



FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2017 SEP 14 AM 9:45

# AGENDA REPORT

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

**FROM:** Ryan Russo  
Director, Department of  
Transportation

**SUBJECT:** LAMMPS Professional Services  
Contract Extension

**DATE:** August 15, 2017

City Administrator Approval

Date:

*8*  
*9/13/17*

## RECOMMENDATION

**Staff Recommends That The City Council Adopt:**

**Resolution Waiving The Competitive Request For Proposal ("RFP") Process For An Amendment To The Agreement With BKF Engineers For Laurel Access To Mills, Maxwell Park & Seminary ("LAMMPS") Streetscape (Project Number 1000634 Originally Selected By A Formal Competitive Process), To Add Work And Increase The Contract By Twelve Months And An Amount Not-To-Exceed Two Hundred Thousand Dollars (\$200,000.00) Bringing The Total Contract Amount To Nine Hundred Fifty Thousand Dollars (\$950,000.00).**

## EXECUTIVE SUMMARY

Adoption of the resolution will authorize the City Administrator to amend the existing professional services contract with BKF Engineers extending the terms by twelve months and \$200,000 for a new overall amount not to exceed \$950,000 and a new expiration date of December 31, 2019 to provide engineering services for the Laurel Access to Mills, Maxwell Park & Seminary (LAMMPS) Streetscape project, Phase 1. BKF Engineers firm was awarded a professional services contract by City Council Resolution 85886 C.M.S. on November 17, 2015. The California Department of Transportation (Caltrans) permitting process required scope changes to the design contract that necessitates the expiration date extension and raising the original cost limit. The work is in Council Districts 4 and 6 as shown in **Attachment A**.

## BACKGROUND / LEGISLATIVE HISTORY

The Laurel Access to Mills, Maxwell Park & Seminary (LAMMPS) Streetscape Phase I Project is based on the LAMMPS Plan – a community-driven, community-based plan designed to improve access for pedestrians and bicyclists along MacArthur Boulevard between High Street and Seminary Avenue. The LAMMPS Plan seeks to improve pedestrians and bike facilities, traffic flow, lighting, and landscaping along a 1.5 mile of roadway from High Street to Seminary Avenue along MacArthur Boulevard, traveling under the I-580 freeway.

Item: \_\_\_\_\_  
Public Works Committee  
September 26, 2017

The LAMMPS Phase I Project is the first phase of the planned improvements extending from High Street to Richards Road along MacArthur Boulevard. The City applied for and received two grants for funding the construction phase of the project's Phase I improvements.

A \$3,598,000.00 federal Active Transportation Program (ATP) grant was awarded to the City of Oakland, approved by City Council Resolution 85106 C.M.S. on July 15, 2014, for the LAMMPS Phase I Project with the City providing matching Measure B funds for the design phase. Most recently, the City was awarded \$2,500,000.00 from the Alameda County Transportation Commission (ACTC) Capital Improvements Program (CIP) to fully fund the LAMMPS Phase I Project; at the time of the writing of this report, this funding is scheduled to be accepted by the City Council on September 19, 2017.

After a competitive bid process, BKF was awarded a professional services contract to provide engineering services by City Council (Resolution 85886 C.M.S.) on November 17, 2015. The project is currently at 100% design (100% PS&E) and is bid ready after meeting several critical milestones including receiving construction funding allocation (release of construction funds, colloquially referred to as an E-76) from Caltrans.

### **ANALYSIS AND POLICY ALTERNATIVES**

During the engineering design process, several scope changes were made causing an increase in the project design, and construction cost and schedule. These changes were necessary to obtain Caltrans approval of the proposed traffic circulation within the vicinity of the I-580 on and off ramps. Consequently, the consultant's contractual fee requires an increase of \$200,000 and an extension of 12 months to December 31, 2019 during the construction phase. The project design phase has been completed and funding for construction has been authorized by Caltrans.

### **FISCAL IMPACT**

The proposed not-to-exceed contract with BKF Engineers is increased by \$200,000 for a total not-to-exceed amount of \$950,000.00. The additional \$200,000 is funded by the \$2.5 million from the second grant received by the project from the ACTC CIP, contingent upon the acceptance of funding by the City Council on September 19, 2017.

### **PUBLIC OUTREACH / INTEREST**

The development of the LAMMPS plan included community outreach and visioning sessions, traffic analysis, engineering studies/surveys, and landscaping studies, which culminated in a comprehensive plan for street improvements and bicycle/ pedestrian pathways along MacArthur Boulevard from High Street to Seminary Avenue.

The LAMMPS preferred concept plan was developed over the course of four widely-attended community outreach meetings where residents, employees, Mills College administrators and

students, business owners, passers-by, and advocates were given the opportunity to voice their concerns and contribute to a vision of a better corridor with improved safety and access.

The project's concept was reviewed and endorsed by the City's Bicycle and Pedestrian Advisory Committee (BPAC) on May 15, 2014. Also, OPW staff met with representatives from Maxwell Park Neighborhood Crime Prevention Council (MPNCPC) and Mills College.

Furthermore, during the engineering design phase, staff met with Mills College staff, the Maxwell Park Neighborhood Association, and the Laurel District Association to present the revised project design required to obtain Caltrans approval. Overall the new design was well received.

### **COORDINATION**

LAMMPS Phase I project development, scoping and design were in coordination with the following agencies/groups:

- The California Department of Transportation (Caltrans)
- Alameda County Transit (AC Transit)
- Transportation Services Division of the OPW
- Transportation Planning and Funding Division of OPW
- Infrastructure Maintenance Division of the OPW
- Electrical Services Division of the OPW
- Bicyclist and Pedestrian Advisory Commission (BPAC)
- Maxwell Park Blight and Beautification Neighborhood Action Team (B&BNAT)
- Mills College
- Civicorps: a non-profit organization that will perform planting work during the construction phase of the project as a requirement of the grant.

### ***WAIVER OF COMPETITIVE REQUEST FOR PROPOSALS/QUALIFICATIONS SELECTION REQUIREMENT***

OMC Title 2, Chapter 2, Article I, Section 2.04.051.A requires the City to conduct a competitive RFQ/P selection process for the procurement of professional services. OMC Section 2.04.051.B permits the City Council to waive the competitive RFQ/P competitive selection requirement upon a finding and determination that it is in the best interests of the City to do so. Staff recommends that the Council find and determine that it is in the best interests of the City to waive the RFQ/P competitive selection requirement and amend and increase the amount of the City's agreement with BKF Engineers, because BKF Engineers prepared and is the Engineer of Record on the LAMMPS construction plans and specifications. BKF Engineers has years of background and intimate knowledge on the LAMMPS project and a thorough understanding of the engineering decisions made behind the design; BKF Engineers is well suited to provide quality construction support services on the LAMMPS improvements.

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September 26, 2017

The Office of the City Attorney and the Controller's Bureau were consulted in preparation of this report.

### **PAST PERFORMANCE, EVALUATION AND FOLLOW-UP**

The Performance Evaluations for BKF Engineers is not available for past projects.

### **SUSTAINABLE OPPORTUNITIES**

**Economic:** This project will improve transportation conditions and make the MacArthur corridor safer, easier to navigate, and more attractive. The project improvements will enhance the efficiency and affordability of the transportation network and increase the potential for economic and housing development in the neighborhood.

**Environmental:** The project will provide a safer route for bicyclists and pedestrians in the MacArthur corridor and therefore reduce the use of automotive mode of transport that causes air pollution. The project will implement the Best Management Practices for the protection of storm water runoff during construction to prevent pollutants from entering the storm drain systems.

**Social Equity:** This project is intended to provide maximum mobility for those without access to vehicles by improving the bicycle and pedestrian infrastructure, including ADA accessibility.

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

Staff Recommends That The City Council Adopt:

Resolution Waiving The Competitive Request For Proposal ("RFP") Process For An Amendment To The Agreement With BKF Engineers For Laurel Access To Mills, Maxwell Park & Seminary ("LAMMPS") Streetscape (Project Number 1000634 Originally Selected By A Formal Competitive Process), To Add Work And Increase The Contract By Twelve Months And An Amount Not-To-Exceed Two Hundred Thousand Dollars (\$200,000.00) Bringing The Total Contract Amount To Nine Hundred Fifty Thousand Dollars (\$950,000.00).

For questions regarding this report, please contact Ade Oluwasogo, Acting Great Streets Manager, 510-238-6103.

Respectfully submitted,



Ryan Russo  
Director, Department of Transportation

Reviewed by:  
Wladimir Wlassowsky, P.E., Interim Assistant  
Director, Department of Transportation

Reviewed by:  
Ade Oluwasogo, P.E., Acting Great Streets  
Manager, Department of Transportation

Reviewed by:  
Mohamed Alaoui, P.E., T.E. Supervising Civil  
Engineer, Great Streets Delivery, Department  
of Transportation

Prepared by:  
Nick Cartagena, P.E., T.E. Civil Engineer  
Great Streets Delivery, Department of  
Transportation

Attachments (2):

A: *Project Location Map*

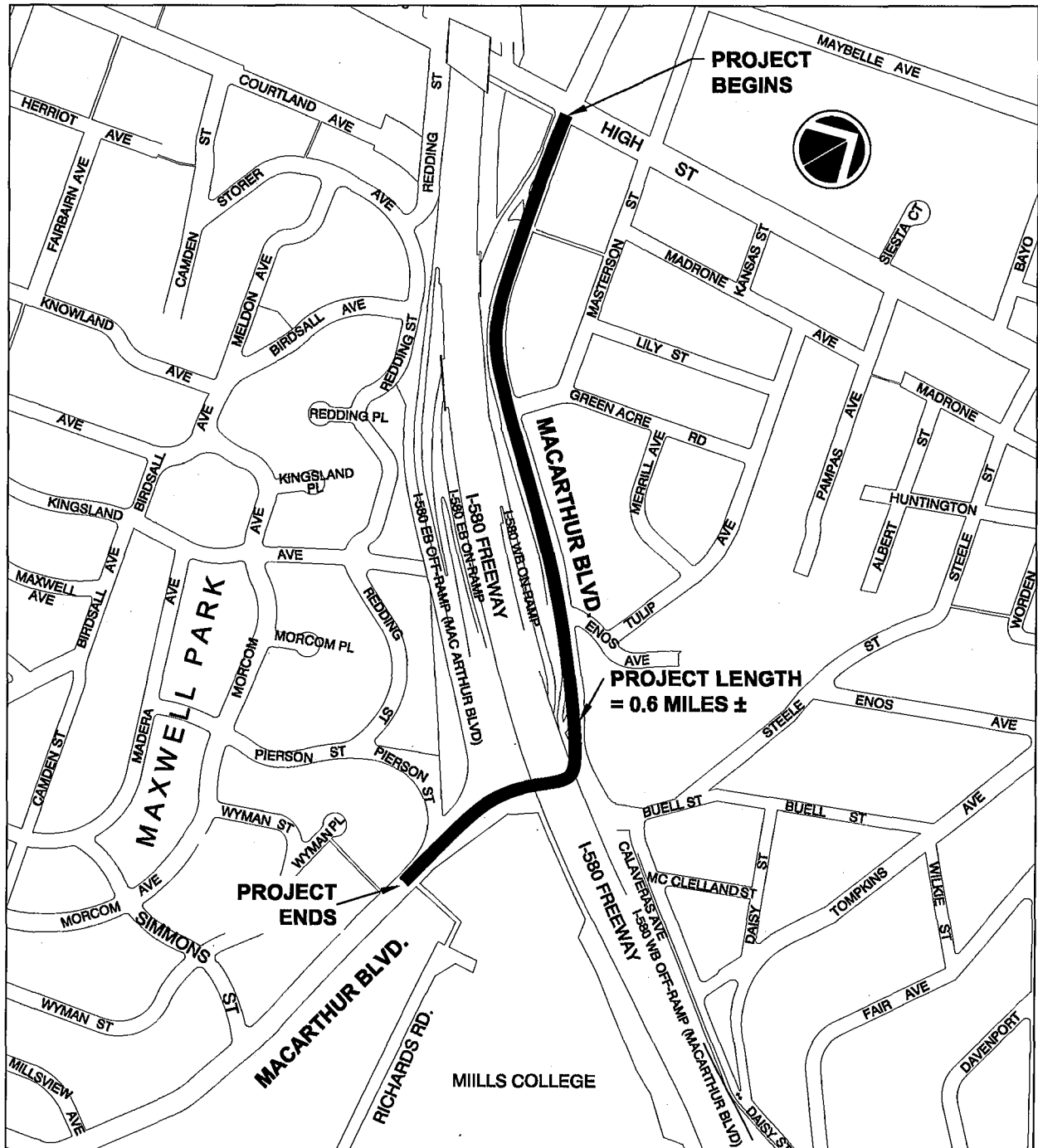
B: *City Council Resolution 85886 C.M.S.*

# Attachment A

Laurel Access to Mills, Maxwell Park & Seminary (LAMMPS) Streetscape  
(Project No. 1000634)

## Location Map

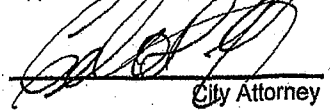
Not to Scale



**Attachment B**

City Council Resolution 85886 CMS

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

  
City Attorney

OCT 29 PM 2:10

# OAKLAND CITY COUNCIL

RESOLUTION No. 85886 C.M.S.

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

**RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR, OR DESIGNEE, TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH BKF ENGINEERS FOR PROVIDING ENGINEERING SERVICES FOR LAUREL ACCESS TO MILLS, MAXWELL PARK & SEMINARY (LAMMPS) STREETSCAPE (PROJECT NO. C478810) FOR AN AMOUNT NOT TO EXCEED SEVEN HUNDRED FIFTY THOUSAND DOLLARS (\$750,000.00)**

**WHEREAS**, the City of Oakland applied for and received an Active Transportation Projects (ATP) grant in the amount of \$3,597,000.00 for the Laurel Access to Mills, Maxwell Park & Seminary (LAMMPS) Streetscape (Project No. C478810); and

**WHEREAS**, professional civil engineering services are needed for investigation, preparation of environmental documents, completion of construction documents, securing permit from different federal, state and local agencies and providing construction support for the project; and

**WHEREAS**, extensive outreach effort to request proposals resulted in two responses; and

**WHEREAS**, BKF Engineers has submitted a proposal to provide full design services, including preparing plans, specifications, cost estimate, environmental studies, permit documents, conduct meetings and provide services during bidding and construction phase; and

**WHEREAS**, BKF Engineers was chosen through the City's Request for Proposal (RFP) process as top rated firm to provide services; and

**WHEREAS**, the proposed contract with BKF Engineers will be for an amount not to exceed \$750,000.00; and

**WHEREAS**, funding for this contract is considered the local match for the \$3,597,000.00 ATP grant approved by City Council Resolution 85106 C.M.S. on July 15, 2014; and



**WHEREAS**, the LAMMPS Streetscape Project has completed engineering design, has bid documents, and has received approval from the California Department of Transportation (Caltrans) for the release of construction funds; and

**WHEREAS**, in order to obtain Caltrans approval on traffic circulation changes around the I-580 on and off ramps design scope and project design budget changes were necessary; and

**WHEREAS**, an extension to the BKF Engineers professional service contract of two hundred thousand dollars (\$200,000.00) is needed to successfully deliver the construction project; and

**WHEREAS**, the funding will be available through ACTC CIP Measure B/BB/VRF funds in the following accounts:

<b>Fund</b>	<b>Organization</b>	<b>Account</b>	<b>Project</b>	<b>Program</b>	<b>Amount</b>
2211 Measure B	92242 Engineering Design: Streets & Structures	54411 Architectural & Engineering Services	1000634 LAMMPS	IN05 Engineering Planning & Design	\$200,000.00

; and

**WHEREAS**, Oakland Municipal Code (O.M.C.) § 2.04.051.A. requires staff to conduct a competitive RFP/Q competitive selection process for professional services; and

**WHEREAS**, O.M.C. § 2.04.051.B permits the City Council to waive such RFP/Q requirement upon a finding that it is in the best interest of the City to do so; and

**WHEREAS**, staff believes that it is in the best interest of the City for the City Council to waive the RFP/Q requirement in this instance because BKF Engineers prepared and is the Engineer of Record on the LAMMPS Streetscape Project construction documents and has the historical project knowledge to provide construction services for the LAMMPS construction; now, therefore be it

**WHEREAS**, the City Council finds that this contract is for services of a professional nature; and

**WHEREAS**, the City Council finds that this services under contract will be temporary; and

**WHEREAS**, the City Council finds and determines that the performance of this contract shall not result in loss of employment or salary by any person having permanent status in the competitive services; now, therefore, be it

**RESOLVED:** That the City Council finds and determines that, pursuant to O.M.C. § 2.04.051A and for the reasons stated above and in the accompanying report, it is in the best interests of the City to waive the competitive RFP/Q competitive selection requirement of the O.M.C. for the award of a professional services agreement to BFK Engineers, and so waives the requirement; and be it

**FURTHER RESOLVED:** That the City Council hereby authorizes the City Administrator or designee, to amend the professional services contract with BKF Engineers for providing

engineering services for Laurel Access to Mills, Maxwell Park & Seminary (LAMMPS) Streetscape (Project No. 1000634) by twelve months and Two Hundred Thousand Dollars (\$200,000.00) contingent upon the availability of funding for an amount not to exceed Nine Hundred Fifty Thousand Dollars (\$950,000.00); and be it

**FURTHER RESOLVED:** That the City Administrator, or designee, is hereby authorized to approve any subsequent amendments to or extensions of said Contract with the exception of those related to an increase in total compensation or allocation of additional funds, provided that such amendments or extensions shall be filed with the City Clerk's Office; and be it

**FURTHER RESOLVED:** That the contract shall be reviewed and approved by the City Attorney for form and legality and placed on file in the Office of the City Clerk.

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

**PASSED BY THE FOLLOWING VOTE:**

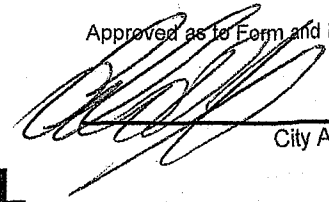
AYES - BROOKS, CAMPBELL WASHINGTON, GALLO, GUILLEN, KALB, KAPLAN, REID, and PRESIDENT GIBSON MCELHANEY

NOES -

ABSENT -

ABSTENTION -

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



City Attorney

# OAKLAND CITY COUNCIL

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

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

**RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR, OR DESIGNEE, TO: (1) AMEND THE PROFESSIONAL SERVICES CONTRACT WITH BKF ENGINEERS FOR PROVIDING ENGINEERING SERVICES FOR LAUREL ACCESS TO MILLS, MAXWELL PARK & SEMINARY (LAMMPS) STREETSCAPE (PROJECT NO. 1000634) BY TWELVE MONTHS AND TWO HUNDRED THOUSAND DOLLARS (\$200,000) FOR AN OVERALL AMOUNT NOT TO EXCEED OF NINE HUNDRED FIFTY THOUSAND DOLLARS (\$950,000.00), AND (2) WAIVE THE REQUEST FOR PROPOSALS/QUALIFICATIONS ("RFP/Q") SELECTION REQUIREMENT.**

**WHEREAS**, the City of Oakland applied for and received an Active Transportation Projects (ATP) grant in the amount of \$3,598,000.00 for the Laurel Access to Mills, Maxwell Park & Seminary (LAMMPS) Streetscape (Project No. 1000634); and

**WHEREAS**, the City of Oakland applied for and was recommended for award of an Alameda County Transportation Commission (ACTC) Capital Improvements Program (CIP) grant in the amount of \$2,500,000.00 for the Laurel Access to Mills, Maxwell Park & Seminary (LAMMPS) Streetscape (Project No. 1000634); and

**WHEREAS**, professional civil engineering services were needed for investigation, preparation of environmental documents, completion of construction documents, securing permit from different federal, state and local agencies and providing construction support for the project; and

**WHEREAS**, after a competitive bid process, BKF Engineers was chosen to provide full design services, including preparing plans, specifications, cost estimate, environmental studies, permit documents, conduct meetings and provide services during bidding and construction phase; and

**WHEREAS**, BKF Engineers was awarded a professional services contract for an amount not to exceed \$750,000.00 by City Council Resolution 85886 C.M.S on November 17, 2015.; and

**WHEREAS**, Measure B funding for this contract was considered the local match for the \$3,598,000.00 ATP grant approved by City Council Resolution 85106 C.M.S. on July 15, 2014; and

WHEREAS, the local match funding is available through Measure B funds in the following accounts:

Fund	Organization	Account	Project	Program	Amount
2211 Measure B	92242 Engineering Design: Streets & Structures	54411 Architectural & Engineering Services	C478810 LAMMPS	IN05 Engineering Planning & Design	\$750,000.00

; and

WHEREAS, the City Council finds that this contract is for services of a professional nature; and

WHEREAS, the City Council finds that this services under contract will be temporary; and

WHEREAS, the City Council finds and determines that the performance of this contract shall not result in loss of employment or salary by any person having permanent status in the competitive services; now, therefore, be it

**RESOLVED:** That the City Council hereby authorizes the City Administrator or designee, to enter into a professional services contract with BKF Engineers for providing engineering services for Laurel Access to Mills, Maxwell Park & Seminary (LAMMPS) Streetscape (Project No. C478810) for an amount not to exceed Seven Hundred Fifty Thousand Dollars (\$750,000.00); and be it

**FURTHER RESOLVED:** That the City Administrator, or designee, is hereby authorized to approve any subsequent amendments to or extensions of said Contract with the exception of those related to an increase in total compensation or allocation of additional funds, provided that such amendments or extensions shall be filed with the City Clerk's Office; and be it

**FURTHER RESOLVED:** That the contract shall be reviewed and approved by the City Attorney for form and legality and placed on file in the Office of the City Clerk.

NOV 17 2015

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

PASSED BY THE FOLLOWING VOTE:

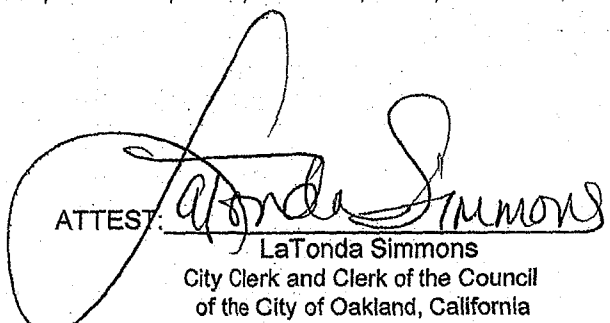
AYES - BROOKS, CAMPBELL WASHINGTON, GALLO, GUILLEN, KALB, KAPLAN, REID, and PRESIDENT GIBSON MCELHANEY 8

NOES - ~~0~~

ABSENT - ~~0~~

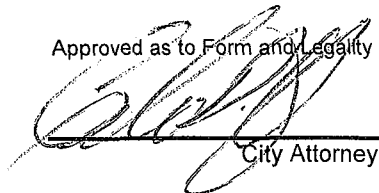
ABSTENTION - ~~0~~

ATTEST:

  
LaTonda Simmons  
City Clerk and Clerk of the Council  
of the City of Oakland, California

2017 SEP 14 AM 9:46

Approved as to Form and Legality



City Attorney

# OAKLAND CITY COUNCIL

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

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

**RESOLUTION WAIVING THE COMPETITIVE REQUEST FOR PROPOSAL ("RFP") PROCESS FOR AN AMENDMENT TO THE AGREEMENT WITH BKF ENGINEERS FOR LAUREL ACCESS TO MILLS, MAXWELL PARK & SEMINARY ("LAMMPS") STREETSCAPE (PROJECT NUMBER 1000634 ORIGINALLY SELECTED BY A FORMAL COMPETITIVE PROCESS), TO ADD WORK AND INCREASE THE CONTRACT BY TWELVE MONTHS AND AN AMOUNT NOT-TO-EXCEED TWO HUNDRED THOUSAND DOLLARS (\$200,000.00) BRINGING THE TOTAL CONTRACT AMOUNT TO NINE HUNDRED FIFTY THOUSAND DOLLARS (\$950,000.00).**

**WHEREAS**, the City of Oakland applied for and received an Active Transportation Projects (ATP) grant in the amount of \$3,598,000.00 for the Laurel Access to Mills, Maxwell Park & Seminary (LAMMPS) Streetscape (Project No. 1000634); and

**WHEREAS**, the City of Oakland applied for and was recommended for award of an Alameda County Transportation Commission (ACTC) Capital Improvements Program (CIP) grant in the amount of \$2,500,000.00 for the Laurel Access to Mills, Maxwell Park & Seminary (LAMMPS) Streetscape (Project No. 1000634); and

**WHEREAS**, professional civil engineering services were needed for investigation, preparation of environmental documents, completion of construction documents, securing permit from different federal, state and local agencies and providing construction support for the project; and

**WHEREAS**, after a competitive bid process, BKF Engineers was chosen to provide full design services, including preparing plans, specifications, cost estimate, environmental studies, permit documents, conduct meetings and provide services during bidding and construction phase; and

**WHEREAS**, BKF Engineers was awarded a professional services contract for an amount not to exceed \$750,000.00 by City Council Resolution 85886 C.M.S on November 17, 2015.; and

**WHEREAS**, Measure B funding for this contract was considered the local match for the \$3,598,000.00 ATP grant approved by City Council Resolution 85106 C.M.S. on July 15, 2014; and

**WHEREAS**, the LAMMPS Streetscape Project has completed engineering design, has bid

documents, and has received approval from the California Department of Transportation (Caltrans) for the release of construction funds; and

**WHEREAS**, in order to obtain Caltrans approval on traffic circulation changes around the I-580 on and off ramps design scope and project design budget changes were necessary; and

**WHEREAS**, an extension to the BKF Engineers professional service contract of two hundred thousand dollars (\$200,000.00) is needed to successfully deliver the construction project; and

**WHEREAS**, the funding will be available through ACTC CIP Measure B/BB/VRF funds in the following accounts:

Fund	Organization	Account	Project	Program	Amount
2211 Measure B	92242 Engineering Design: Streets & Structures	54411 Architectural & Engineering Services	1000634 LAMMPS	IN05 Engineering Planning & Design	\$200,000.00

; and

**WHEREAS**, Oakland Municipal Code (O.M.C.) § 2.04.051.A. requires staff to conduct a competitive RFP/Q competitive selection process for professional services; and

**WHEREAS**, O.M.C. § 2.04.051.B permits the City Council to waive such RFP/Q requirement upon a finding that it is in the best interest of the City to do so; and

**WHEREAS**, staff believes that it is in the best interest of the City for the City Council to waive the RFP/Q requirement in this instance because BKF Engineers prepared and is the Engineer of Record on the LAMMPS Streetscape Project construction documents and has the historical project knowledge to provide construction services for the LAMMPS construction; now, therefore be it

**WHEREAS**, the City Council finds that this contract is for services of a professional nature; and

**WHEREAS**, the City Council finds that this services under contract will be temporary; and

**WHEREAS**, the City Council finds and determines that the performance of this contract shall not result in loss of employment or salary by any person having permanent status in the competitive services; now, therefore, be it

**RESOLVED:** That the City Council finds and determines that, pursuant to O.M.C. § 2.04.051A and for the reasons stated above and in the accompanying report, it is in the best interests of the City to waive the competitive RFP/Q competitive selection requirement of the O.M.C. for the award of a professional services agreement to BFK Engineers, and so waives the requirement; and be it

**FURTHER RESOLVED:** That the City Council hereby authorizes the City Administrator or designee, to amend the professional services contract with BKF Engineers for providing engineering services for Laurel Access to Mills, Maxwell Park & Seminary (LAMMPS)

Streetscape (Project No. 1000634) by twelve months and Two Hundred Thousand Dollars (\$200,000.00) contingent upon the availability of funding for an amount not to exceed Nine Hundred Fifty Thousand Dollars (\$950,000.00); and be it

**FURTHER RESOLVED:** That the City Administrator, or designee, is hereby authorized to approve any subsequent amendments to or extensions of said Contract with the exception of those related to an increase in total compensation or allocation of additional funds, provided that such amendments or extensions shall be filed with the City Clerk's Office; and be it

**FURTHER RESOLVED:** That the contract shall be reviewed and approved by the City Attorney for form and legality and placed on file in the Office of the City Clerk.

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

**PASSED BY THE FOLLOWING VOTE:**

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

NOES -

ABSENT -

ABSTENTION -

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