

**REDEVELOPMENT AGENCY OF THE  
CITY OF OAKLAND  
AGENDA REPORT**

FILED

2007 APR 24 PM 9:08

TO: Office of the City Administrator  
ATTN: Deborah A. Edgerly  
FROM: Community and Economic Development Agency  
DATE: April 24, 2007

RE: **Supplemental Report on a Resolution Rejecting Bids and Authorizing the Agency Administrator, or Her Designee, to Award a Construction Contract for Modification of the 17th Street Entry to the Oakland Ice Center in Accordance with Specification No. G84040 to Rockridge Builders in an Amount Not-to-Exceed One Hundred Fifty-Nine Thousand Three Hundred and Ninety Dollars (\$159,390.00)**

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**SUMMARY**

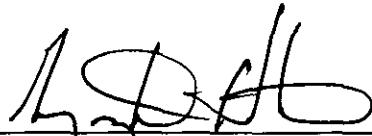
On March 27, 2007, staff presented a report to the Community and Economic Development (CED) Committee recommending approval of a resolution rejecting bids and authorizing the Agency Administrator, or her designee, to award a construction contract for the modification of an existing emergency exit from the Oakland Ice Center (OIC) into an alternate entrance to the facility (the "Project"). The Project is intended to make the Rotunda garage and other parking options south of the OIC more accessible and secure for OIC patrons who are experiencing an increasing loss of parking spaces on the north side of the OIC. The proposed resolution would authorize a contract for the Project with Rockridge Builders, the lowest and only responsive bidder, in an amount not to exceed \$159,390.

Committee members were in agreement with the recommendation to reject bids and negotiate a contract for the Project with Rockridge Builders, but had questions about the design and cost of the Project itself. The rendering attached to the March 27, 2007 agenda report and another rendering presented at the March 27 meeting did not show the Project improvements in context of the existing conditions. Staff subsequently asked the Project architect to develop additional renderings that would provide this context. The attached photo renderings were created by superimposing renderings of the proposed canopy/marquee, and the three stanchions and blade signs over existing photos of the building location where they would be installed. Photos taken from the same perspectives, but without the superimposed renderings, are attached to more clearly illustrate the effect of the new entry. One of the renderings is intended to show how the new entry and its lighting would appear at dusk.

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Also attached are photos, with captions from the architect, of the main north entry to the OIC and the existing alternate south entry that illustrate how the architect attempted to incorporate the architectural theme of the front entry into the design of the alternate south entry. There are also photos attached taken from the interior of the OIC to show where a second set of glass doors would be installed to create a small holding area for patrons waiting to enter the facility. Finally there is an aerial photo of the OIC and its immediate vicinity attached that shows the relationship of the new alternate entry to the Rotunda, Dalziel, and Clay Street garages and other surface lots and street parking south and west of the OIC.

Respectfully submitted,

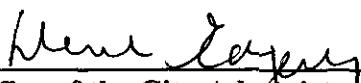


Gregory Hunter  
Interim Director for Redevelopment,  
Economic Development, Housing and  
Community  
Development

Prepared by:  
John Quintal  
Economic Development Analyst

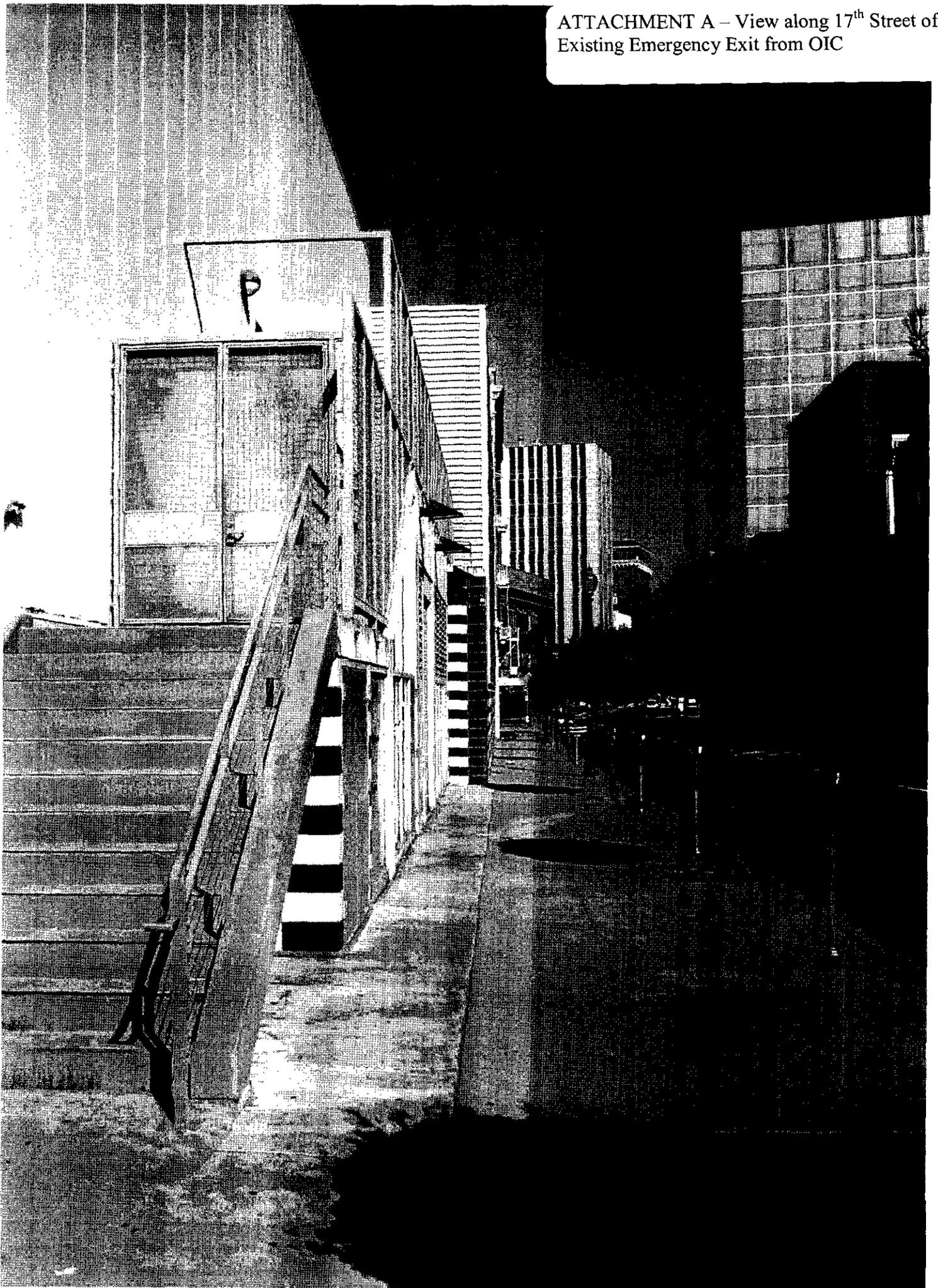
- Attachment A: View along 17<sup>th</sup> Street of Existing Emergency Exit from OIC
- Attachment B: View along 17<sup>th</sup> Street of Proposed Alternate Entry to OIC
- Attachment C: View from Rotunda Garage of Existing Emergency Exit from OIC
- Attachment D: View from Rotunda Garage of Proposed Alternate Entry to OIC
- Attachment E: Views of Existing 18<sup>th</sup> Street Main Entry Area
- Attachment F: Views of Existing 17<sup>th</sup> Street Emergency Exit Area
- Attachment G: View from Interior of OIC of Existing 17<sup>th</sup> Street Emergency Exit
- Attachment H: Aerial View of OIC and Immediate Vicinity

APPROVED AND FORWARDED TO THE  
COMMUNITY AND ECONOMIC  
DEVELOPMENT COMMITTEE:

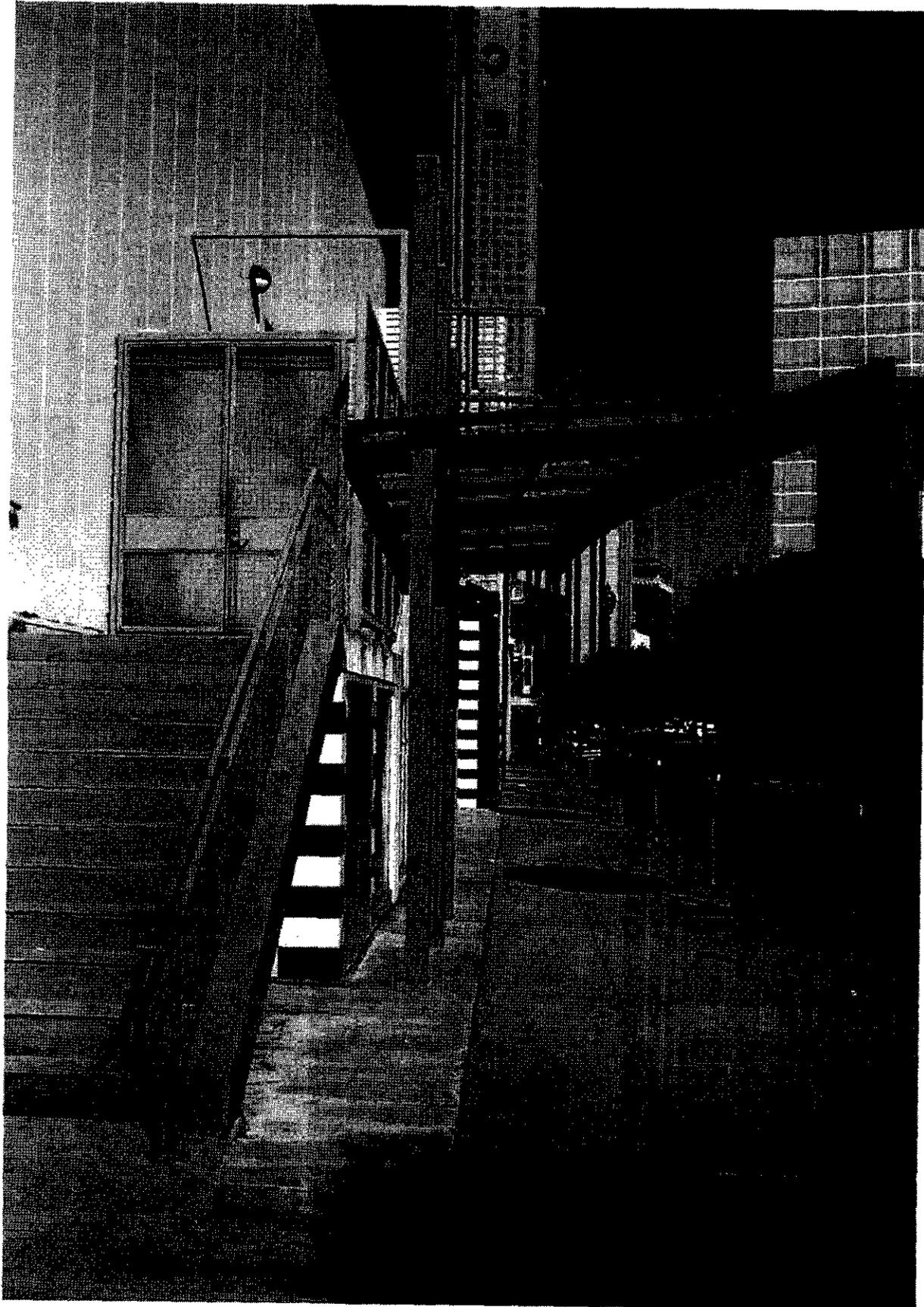
  
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CED Committee  
March 27, 2007

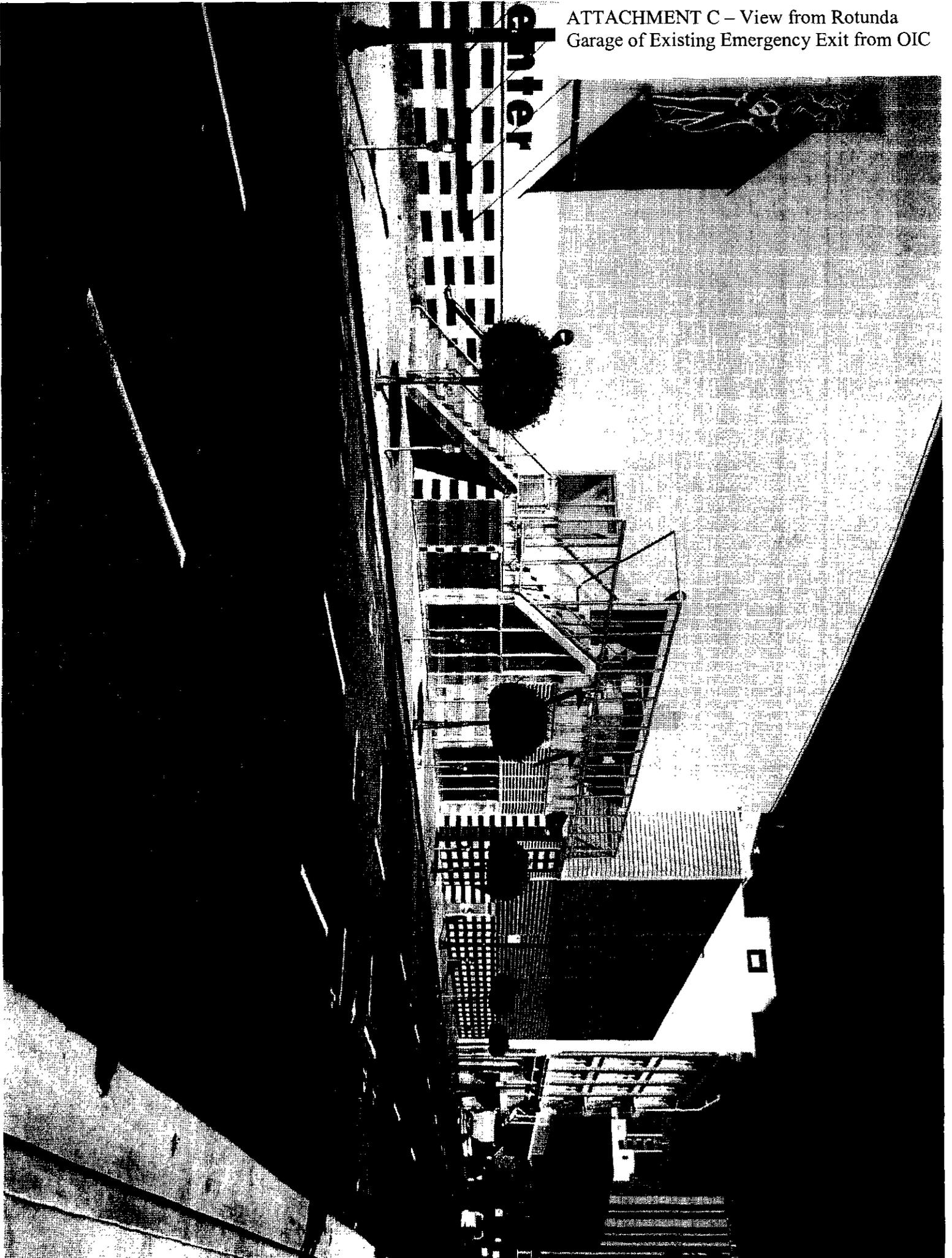
ATTACHMENT A – View along 17<sup>th</sup> Street of Existing Emergency Exit from OIC



ATTACHMENT B – View along 17<sup>th</sup> Street of  
Proposed Alternate Entry to OIC



ATTACHMENT C – View from Rotunda  
Garage of Existing Emergency Exit from OIC



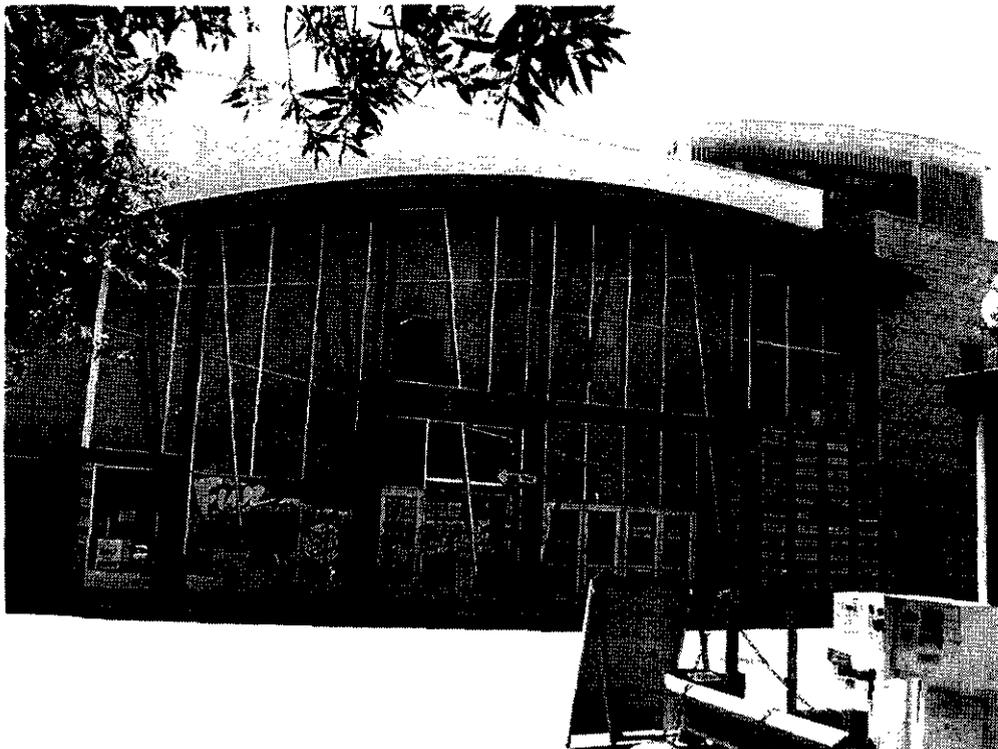
ATTACHMENT D – View from Rotunda  
Garage of Proposed Alternate Entry to OIC

OAKLAND ICE CENTER  
17th STREET ENTRANCE



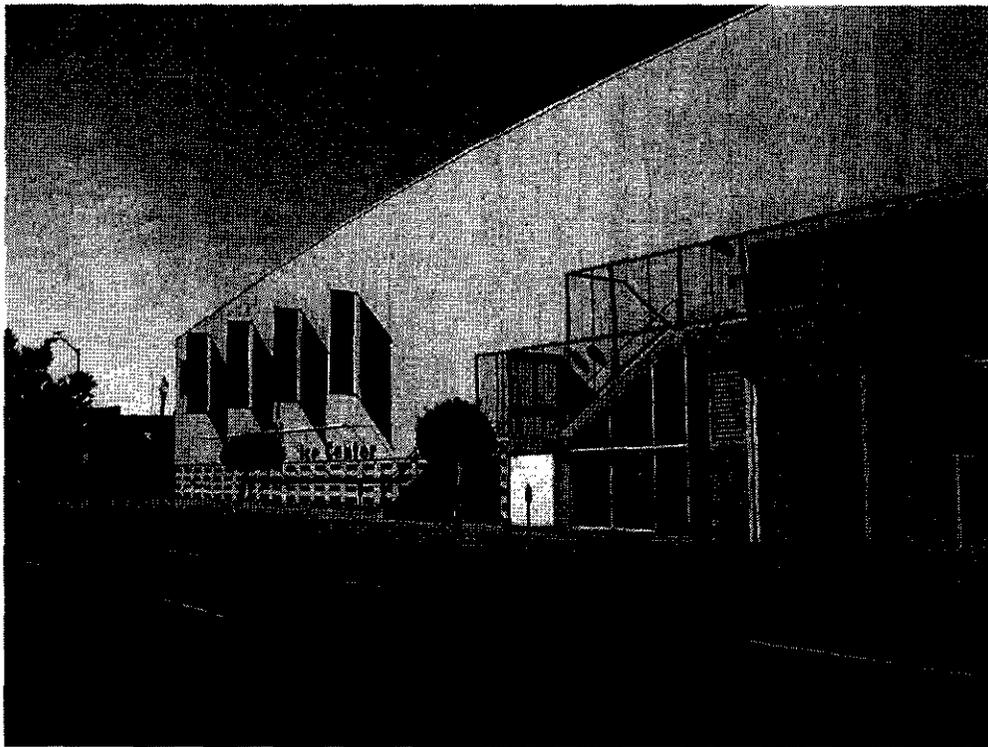
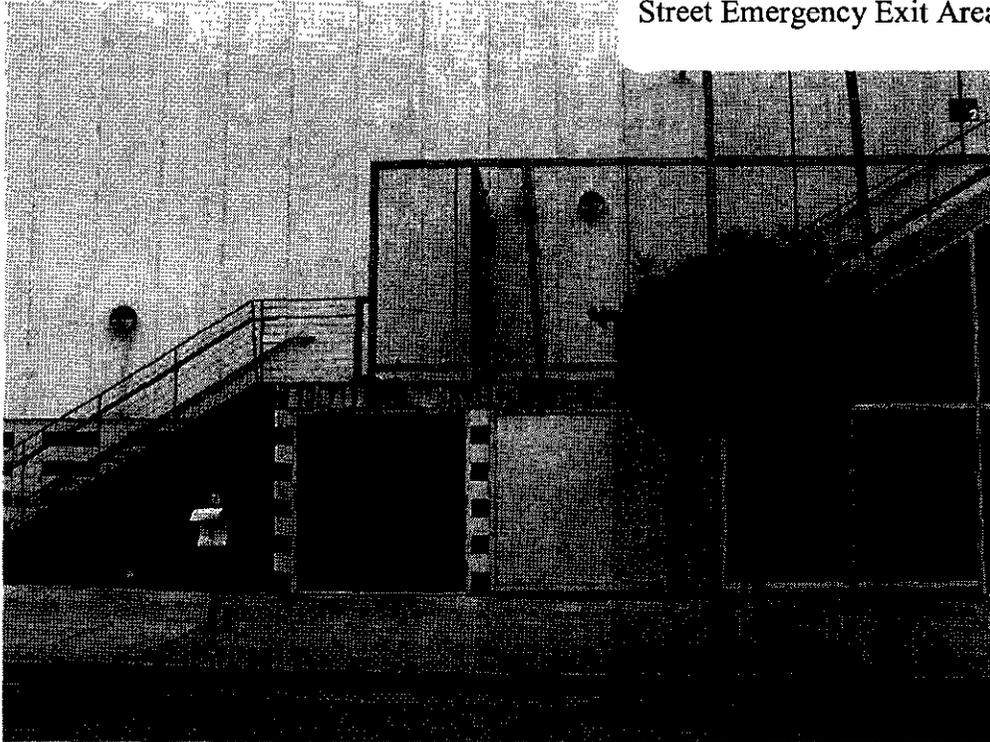
**ELS**  
ARCHITECTURE AND URBAN DESIGN  
625 WILKIE STREET, SUITE 200, OAKLAND, CA 94612  
415.778.2200  
April 12, 2007





## ICE CENTER NORTH ELEVATION

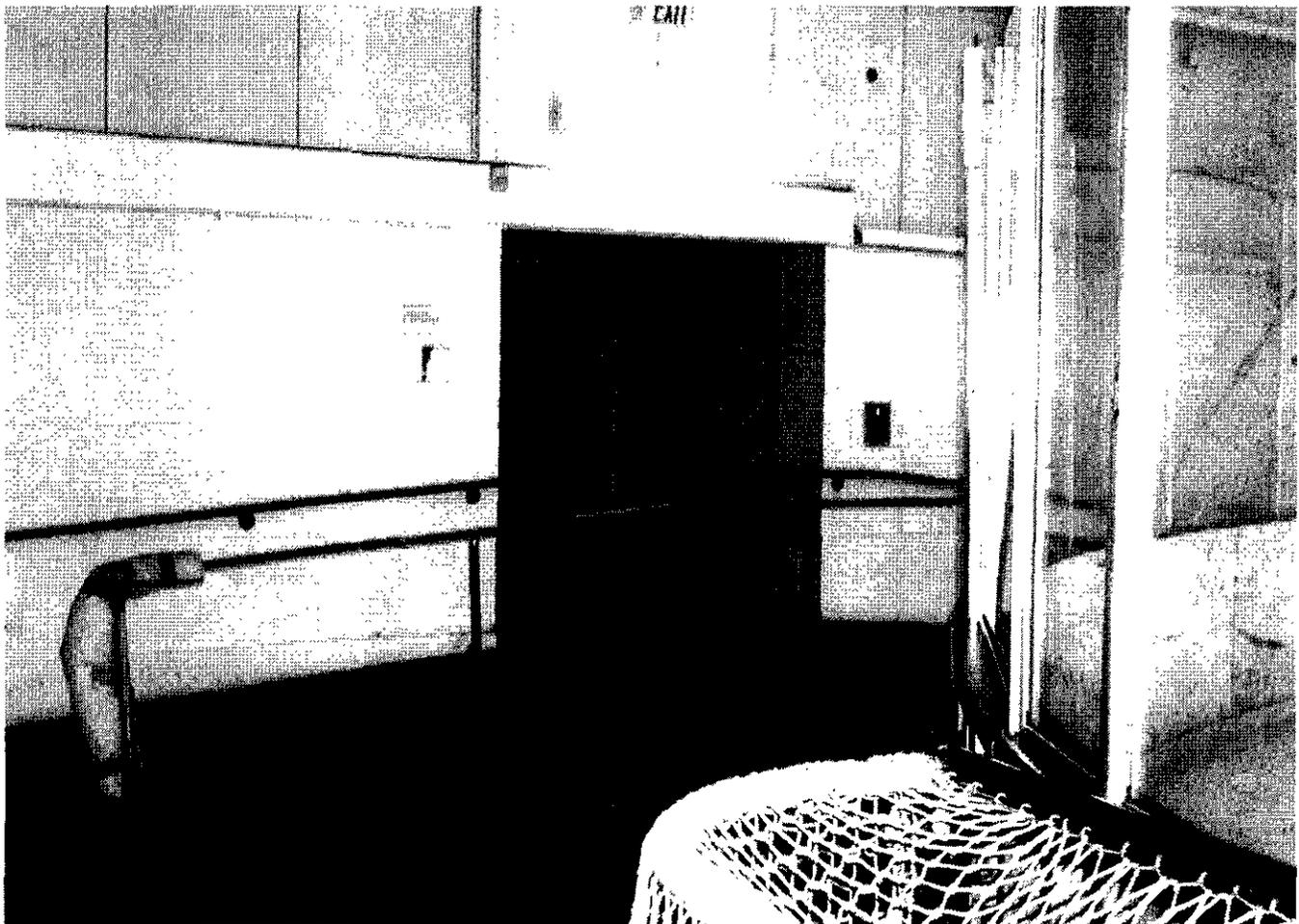
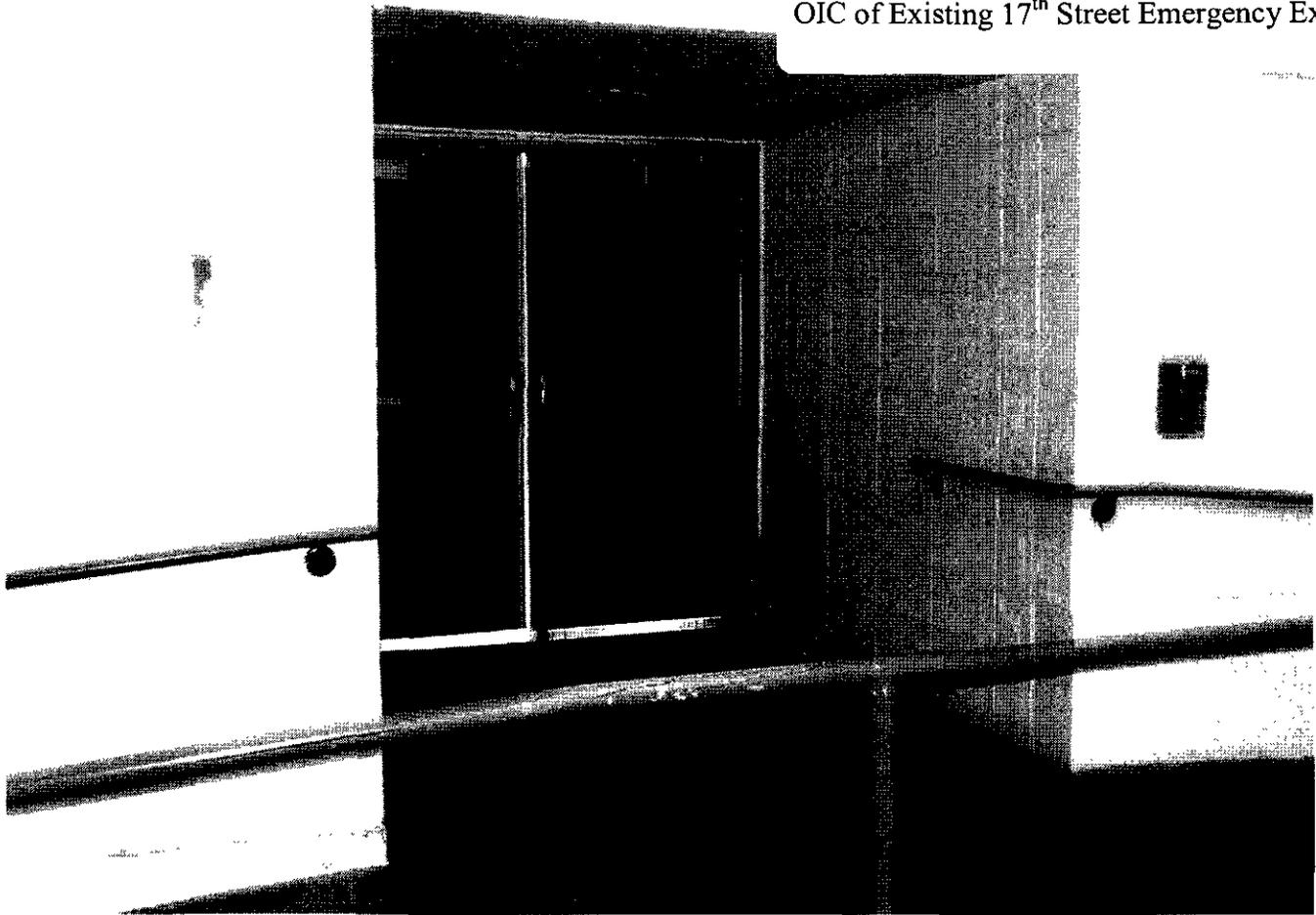
NON-ORTHOGONAL STOREFRONT MULLIONS EVOKE CROSSING SKATE TRACKS ON ICE. THE CANOPY'S ARC SHAPE REINFORCES THIS IDEA. FAR FROM AN ARBITRARY WHIM, THESE DYNAMIC GESTURES ARE LEGIBLE AS A JUSTIFIABLE ATTEMPT TO CREATE A RECOGNIZABLE CHARACTER THAT EXPRESSES SOMETHING ABOUT THE USE OF THE BUILDING.



## ICE CENTER SOUTH ELEVATION

THE SOUTH FACADE USES THE SAME MATERIALS, COLORS, TILE PATTERN USED ON THE NORTH FACADE. THE NON-PLUMB STANCHION POSTS SUPPORTING THE WELDED-WIRE MESH ARE A VARIATION OF THE NON-ORTHOGONAL STOREFRONT MULLIONS.

ATTACHMENT G – View from Interior of  
OIC of Existing 17<sup>th</sup> Street Emergency Exit



# Project Area Aerial Map

