

CITY OF OAKLAND
AGENDA REPORT

FILED
OFFICE OF THE CITY CLERK
OAKLAND
2005 JUN -2 PM 3:02

TO: Office of the City Administrator
ATTN: Deborah Edgerly
FROM: Public Works Agency
DATE: June 14, 2005

RE: Resolution authorizing the City Administrator to apply for, accept and appropriate grant funds from StopWaste.Org (the Alameda County Waste Management Authority and the Alameda County Source Reduction and Recycling Board) Green Building Grants under the Agency's *Green Building* and *Bay-Friendly Landscaping Program* for the Studio One Art Center Rehabilitation (Project No. C244710) in an amount of thirty-five thousand dollars (\$35,000).

SUMMARY

A resolution has been prepared for City Council to authorize the City Administrator, or her designee, to apply for, accept and appropriate grant funds from StopWaste.Org (a public agency combined of Alameda County Waste Management Authority and the Alameda County Source Reduction and Recycling Board) grant program in an amount not to exceed thirty-five thousand dollars (\$35,000) for the renovation of the Studio One building and its associate landscaping.

The StopWaste.Org provides grant funds for capital projects focusing on "sustainable architecture and landscaping" design and construction. The grant will be used to incorporate "Green Building" and "Bay-Friendly Landscape" elements in the design, construction and operation of Studio One.

The historic Studio One Art Center facility, which was built in 1894, houses arts programs for the City of Oakland. The 20,000-square-foot brick and shingle building, once an orphanage and part of a larger complex, will be completely renovated and seismically retrofitted. The center's two-acre site will include environmentally friendly landscaping and spaces for use by Studio One and the community. The complete renovation of the site and the building will provide Oakland's Office of Park and Recreation with an updated, flexible arts facility.

FISCAL IMPACT

The StopWaste.Org grant will be used to defray design and construction costs for sustainable elements on the site and within the renovated Studio One building.

Item: _____
Public Works Committee
June 14, 2005

The City's Capital Improvement Program (CIP) for 2003-2008 identifies Studio One Art Center as one of the projects slated for FY 03-04 and FY 04-05 activity. In November 2002, Oakland voters overwhelmingly passed Measure DD (Oakland Trust for Clean Water and Safe Parks) for a \$198,250,000 general obligation bond to fund a variety of parks, clean water protection and youth recreation projects. In Measure DD, Studio One Art Center is identified as one of the projects to receive funding in the first series in an amount of \$10 million (Project No. C244710, Fund 5320, Measure DD). In addition, the City has existing funding of \$473,000 from the State Proposition 12, 2000 Park Bond Act, under Murray Hayden Urban Youth Services Program (Project No. C196810, Fund 2134, California Parks and Recreation) as well as an existing CIP fund of \$195,000 (Project No. C71910, Fund 5500, Municipal Capital Improvement) as matching funds for the Murray Hayden Grant. The total available project fund is \$10.668 million.

Approval of the proposed resolution will authorize the City Administrator to apply for, accept and appropriate a grant from the StopWaste.Org in an amount not-to-exceed \$35,000 for the Studio One Art Center Rehabilitation project to be appropriated into a new project number (under Fund 2160, County of Alameda Grant, Organization #92110, Account Code 57212, Program IN06). The StopWaste.Org Green Building Grants Program assists local and regional governmental organizations and non-profits located in Alameda County to incorporate sustainable or "green" building measures and materials into public buildings and public-benefit projects. The StopWaste.Org will fund \$20,000 from *Fiscal Year 04/05 Green Building Design Assistance – Member Agencies*; and up to \$15,000 from the *Bay-Friendly Landscaping – Member Agencies Program* to provide construction funds for sustainable elements in the building and the building site. The grant does not require any matching funds. The appropriation and completion dates for the grant will published once the grant is finalized and funds released.

Estimated operations and maintenance costs have not yet been determined for the project, but there will be a decrease in maintenance and operating cost of the facility due to the fact that numerous energy saving elements have been incorporated into the building and grounds and that the building systems will be modernized from its current deteriorated conditions. After the completion of the renovation project, the City will install a roof photovoltaic system to augment the building power needs. The operating cost reduction for the renovated building will be delineated at the time of construction contract award. The construction bid will occur in summer 2005 with contract award presented to Council for approval upon Council's return from summer recess.

Funds are received on a reimbursement basis, and the PWA Capital Improvement Project Coordinator would be responsible for grant administration, reimbursements and meeting all requirements set forth in the grant contract.

BACKGROUND

Grant Funding Source Overview

The Alameda County Waste Management Authority for the fiscal year 2004/2005 allocated \$260,000 for **Green Building Grants under the Agency's Green Building – Member Agencies Program** and \$60,000 for the *Bay-Friendly Landscaping – 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 and 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.

Studio One Arts Center

Studio One Art Center houses numerous arts programs for the City of Oakland and has done so since the 1950s. The center serves thousands of citizens a year. It is open seven days a week and conducts daytime and evening classes for both children and adults. It is located at 365 45th Street, between Temescal Pool and Oakland Technical High School. The center has been identified as one of the projects for implementation in the Measure DD bond measure. The renovated arts center will allow the facility to function safely and effectively and provide full ADA access. The landscape area will provide open space for users of the facility and for the community at large.

KEY ISSUES AND IMPACTS

The StopWaste.Org Green Building Grants are funded annually through Alameda County. The grant 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 in the Studio One project since the preliminary planning phase. The "Green Building Design Resources Program" has provided technical assistance in design criteria and specification of environmentally friendly materials and systems for the building. StopWaste.Org worked with the City and its designers to assure sustainable landscape elements are successfully incorporated into the site design. The agency also 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. However, the grant approval and commitment must be encumbered by the end of StopWaste.Org's fiscal year, which is June 30, 2005. StopWaste.Org submitted the City's

project to its board for review. The City qualifies for a grant, and the StopWaste.Org Board has approved the application.

By applying for and accepting the grant, City will receive funds to help offset the incremental project construction costs anticipated for incorporating the sustainability elements. 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 and Bay-Friendly Landscaping Plans to be included for the Studio One Art Center Project are provided in Attachments 1 and 2 respectively. The elements implemented for the project mostly have little initial costs with a low pay-back period, i.e. are only a little more expensive than traditional construction and they will result in operational savings usually within in a 5 to 7 year period of time.

The financial savings over the life of a “green” building, when compared to conventional buildings, makes initial investments in sustainability design pay for themselves 10 times over according to numerous studies, including a study conducted by the Capital E Group, Lawrence Berkeley Laboratory and California state agencies.

The Capital E Group report attributes an estimated typical financial cost benefit of \$15 per square foot of project in lower energy use, waste and water costs, lower environmental and emissions costs, and lower operational and maintenance costs for a project that is fully certified as sustainable defined by U. S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) standard. An additional \$35 - \$55 dollars per square foot are attributed to gains in productivity and health, and reductions in emissions costs, although quantifying the benefits are admittedly more difficult.

The renovated Studio One Art Center and site will fulfill the sustainable design goals established in conjunction with StopWaste.Org, incorporating an energy-conserving building envelope, efficient mechanical systems, rooftop photovoltaics, “green” materials and water conservation measures. The “green” strategy will reduce material waste and conserve natural resources, water and energy. Award of the grants will provide financial assistance for the project to help pay for costs of sustainable elements. The “green” elements incorporated into the project will make the project both user and environmentally friendly.

PROJECT DESCRIPTION

The historic two-story Studio Arts Center project, when completed, will be fully renovated, accessible, and seismically retrofitted. The center’s grounds will provide a park-like space for use by the center and citizens. The renovation will provide the Office of Parks and Recreation with a state-of-the-art center for art programs. The center has provided space and programs for visual arts, photography, painting, sculpture, ceramics, jewelry, glass working, crafts, dance,

theater and recreational programs. The renovation of the project will provide spaces designed to accommodate such arts and craft activities.

Project scope includes demolition and clearing of existing site paving, landscaping, trash enclosure, interior demolitions, a two-story CMU kiln building and related bridge structure and foundation. Improvement work will include repair and re-point of existing brick finishes, new shingle sidings, new roofing, new mechanical/ventilation system, skylights, general site improvements, seismic upgrade, new electrical system, architectural upgrades, and interior upgrade for ADA accessibility.

SUSTAINABLE OPPORTUNITIES

Economic: The construction of the project will utilize local businesses whenever possible and 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 environment will be enhanced through improvements to the building site and to the building itself. Sustainability design improvements include reduction in use of natural resources, incorporate use of recycled-material finishes and products, enhance energy efficiency, improve indoor environmental quality, increase water conservation, protect water & air quality, implement appropriate landscaping, and improve soil conditions. The building, the quality of open space, and an upgraded facility will enhance the neighborhood and the City.

Social Equity: The City will be providing tangible benefit to these areas by investing in facilities to support active educational and recreational opportunities and programming for youth and the community. A renovated facility will provide educational opportunity for Oakland children and adults, enhancing their skills and providing the community with trained, well-rounded citizens.

DISABILITY AND SENIOR CITIZEN ACCESS

The existing facility provides limited access for people with disabilities and senior citizens. For instance, the restrooms and the second floor are not wheelchair accessible. Studio One is one of the major city facilities scheduled for improvements in the City's federally-mandated Americans with Disabilities Act (ADA) Transition Plan. The renovated facility will comply with California Codes of Regulations, Title 24 and ADA Accessibility Guidelines. The site and the building will be accessible throughout, including physical features such as disabled parking spaces, curb ramps and accessible walkways, accessible entrances, restrooms, drinking fountains, and elevator, as well as full programmatic access.

RECOMMENDATIONS AND RATIONALE

It is recommended that City Council approve the resolutions authorizing application, acceptance, and appropriation of the Green Building Grant funds from Alameda County Waste Management Authority for the Studio One Arts Center Rehabilitation Project. The grant fund will provide additional project funds required 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 the Alameda Waste Management Authority Green Building Grants in an amount of \$35,000 for the Studio One Art Center Rehabilitation project.

Attachments (2)

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:
Edith Landrith-Robertson, C.I.P. Coordinator
Project Delivery Division

APPROVED AND FORWARDED TO THE
PUBLIC WORKS COMMITTEE:


OFFICE OF THE CITY ADMINISTRATOR

Item: _____
Public Works Committee
June 14, 2005

Attachment 1
Green Measures for Studio One Renovation
April 1, 2005

Source Reduction	Reduction in use of materials -- The project is an adaptive reuse of an existing, historic structure. In addition, the project will use concrete floors as the finish flooring, reducing the need for carpeting or other materials.
Waste Management	The project goal is to recycle a minimum of 75% of the C&D waste generated, which exceeds the City's 50% requirement, and to implement the City's recycling program in the building when building renovation is completed
Recycled-Content Products	The project will include a minimum 50% flyash content in concrete, as well as recycled-content in bathroom partitions, cork flooring, and outdoor furnishings (benches and garbage receptacles).
Energy Efficiency	The project will exceed Title 24 requirements by 15% -- Windows will be replaced with operable double-glazed windows & low-e. The project will increase wall & roof insulation, provide a radiant barrier on the roof, use energy star appliances, use high efficiency water heaters, furnaces and/or boilers, and exhaust fans, and will not use airconditioning. The project will also use energy efficient lighting fixtures & lamps, classroom lighting will include dimmable controls, rooms will be provided with occupancy sensors & exit signs will be LED. In addition, heating/ventilating ductwork will be insulated, sealed and tested.
Indoor Environmental Quality	Indoor Environmental Quality -- Skylights will be added to aid in ventilation, increase use of natural light and reduce energy consumption. Low emission finishes, paint, glues, sealants, carpet and casework products & wood will be used.
Photovoltaic Power Generation System	The project's roof & orientation will accommodate a significant number of PV panels. The rehab construction project will provide the infrastructure and support for the solar panels, as well as points of connection to the building's electrical system. The installation of the solar panels & operational system will be provided by the City of Oakland at the completion of the project.
Water Conservation	The project will include high efficiency toilets, waterfree urinals, and low-flow faucets.
Light Pollution Reduction	The project will reduce light pollution by using full cut-off fixtures and will use lighting that requires low or no "grid" energy use.
Green Janitorial and Art School Practices	The project will incorporate the use of environmental preferable cleaning and art products and practices and the use of electric hand dryers to reduce paper waste.

Attachment 2
Bay-Friendly Landscaping Plan for Studio One Art Center
April 1, 2005

1. Landscape Locally

- 1 Evaluate climate, exposure and topography (#)
- 2 Assess the soil and test drainage
- 3 Consider the potential for fire

2. Landscape for Less to the Landfill

- 1 Select appropriate plants: do not plant invasive species
- 2 Grasscycle (*)
3. Produce mulch from plant debris (ongoing basis) (*)
- 4 Use salvage items & recycled content materials
- 5 Reduce and recycle landscape construction waste
- 6 Separate plant debris for clean green discounts

3. Nurture the Soil

- 1 Defend against erosion
- 2 Aerate compacted soils
- 3 Avoid synthetic fertilizers, feed soils compost

4. Conserve Water

- 1 Create drought resistant soils with compost & mulch
- 2 Grow CA natives or Mediterranean plants (#)
- 3 Implement hydro-zoning
- 4 Water according to need & make every drop count

5. Conserve Energy

- 1 Design lighting carefully (*)
- 2 Specify local products & suppliers

6. Protect Water & Air Quality

- 1a Use Integrated Pest Management: Prevent pest problems through design and construction principles and practices (*)
- 1b Use integrated pest management as part of routine maintenance practices

7. Create Wildlife Habitat

- 1 Eliminate the use of pesticides

* - Pending Final Design Confirmation

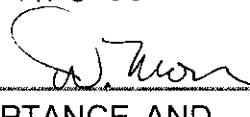
- Partial Compliance

Item: _____
Public Works Committee
June 14, 2005

OAKLAND CITY COUNCIL

OFFICE OF THE CITY CLERK
OAKLAND

RESOLUTION No: _____ 2005 JUN 2 PM 3:03
C.M.S.



A RESOLUTION AUTHORIZING THE APPLICATION, ACCEPTANCE AND APPROPRIATION OF GRANT FUNDS FROM STOPWASTE.ORG (THE ALAMEDA COUNTY WASTE MANAGEMENT AUTHORITY AND THE ALAMEDA COUNTY SOURCE REDUCTION AND RECYCLING BOARD) GREEN BUILDING GRANTS UNDER THE AGENCY'S GREEN BUILDING PROGRAM AND BAY-FRIENDLY LANDSCAPING PROGRAM FOR THE STUDIO ONE ART CENTER REHABILITATION (PROJECT NO. C244710) IN THE AMOUNT OF THIRTY-FIVE THOUSAND DOLLARS (\$35,000).

WHEREAS, the project is designated in the Capital Improvement Plan for FY2003-2008, and funding exists in the Municipal Capital Improvement (Fund 5500, Project C71910), in the State Parks and Recreation Grant (Fund 2134, Project No.C196810), and in Measure DD Series A, (Fund 5320, Project No. C244710); and

WHEREAS, the rehabilitation of the Studio One Art Center 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 Studio One Art Center Rehabilitation 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 and 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 and Bay-Friendly Landscaping Program for the Studio One Art Center Rehabilitation (Project No. C244710) in the amount of thirty-five thousand dollars (\$35,000); and, be it

FURTHER RESOLVED: That if the applications are approved, the City Administrator is authorized to accept and appropriate funds consistent with the project and funding levels above (Fund 2150 – Alameda County Grant, Organization 92110 – Capital Improvement, Account 57212 – Buildings Addition and Improvements, Program IN06) and to enter into a Grant Contract 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 Projects; 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 for the completion of the aforementioned projects 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