historical Park contributed numerous hours of time to the project grant application process. Researching and developing a grant application for either Carter Gilmore Sports Complex Ballfield or City Stables would require additional resources, which would need to be identified. In order to prepare a project for CCHE, it is critical that the historical significance of the project is documented. In the case of Peralta Hacienda, and the Fox Theatre, each had a non-profit “Friends” group with resources to hire the experts to research the critical historical information, compile the necessary documentation and develop the associated project program.

ACTION REQUESTED OF THE CITY COUNCIL

It is requested that Council accept the supplemental report and approve the resolution referenced in the original report and direct staff with respect to the Carter Gilmore Sports Complex Ballfield and City Stables projects.

Respectfully submitted,



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APPROVED AND FORWARDED TO
THE LIFE ENRICHMENT COMMITTEE:



Office of the City Administrator

ATTACHMENT A – Additional Projects for Park Prioritization

Notes	Existing Projects	District	Additional Funding Needed	Existing Fund Sources	Current Funding Amount
ON-GOING PARK C.I.P. PROJECTS:					
Eval. prev. done	25 th Street Mini Park	3	\$435,000	None	None
	Clinton Park – Tot Lot	2	\$138,000	<ul style="list-style-type: none"> • Prop. 40 RZH Grant • Workforce Housing Grant 	\$275,000
	Carter Gilmore Sports Complex (Greenman Field)	6	\$800,000	<ul style="list-style-type: none"> • Measure K, Ser. D • Prop. 40 Per Capita • Prop. 40 RZH Block Grant • Redevelopment Agency Fund 	\$1,962,000
	Dunsmuir House – Misc. Repairs	7	Cost estimate pending	<ul style="list-style-type: none"> • Prop. 40 Per Capita Block Grant 	\$70,000
	Leveling Playing Fields	City-wide	\$1,300,000	<ul style="list-style-type: none"> • Prop. 40 Youth Soccer & Rec. Grant • Raiders Surcharge Fund 	\$1,164,000
Eval. prev. done	Lincoln Square Park	2	\$2,235,600	None	None
	Peralta Hacienda Historical Park Phase 4 – Historical Core Implementation	5	\$5,000,000	<ul style="list-style-type: none"> • Prop. 40 MH Grant • Comm. Dev. Block Grant (CDBG) 	\$814,3000
	Raimondi Park	3	\$4,000,000	<ul style="list-style-type: none"> • Prop. 40 MH Grant • CIWMB Recycled Rubber Surf. • Friends of Parks & Rec. Grants 	\$2,700,000
	Tot Lot Re-surfacing	City-wide	\$1,600,000	<ul style="list-style-type: none"> • Prop. 12 Per Capita Block Grant 	\$148,000

ATTACHMENT A – Additional Projects for Park Prioritization

Notes	Existing Projects	District	Additional Funding Needed	Existing Fund Sources	Current Funding Amount
ON-GOING MEASURE DD PROJECTS:					
Eval. by City Staff?	East Oakland Sports Complex	7	\$37,000,000	<ul style="list-style-type: none"> • Measure DD • Measure I 	\$16,000,000
	Lake Merritt and Lake Merritt Channel Projects:	2, 3	\$52,000,000*	<ul style="list-style-type: none"> • Measure DD 	\$115,250,000
	Group by (on-going & future projects): <ul style="list-style-type: none"> • Lake Merritt Park (Parks and improvements surrounding the entire Lake Merritt, exclude buildings) • Channel Projects (7th & 10th Streets to the mouth of Estuary) • Building Projects at Lake Merritt (Sailboat House) 				
	Waterfront Trail	2, 3, 5, 7	\$53,000,000	<ul style="list-style-type: none"> • Measure DD 	\$53,000,000
	Grouped the entire waterfront trail <ul style="list-style-type: none"> • 66th Ave. Gateway • Alameda Avenue Trail • Cryer Site • Derby Avenue Trail • Fruitvale Bridge • High St. Bridge Trail • Lancaster St. to Fruitvale Br. Trail • Lancaster St. Trail Livingston Pier • Oakland Women's Museum Trail • Park Street Bridge • Park Street Triangle Traffic Study • Pier 29 Restaurant • Union Point Park • US Audio/Capture Technologies 				

ATTACHMENT B

**City of Oakland
Park Capital Improvement Project Prioritization Summary
Nov-06**

Rank	Project Name	District	Estimated Project Budget	Evaluation System							O&M Cost Increase (Decrease)
				Public Safety or Health Risk	Maximize Use and Program Services	Collaborative Opportunities	Operation And Maintenance Efficiency	Protection of Existing Resources	Project Funding Status	Total Point	
				25	17	10	20	15	10	97	
1	Tassafaronga Rec. Center	7	\$ 3,140,908	25	17	10	15	0	2	69	\$22,000
2	Leona Lodge Upgrade*	6	\$ 1,424,153	25	7	10	20	0	2	64	\$1,000
3	2496 Coolidge Ave (Peralta Hacienda Historical Park)*	5	\$ 762,480	25	17	10	10	0	0	62	\$6,000
4	Moss House*	3	\$ 1,732,320	25	1	0	15	15	2	58	\$21,200
5	Rainbow Recreation Ctr. Expansion	6	\$ 1,439,640	20	17	10	10	0	0	57	\$14,300
6	City Stables*	6	\$ 17,522,869	20	7	0	10	14	2	53	TBD
7	Morcom Rose Garden	2	\$ 1,988,710	20	1	5	10	14	0	50	\$0
8	Officer Willie Wilkins (Elmhurst) Park	7	\$ 2,520,894	10	17	5	15	0	2	49	\$16,500
9	Jefferson Square Park	3	\$ 2,131,569	10	17	10	10	0	0	47	\$22,700
9	Josie De La Cruz Park - Syn. Turf	5	\$ 625,536	0	17	10	20	0	0	47	\$3,800
10	Bushrod Park - General Improvements	1	\$ 2,802,125	10	17	10	5	0	0	42	\$15,400
10	Clinton Park	2	\$ 1,825,572	5	17	10	10	0	0	42	\$12,400
10	Brookdale Park	4	\$ 2,079,594	10	17	10	5	0	0	42	\$7,500
10	Glen Daniel King Estates Trails	7	\$ 1,965,490	5	17	5	10	5	0	42	\$7,400
11	Durant Park - Urban Mini Park	3	\$ 479,736	10	16	5	10	0	0	41	\$7,300
12	Madison Square Park	2	\$ 2,818,370	10	11	5	10	0	0	36	\$12,400
12	Montclair Park	4	\$ 1,644,410	10	11	0	15	0	0	36	\$0
13	Bushrod Park - Soccer Field (Washington Elem. School)	1	\$ 3,225,150	5	17	10	0	0	0	32	TBD
14	Dimond Park	4	\$ 728,840	5	17	0	5	4	0	31	\$0
14	Chinese Garden	At Large	\$ 1,289,790	5	11	0	5	10	0	31	\$18,200
15	Caldecott Trail to Skyline Blvd.	1	\$ 1,405,730	5	1	0	10	14	0	30	\$1,900
16	Carter Middle School	At Large	\$ 3,005,298	5	7	10	0	0	0	22	TBD
17	William Wood Park	5	\$ 1,308,766	10	6	0	5	0	0	21	\$7,100

*O&M cost increase (or decrease) for the site may vary depending on usage and programs for the specific sites.

TBD - The O&M for sites owned by OUSD depends on final real property agreement.