



FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2016 MAY 12 PM 12: 59

# AGENDA REPORT


**TO:** Sabrina B. Landreth  
City Administrator

**FROM:** Stephanie Hom  
Interim Director  
Oakland Parks & Recreation

**SUBJECT:** Astro Tot Lot Capital Improvement

**DATE:** May 6, 2016

City Administrator Approval

 Date: 5/12/16

## RECOMMENDATION

**Staff Recommends That The City Council Adopt A Resolution To Authorize The City Administrator To Accept A Gift Of Funds and In-Kind Services Valued In An Amount Not To Exceed Two Hundred Thousand Dollars (\$200,000) From KaBOOM! And Private Donors Through The Oakland Parks and Recreation Foundation For Improvements At The Astro Tot Lot; And To Appropriate An Amount Not To Exceed One Hundred Thousand Dollars (\$100,000) To The Astro Tot Lot Capital Improvement Project.**

## EXECUTIVE SUMMARY

The Oakland Parks and Recreation Foundation (OPRF) has received a project commitment from KaBOOM! to donate and install play equipment valued at \$100,000 that will replace and renovate the Astro Tot Lot located on Lakeshore Avenue. This capital improvement project at Astro Tot Lot involves up to \$100,000 in additional private donations and/or in-kind services and \$100,760 in Measure WW funding to complete the site preparation work and accessibility improvements associated with the project. The total value of the capital improvement project is estimated at approximately \$300,000.

Council approval is required to accept the donation of funds and in-kind services in order to complete the project. The Astro Tot Lot renovation project includes replacement of the play equipment, tot lot surface, and accessibility improvements approaching the tot lot.

## BACKGROUND / LEGISLATIVE HISTORY

The Astro Tot Lot is located at Lakeshore Avenue and El Embarcadero, across from the Lakeview Branch Library. The playground currently features two climbing and slide play structures, one serving children aged 2-5 and the other for kids aged 5-12. In addition to these structures, there are two swings for tots, two swings for older children, two twirly poles, a concrete "asteroid" climbing structure, a ring of large stones surrounding the tot lot and concrete dividers separating its sections – which children enjoy running along – and a sandy play area. All of these elements get much use, except for the sandy play area, which requires more

Item: \_\_\_\_\_  
Life Enrichment Committee  
May 24, 2016

frequent cleaning than it currently receives. For parents and caregivers, there are two benches, one of which is under a tree providing the only shade at the play area.

The Astro Tot Lot is a heavily used playground drawing users from a wide area. Its young visitors, mostly no more than 10 years old, come from Cleveland Heights, Adams Point, and the Grand Lake neighborhoods, as well as other communities throughout Oakland.

The playground's appeal lies in its proximity to the adjacent large playing field, the Lakeview Branch Library, and the weekly Grand Lake Farmers' Market. For some families it is located within easy walking distance. For others who drive, it offers a safe, inviting play area.

The playground is in need of a makeover to provide new, safe play equipment for the many children it attracts. The last revitalization of the tot lot occurred 20 years ago, when the Friends of Oakland Parks and Recreation (now the Oakland Parks and Recreation Foundation) received a gift to refurbish every tot lot in Oakland. The climbing structures are outdated and worn from two decades of constant use and exposure to the weather.

## **ANALYSIS AND POLICY ALTERNATIVES**

Last fall, Councilmember Abel Guillén launched a community process for envisioning a dream tot lot. At meetings facilitated by playground architect Barry Brown of Urban Design Associates, community members were encouraged to describe what they would like to see there. In order of priority, participants expressed support for new play structures (for both 2-5 and 5-12 age groups) that are accessible for disabled children, and benches, picnic tables and shade for their parents.

The conceptual plan that emerged from this visioning process now serves as the foundation for securing funds to implement these community-driven improvements.

The City of Oakland has limited funding from East Bay Regional Park District's Measure WW, which paid for the visioning process. Additional Measure WW funds are available for the Astro Tot Lot, but can only be spent on construction. Further limiting the use of Measure WW funds, any improvements such as replacement of play structures must meet current requirements for Americans with Disabilities Act (ADA) access and safety surfacing. The available Measure WW funds will not cover all of the costs of these requirements, much less the play structures and other enhancements identified as community priorities.

The Oakland Parks and Recreation Foundation (OPRF) has successfully secured a KaBOOM! project at the Astro Tot Lot. KaBOOM!, founded in 1996, is the national non-profit dedicated to bringing balanced and active play into the daily lives of all kids and helps communities build playgrounds for children. KaBOOM! will donate and install the play equipment at the Astro Tot Lot.

A KaBOOM! project is a community process that is typically organized as follows:

- Design: KaBOOM! staff conducts three sessions on one day – a site walk, a session to elicit ideas from 20 young users, and a session to collect ideas from 20 adult community members. The Design Day will result in identifying the desired play-structure elements.
- Planning: Over a two month period, a planning committee comprised of residents and City staff will organize for the Build Day, working in six subcommittees: play, volunteer recruitment, fundraising, food, public relations and construction teams. The City, through contract for construction services, will prepare the site by demolishing and removing the existing play structures, and improving the Tot Lot accessibility to meet ADA requirements. The swings, twirly poles and asteroid will be left in place.
- Prep and Build Days: KaBOOM! will lead a Prep Day followed two days later by Build Day when 200 volunteers come together to assemble the provided play structures.
- New Surface: Shortly thereafter, the City, through contract for construction services, will have the safety surfacing installed.

For the construction of the site preparation, safety surface, and accessibility improvements, Councilmember Guillén is spearheading a fundraising campaign for up to \$100,000 in funds and/or in-kind services that will supplement the existing Measure WW funds needed for the project. OPRF will be the fiscal agent for the private donations, which will be gifted to the City of Oakland for the project.

### **FISCAL IMPACT**

The total value of the capital improvement project is estimated at approximately \$300,000 as follows:

Source	Value
KaBOOM!	\$100,000, including equipment and volunteer labor
Measure WW	\$100,760
Private Donations	\$100,000 (funds and/or in-kind services)
<b>Total</b>	<b>\$300,760</b>

The funding mechanics of this project are that the City of Oakland will expend funds for the design and construction associated with site preparation, safety surface and accessibility improvements. The Measure WW funds are already appropriated in Fund 2260 – Measure WW, Organization 92270 – CIP Public Works, Project C377720. The proposed resolution seeks an additional appropriation not to exceed \$100,000 in Fund 7999 – Miscellaneous Trusts, Organization 94500 – CIP Parks and Recreation, Project TBD, which will be advanced to the City by OPRF once the private donations are received.

### **PUBLIC OUTREACH / INTEREST**

In Fall 2015 Councilmember Guillén launched a community process for envisioning a dream tot lot. The meetings were facilitated by playground architect Barry Brown of Urban Design

Item: \_\_\_\_\_  
Life Enrichment Committee  
May 24, 2016

Associates. A conceptual plan that emerged from this visioning process now serves as the foundation for securing funds to implement these community-driven improvements.

### **COORDINATION**

This report and the actions discussed have been coordinated with staff from KaBOOM!, OPRF, Oakland Public Works, Oakland Parks & Recreation departments, and Councilmember Guillén's office.

This report and resolution has also been reviewed by the City Attorney's Office, Controller's Bureau, and Oakland Public Works.

### **SUSTAINABLE OPPORTUNITIES**

**Economic:** The proposed actions will provide the City of Oakland and its residents with approximately \$200,000 in donations from a private non-profit and private donors to complete a capital improvement project at the Astro Tot Lot. These donations are leveraged with existing bond funds from Measure WW.

**Environmental:** The renovation of the tot lot will improve the aesthetic and physical condition of the existing tot lot, and provide continued opportunity for healthy play activity for young users of the tot lot.

**Social Equity:** The Astro Tot Lot is used by young visitors, no more than 10 years old, from the surrounding neighborhoods of Cleveland Heights, Adams Point, and the Grand Lake. Because the tot lot is part of Lakeside Park, it is also used by young visitors through the broader Oakland community. The renovation that includes new safety surfacing makes the entire playground area accessible and the new play equipment will feature play components upholding the City's inclusivity policies.

### **CEQA**

The project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction).

### **ACTION REQUESTED OF THE CITY COUNCIL**

Staff Recommends That The City Council Adopt A Resolution To Authorize The City Administrator To Accept A Gift Of Funds and In-Kind Services Valued In An Amount Not To Exceed Two Hundred Thousand Dollars (\$200,000) From KaBOOM! And Private Donors Through The Oakland Parks and Recreation Foundation For Improvements At The Astro Tot Lot; And To Appropriate An Amount Not To Exceed One Hundred Thousand Dollars (\$100,000) To The Astro Tot Lot Capital Improvement Project.

For questions regarding this report, please contact Stephanie Hom, Interim Director, Oakland Parks & Recreation, at 510-238-7542.

Respectfully submitted,

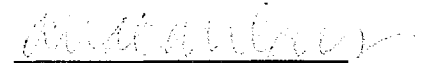


---

STEPHANIE HOM  
Interim Director, Oakland Parks and Recreation

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

# OAKLAND CITY COUNCIL

  
City Attorney

2016 MAY 12 PM 12:59

RESOLUTION No. \_\_\_\_\_ C.M.S.

Introduced by Councilmember \_\_\_\_\_

**RESOLUTION TO AUTHORIZE THE CITY ADMINISTRATOR TO ACCEPT A GIFT OF FUNDS AND IN-KIND SERVICES VALUED IN AN AMOUNT NOT TO EXCEED TWO HUNDRED THOUSAND DOLLARS (\$200,000) FROM KABOOM! AND PRIVATE DONORS THROUGH THE OAKLAND PARKS AND RECREATION FOUNDATION FOR IMPROVEMENTS AT THE ASTRO TOT LOT; AND TO APPROPRIATE AN AMOUNT NOT TO EXCEED ONE HUNDRED THOUSAND DOLLARS (\$100,000) TO THE ASTRO TOT LOT CAPITAL IMPROVEMENT PROJECT**

**WHEREAS**, the Astro Tot Lot is located at Lakeshore Avenue and El Embarcadero, across from the Lakeview Branch Library; and

**WHEREAS**, the last revitalization of the tot lot occurred 20 years ago, when the Friends of Oakland Parks and Recreation (now the Oakland Parks and Recreation Foundation) received a gift to refurbish every tot lot in Oakland; and

**WHEREAS**, the playground in need of a makeover to provide new, safe play equipment and accessibility improvements for the many children it attracts; and

**WHEREAS**, the estimated cost for the entire project is \$300,760; and

**WHEREAS**, the Oakland Parks and Recreation Foundation (OPRF) has received a project commitment from KaBOOM! to donate and install play equipment valued at \$100,000 that will replace and renovate the Astro Tot Lot; and

**WHEREAS**, the City of Oakland has committed \$100,760 in East Bay Regional Park Measure WW bond funding towards the Astro Tot Lot project; and

**WHEREAS**, the balance of \$100,000 needed to complete the site preparation work, safety surface, and accessibility improvements associated with the project will come from private donations and/or in-kind services, with OPRF serving as the fiscal agent for these donations; now, therefore, be it

**RESOLVED:** That the City Council hereby authorizes the City Administrator, or designee, to accept a gift of funds and in-kind services valued in an amount not to exceed two hundred thousand dollars (\$200,000) from KaBoom! and private donors through the Oakland Parks and Recreation Foundation for improvements at the Astro Tot Lot; and be it

**FURTHER RESOLVED:** That the City Council authorizes the City Administrator to appropriate an amount not to exceed one hundred thousand dollars (\$100,000) to Fund 7999 – Miscellaneous Trusts, Organization 94500 – CIP Parks and Recreation, Project TBD for the Astro Tot Lot capital improvement project.

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

**PASSED BY THE FOLLOWING VOTE:**

AYES - BROOKS, CAMPBELL WASHINGTON, GALLO, GUILLEN, KALB. KAPLAN, REID and PRESIDENT GIBSON MCELHANEY  
NOES -

ABSENT -

ABSTENTION -

ATTEST: \_\_\_\_\_  
LaTonda Simmons  
City Clerk and Clerk of the Council  
of the City of Oakland, California