

**CITY OF OAKLAND  
AGENDA REPORT**

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2004 SEP 30 AM 8:04

TO: Office of the City Administrator  
ATTN: Deborah Edgerly  
FROM: Public Works Agency  
DATE: October 12, 2004

RE: RESOLUTION AUTHORIZING THE APPROPRIATION AND ALLOCATION OF UP TO \$600,000 OF INTEREST EARNINGS FROM MEASURE K, SERIES D, OPEN SPACE ACQUISITION AND PARK DEVELOPMENT GENERAL OBLIGATION BONDS TO THE OAKLAND ZOO AND REPORT ON THE STATUS OF THE MEASURE K GENERAL OBLIGATION BOND PROGRAM

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**SUMMARY**

This report provides an update on the Measure K bond program and proposes a resolution authorizing the appropriation and allocation of up to \$600,000 of interest earnings from Measure K, Series D, Open Space Acquisition and Park Development General Obligation Bond funds to the Oakland Zoo for completion of specific projects necessary to continue its accreditation with the American Zoo and Aquarium Association (AZA).

On November 6, 1990, Oakland voters authorized \$60 million in general obligation bonds (Measure K) to acquire land for open space and to expand, develop and rehabilitate park and recreation facilities, including \$10 million for the Oakland Zoo, over four series - Series A, B, C, and D. The Oakland Zoo expended \$10 million for a new administration building and renovation of its infrastructure and animal exhibits. Work was completed in 2003. Currently, \$600,000 of interest earnings remains unallocated in the Measure K, Series D bond fund. Unallocated Measure K bond funds may only be used to complete projects listed in the original Measure K bond authorizing legislation.

The Oakland Zoo has requested additional funds to complete high priority capital projects to continue its accreditation with the American Zoo and Aquarium Association. Therefore, staff is recommending that City Council approve a resolution allocating up to \$600,000 from Measure K, Series D, interest for the Oakland Zoo.

This recommendation will help achieve the Mayor/City Council goal # 6: to maintain and enhance Oakland's physical assets. It is consistent with the prioritization for the City's parks and open space capital projects as set forth in Council Resolution No. 78747 C.M.S., dated July 20, 2004, for projects that replace existing, deteriorated facilities and leverage existing improvements that are already funded. The East Bay Zoological Society does on-going fundraising to support the growth, development, and operations of the Oakland Zoo.

### FISCAL IMPACT

Approval of this resolution will appropriate and allocate up to \$600,000 in available accrued interest from Measure K, Series D, General Obligation Bonds (Fund 5014) to the Oakland Zoo for exhibit and infrastructure improvements.

In accordance with City policy, the 1.5% allocation for Public Art will be assessed, and is included in the proposed \$600,000 appropriation. This project is not subject to the 3.0% Contract Compliance fee. On-going operations and maintenance costs associated with the Zoo improvements will be the Zoo's responsibility.

### BACKGROUND

In November 1990, Oakland residents approved the issuance of \$60 million in general obligation bonds to be used for open space acquisitions, park development projects and the Oakland Zoo restoration. Measure K Bonds were sold over the course of 10 years, and were issued in four series: Series 1991 A (\$12 m.), Series 1994 B (\$15 m.), Series 1997 C (\$22.25 m.) and Series 2000 D (\$10.75 m.). A complete list of projects funded through Measure K and their appropriations can be found in "Attachment A."

Work is complete on all of the Measure K projects with the exception of the following projects that were allocated additional funds by Council last year from Measure K interest earnings and reallocations:

Project Name	Current Status	9/1/04 Meas. K Fund Balances
Shoreline and Misc. Land Acquisitions	Castle Canyon acquisition completed. PWA is working with CEDA Real Estate and Waterfront Project Manager to identify and complete remaining shoreline acquisitions. Crowley site acquisition at waterfront is currently in negotiation.	\$1,898,350
Union Point Park	Phase I and II for development of 6-acre park. Remaining Cryer site in future phase. Phase I construction was completed August 2004. Phase II construction began in early September 2004.	\$293,931
Trail Improvements	PWA Environmental Services completed the bridge in Cesar Chavez Park. The bridge over Cinderella Creek is being studied by a hydrologist. Scope expanded to include larger watershed. Council approved \$100,000 of Measure DD funds for additional work.	\$157,574
Peralta Hacienda Landscape Improvements	Design for Phase III-A Landscape Improvements in progress. Estimate to issue for bid in fall 2004 and construction start in 2005.	\$666,912
Temescal Pool	Pool reconstruction complete and pool was re-opened in	\$212,280

Filtration System	August 2004. Final payments pending.	
Moss House Roof	Wood shingle roof replacement pending contract.	\$92,000
Greenman Field	Design 90% complete.	\$587,843
Raimondi Field	Funds reserved as match pending approval of State Murray-Hayden and/or Youth Soccer grant.	\$200,000
<b>TOTAL BALANCE</b>		<b>\$4,108,890</b>

**KEY ISSUES AND IMPACTS**

Council is obligated to satisfy the Measure K legislated projects with the available funding and cannot allocate bond proceeds and interest earnings to projects not specified in the original legislation. The Oakland Zoo project completed its original scope of work in 2003. However, the Zoo has requested \$600,000 of additional capital funds for high priority deferred capital maintenance projects and improvements of animal exhibits necessary to maintain its accreditation by the American Zoo and Aquarium Association. The Final Report of the Visiting Committee to the Accreditation Commission listed a number of concerns from their recent inspection of the Zoo. Addressing these maintenance projects is important in order to maintain the quality of the animal exhibits and educational programs for the 500,000 visitors that the Zoo serves each year.

The AZA is the accrediting and governing body for zoos in America. Only zoos that pass the stringent requirements (including requirements for exhibits, care, staffing, funding, audits, etc.) become accredited. Accreditation is critical for many reasons. It keeps the standards for zoos high (including facility, animal care, and inter-zoo transfer of animals); only accredited zoos can participate in special research and breeding programs (e.g., endangered species); and it enables zoos to qualify for grant and foundation monies.

Measure G bond funds cannot be used for the needed improvements because Measure G has strict guidelines for use and is restricted for use in the new Children’s Zoo and California 1820 exhibit only.

**PROJECT DESCRIPTION**

The \$600,000 will pay for the following improvements at the Zoo to address the deferred maintenance and the concerns of the American Zoo and Aquarium Association.

- Provide a new, isolated hoofstock quarantine facility. Currently, medical holding facilities are being used for quarantine.
- Provide a new Wallaroo and Emu exhibit. The Wallaroo and Emu exhibit need repair or vacation for animal welfare reasons.
- Repair chimpanzee enclosure and the holding facilities to create sufficient space for confining the current number of animals overnight.
- Re-paint holding areas that have extensive peeling paint.

- Install new directional and exhibit signs due to insufficient signage and weather-worn signage.

## **SUSTAINABLE OPPORTUNITIES**

### Economic

The projects proposed will aid in generating jobs for the local economy through utilizing local businesses whenever possible for contract work. The Zoo is a major tourist attraction for Oakland. The Zoo estimates its economic impact to the City and County approaches \$17 million per year.

### Environmental

The Zoo provides environmental benefits and opportunities by increasing and improving Oakland's park and recreation amenities and educating the public about environmental conservation. The projects will also aid in energy conservation through the selection of appropriate materials and equipment in the design and construction process.

### Social Equity

The Oakland Zoo serves 35,000 youth with its education programs. It is one of the largest employers of Oakland youth. By investing in the maintenance and repair of these resources, the City is helping to preserve a major recreational and educational asset for the community.

## **DISABILITY AND SENIOR CITIZEN ACCESS**

All Measure K projects are designed and constructed to be in compliance with the Americans with Disabilities Act (ADA) and Older Americans Act, and other applicable laws.

## **RECOMMENDATIONS AND RATIONALE**

Staff recommends that \$600,000 of Measure K, Series D interest be allocated to the Oakland Zoo in order to pay for high priority deferred capital maintenance projects and improvements to animal exhibits. The work is necessary to address the list of concerns raised in the 2003 Final Report of the Visiting Committee to the Accreditation Commission of the American Zoo and Aquarium Association. The Zoo's ability to complete these deferred maintenance projects will also enhance its chances of receiving a major foundation grant for the design and educational program development of the proposed California Exhibit. The California Exhibit is a drive-through park exhibit and Interpretive Educational and Conservation Center of animals, which are now extinct in California, such as, the Grizzly Bear, Grey Wolf, Cougar, American Bison, and Jaguar and the many California native species currently threatened with extinction in the state.

**ACTION REQUESTED OF THE CITY COUNCIL**

Staff recommends that the City Council approve a resolution authorizing the allocation and appropriation of up to \$600,000 from interest earnings from Measure K Open Space and Park General Obligation Bonds for the Oakland Zoo.

Respectfully submitted,



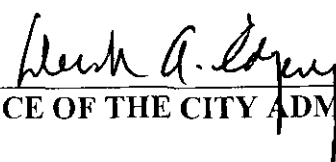
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**RAUL GODINEZ II P.E.**  
**Director, Public Works Agency**

Reviewed by:  
David Lau, Manager  
Project Delivery

Prepared by:  
Jeanne Zastera, Project Manager  
Project Delivery

APPROVED AND FORWARDED TO THE  
LIFE ENRICHMENT COMMITTEE:



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**OFFICE OF THE CITY ADMINISTRATOR**

Attachment (A): Measure K Program Chart

ATTACHMENT A

Measure K Project Allocations	Approved Series 1991 A Appropriation	Approved Series 1994 B Appropriation	Approved Series 1997 C Appropriation	Approved Series 2000D Appropriation	Appropriation of Interest & Council-Approved Reallocations from Measure K To-Date
<b>Acquisitions</b>					
Beaconsfield Canyon	\$947,000				
Courtland Creek		\$40,000			
Grizzly Peak	\$4,593,000	\$1,184,125			
King Estates	\$860,000				
Vista Madera Stables	\$1,000,000	\$1,410,000			
Dunsmuir Ridge		\$1,190,875	\$3,700,000		
Castle Canyon				\$700,000	
Shoreline Acquisitions:					
Jack London Aquatic Center			\$1,500,000		\$575,000
Misc. Shoreline Acquisitions				\$1,787,100	
Union Point Park				\$1,040,000	
Miscellaneous Acquisitions			\$4,200,000		
<b>Acquisition Subtotal:</b>	<b>\$7,500,000</b>	<b>\$3,825,000</b>	<b>\$9,400,000</b>	<b>\$3,527,100</b>	<b>\$575,000</b>
<b>Park Development</b>					
OSCAR	\$160,000				
Temescal Creek Park	\$128,000				
West Oakland Senior Center	\$260,000	\$2,739,400	\$200,000		
Chinese Garden Park	\$300,000	\$200,000			
Montclair Park	\$200,000				
Curt Flood Field	\$400,000				
Fruitvale Field	\$400,000				
Greenman Field	\$300,000			\$600,000	
Tassafaronga Gym	\$131,500	\$1,664,100			
Woodminster Cascade	\$200,000	\$500,000			
Dunsmuir House	\$120,000	\$280,000			
Morcom Rose Garden	\$400,000				
Oakland / Laney Tennis	\$500,000				
Courtland Creek Park		\$271,500			
Bushrod Center Improvements		\$200,000	\$2,200,000		\$492,398
Oakland Museum		\$1,000,000			
Dimond Park Erosion		\$150,000			
W. Oakland Youth Development Ctr.		\$250,000	\$2,250,000		\$175,000
Fruitvale / San Antonio Senior Ctr.		\$260,000	\$2,340,000		
Raimondi Field		\$800,000		\$200,000	
Chabot Observatory		\$500,000			
DeFremery Filtration		\$400,000			
Skyline Ranch		\$200,000			
North Oakland Senior Center			\$2,800,000		
DeFremery Playground & Restrooms			\$200,000		\$50,000
Peralta-Hacienda Park			\$320,000	\$280,000	\$720,920
Mosswood Park			\$500,000		\$92,000
Temescal Pool Filter				\$495,000	\$658,326
Arroyo Water Play			\$100,000		
Trail Improvements			\$160,000	\$240,000	
Oakland Zoo	\$1,000,000	\$2,030,000	\$1,780,000	\$5,190,000	
Estuary Park/Lake Merritt Connector					\$79,000
City Stables (formerly Vista Madera Stables)					\$680,000
<b>Park Development Subtotal:</b>	<b>\$4,499,500</b>	<b>\$11,445,000</b>	<b>\$13,102,923</b>	<b>\$7,005,000</b>	<b>\$2,947,644</b>
<b>*SERIES TOTAL:</b>	<b>\$11,999,500</b>	<b>\$15,270,000</b>	<b>\$22,250,000</b>	<b>\$10,532,100</b>	<b>\$3,522,644</b>
*appropriations after bond issuance costs					

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

*Michelle S. A.*  
CITY ATTORNEY

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2004 SEP 30 AM 8:06

**OAKLAND CITY COUNCIL**

RESOLUTION NO. \_\_\_\_\_ C.M.S.

**RESOLUTION AUTHORIZING THE APPROPRIATION AND ALLOCATION OF UP TO \$600,000 FROM INTEREST EARNINGS FROM MEASURE K, SERIES D GENERAL OBLIGATION BONDS TO THE OAKLAND ZOO**

WHEREAS, on November 6, 1990, the qualified voters of the City of Oakland (the "City") authorized the issuance of not to exceed \$60,000,000 in general obligation bonds (the "Measure K Bonds") to acquire land for open space and to expand, develop and rehabilitate park and recreation facilities, including \$10,000,000 for the Oakland Zoo (the "Zoo"); and

WHEREAS, the City has issued four series of Measure K Bonds, including \$10,750,000 City of Oakland General Obligation Bonds, Series D (the "Series D Bonds"); and

WHEREAS, \$600,000 in interest earnings remains unallocated from the Series D Bonds; and

WHEREAS, the Zoo has requested that \$600,000 be appropriated from the unexpended interest earnings from the Series D Bonds in order to pay for the following items of concern to the American Zoo and Aquarium Association Accreditation Commission: (i) development of new hoofstock quarantine quarters; (ii) a new Wallaroo and Emu exhibit; (iii) repair of the chimpanzee holding quarters; (iv) installation of directional and exhibit signs; and (v) painting of holding areas (collectively, the "Zoo Projects");

NOW, THEREFORE BE IT RESOLVED: That up to \$600,000 of interest earnings be appropriated from the Series D Bonds and used to pay for the Zoo Projects.

In Council, Oakland, California, October \_\_, 2004

**PASSED BY THE FOLLOWING VOTE:**

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

NOES-

ABSENT-

ABSTENTION

ATTEST:

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CEDA FLOYD  
City Clerk and Clerk of the Council  
of the City of Oakland, California