

FILED
OFFICE OF THE CITY CLERK
OAKLAND
2012 MAR -2 AM 8:55

TO: President Reid and Members of the Council

FROM: Vice Mayor Desley Brooks

DATE: March 6, 2012

SUBJECT: Agenda Item 10 addressing the Digital Arts & Culinary Academy and Payment of Pulte Homes.

Dear President Reid and Members of the Council:

I thought it would be helpful if I shared my thoughts on the Rainbow Digital Arts and Culinary Academy and address some of the issues that have come up.

I think the best starting point is to give you some context about the development of the Digital Arts & Culinary Academy (DACA). As you may be aware the City purchased the building in 2007. The building sat blighted and vacant for the next 3 years because we had no money to make the improvements that were necessary to change it from a Head Start facility to a Teen Center. To further exacerbate the problem in 2010 we were squarely in an economic downturn and the City had a multi-million dollar deficit. It is also important to recognize that the official unemployment rate in Oakland is 15% compared to the national unemployment rate of 8.3%. I should also note that our dropout rate in Oakland schools is about 40% and that is compared to a national dropout rate of 28%

So, after watching the building unused and non-operational for almost a year after Pulte Homes finished the renovations on the building in March of 2010, despite the fact that it was fully furnished and operational, but we couldn't open because we didn't have funding for staffing. I believed that it was important to be creative in identifying resources and opportunities for our kids. With this in mind I decided to sacrifice my office salaries budget to cover the cost of salaries at DACA.

All of my employees went through the official City of Oakland application process with our Human Resources Department and were approved by the Personnel Director and City Administrator's office. It is important that you know that all DACA employees were fingerprinted and went through background checks prior to working with any teens.

I recognize that there are those who believe that the underwriting of staff from my office payroll is not the best formula of independence. And I accept their criticism. But I want the public and the City Administrator to know that I have never had a problem with Parks and Recreation assuming responsibility for DACA and I am glad that we are now transitioning in that direction. I believe that it is important that every effort be made to retain the existing staff as this transition takes place. They have created a inspiring, safe, nurturing, and supportive environment for the kids who attend.

It is also important to me that the residents of Oakland and the Bay Area are aware that I have in no way personally benefited by the creation and success of the Teen Center. I have received no pay. I have received no fees and I have received no contributions from any of the employees at the Teen Center. In addition, I have not received any contributions from any contractor or builder who has worked on the Teen Center.

I recognize that the City Administrator is doing her job. In fact, while I have been somewhat frustrated with the inaccuracy of some of the information she has received, I applaud her for doing her job. But please consider the following. Around January of 2010, I learned that Rebuilding Together Oakland was looking for partners for their upcoming rehabilitation projects. I asked them to consider the DACA site. Rebuilding Together connected me with their partner Pulte Homes. Shortly after a preliminary walk through of the building, we received word that Rebuilding Together Oakland selected the DACA site as a project.

The good news was tempered by the immediate timeline of completing the project in 45 days. I immediately contacted then City Administrator Dan Lindheim and made him aware of the opportunity and the tight time constraints. With his approval, we brought in then Community and Economic Development Agency Director, Walter Cohen. He put together a team of city staffers in all the disciplines necessary to complete the job on time.

We held an all hands on deck meeting at the DACA site with Walter Cohen, Building Services Inspections staff, Redevelopment staff, and several members of Pulte's staff. We did a complete walk-through of the building; discussed zoning and design issues; discussed facade renovations; applicability of the Façade Improvement Program to City Owned buildings; funding availability; and scheduled follow-up meetings to solidify our discussions and move the project forward. City staff managed the design approvals and made sure the construction was to code. They inspected the work and signed off on all approvals.

I am not sure what I should have done differently. However, I am now concerned that Pulte Homes is now being criticized for providing support in Oakland. They offered to help and we accepted. At every step of the project Pulte followed the direction provided by the City. To date, we have not paid them one dime. Now they are being portrayed as doing something inappropriate. That is unfortunate.

There has also been some question about why this job did not go out to bid. The reason is simple – in addition to the renovation project Pulte agreed to donate, we also incorporated a façade improvement component into the project –the work was being done to a city owned building and city staff advised us that we could apply Neighborhood Project Initiative grant monies that had previously been allocated to the project by the City Council. Most importantly, the majority of the services were being donated. There was no other contractor or builder who volunteered to donate their services. Following staff's direction, Pulte, expended their money and completed all construction and renovations by mid-March 2010.

At the end of construction, the city of Oakland would spend \$130,000 and received upgrades valued in excess of \$300,000. I do have trouble understanding why this was not a good deal for our city.

Then, several months after the project was completed staff advised Pulte that under the California Labor Code if a prime received any compensation on a job, then the subcontractors could not volunteer and their employees must be paid prevailing wages. This issue had never been raised prior to the start of any work by Pulte. Had Pulte been aware of this issue they would have taken a different approach to the project. And, because the Labor Code issue was raised until after the work had been completed it was no longer possible to go out to bid on a contract. Understanding this, staff brought a report to Council asking for authorization to waive the competitive bid process and award a contract to Pulte. The Council unanimously approved the report.

As you review the packet of information I have provided, you will see a pattern: at each juncture I checked with staff prior to proceeding, they provided direction, and they were in lock step with me throughout the entire process. Because of this, I had no knowledge until this year that some personnel regulations may have been violated. We have not operated DACA in secret; quite the contrary. We have been transparent in our interactions with staff about the work that the DACA employees' would be doing. If someone had simply told us the correct procedure we would have followed it.

For your reference, I am attaching a number of emails and documents that show we consistently sought staff's input: below are a few examples:

- Emails to City Administrators indicating my attempts to get this matter resolved.
- Email from City Staff advising that "grant NPI" monies were available for the project.
- Emails indicating the Director of the Department of Parks and Recreation was aware of the operations at DACA and the Department facilitated the fingerprinting and background checks of DACA employees; the Department also included promotional information about the Center in the Parks and Recreation brochure.
- Email from City Staff to Director of Parks and Recreation indicating that Parks and Recreation has had keys to the DACA building since it first opened.
- Email from Vice Mayor Brooks to Public Works notifying the Department that DACA was a City owned building and needed to be put on the maintenance schedule.
- Emails from various city departments who have provided services to DACA since its opening.
- Search results on the City of Oakland website for "Rainbow Teen Center" which produced ten (10) pages of results. Some of which include items regarding the center that were brought before the City Council; announcements to the community about the Center; Prop 84 round 1 and 2 grant applications for the Center; discussion about the Center at the Parks and Recreation Advisory Board meeting to name a few.

- Statement from Pulte Homes.

I realize that we all have differing viewpoints. But on this one – I am not sure what I could have done differently. I'll be interested in hearing what you would have done differently if presented with the same set of facts.

All the best,

Desley

Attachments:

- Digital Arts & Culinary Academy/Pulte Exhibit Table of Contents.
- Sections A through M

DIGITAL ARTS & CULINARY ACADEMY/PULTE EXHIBIT TABLE OF CONTENTS

A. A BRIGHT SPOT IN A HARD PLACE:

1. Photos of 5818 International at time of purchase.
2. Photos of the renovation at 5818 International.
3. Staff of the Digital Arts and Culinary Academy Resumes and Biographies.

B. THE CITY HAD TO KNOW ABOUT THE CENTER:

1. Redevelopment Agency of the City of Oakland Resolution No. 2007-0068 Authorizing the contribution of \$790,000 to the City of Oakland for the acquisition of 5818 International Boulevard for the Rainbow Teen Center.
2. Oakland City Council Ordinance No. 12825 Authoring the purchase of real property located at 5818 International Boulevard for the Rainbow Teen Center.
3. July 10, 2007, Council Adopted Agenda requesting the appropriation and approval of acquisition of the parcel located at 5818 international Boulevard for the Rainbow Teen Center. On page 1 the report indicates that the building will be occupied by Parks and Recreation. On page 2 the report states that Public Works will prepare a cost estimate for maintenance and said costs shall be absorbed in the Internal Service Fund.
4. Search Results on Oaklandnet.com of "Rainbow Recreation Teen Center" revealed 55 listings of results which included listings such as:
 - Granting of NPI monies for DACA;
 - Community Focus Group Meetings;
 - Council Actions;
 - Inclusion on the Parks Prioritization List;
 - Application for State Proposition 84 Grant, Rounds 1 and 2;
 - listing in community mailings;
 - Faceook; and
 - Website.
5. Search Results on Oaklandnet.com of "Pulte Homes" revealed eight (8) listings, such as:
 - Listing in the Brooks Blotter News Summary;
 - Council Meeting Minutes;
 - Acceptance of a Donation of \$204,000 in Labor and Materials from Pulte for the Rainbow Teen Center; and

- Award of a Contract to Pulte Homes for the construction of the Rainbow Teen Center.
- Notice of Public Meeting to discuss plans for the Rainbow Recreation Center Expansion and Teen Center.

C. PARKS AND RECREATION INVOLVED FROM THE START:

- May 6, 2010, Email from Councilperson Brooks to Pulte Representative, Bill Sadler, with outline of MAY 7, 2010, Open House upon completion of DACA Rehabilitation -- Parks and Recreation Director Audree Jones-Taylor spoke on the program.
- Parks and Recreation Brochure, page 57, published March 2011, which includes information about the Course offerings at the Digital Arts & Culinary Academy.
- March 14/15, 2011, Emails between Audree Jones-Taylor, Director, Parks and Recreation and Council Member Desley Brooks:
- 3/14/2011 – Councilperson Brooks advises Director Jones-Taylor that Teen Center is finally opening. Advises Director Jones-Taylor that Center employees need fingerprints and background checks. Asks what’s the process?
- 3/14/2011 – Director Jones-Taylor congratulates Councilperson Brooks on the Center’s opening. Refers her to Joyce Clay, payroll/personnel clerk for fingerprinting appointments and associated employment paperwork.
- 3/15/2011 – Dana Riley, with Department of Parks and Recreation, forwarding DACA course description write-ups to Director Jones Taylor.

D. PUBLIC WORKS WAS INVOLVED FROM THE START:

- 2/15/11 Series of Emails to various Public Works Management including Director Vitaly Troyan, Asst. Director Brooke Levin, Manager Jim Ryugo, and Park Supervisor Brian Carthan indicating that a site visit is scheduled and the center will be placed on a maintenance schedule.
- 2/10/2011 Email from Council Member Brooks advising PUBLIC WORKS that Real Estate purchased a property and “I wanted to alert Public Works that the property was owned by the City and needed to be incorporated into the maintenance schedule.”

E. THE PROJECT --INTERIOR RENOVATIONS AND FACADE IMPROVEMENT.

- Description of the Scope of Work completed as a result of the partnership of Council Member Desley Brooks, Rebuilding Together Oakland, Pulte and the City of Oakland

F. STATEMENT FROM PULTE.

G. BROOKS EFFORTS TO HAVE CITY ADMINISTRATORS DEANNA SANTANA, LAMONT EWELL, AND DAN LINDHEIM TO ADDRESS THE TEEN CENTER ISSUE.

DEANNA SANTANA

SERIES OF EMAILS BETWEEN COUNCILPERSON BROOKS AND DEANNA SANTANA FROM 10/23/11 THROUGH 1/5/2012.

- 1/5/2011 Email from Deanna Santana to Vice Mayor Brooks thanking Vice Mayor Brooks for agreeing to continuing the Teen Center/Pulte issue to the January 24, 2012, Council Committee meeting and for the first time raising specific issues in addition to the Pulte payment issue;
- 11/30/2011 EMAIL from Deanna Santana to Council Member Brooks indicating that Ms. Santana learned that the Rainbow Center matter was scheduled for 12/13/2011, and she could not sign off on a report yet because the issues are not settled in a manner that would enable sign off.
- 1/16/2012 Declined OUTLOOK CALENDAR Evite from Deanna Santana to Council Member Brooks for the end of February. Brooks advises Santana that the date is too far off; that Ms. Santana had promised not to continue the issue beyond the January 24th, 2012 committee date which was previously scheduled.
- 1/5/2012 Email from Deanna Santana to Vice Mayor Brooks confirming that Scott asked the Rules Committee to defer the item to the Pending List with no specific date for a hearing.
- 10/23/2011 Email from Deanna Santana to Council member Brooks where Santana acknowledges she has had two briefings (in addition to earlier conversation she had with staff) and an extended conversation with Lamont Ewell and request that the Rainbow/Pulte item be deferred.

LAMONT EWELL

- 7/14/2011 Email from City Administrator Lamont Ewell to Council Member Brooks stating that we are nearing a conclusion with Pulte and that the matter should be resolved Very shortly.
- 6/16/2011 Email from Council member Brooks to City Administrator Lamont Ewell asking Mr. Ewell if he has a contact number for Pulte's representative.
- 6/6/2011 Email from Council Member Brooks to Pulte Representative saying Brooks had spoken to the City Administrator about the issue.
- 5/31/2011 Email from City Administrator Lamont Ewell to Council member Brooks indicating that Mr. Ewell has been in discussions with staff about drafting a report on the Rainbow/Pulte issue.

DAN LINDHEIM

- 2/22/2011 Email From City Attorney Doryanna Moreno to City Administrator Dan Lindheim stating " Dan Seamans NOW UNDERSTANDS that State Law Prohibited construction contractor employees from providing volunteer labor on the contract if the contractors are to be paid;
- 2/22/2011 Email from Dan Lindheim to Doryanna Moreno indicating that Council Member Brooks wants to know if Pulte payment was made.

H. DEANNA SANTANA'S STATEMENTS CONTRADICTED

- 1/23//2012 Email to Audree Jones-Taylor from Rainbow Recreation Center staff indicates that Ms. Santana "talked about Rainbow's programs; Not the Teen Center".....Also there was no mention about the Teen Center's Keys or the Teen Center."

I. A GRANT IN 2010 TURNED INTO A CONTRACT IN 2011

- 3/11/2010 Email from Larry Gallegos to Council Member Brooks advising that it "Would be easier and faster to If we can use our Coliseum NPI Funds already approved for this project.
- 2/25/2011 Email from Shelley Darensburg to Bill Sadler/Pulte advising that the labor code does not exempt employees of a licensed contractor from prevailing wages on a so called "volunteer" project if the licensed contractor employer receives payment for the project.
- January 11, 2011 Oakland City Council adopted Staff Report and Council Resolution 83165 Waiving Advertising and Bidding requirements and Awarding a Contract for Construction of the Rainbow Teen Center; and Accepting a Donation of \$204,000 in Labor and Materials from Pulte Homes for the Rainbow Teen Center Project.
- City of Oakland Bidding, Contracting, and Purchasing Ordinance Section 2.04.050(I)(5) Bid Procedure Exceptions to the Competitive Bidding Process which allows the waiving of the competitive bid process if the Council makes a finding that to do so is in the best interest of the City.

J. PUBLIC WORKS/PARKS AND RECREATION HAD KEYS/ACCESS TO DACA

- 2/11/2011 Email from Renay Jackson to Derin Minor stating "I had keys but returned them to Wes Ramsey after our work was completed."
- 2/11/2011 Email from Derin Minor to Council Member Brooks asking how many keys do you want made?

K. STAFF DIRECTION ON CDBG FUNDING DISTRIBUTION.

- 10/24/2011 Email from Council Member Brooks to Director of Housing Michele Byrd which indicates "there is approximately \$60,000 for the teen center. I wanted to see if there was a way to transfer those dollars to my office salary specifically for the teen center staff ...please let me know."
- 11/3/2011 email from Michele Byrd to Council Member Brooks stating "if you could provide an org, project number we can transfer these funds into that project to cover the salaries of staff"

- series of emails between council member brooks' office, housing staff and human resources staff with the subject heading: "account codes for D.A.C.A."

L. CITY ADMINISTRATOR/PERSONNEL/PARKS AND RECREATION FACILITATED THE HIRING PROCESS/BACKGROUND/FINGERPRINTS OF DACA EMPLOYEES

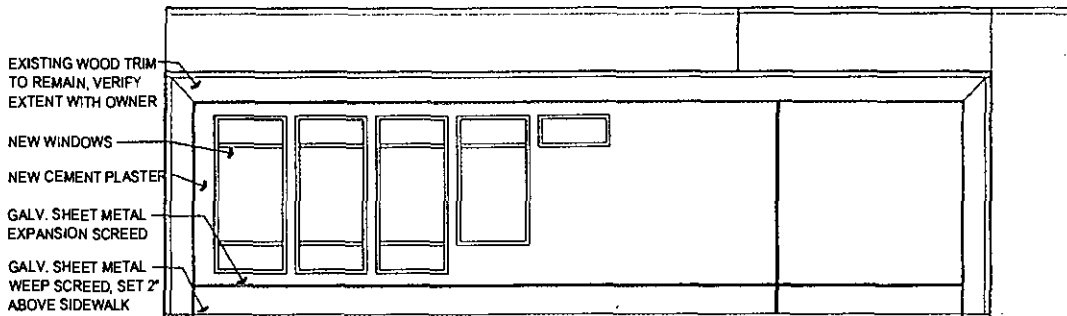
- 9/27/2011 Im Email from Clara Garzon to Janelle Montu stating "here is the information you requested fort he 2 new District 6 employees. Both will be working at the Digital Arts & Culinary Academy out at Rainbow Teen Center.
- 4/13/2011 Email from Lisa Wright to Daryl Look; Susan Sanchez; and Clara Garzon stating "they are with DHRM (Department of Human Resources) Director for signature on the personnel requisitions.
- 4/7/2011 Email from Jason Mitchell to Daryl Look; Clara Garzon; Susan Sanchez, and a host of people were cc'd on the email including the City Administrator's office, which states Audree of Parks and Recreation is the only person that reviews background reports.
- 3/28/2011 Email from Jason Mitchell to Daryl Look stating the DACA employees passed fingerprinting and background tests.
- 3/28/2011 Email from Daryl Look to Jason Mitchell which states: "I am reviewing some documents that were submitted through DHRM today. Can you please confirm if any required background checks have been completed for the following applicants who are going through the hiring process for Council member PSE-14 positions? I understand they are going to be working on the Rainbow Teen Center which may have exposure to working with youth Although these positions appear to be funded out of the city Council Office, it's apparent the employees will be working with and/or around teens, and we want to be sure that all required background checks and protocol is followed.
- 4/7/2011 Email from Lisa Wright to Daryl Look; Clara Garzon which states DHRM received one packet for Timothy Quick signed off by Mr. Ewell which will now be routed for final HR approvals prior to forwarding to Central Payroll.

M. DACA FACILITY MET ALL ADA REQUIREMENTS AT TIME IT WAS BUILT.

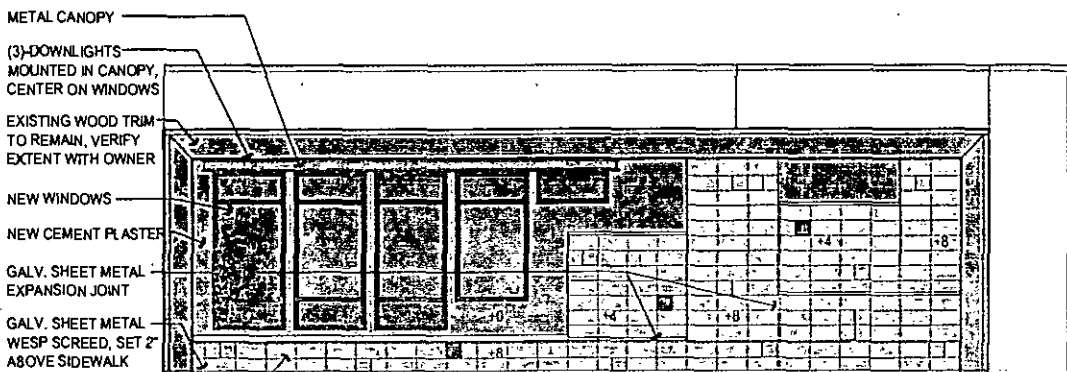
- Email from Council Member Brooks to Eric Angstadt regarding February 22, 2012, Inspection of DACA facilities to determine ADA compliance issues.

SECTION

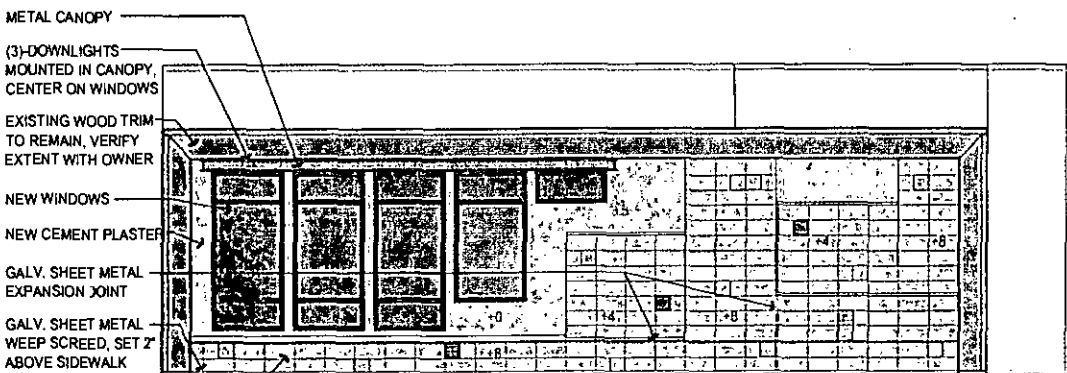
A



CURRENT APPROVED



TAKE 5






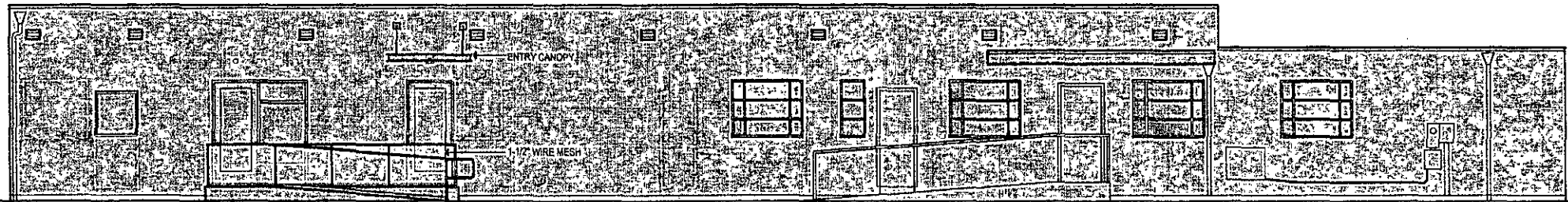
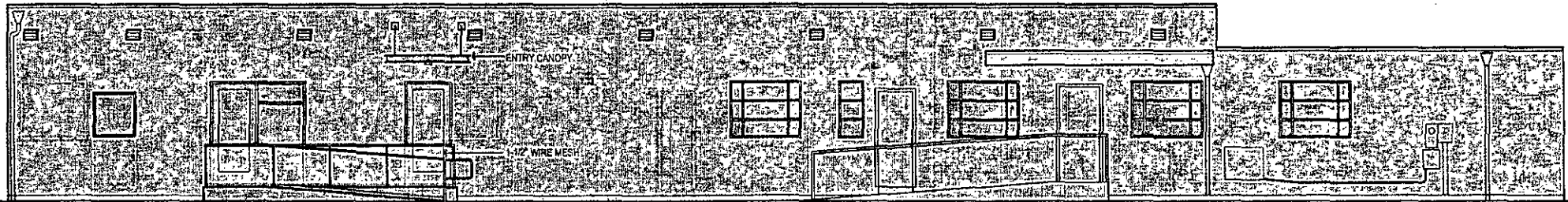
TAKE 5

RAINBOW TEEN CENTER - 4/16/10

PROPOSED SOUTH (STREET) ELEVATION

SCALE: 3/16" = 1'-0"

-  Parakeet - SW 6711
-  Gauntlet Gray - SW 7019
-  Georgian Bay - SW 6509



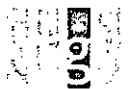
PROPOSED NORTH (SIDEYARD) ELEVATION

SCALE: NTS =

Rainbow Teen Center

Sideyard Elevation
4-19-2010

Architecture+Planning
283 4th Street Third Floor
Oakland, CA 94607
510.277.2910
kiggy.com



DACA

Digital Arts and Culinary Academy

STAFF INFORMATION BOOKLETT

DACA

Digital Arts and Culinary Academy

Andrea President Biography



Co-Director

Being on the constant brink of homelessness never slowed Andrea President from her passionate pursuit of music. In fact, that struggle has been instrumental in her musical growth, as well as her personal healing. Andrea taught herself how to play the acoustic guitar and soon began performing. Shortly thereafter Andrea became involved with the program Youth Movement Records (YMR) where she was Program Assistant. She was also Cabin Leader for a special needs camp, Via West Camp. Currently, she is working on her first CD.

Andrea hopes her journey will serve as an example to teach others to follow their dreams, no matter how great the obstacles may be.

ANDREA AMERICA PRESIDENT

~~Phone: (510) 233-2011~~
~~Phone: (510) 233-2011~~
Phone: ~~(510) 233-2011~~

Email: ~~andrea.americapresident@gmail.com~~

SUMMARY

An effective communicator that works well under pressure. Flexible contributor who takes initiative to improve processes and increases efficiency. Detail-oriented, with the ability to manage multiple projects.

PROFESSIONAL EXPERIENCE

Digital Arts and Culinary Academy, Oakland, CA 03/2011 - PRESENT
Position: Co-Director
Vice Mayor Desley Brooks, Boss

~~Glenn Garzon, Supervisor (510) 233-2011~~

Responsible for the faculty and teen members that participates in the program, make sure facility run smoothly, outreach, and much more.

Federal Express, Oakland, CA 03/2011 - PRESENT
Position: Clinical Diagnostic Handler
~~Keyli Evans, Supervisor (510) (510) 233-2011~~

Responsible for handling clinical bags.

Via Rehabilitation Services, Santa Clara, CA 11/2010 - OnCall/Volunteer
Position: Cabin Leader
~~Renee Lamarche, Supervisor (408) 233-2011~~

Responsible for interacting and caring for special needs campers children and adults: Bathing, clothing, feeding, Communicating with parents/Guardians, and having fun. Musical Leader, create workshop for all camper using music, talent show performer.

Youth Movement Records, Oakland, CA 04/2008 - 02/2011
Position: Program Assistant
Ryan Peters, ED (510) 565-4526
Jolly Sales, Supervisor

Responsible for outreach, social networking, communicating with teen members that participates in the program, assist creating workshop structure, Fundraising, Office work, run errands.

IN HOME SUPPOPRTIVE SERVICES (HISS), Oakland, CA

06/2007 – 10/2010

Health Aide

Vanessa Suber, Supervisor (510) 978-8289

Responsible for cleaning home, helping client with personal needs, and running errands.

COMPUTER & GENERAL SKILLS SUMMARY

Operating Systems

Windows XP & Vista, Mac OSX

Software

Microsoft Word, Reason, Pro Tools

Other

Cash register operations, working with special needs children/adults, and teach beginning guitar.

EDUCATION

Laney College – Oakland, California

SFSU Music Recording Industry (MRI) – San Francisco, California

Rudsdale High School – Graduated (Salutatorian) Oakland, California

DACA

Digital Arts and Culinary Academy

Claytoven Richardson Biography



Co-Director & Digital Audio Instructor

Claytoven has worked on hundreds of projects throughout his 30-year career. Constantly in demand as one of the top session vocalists, his voice can be found on albums featuring GRAMMY winning artists such as Aretha Franklin, Whitney Houston, Kenny G, Celine Dion, Mariah Carey, as well as, on popular video games like Karaoke Revolution Presents: American Idol Encore (Versions 1 & 2). He has also written for and produced artists such as Patti Austin, Young

Jeezy, and Charlie Wilson.

Currently, Claytoven is teaching at San Francisco State University for the Music Recording Industry Department. From the fruits of those labors he has penned the book, The Professional Studio Vocalist.

Claytoven Richardson

~~XXXXXXXXXXXXXXXXXXXX~~
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(510) ~~XXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~

SUMMARY

Twenty years of diverse experience as an educator, graphic designer, musician, vocalist, and manager. A proven leader that works well under pressure... Demonstrates ability to communicate effectively with all levels of an organization. Flexible contributor who takes initiative to improve processes and increases efficiency. Detail-minded with ability to manage multiple tasks. Ability to work with a diverse population and is customer focused.

PROFESSIONAL EXPERIENCE

DIGITAL ARTS & CULINARY ACADEMY, Oakland, CA 03/2011 – PRESENT
(College of Extended Learning – Music Recording Industry Department)
Instructor

Helps to maintain and run the facility. Also, is one of the Digital Audio Instructors teaching the basics of music production.

SAN FRANCISCO STATE UNIVERSITY, San Francisco, CA 2005 – PRESENT
(College of Extended Learning – Music Recording Industry Department)
Instructor

Developer and instructor of two courses (The Role of the Record Producer & Studio Training Workshop: Vocalists)

GRAMMY AWARDS PRE-TELECAST, Los Angeles, CA 2007 – PRESENT
(The Recording Academy & Cossette Productions)
Music Arranger

Put together scores and band music for the award show.

TEC AWARDS SHOW, Anaheim, CA 2005 – PRESENT
(The Mix Foundation & NAMM)
Music Arranger

Put together scores and band music for the award show.

VARIOUS ALBUMS, MOVIES, & GAMES 1978 – PRESENT
Studio Vocalist, Musician, Arranger, and Producer
(see attached Discography for more details)

PURE DELITE MUSIC, Oakland, CA
Managing Partner

1979 – PRESENT

Help the everyday running of a music publishing company.

COMPUTER SKILLS SUMMARY

Operating Systems

Windows OS and Macintosh OS

Software

Microsoft Office (Word, Excel, & PowerPoint), Quickbooks, Photoshop, Illustrator, FrontPage, Dreamweaver, FileMaker Pro, PageMaker, Digital Performer, ProTools, Reason, and various other graphic design and music software

Other

10 key by touch, 60 wpm typing, trained in HTML & CSS languages

EDUCATION

University of Michigan

Ann Arbor, Michigan
Music Education

College of Alameda

Alameda, California
Business Management

Soiano College

Fairfield, California
Web Design & Graphic Arts

MEMBERSHIPS/AFFILIATIONS

- Voting Member & Chapter Governor with the Recording Academy (GRAMMYS)
- Broadcast Music, Inc. (BMI)
- Musicians Union Local 6 (AF of M)
- American Federation of Television & Radio Artists (AFTRA)
- Screen Actors Guild (SAG)
- National Association of Music Manufacturers (NAMM)

DACA

Digital Arts and Culinary Academy

David Unger Biography



Digital Video Instructor

David Unger is an independent filmmaker and musician. He has been working with video ever since childhood and has a passion for storytelling, music and technology. David has been involved with such projects as the 48 Hour Film Festival and a collection of YouTube music videos. His music videos soon gained the attention of YouTube and they signed him on as a business Partner. His YouTube videos have received over 2 million views, as well as, celebrity recognition from music artists such as, B.o.B, Nicki Minaj, Kesha, La Roux, and Katy Perry.

DAVID UNGER

~~1277019412@comcast.net~~
~~(415) 920-1234~~
~~DavidUngerMusic@Comcast.net / www.DavidUngerMusic.com~~

SUMMARY OF QUALIFICATIONS

Film Maker/Musician/Recording Engineer with over 10 years of experience, knowledgeable in the process of building a record from the ground up in a group setting. Experienced in the production of multiple genres of music for film and television. Social Networking Expert with over 26,000 Subscribers all obtained with personally created content and strategic promotion

PROFESSIONAL EXPERIENCE

DIGITAL ARTS AND CULINARY ACADEMY, Oakland, CA **09/2011 - PRESENT**
Position: Video Instructor

Teaching modern video and editing techniques to students.

MT. HAMILTON GRANDVIEW RESTAURANT, San Jose, CA **03/2007 - PRESENT**
Position: Music Composer & Audio Engineer

Music composition and audio engineering for several Microsoft Corporate destination videos which incorporated Hawaiian, South East Asian, Dance, and African themed pieces of music to previously edited videos.

MICROSOFT CORPORATION **05/2011 - 9/2011**
Position: Music Composer & Audio Engineer

Music composition and audio engineering for several Microsoft Corporate destination videos which incorporated Hawaiian, South East Asian, Dance, and African themed pieces of music to previously edited videos.

Fox Television **10/2009**
Position: Music Composer & Audio Engineer

Music composition and audio engineering for the season five episode, "The Gang Hits The Road" for the show, "It's Always Sunny In Philadelphia".

Recording Artist **08/2009 - 2010**

Wrote, performed and engineered self-released debut and follow up album, which received nation wide radio airplay resulting in a two-week spot on the New Music Weekly Top 100 singles Chart". Reached a spot at 38 and 24 along with a two-month stay at number nine and six on the Independent Charts for both albums.

Fox Television 4/2009
Position: Music Composer & Audio Engineer

Wrote and produced three songs including the main title sequence for the television pilot "Boy Cut".

48 Hour Film Project, "Selling Sutter" (short film for the San Jose CA chapter) 8/2007

Wrote title song and score for the film. Audience and judge reaction led to the creation of a new festival award for "Best Song".

Marriott Hotel, San Jose, CA 06/2005 – 2007
Position: Music Composer & Audio Engineer

Music composition and audio engineering for several Microsoft Corporate destination videos which incorporated Hawaiian, South East Asian, Dance

EDUCATION

Ex'pression College for Digital Art – Emeryville, California BA – Sound Arts 2101
Evergreen Valley College – San Jose, California AA – CSU Studies 2008

COMPUTER SKILLS

Audio: Pro Tools HD (certified), Logic Pro (certified), Cakewalk Sonar 8.5, Waves Plugins, Melodyne, Antares, Reason 4,5,& 6, Wise, Max Msp,
Video/Film: Autodesk Maya, Adobe Premier Pro, After Effects, Final Cut Pro
General: Microsoft Office, Mac, Windows proficient, Photoshop, Illustrator,
Hardware: SSL 9000 J, SSL 6000 E/G, Neve VR, Icon D-Control, Control 24, Yamaha O2R / DM 2000

RELATED SKILLS

Audio: Recording, Mixing, Mastering, Live Sound, Foley, Sound Design
Video/Film: Experience in Cinematography, Lighting, Editing, Green Screen and Compositing, Screen Writing, Directing
Electronics: Knowledge in Tape Machine Calibration, Soldering, Repairing, Wiring, Schematics
Computers: Troubleshooting, Fixing and Rebuilding, File Management proficient
Music: Advanced Composition Skills and Producing, Piano, Guitar, Drums, Bass and Singing
Games: Have created interactive music for video games
Graphic Design: Composition/Illustration in 2D and 3D art
Web: Created and Manage a Website Blog, YouTube Channel, MySpace, Facebook, Ping, Twitter, and Vimeo
General: Excellent Time Management and Organization skills, Great Work Ethic, Love teaching and sharing education, Can Work Well in a Fast, High Pressure Environment, experience with Tight Deadlines and Time Sensitive Material, a Music and Movie Enthusiast, Proactive and Can

Do Auitude, leadership experience

Teaching: Able to simplify complex material while using various teaching techniques

CERTIFICATIONS

Certificate of completion in Pro Tools classes 101, 110, 201; Apple Logic 8, 101 & 301

MEMBERSHIPS/AFFILIATIONS

Voting Member with the GRAMMY Recording Academy, BMI, Musicians Union Local 153

DACA

Digital Arts and Culinary Academy

Laurence Jackson Biography



Culinary Arts Instructor

Chef Laurence Jackson's career started in 1980 when he graduated from the California Culinary Academy. He went to work for Almeilo's Restaurant in San Francisco, which was a landmark destination. Later, he went to the Metropol in Berkeley, then The American Hawaii Cruise Line from 1983-1984. In 1987 he start at the Nikko Hotel and became their Executive Chef

Chef Jackson has received awards including: Quady Wine Competition first place 1990 and second in 1999; March of Dimes in 1995; and, American Food & Wine 1999. While at Jordan's in the Ciaremont he won the AAA Four Diamond Award for dining 1997-2004. Chef Jackson is now teaching at Laney College.

CHEF LAURENCE JACKSON

~~2635 West Avenue~~
~~Oakland, CA 94612~~
~~Phone: (510) 833-3042~~

SUMMARY

30 years experience ranging from Executive Chef in charge of all Kitchen operations for a major San Francisco Hotel, to menu planning, development, quality control, budgeting and teaching.

PROFESSIONAL EXPERIENCE

DIGITAL ARTS & CULINARY ACADEMY, Oakland, CA 03/2011 - PRESENT
Position: Chef Instructor

Teaching Food Science, food safety, basic skills, and nutrition

LANEY COLLEGE, Oakland, CA 08/2005 - PRESENT
Position: Chef Instructor

Teaching Food Science, Safe/Serve, Bistro style Cooking, French Gourmet Cooking, Introduction to Cooking, Nutrition.

CALIFORNIA CULINARY ACADEMY, San Francisco, CA 05/2004 - 6/2006
Position: Chef Instructor

Teaching food science, food safety, nutrition, and basic skills.

LANEY COLLEGE, Oakland, CA 2001 - 2003
Position: Chef Instructor

Taught basic-kitchen and dinning skills and expediting orders during lunch.

CLAREMONT RESORT AND SPA, Oakland, CA 1997 - 2004
Position: Chef de Cuisine

Responsible for operations of Jordan's Restaurant, including managing staff of 25, scheduling, menu planning, special parties, quality control, and room service.

HOTEL NIKKO, San Francisco, CA 1987 - 1997
Position: Executive Chef

Managed all kitchen operations including banquets for up to 600, restaurant seating 100, sushi bar, room service, lounge and health spa. Responsible for staff of 30, food cost, inventory management, menu planning and development, quality control, payroll, and budget.

METROPOL, Berkeley, CA 1984 – 1987
Position: Head Chef

Responsible for traditional French restaurant seating 80, responsible for all aspects of daily operations including staffing and scheduling, purchasing, inventory management, and menu development.

AMERICAN HAWAII CRUISE GROUP, Honolulu, HI 1983 – 1984
Position: Chef-Garde Manager, Rotisseur

Responsible for all culinary facets of banquet functions for up to 2,000 and formal parties. Supervised preparation for all specialty food and workstations.

AMELIO'S, San Francisco, CA 1980 – 1983
Position: Sous Chef

Responsible for high volume San Francisco landmark restaurant, responsible for menu planning, coordination of special events, marketing and public relations.

EDUCATION

California Culinary Academy – San Francisco, California Culinary Arts Degree – 2008
Laney College – Oakland, California AA History & Art – 1972

AWARDS

Manager of the Quarter Nominee, Jordan's Restaurant, Claremont Resort and Spa, 1997-2001 – 2003 – 2004.

AAA 4 Diamond Award, Jordan's Restaurant, Claremont Resort and Spa, 1997 – 2004
Only East Bay Restaurant to Receive Award

Second Place Quady Wine Cooking Competition, 1996.

American Institute for Food and Wine, 1999.

Member, Les Toques Blanches, 1995 – 1997.

First Place Most Electric Appetizer, March of Dimes Gala, San Francisco, 1995.

Manager of the Quarter, Nikko Hotel, 1995.

Winner, Quady Wine Cooking Competition, 1990.

DACA

Digital Arts and Culinary Academy

Scott Marsh Biography

Digital Audio Instructor

Scott Marsh is a self-taught musician who specializes in the composition of electronic and pop music through digital audio workstations such as Reason, Pro-Tools, Logic Pro, and Sonar. He has been writing and playing music for 10 years and has been involved in making YouTube Music videos with his band DUM. The band has released two full-length albums and one Ep album within the last five years and their YouTube channel has gained over 2 million views along with recognition from celebrity music artists such as Nicki Minaj, Kesha, Katy Perry, B.O.B., and La Roux.

SCOTT MARSH

~~SCOTT MARSH~~

~~SCOTT MARSH~~

Phone: ~~(415) 435-1234~~

E-mail: ~~scottmarsh@scottmarsh.com~~

PROFESSIONAL EXPERIENCE

DIGITAL ARTS AND CULINARY ACADEMY, Oakland, CA 02/2012 - PRESENT
Position: Video Instructor

Teaching modern audio recording and editing techniques to students.

RECORDING ARTIST 07/2010

Composed, engineered and performed on all tracks. The single from this record got nation wide radio play and a spot at 24 on the "New Music Weekly *Top 100 singles Charts*".

LA TIGELLERIA ORGANIC RESTAURANT 07/2008 – 07/2010

Position: Lead Cook

Responsible for Salad Station, Hot Appetizers, Grill, Sauté, and Meat Slicer stations. Helped with the ordering of produce and meats

RECORDING ARTIST 08/2009

Wrote and performed on the single track which received nation wide radio airplay resulting in a two-week spot on the "New Music Weekly *Top 100 singles Charts*" at 38 and a two-month spot at number nine on the *Indy Charts*.

TREVESE RESTAURANT AND LOUNGE 03/2007 – 03/2008

Position: Line Cook

Worked Prep, Garde Manger, Hot Appetizers, and Grill

SINO RESTAURANT AND LOUNGE 11/2006 – 03/2007

Position: Line Cook

Sauté and Grill Cook

P.E. CHANG'S CHINA BISTRO 12/2005 – 11/2006

Position: Line Cook

Prepared entrees and appetizers as a wok cook

VARIOUS YOUTUBE PROJECTS

Recording Artist

Worked on many YouTube music videos that have collectively received over 2 million views and support from such artists as B.o.B, Nicki Minaj, Ke\$ha, Far East Movement, LaRoux and Katy Perry.

EDUCATION

California Culinary Academy – San Francisco, California
Associate of Occupational Studies Degree in Le Cordon Bleu Culinary Arts – 2005

Cyril's Restaurant

Intern

Trained in all classical cooking techniques of the hot kitchen: sauté, roasting, steaming, poaching, braising, and grilling.

The Careme Room

Intern

Assisted in the planning and preparation of cold buffets open to the public.

TECHNICAL SKILLS SUMMARY

Software: Reason 3,4,5, Logic Pro, Main Stage, Traktor Pro, Cakewalk Sonar 8.5, Melodyne, FL Studio, Microsoft Office

Hardware: Korg Kontrol 49, M-Audio Mobile Pre, M-Audio Axiom 25

Computers: Troubleshooting, Mac and PC proficient

Music: Piano, guitar, percussion, bass, knowledgeable in music composition.

General: Hard working, Take pride in what I do, reliable, patient and trustworthy

RELEVANT SKILLS

NRA Certified in Safety and Sanitation

Computer Literate in Microsoft Word and Excel

Spanish speaking abilities, 3 years of High School Spanish classes

Proven ability to produce quickly under pressure without sacrificing quality

Versatile employee, willing and able to work where required

Dedicated to excellence in products, services, and customer satisfaction

Good Communication and organization skills

DACA

Digital Arts and Culinary Academy

Caleb Feldman Biography



Urban Agriculture Instructor

After completing an intensive Gardening & Composting and Educator training program through San Francisco, CA based, Garden for the Environment, Caleb Feldman began teaching Urban Agriculture and Organic Gardening in 2008. His gardening work has included working with elementary students in the Tenderloin neighborhood of San Francisco, mentoring West Oakland families in Backyard Gardening, co-stewarding several neighborhood gardens in San

Francisco, and working on farms throughout the Pacific Northwest.

Caleb works to create a food system where all have access to nutritious and affordable food. He teaches students in all aspects of organic gardening including: soil science, composting, water conservation, integrated pest management, propagation, harvesting, and nutrition.

CALEB FELDMAN

~~415-233-0274~~
~~calebfeldman@gmail.com~~

HIGHLIGHT OF QUALIFICATIONS

- Demonstrated commitment to social justice and environmental sustainability
- Experienced mentor and teacher, with over three years of outdoor education experience.
- Diligent and creative problem solver, thoughtful planner
- Outstanding interpersonal skills, able to bring tact and compassion to all interactions
- Exceptional written and verbal communication

PROFESSIONAL EXPERIENCE

Digital Arts and Culinary Academy (DACA) **08/2011 – Present**
Position: *Urban Agriculture Instructor*

Teach teens ages 13-16 all aspects of urban agriculture including: plant propagation, harvesting, soil science, composting, seed saving, water conservation, and nutrition education. Assist with outreach and grant writing.

City Slicker Farms **08/2008 – Present**
Position: *Garden Mentor*

Mentor West Oakland families in all aspects of backyard gardening. Attend monthly meetings to enhance organic gardening skills and techniques. Provide ongoing support to backyard gardeners including quarterly site visits.

People's Grocery (PG) **02/2011 – 06/2011**
Position: *Intern*

Conducted surveys of West Oakland community regarding grocery store access. Coordinated volunteers and planned a town hall meeting. Collaboratively developed anti-oppression training curriculum.

The Free Farm Stand **11/2008 – 12/2010**
Position: *Gardening Educator*

Coordinated setup, food distribution, and cleanup at weekly farm stand. Directed volunteers. Maintained two community gardens. Provided gardening education for San Francisco Mission district residents.

Stanford University **08/2010 – 10/2010**
Position: *Research Assistant*

Produced a comprehensive annotated bibliography of food and social justice literature to serve as the basis for food justice curriculum recently introduced at Stanford University.

Green Café Network (GCN) 06/2009 – 06/2010
Position: Program Coordinator

Implemented, and facilitated Café staff training workshops. Responsible for outreach to member cafes, city departments, and local organizations. Planned and coordinated public talks. Provided volunteer management, research, and consultation.

San Francisco Department of the Environment 11/2008 – 06/2009
Position: Intern

Educated Green Business participants around waste reduction and conservation. Performed Zero Waste audits. Maintained accurate databases for green business program.

Graze the Roof 09/2008 – 05/2009
Position: Gardening Educator

Led weekly volunteer work crews in garden maintenance. Designed, promoted and facilitated monthly workshops. Developed and implemented curriculum for k-5th graders on gardening, composting and nutrition.

PROFESSIONAL DEVELOPMENT AND RECOGNITION

Anne Braden Anti-Racist Organizer Training - Catalyst Project (February-June 2011)
Anti-Oppression Training for Food Justice Allies - People's Grocery (January 2010)
Gardening and Composting Educator Training Program (September - December 2008)
Pease Memorial Scholarship Award, San Francisco State University (May 2010)
Environmental Service Award, San Francisco Department of the Environment (June 2009)

EDUCATION

San Francisco State University – M.A. (Candidate) Geography: Resource Management and Environmental Planning

New College of California, San Francisco, CA – B.A. Gender Studies,

DACA

Digital Arts and Culinary Academy

Timothy Quick Biography



Urban Agriculture Instructor

Timothy Quick graduated with a degree in Sustainable Agriculture from UC Davis, while also coordinating UC Davis' huge organic community garden, volunteering at the Davis Food Co-op, and interning at the UCD Student Farm CSA.

After UC Davis, Timothy worked with Terra Bella Family Farm, an urban-edge farm at the Sunol Ag. Park, performing CSA and Farmers Market sales, field work, and educational tours. He is an entrepreneur and also currently works in sales, marketing, and administration.

As the Urban Agriculture Program Instructor at DACA, instructs teens on installing garden beds and organic city farming.

TIMOTHY M. QUICK

~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~

WORK EXPERIENCE

Whole Foods Market. Oakland, CA 8/2011 – PRESENT

Position: Demonstration Specialist

Brand representation, account mgmt., reporting, and invoicing. Inventory and ordering. Customer service and education with strong sales angle. Liaising between store mgmt, regional mgmt, and vendors. Consistent top performer, promoted to Pod Leader – training other Demo Specialists.

Digital Arts & Culinary Academy. Oakland, CA 2/2011 – PRESENT

Position: Urban Agriculture Instructor

Program management, curriculum development, garden installation and agricultural instruction of at-risk teens in East Oakland. Administration, ordering, grant development. Outreach and recruitment.

Sustainable Demos, Bay Area locations, CA 3/2011 – 8/2011

Position: Brand Representative

Natural food and drink demonstration at Bay Area Whole Foods and other locations. Customer service and education with strong sales angle. Liaison between producer, broker, buyer and customer. Demo reporting and submission, including inventory and customer and buyer feedback. Consistent top seller.

Terra Bella Family Farm. Pleasanton, CA 6/2010 – 2/2011

Position: Small Farming Specialist

Field logistics with some field management. Activity guide for youth tours. Sales, outreach, customer service and education and branding at Farmers Markets and CSA for local organic farm. Bonused sales goals.

Lauren Vaage Construction. Davis, CA. 9/2009 – 12/2010

Position: Administrative Assistant

Administration, bookkeeping, patent and trademark renewal, marketing and publicity, and customer service. Business accounting setup, maintenance and tax reporting with Quicken.

UC Davis Experimental College, Davis, CA 11/2005 – 4/2010

Position: Community Garden Coordinator

Managed multiple projects, administration, sales, outreach, events, marketing and publicity at large, busy community garden on UC Davis campus. Created and managed gardener database in Excel. Liaised between garden and campus administrations and 300+ gardeners. Brought business to long-term sustainability.

Santa Rosa Community Market. Santa Rosa, CA

10/2000 – 8/2003

Position: Deli Manager

Managed Deli and Bakery. Product development. Maintained inventory and reported to General Mgr. Managed budget. Hired, trained, and managed staff. Food safety certified

Davis Food Co-op. Davis, CA.

2006 – 2008

Position: Volunteer

Food demonstration and cross-marketing. Administrative responsibilities in inventory, including training and use of ScanMaster software and Telxon scanner. Extensive customer service, education and sales interactions.

UC Davis Student Farm. Davis, CA

2006

Position: Organic Farming Practices Intern

In-depth internship in the business and practice of organic and sustainable agriculture, including cultivation, theory, law and practice, with weekly order fulfillment for the Student Farm's CSA organic produce baskets.

EDUCATION

University of California at Davis, Davis, California

B.S. – Agricultural Management and Rangeland Resources: Sustainable Production Systems

SECTION
B

OFFICE OF THE CITY CLERK

2007 JUN 29 PM 1:51

APPROVED AS TO FORM AND LEGALITY:


ORA Agency Counsel

**REDEVELOPMENT AGENCY
OF THE CITY OF OAKLAND**

RESOLUTION NO. 2007-0068 C.M.S.

**AN AGENCY RESOLUTION AUTHORIZING THE CONTRIBUTION
OF \$790,000 PLUS CUSTOMARY REAL ESTATE CLOSING COSTS
TO THE CITY UNDER THE COOPERATION AGREEMENT FOR THE
ACQUISITION OF 5818 INTERNATIONAL BOULEVARD**

WHEREAS, the Redevelopment Agency wishes to fund the City of Oakland's acquisition costs to purchase two parcels (APN 038-3234-012-03) and (APN 038-3234-013-01) at 5818 International Boulevard in the Coliseum Redevelopment Project Area from the A. Essabhoy Trust so that the City can alleviate general blight and unsafe conditions on those parcels and redevelop those parcels for use as a teen youth center; and

WHEREAS, the City and the Redevelopment Agency are jointly implementing projects in the Coliseum Redevelopment Project Area as part of the Redevelopment Plan to reduce blight and reuse vacant buildings in the Redevelopment Area; and

WHEREAS, the City and Redevelopment Agency entered into a Cooperation Agreement on July 1, 2004, which generally governs the provision of assistance and the payment of funds between the two agencies, including Redevelopment Agency financial contributions and other assistance to support City public improvements; and

WHEREAS, Section 33445 of the California Health and Safety Code authorizes a redevelopment agency to pay for land costs or the cost of installation or construction of publicly-owned facilities, if the legislative body has consented to such funding and has made certain findings; and

WHEREAS, the acquisition of the parcels is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) (no possibility of significant environmental impact), Section 15183 (projects consistent with a General Plan), Section 15301 (existing facilities), and Section 15308 (actions by regulatory agencies to protect the environment) of the CEQA Guidelines; and

WHEREAS, there are sufficient funds from the Coliseum Tax Allocation Bond Series 2006B-TE (Tax Exempt) Bond Fund (9455) to complete acquisition of the International Boulevard parcels; and

WHEREAS, the City Council is consenting to the use of Agency funding for the acquisition pursuant to Section 33445 of the California Health and Safety Code; now, therefore, be it

RESOLVED: That the Agency hereby authorizes a contribution of up to \$790,000 plus customary real estate closing costs in Redevelopment Agency funds, including contingency, to the City under the Cooperation Agreement for the acquisition of the International Boulevard parcels; and be it further

RESOLVED: That a total of \$790,000 plus customary real estate closing cost will be allocated from Coliseum Tax Allocation Bond Series 2006B-TE (Tax Exempt) Bond Fund (9455), Capital Improvement Project – Economic Development Organization (94800) for the purchase of the parcels; and be it further

RESOLVED: That such funds shall be placed into the City Project established for the acquisition of the subject parcels; and be it further

RESOLVED: That the Agency hereby finds and determines as follows:

1. That the funding of the acquisition of the International Boulevard parcels will benefit the Coliseum Redevelopment Project Area by alleviating blight conditions on those parcels by improving and making use of an unoccupied, vacant building and redeveloping the building for use as a teen center serving Project Area residents ;
2. That since City General Funds are not available for acquisition of these properties, no other reasonable means of financing are available to the City for the acquisition other than Redevelopment Agency funding; and
3. That the use of tax increment funds from the Coliseum Redevelopment Project Area for the acquisition will assist in the elimination of blight in the Project Area by allowing the City to repair the dilapidated condition of the building currently located on the parcels and restore to productive use as a City teen youth recreation center, and is consistent with the implementation plans adopted for the Coliseum Project Area; and be it further

RESOLVED: That the Agency Administrator or her designee is hereby authorized to take whatever other action is necessary with respect to the Agency funding of the acquisition consistent with this Resolution and its basic purposes.

IN AGENCY, OAKLAND, CALIFORNIA, JUL 17 2007, 2007

PASSED BY THE FOLLOWING VOTE:


AYES- BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, ~~REID~~ AND CHAIRPERSON DE LA FUENTE - 7

NOES- 0

ABSENT- Reid - 1

ABSTENTION- 0

ATTEST:


LATONDA SIMMONS
Secretary of the Redevelopment Agency
of the City of Oakland, California

OFFICE OF THE CITY CLERK
2007 JUN 28 PM 2:25

APPROVED AS TO FORM AND LEGALITY:


DEPUTY CITY ATTORNEY

OAKLAND CITY COUNCIL

ORDINANCE NO. 12825 C. M. S.

AN ORDINANCE AUTHORIZING THE PURCHASE OF REAL PROPERTY AT 5818 INTERNATIONAL BOULEVARD (APN 038-3234-012-03 AND 038-3234-013-01) FROM A. ESSABHOY, TRUSTEE OF THE ESSABHOY TRUST, FOR \$790,000 PLUS CUSTOMARY REAL ESTATE CLOSING COSTS, FOR REDEVELOPMENT AS A TEEN YOUTH CENTER, AND ACCEPTING AND APPROPRIATING A CONTRIBUTION OF \$790,000 PLUS CUSTOMARY REAL ESTATE CLOSING COSTS, FROM THE REDEVELOPMENT AGENCY UNDER THE COOPERATION AGREEMENT FOR THE PURCHASE OF THE PROPERTY.

WHEREAS, the City of Oakland Office of Parks and Recreation operates the Rainbow Recreation Center at 5800 International Boulevard, adjacent to two parcels (APN 038-3234-012-03 and 038-3234-013-01) at 5818 International Boulevard; and

WHEREAS, 5818 International Boulevard is currently occupied by a vacant building that belongs to the Essabhoy Trust; and

WHEREAS, City staff have identified the site as a blighted, obsolete, and/or underutilized property within the Coliseum Redevelopment Project Area; and

WHEREAS, the City wishes to purchase the referenced parcels, pending the results of the environmental review, title search and other due diligence to be completed, for redevelopment as a teen center; and

WHEREAS, A Essabhoy, Trustee of the Essabhoy Trust has offered to sell 5818 International Boulevard to the City for a price of \$790,000 plus customary real estate closing costs; and

WHEREAS, the City and Redevelopment Agency entered into a Cooperation Agreement on July 1, 2004, which generally governs the provision of assistance and the payment of funds between the two agencies, including Redevelopment Agency financial contributions and other assistance to support City public improvements; and

WHEREAS, Section 33445 of the California Health and Safety Code authorizes a redevelopment agency to pay for land costs or the cost of installation or construction of publicly-owned facilities, if the legislative body has consented to such funding and has made certain findings; and

WHEREAS, the Redevelopment Agency has authorized a contribution of Agency funds from the Coliseum Redevelopment Project in the amount of \$790,000 plus customary real estate closing cost to the City to purchase the International Boulevard parcels; and

WHEREAS, the acquisition of the parcels is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) (no possibility of significant environmental impact), Section 15183 (projects consistent with a General Plan), Section 15301 (existing facilities), and Section 15308 (actions by regulatory agencies to protect the environment) of the CEQA Guidelines; now, therefore,

THE COUNCIL OF THE CITY OF OAKLAND DOES ORDAIN AS FOLLOWS:

Section 1: The City Council hereby authorizes the purchase of the 5818 International Boulevard parcels, APN 038-3234-12-3 and 038-3234-13-1, for a purchase price of \$790,000 plus customary real estate closing costs, for redevelopment as a teen center.

Section 2: The City Administrator, or her designee, is authorized to negotiate and execute an agreement to purchase the International Boulevard parcels.

Section 3: The City hereby consents to and accepts and appropriates to the City's Oakland Redevelopment Agency Projects Fund (7780) a contribution of \$790,000 plus customary real estate closing costs from the Redevelopment Agency under the Cooperation Agreement for the purchase of the parcels.

Section 4: The City Council hereby finds and determines as follows:

1. That the funding of the acquisition of the International Boulevard parcels will benefit the Coliseum Redevelopment Project Area by alleviating blight conditions on those parcels by improving and making use of an unoccupied, vacant building and redeveloping the building for use as a teen center serving Project Area residents;
2. That since City's General Purpose Funds are not available for acquisition of these properties, no other reasonable means of financing are available to the City for the acquisition other than Redevelopment Agency funding; and
3. That the use of tax increment funds from the Coliseum Redevelopment Project Area for the acquisition will assist in the elimination of blight in the Project Area by allowing the City to repair the dilapidated condition of the building currently located on the parcels and restore to productive

use as a City teen youth recreation center, and is consistent with the implementation plans adopted for the Coliseum Project Area.

Section 5: In accordance with the requirements of City Charter Article IV, the purchase agreement shall be approved as to form and legality by the City Attorney's Office prior to execution and a copy shall be filed with the Office of the City Clerk.

Section 6: This Ordinance shall become effective immediately upon final adoption if it receives six or more affirmative votes; otherwise, it shall become effective upon the seventh day after final adoption.

IN COUNCIL, OAKLAND, CALIFORNIA, ~~SEP 18 2007~~ 2007

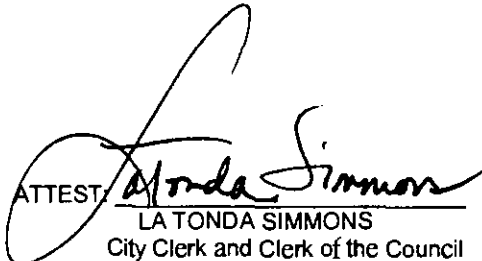
PASSED BY THE FOLLOWING VOTE:

AYES BROOKS, BRUNNER, CHANG, ~~KERNIGHAN~~, NADEL, REID, QUAN, AND
PRESIDENT DE LA FUENTE - 7

NOES- 0

ABSENT- Kernighan - 1

ABSTENTION- 0

ATTEST 
LA TONDA SIMMONS
City Clerk and Clerk of the Council
of the City of Oakland, California

Introduction Date: ~~JUL 17 2007~~

2007 JUN 29 PM 1:51

REDEVELOPMENT AGENCY AND THE CITY OF OAKLAND

AGENDA REPORT

TO: Office of the City/Agency Administrator
ATTN: Deborah Edgerly
FROM: Community and Economic Development Agency
DATE: July 10, 2007

RE: An Ordinance Authorizing The Purchase Of Real Property At 5818 International Boulevard (APN 038-3234-012-03 And 038-3234-013-01) From A. Essabhoy, Trustee Of The Essabhoy Trust, For \$790,000, Plus Customary Real Estate Closing Costs, For Redevelopment As A Teen Youth Center, And Accepting And Appropriating A Contribution Of \$790,000 Plus Customary Real Estate Closing Costs, From The Redevelopment Agency Under The Cooperation Agreement For The Purchase Of The Property; And

An Agency Resolution Authorizing The Contribution Of \$790,000 Plus Customary Real Estate Closing Costs To The City Under The Cooperation Agreement For The Acquisition Of 5818 International Boulevard.

SUMMARY

An ordinance has been prepared authorizing the City Administrator, or her designee, to enter into and execute a Purchase and Sale Agreement to acquire 5818 International Boulevard (APN 038-3234-012-03 and 038-3234-013-01) (Property) from the property owner A. Essabhoy, Trustee of the A. Essabhoy Trust. The parcel is improved with a 3,868 square foot building last occupied by the City of Oakland as a Head Start Center. The acquisition cost for the property is \$790,000 plus customary real estate closing costs and will be funded from Coliseum Tax Allocation Bond Series 2006B-TE (Tax Exempt) Bond funds. The property will be held by the City of Oakland, and will be occupied by the City of Oakland Office of Parks and Recreation (OPR), for a teen youth center. Staff is also asking that the Redevelopment Agency be authorized to make a contribution of \$790,000, plus customary real estate closing costs, in Agency funds to the City under a cooperation agreement for the acquisition of 5818 International Boulevard.

The Owner has agreed to sell the Property to the City for the fair market value of \$790,000 plus customary real estate closing costs. The purchase price is consistent with the appraised fair market value of the Property. Staff recommends the passage and adoption of this ordinance authorizing the City to purchase the Property and accept a contribution of \$790,000, plus customary real estate

Item #: _____
Finance and Management Committee
July 10, 2007

closing costs, from the Redevelopment Agency under the Cooperation Agreement for the purchase of the property.

FISCAL IMPACT

The Proposed ORA FY2007-09 Budget sets aside \$1,000,000 for Parks and Recreational Facilities in the Coliseum Redevelopment Area. Staff proposes to allocate \$800,000 of the \$1,000,000 in FY2007-08 and \$200,000 in FY2008-09 in Coliseum Tax Allocation Bond (TAB) Series 2006B-TE (Tax Exempt) Bond Fund (9455), Capital Improvement Project – Economic Development Organization (94800).

The City will accept and appropriate this contribution of \$790,000 plus customary real estate closing costs from the Agency under the cooperation agreement to the City's Oakland Redevelopment Agency Projects (Fund 7780), Office of Parks and Recreation - Rainbow Org. (509235).

The Public Works Agency (PWA) will need to provide a cost estimate for custodial, utility, and building maintenance relative to the operation of this new facility.

There are no additional funding sources in PWA for this building. Facility maintenance is provided through the Internal Service Fund (Fund 4400) and each client department (e.g., OPR) contributes towards facility maintenance from their budget. By adding, a new unfunded facility to Fund 4400 it will impact service levels at other Parks and Recreation facilities, as well as increase the shortfall in funding for hard costs such as utilities and building maintenance.

BACKGROUND

The Property is located within the Coliseum Redevelopment Project Area. The general objective for the acquisitions is to gain control of the Property in order to eliminate blight in the area and to reuse the Property for a teen youth center.

The Property consists of the following:

Address	Assessor's Parcel Numbers	Land Area	Building Area
5818 International Blvd.	038-3234-012-03	5,235 square feet	3,868 square feet
5812 International Blvd.	038-3234-013-01	3,113 square feet	
Total		8,348 square feet	3,868 square feet

The City of Oakland owns 5800 International Boulevard. OPR uses this property for the Rainbow Recreation Center. The Property, located adjacent to 5800 International Boulevard, will be used for a teen youth center.

The Property is currently improved with a single story building which has been vacant since Head Start moved out in October 2006. Staff has determined that the Property is blighted, obsolete, and undemilitized. There has been no other interest in purchasing or leasing the Property.

The facility includes three (3) rooms suitable for programs, an operational kitchen, an office with computer hook-ups, and men's, women's, and preschool restroom facilities. It is in reasonably good condition and needs minimal, renovation to be usable for program activities. The Property also includes the adjacent parking lot.

The Owners have agreed to sell the Property to the City for the fair market value of \$790,000 plus customary real estate closing costs.

KEY ISSUES AND IMPACTS

The key issue is whether the City should purchase the Property for \$790,000 plus the payment of the customary closing costs.

1. The purchase of the Property presents a unique opportunity for the City to control future use of this Property.
2. The Rainbow Recreation Center (located 5800 International Boulevard) operated by the OPR is located next to the Property providing an opportunity to centralize recreational activities in the neighborhood for teenage youths.
3. The improvements to the Property for the proposed teen youth center are consistent with the Coliseum Redevelopment Plan and will help to eliminate the existing blighted condition and improve public safety for the residents of the Coliseum Redevelopment Project Area.
4. Funding is available in the Coliseum Tax Allocation Bond Series 2006B-TE (Tax Exempt) Bond Fund (9455) to cover the cost of acquisition.

PROJECT DESCRIPTION

The Property at 5818 International Boulevard is located immediately adjacent to Rainbow Recreation Center and can be used for expanded recreation, teen, and community services. By dedicating a center specifically for teen and youth activities, OPR can more effectively address the need for positive alternative activities for youth and teens that build leadership skills in a safe environment and thereby counteract the issues of violence in Oakland. With an additional focus on job readiness activities, college preparation, and academic support, OPR will also be better able to support our young adults in becoming productive members of the community.

Based on current use of Rainbow Recreation Center, there is an increased need for senior, pre-school, youth services in the immediate community. Additionally, there is a need for positive alternative activities for teens. While Rainbow Recreation Center is limited in its ability to handle the increased need for services, the acquisition of the Property will allow increase opportunities to provide recreation and community services in East Oakland.

SUSTAINABLE OPPORTUNITIES

Economic:

The use of the Property for a teen youth center will maximize and centralize recreational activities already available at the Rainbow Recreation Center. This project will improve neighborhood conditions and make the neighborhood area more attractive to current and prospective residents, tenants and businesses that can provide employment within Oakland.

Environmental:

The acquisition of the parcels is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b) (3) (no possibility of significant environmental impact), Section 15183 (projects consistent with a General Plan), Section 15301 (existing facilities), and Section 15308 (actions by regulatory agencies to protect the environment) of the CEQA Guidelines.

The acquisition of the Property is expected to contribute to smart growth by stimulating additional neighborhood use of the existing Rainbow Recreation Center and centralizing the recreational activities.

Social Equity:

The neighborhood has suffered from economic blight and an absence of new construction for an extended period. The proposed acquisition and use of the Property for a youth teen center provides a positive stimulus to the neighborhood where the occupancy of vacant buildings is both welcomed and important to continued neighborhood growth and stability.

DISABILITY AND SENIOR CITIZEN ACCESS

The property was previously used as a Head Start Center and met all of the federal ADA requirements. Seniors and people with disabilities may benefit from the purchase of the Property especially if they have youths in their families that will use the proposed teen youth center. To the extent that the proposed teen youth center involves seniors and people with disabilities, the youths, seniors and people with disabilities in the neighborhood will all benefit from the purchase and use of the Property.

RECOMMENDATION AND RATIONALE

Staff recommends that the City Council approve the Ordinance authorizing the City Administrator to enter into and execute a Purchase and Sale Agreement for the acquisition of the property at 5818 International Boulevard for an amount not to exceed \$790,000 plus customary real estate closing costs; and accept a contribution of \$790,000 plus customary real estate closing costs, from the Redevelopment Agency under the Cooperation Agreement for the purchase of the Property.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council approve the Ordinance and Agency Resolution.

Respectfully submitted,



for

GREGORY HUNTER

Interim Director of Redevelopment, Economic
Development, Housing and Community Development

Reviewed by:

Frank Fanelli, Manager Real Estate Services

Prepared by:

Ed Kawamoto, Real Estate Agent

**APPROVED AND FORWARDED
TO THE FINANCE AND MANAGEMENT COMMITTEE**


Office of the City/Agency Administrator

About 99 results (0.16 seconds)

City of Oakland

File Format: PDF/Adobe Acrobat
 SDS Area 5. Improvements to City-owned teen center at 5818 International Boulevard located next to the Rainbow Recreation Center, \$80000. SDS Area 6 ...
clerkwebsvr1.oaklandnet.com/attachments/20673.pdf

Community Focus Group Meeting at Rainbow Recreation Center

Dec 10, 2009 ... Community Focus Group Meeting at Rainbow Recreation Center ...
 EXPANSION AND TEEN CENTER - Expand the existing recreation center ...
www.oaklandnet.com/parks/news/events.asp?ecal=495..12.2009

Meeting Minutes

File Format: PDF/Adobe Acrobat
 Awarding A Contract For The Construction Of The Rainbow Teen Center At 5618, International Boulevard To Pulte Homes In An Amount Not To Exceed ...
clerkwebsvr1.oaklandnet.com/.../5185_M_Concurrer_Meeting_of_the_Oakland_Redev_etopment_Agency__City_Council_11-01-18_Meeting_...

SUPPLEMENTAL PARK PRIORITIZATION

File Format: PDF/Adobe Acrobat
 Nov 3, 2009 ... Program Grant? 2. Provide the estimated project cost for the renovation of the Rainbow Recreation Center. Expansion and the new Teen Center ...
clerkwebsvr1.oaklandnet.com/attachments/23524.pdf

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

File Format: PDF/Adobe Acrobat
 0 \$80000 for improvements to the City of Oakland teen center at 5818 International Boulevard next to the Rainbow Recreation Center. 0 \$80000 for the ...
clerkwebsvr1.oaklandnet.com/attachments/21014.pdf

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File Format: PDF/Adobe Acrobat
 Nov 19, 2009 ... maintenance. \$300000. Rainbow Green Teen Center Renovation Project: Expansion of the existing Rainbow Recreation Center will include ...
clerkwebsvr1.oaklandnet.com/attachments/23667.pdf

Upcoming Council Dates:

File Format: PDF/Adobe Acrobat
 Rainbow Recreation Center Expansion & Teen Center, And. Tassafaronga Recreation Center Expansion & Site; (09-0874). APPROVED. RECOMMENDATIONS;
 ...
clerkwebsvr1.oaklandnet.com/attachments/23487.pdf

c_elem

File Format: PDF/Adobe Acrobat
 TEEN CENTER AT 5818 INTERNATIONAL BOULEVARD, AND (2). PURCHASE AND ... 5818 International Boulevard next to the Rainbow Recreation Center; ...
clerkwebsvr1.oaklandnet.com/attachments/21013.pdf

About Oakland Parks & Recreation - City of Oakland, California

department. 1912. - Mosswood, first of the city's social centers, opened. ... Whitton Handicapped Teen Club organized. ... Rainbow Recreation Center dedicated.
www2.oaklandnet.com/Government/opr/about/OAK029280

Shop and Save in Oakland's Heartland

File Format: PDF/Adobe Acrobat
 YMGA Teen Center. 5908 Foothill Blvd. 510-638-3984. Sponsored by the Offices of Council Member Desley Brooks and the District 6, Main Street Project ...
www.shopoakland.com/.../OaklandHeartlandshoppingdistrictdirectory_002.pdf.pdt

About 99 results (0.11 seconds)

The Brooks Blotter - City of Oakland

File Format: PDF/Adobe Acrobat

building next door to Rainbow Recreation Center. The purpose of the purchase was to create a teen center. While we were able to purchase the building we ...
www.oaklandnet.com/government/.../TheBrooksBlotter4%2022%2010.pdt



REDEVELOPMENT AGENCY - City of Oakland

File Format: PDF/Adobe Acrobat

BEAUTIFICATION PROJECT ALONG INTERNATIONAL BOULEVARD IN THE FRUITVALE DISTRICT, (3). IMPROVEMENTS TO RAINBOW TEEN CENTER AT ...
clerkwebsvr1.oaklandnet.com/attachments/24995.pdt



REDEVELOPMENT AGENCY 20: L 1 PI J^AD THE CITY OF OAKLAND

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OPR uses this property for the Rainbow. Recreation Center. The Property, located adjacent to 5800 International Boulevard, will be used for a teen youth center.
clerkwebsvr1.oaklandnet.com/attachments/16901.pdf



Meeting Minutes - City of Oakland

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Awarding A Contract For The Construction Of The Rainbow Teen Center At 5818 ... contractors who worked on the renovations at the Rainbow Teen Center and ...
clerkwebsvr1.oaklandnet.com/.../5174_M_Special_Public_Works_Committee_11-01-11_Meeting_Minutes.pdf



OAKLAND CITY COUNCIL - City of Oakland

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RAINBOW TEEN CENTER AT 5818 INTERNATIONAL BOULEVARD, AND (2) LANDSCAPING IMPROVEMENTS TO SOBRANTE PARK AT 470, EL PASEO ...
clerkwebsvr1.oaklandnet.com/attachments/24996.pdf



DELINQUENT REAL PROP TAX - City of Oakland

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maintenance. \$300000. Rainbow Green Teen Center Renovation Project: Expansion of the existing. Rainbow Recreation Center will include renovation of some ...
clerkwebsvr1.oaklandnet.com/attachments/23735.pdf



09 NOV -S PH h= 3 - City of Oakland

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RAINBOW RECREATION CENTER EXPANSION & TEEN CENTER, AND. TASSAFARONGA RECREATION CENTER EXPANSION & SITE. IMPROVEMENT ...
clerkwebsvr1.oaklandnet.com/attachments/23731.pdf



REDEVELOPMENT AGENCY AND THE CITY OF OAKLAND ...

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Rainbow Teen Center. Sobrante Park. Officer Willie Wilkins Park. Brookfield Library. Martin Luther King Jr. Library. 81 St Avenue Library. Coliseum Allocations ...
clerkwebsvr1.oaklandnet.com/attachments/17806.pdf



Meeting Agenda

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And Awarding A Contract For The Construction Of The Rainbow Teen Center At 5818 International Boulevard To Pulte Homes In An Amount Not To Exceed ...
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Meeting Minutes

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Nov 29, 2011 ... Pulte Homes Contract Increase - Rainbow Teen Center ... Contract With Pulte Homes For The Construction Of The Rainbow Teen Center By ...
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OAKLAND CITY COUNCIL

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Teen Center \$ 5,000,000 f Expansion. 5 Peralta Hacienda Park - Historic Core \$
6,105,000. 6 *Rainbow Recreation Ctr. Expansion 8- Teen Center 7 \$ 75,00- ...
clerkwebsvr1.oaklandnet.com/attachments/23732.pdf



Calendar of Events December 10, 2009

Community Focus Group Meeting at Rainbow Recreation Center ... EXPANSION AND
TEEN CENTER - Expand the existing recreation center and park to ...
www.oaklandnet.com/parks/news/events.asp?ecal=10.12.2009



Historical Dates

Brookfield Recreation Center Multipurpose Room complete. Nine-hole ... Whitton
Handicapped Teen Club organized. ... Rainbow Recreation Center dedicated.
www.oaklandnet.com/parks/inside.../highlighteddates_61to02.asp

Calendar of Events December 2009

Addition of a new teen center building adjacent to the existing recreation center to
provide ... Community Focus Group Meeting at Rainbow Recreation Center ...
www.oaklandnet.com/parks/news/events.asp?ecal=12.2009



Meeting Minutes

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Lincoln Square Park Improvement & Expansion, - Rainbow Recreation Center
Expansion & Teen Center, And, - Tassafaronga Recreation Center Expansion ...
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7_Meeting_Minutes.pdf



Meeting Agenda

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Oct 13, 2009 ... Rainbow Recreation Center Expansion & Teen Center, And, -
Tassafaronga Recreation Center Expansion & Site;. (09-0874). 2) A Resolution ...
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_Meeting_Agenda.pdf



City of Oakland - Official City Website

6 days ago ... Photo of business people at the Oakland Business
Assistance Center. With the economy showing signs of recovery, now is a
great time to ...
www.oaklandnet.com/

OAKLAND CITY COUNCIL 12 8 2 5 C M s

File Format: PDF/Adobe Acrobat
TEEN, YOUTH, CENTER, AND, ACCEPTING, AND, APPROPRIATING, A ...
WHEREAS the City of Oakland Office of Parks and Recreation operates the
Rainbow ...
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Meeting Minutes

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funding for improvements to the Rainbow Teen Center and remove reference to "
Keep Oakland Beautiful" in the fourth Resolved of the. Agency resolution; and ...
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elopment_Agency__City_Council_10-05-04_Meeting_ ...



Meeting Agenda

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Rainbow Recreation Center Expansion & Teen Center, And, - Tassafaronga
Recreation Center Expansion & Site;. (09-0874). 2) A Resolution To Authorize A ...
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elopment_Agency__City_Council_09-11-03_Meeting_ ...



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Meeting Agenda

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Jun 23, 2009 ... Rainbow Recreation Center Expansion & Teen Center, And. • Tassafaronga Recreation Center Expansion & Site; (09-0566-1). 3) A Resolution ... clerkwebsvr1.oaklandnet.com/.../5744_A_Special_Public_Works_Committee_09-07-14_Meeting_Agenda.pdf

playing with a purpose

File Format: PDF/Adobe Acrobat
This summer, the long awaited East Oakland Sports Center (EOSC) will open. 4/23 :Spring Egg Hunt at: Ira Jinkins; Manzanita; Mosswood; Rainbow For teens ages 15-17, check out our Teen-In-Job-Training program to work at camp for ... www2.oaklandnet.com/tw/DOWD007128

Meeting Minutes

File Format: PDF/Adobe Acrobat
Rainbow Recreation Center Expansion & Teen Center, And. • Tassafaronga Recreation Center Expansion. 10-0594. A motion was made by Vice Mayor Brooks, ... clerkwebsvr1.oaklandnet.com/.../6280_M_Concurrent_Meeting_of_the_Oakland_Revelopment_Agency__City_Council_11-05-17_Meeting_...

PARKS AND RECREATION ADVISORY COIMMISSION City of ...

File Format: PDF/Adobe Acrobat
E. Commissioner Taylor reported on the Rainbow Recreation Center's Focus Group ... reported that the Head Start next door is going to be a Teen Center. www2.oaklandnet.com/tw/DOWD006255

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File Format: PDF/Adobe Acrobat
NPI Rainbow Rec Center. 40000. D. 0. 0. 0. 40000. Planning Phase. -. 2005. NPI Rainbow Teen Center. 60000. 0. 0. 0. 0. D. 0. 50000. Planning Phase ... www2.oaklandnet.com/OAK029980

Focus Group flyer 2

File Format: PDF/Adobe Acrobat
Dec 9, 2009 ... Discuss development at your local Recreation Center ... Rainbow Recreation Center ... IMPROVEMENT & TEEN CENTER - Overall park irr- ... www.oaklandnet.com/parks/news/events.asp?dwmFile=/parks/0/doc/...



Oakland Department of Human Services - Program Directory -

Records 1 - 276 of 276 ... 24 Hour Oakland Parent Teacher Children's Center. View More Detail. A Better Way Independent Living Skills Teen Health Center. View More Detail. Institute for the Rainbow Recreation Center. View More Detail ... oaklandnet.com/government/dhs/shiningstars/directorylistnew.asp?...

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The Alameda County Family Justice Center ... Campbell Village Toen Center ... Center. Rainbow Recreation. Center. Arroyo Viejo Park. Studio One Arts. Center ... clerkwebsvr1.oaklandnet.com/attachments/17742.pdf

T r, PU> AGENDA REPCm^^:^^ CLER" TO: Office of the City ...

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Rainbow Recreation Center Tassafaronga Recreation Center Bushrod Recreation ... YMGA Teen Center. Lockwood ... Prescott Joseph Center "Dusty Program" ... clerkwebsvr1.oaklandnet.com/attachments/10704.pdf

REVISED PENDING LIST

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Lincoln Square Park Improvement & Expansion, Rainbow Recreation Center Expansion & Teen Center, and, Tassafaronga Recreation Center Expansion ... clerkwebsvr1.oaklandnet.com/attachments/23337.pdf

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HIRING FREEZE

File Format: PDF/Adobe Acrobat
 Jan 7, 2010 ... maintenance, \$300000, Rainbow Green Teen Center Renovation
 Project: Expansion of the existing, Rainbow Recreation Center will include ...
clerkwebsvr1.oaklandnet.com/attachments/23939.pdf



PARKS AND RECREATION ADVISORY ... - City of Oakland

File Format: PDF/Adobe Acrobat
 Sep 12, 2007 ... September 12, 2007 at Mosswood Recreation Center, 3612 Webster
 Street in Oakland. ... A. Mosswood Park Teen Center – Conditional Use Permit: Dave
 Valeska, Planning and Zoning, ... Dimond Park and at Rainbow.
www.oaklandnet.com/parks/news/prac.asp?dwnfile=/parks/0/docf...

PEND LIST

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 Jan 13, 2010 ... Project; Mosshouse, Improvement Project; West, Oakland Teen
 Center, Rainbow Green Teen Center, Renovation Project). Amount, Requested ...
clerkwebsvr1.oaklandnet.com/attachments/24016.pdf



SUPP CONFLICT WAIVER

File Format: PDF/Adobe Acrobat
 Oct 27, 2009 ... Durant Mini-Park Improvement, Lincoln Square Park Improvement &
 Expansion ... Rainbow Recreation Center Expansion & Teen Center, ...
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COLISUEM GARDENS

File Format: PDF/Adobe Acrobat
 Jul 14, 2009 ... Rainbow Recreation Center Expansion & Teen Center, and, ...
 Tassafaronga Recreation Center Expansion. Resolution to Authorize 1) the ...
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OCTIBZOOJ

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 Lincoln Square Park Improvement & Expansion, Rainbow Recreation Center
 Expansion & Teen Center, and, Tassafaronga Recreation Center Expansion ...
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Legisaltive Agenda

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 Oct 14, 2008 ... 774927.53, Purchase of Building for Use as a Teen Center in West ...
 Rainbow Recreation Center and Tomas Malero Park; Stage, Rental for ...
clerkwebsvr1.oaklandnet.com/attachments/20300.pdf

Meeting Minutes

File Format: PDF/Adobe Acrobat
 Rainbow Recreation Center Expansion & Teen Center, And, Tassafaronga
 Recreation Center Expansion. 10-0594. A motion was made by Member Kaplan, ...
clerkwebsvr1.oaklandnet.com/.../6272_M_Public_Works_Committee_11-05-10_Meetin_g_Minutes.pdf



Councilmember Desley Brooks - District 6

About Us Councilmember Brooks. Contact Desley · Desley's ...
www.oaklandnet.com/government/council/coun.../Newsarchive.asp

CITY OF OAKLA^ i

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 Arroyo Viejo Recreation Center, Boys & Girls Club - Metzger ... Rainbow Recreation
 Center, Tassafaronga Recreation ... YMCA Teen Center, Centre De Juventud ...
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 Rainbow Recreation Center Expansion & Teen Center, And. Tassafaronga
 Recreation Center Expansion; On The May 10, 2011 Public Works Committee ...
 clerkwebsvr1.oaklandnet.com/.../6261_A_Rules___Legislation_Committee_11-04-21_...
 Meeting_Agenda.pdf

Meeting Agenda

File Format: PDF/Adobe Acrobat
 Subject: Pulte Homes Contract Increase - Rainbow Teen Center. From: Community
 And Economic Development Agency. Recommendation: Adopt A Resolution ...
 clerkwebsvr1.oaklandnet.com/.../6386_A_Rules___Legislation_Committee_11-10-13_...
 Meeting_Agenda.pdf

Meeting Agenda

File Format: PDF/Adobe Acrobat
 Subject: Pulte Homes Contract Increase - Rainbow Teen Center. From: ... In The
 Contract With Pulte Homes For The Construction Of The Rainbow Teen Center ...
 clerkwebsvr1.oaklandnet.com/.../6410_A_Rules___Legislation_Committee_11-11-17_...
 Meeting_Agenda.pdf

City Of Oakland Legislative Calendar

File Format: PDF/Adobe Acrobat
 Rainbow Recreation Center Expansion «& Teen Center, And. Tassafaronga
 Recreation Center Expansion; (09-0674-1). 2) A Resolution To Authorize A ...
 clerkwebsvr1.oaklandnet.com/attachments/23381.pdf

CAPITAL IMPROVEMENT PROGRAM

File Format: PDF/Adobe Acrobat
 Rainbow Recreation Center Improvement/Expansion Project. (Park Prioritization
 Project). 925000. 2775000. 3700000. Rainbow Teen Center Improvement ...
 www.oaklandnet.com/.../FY_2009_11_Capital_Improvement_Program.pdf

CITY OF OAKLAND

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 Rainbow Recreation Center Tassafaronga Recreation Center. Bushrod Recreation
 Center Cturch of ... Emeryville Recreation Center. YMCA Teen Center ...
 clerkwebsvr1.oaklandnet.com/attachments/18979.pdf

CITY OF OAKLAND

File Format: PDF/Adobe Acrobat
 Purchasing a building and refurbishing it to create a new teen center would cost
 Rainbow, Redwood Heights, Studio One, Sheffield Village, Tassafaronga ...
 clerkwebsvr1.oaklandnet.com/attachments/16543.pdf

CITY OF OAKLAND

File Format: PDF/Adobe Acrobat
 May 15, 2007 ... Rockridge Teen Center Library - design and construction ... Rainbow
 Recreation Center- acquisition of adjacent parcel for program expansion ...
 clerkwebsvr1.oaklandnet.com/attachments/16279.pdf

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 Subject: Pulte Homes Contract Increase - Rainbow Teen Center. From: Community
 And Economic Development Agency. Recommendation: Adopt A Resolution ...
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 Meeting_Minutes.pdf

City of Oakland

File Format: PDF/Adobe Acrobat
 Sep 14, 2004 ... playground, teen facilities, daycare, fitness center, aerobics and
 dance studio, Create new computer lab at Rainbow Community Center.
 clerkwebsvr1.oaklandnet.com/attachments/8781.pdf

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CITY OF OAKLANDuEI AGENDAREPORTj ;CL: c;V:e^v cu-x

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Sep 14, 2004 ... playground, teen facilities, daycare, fitness center, aerobics and dance studio, Create new computer lab at Rainbow Community Center. clerkwebsvr1.oaklandnet.com/attachments/8686.pdf

Meeting Agenda

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Jul 21, 2011 ... Rainbow Recreation Center Expansion & Teen Center. And. • Tassafaronga Recreation Center Expansion. (10-0594). The May 10, 2011 ... clerkwebsvr1.oaklandnet.com/...J6280_A_Concurrent_Meeting_of_the_Oakland_Redevelopment_Agency__City_Council_11-05-17_Meeting_ ...



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Lincoln Square Park Improvement & Expansion,. • Rainbow Recreation Center Expansion & Teen Center. And. • Tassafaronga Recreation Center Expansion; ... clerkwebsvr1.oaklandnet.com/...J5794_A_Rules__Legislation_Committee_09-10-08_Meeting_Agenda.pdf



Your guide to enrichment programs and community resources ...

File Format: PDF/Adobe Acrobat
The Ask Jeeves Planetarium at the Chabot Space and Science Center features ties for children, teens, adults and seniors at Rainbow, 5800-E, 14th St. www.oaklandnet.com/parks/inside_oakland/insideoakland2001.pdf

Meeting Agenda

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Jun 25, 2009 ... Rainbow Recreation Center Expansion & Teen Center. And. • Tassafaronga Recreation Center Expansion;. (09-0565-1). 3) A Resolution To ... clerkwebsvr1.oaklandnet.com/...J5737_A_Rules__Legislation_Committee_09-06-25_Meeting_Agenda.pdf



SUMMER FOOD

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Apr 16, 2009 ... Rainbow Recreation Center. Tassafaronga Recreation Center. Bushrod Recreation Center ... YMCA Teen Center. Centre De Juventud ... clerkwebsvr1.oaklandnet.com/attachments/21708.pdf

OPR Winter 2002 Brochure

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Poplar, 27. Rainbow, 27. Redwood Heights, 28. Studio One, 29. Sheffield Village . 30 club for youth, teen center, conflict resolution center, and Fri- day Night ... www.oaklandnet.com/parks/0/spring03.pdf

OAK WILDFIRE

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Rainbow Recreation Center. Tassafaronga Recreation Center. Bushrod Recreation Center. Church of ... Emeryville Recreation Center. YMCA Teen Center ... clerkwebsvr1.oaklandnet.com/attachments/24575.pdf

Letter of Nomination

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Jun 20, 2006 ... Coordinator Chevron Teen Mural Project (1993) ... California, Richmond Art Center, Richmond, California, BerkwoodHedge School., Berkeley ... clerkwebsvr1.oaklandnet.com/attachments/13801.pdf

CITY OF OAKL AFNEDJJH) c'i • ...^ ^_^^^

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Jun 10, 2008 ... Secondly, The Mentoring Center will receive an additional \$100000 from the General largest full service youth development-focused teen center, is a Rainbow, Melrose-High Hopes, Melrose-High Hopes, Maxwell Park ... clerkwebsvr1.oaklandnet.com/attachments/21082.pdf

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Hong Thach

File Format: PDF/Adobe Acrobat
Rainbow Teen Center, San Leandro Blvd. BART 69th - 73rd. Seminary Avenue
Median, Storer Avenue Median, Tomas Melero-Smith Park, 73rd Ave. Cul-de-sac ...
clerkwebsvr1.oaklandnet.com/attachments/21454.pdf



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Jun 25, 2009 ... Rainbow Recreation Center Expansion & Teen. Center, And. •
Tassafaronga Recreation Center Expansion & Site; 09-0556-1. Scheduled to ...
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Meeting_Minutes.pdf

CITYWIDE PERFORMANCE

File Format: PDF/Adobe Acrobat
Feb 9, 2010 ... Rainbow Recreation Center Expansion/Teen Center, Concordia Park,
Housina, Support for Addressing Foreclosures, Community Amenities ...
clerkwebsvr1.oaklandnet.com/attachments/24098.pdt



City of Oakland Office of Parks and Recreation Spring and Summer ...

File Format: PDF/Adobe Acrobat
You may register in person at any City of Oakland Recreation Center or at our
administrative offices located Rainbow, Redwood Heights, San Antonio, Sheffield
Village, Tassafaronga, 7 ... Teen versions of day camp are growing fast
oaklandnet.com/parks/?dwnFile=/parks/0/doc/2007_oprssbrochure.pdf

OPR Winter 2002 Brochure

File Format: PDF/Adobe Acrobat
Rainbow, 27, Redwood Heights, 28, Stuidio One, 29, Sheffield Village, 30,
Tassafaronga, 30 ter, investment club for youth, teen center, conflict resolution ...
www.oaklandnet.com/parks/inside_oakland/?dwnfile=/parks/0/doc/...

Budget

File Format: PDF/Adobe Acrobat
Raimondi Sports Complex, 2500000, 7500000 10000000, Rainbow Recreation
Center, 925000, 2775000, 3700000, Rainbow Teen Center Improvements ...
www.oaklandnet.com/budget/docs/09_11_proposed_policy.pdf



CITY OF OAKLAND

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Martin Luther King, Jr. Library, Melrose Library, Rainbow Teen Center, Discovery
Center, Joaquin Miller Community Ctr, Leona Lodge, Oakland Museum ...
clerkwebsvr1.oaklandnet.com/attachments/22128.pdf



Untitled

File Format: PDF/Adobe Acrobat
Start restroom, a larger kitchen, a new weight room, computer room, and teen center.
☐ Rainbow Recreation Center. Improvements at the Rainbow Recreation ...
www.oaklandnet.com/.../FY200709ProposedORABudgetforWebsite.pdf



service requests - 2010

File Format: Microsoft Excel
2552, 327164, 1/27/2010 2:03:53 PM, Building Maintenance - General, BLDGMAINT,
RAINBOW TEEN CENTER, CLOSED, 3/11/2010 9:00:19 AM ...
www.oaklandnet.com/GISData/PWASR2010.XLS



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[The Brooks Blotter - City of Oakland](#)

File Format: PDF/Adobe Acrobat

TRADES AND MATERIALS VENDORS. As a result of the generosity of Pulte we will be able to open phase one of the Rainbow Teen Center by the end of May ...
www.oaklandnet.com/government/.../TheBrooksBlotter4%2022%2010.pdf

[Meeting Minutes - City of Oakland](#)

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Nov 29, 2011 ... Pulte Homes Contract Increase - Rainbow Teen Center ... Contract With Pulte Homes For The Construction Of The Rainbow Teen Center By ...
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[Meeting Minutes - City of Oakland](#)

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Awarding A Contract For The Construction Of The Rainbow Teen Center At 5818. International Boulevard To Pulte Homes In An Amount Not To Exceed ...
clerkwebsvr1.oaklandnet.com/.../6174_M__Special_Public_Works__Committee__11-01-11_Meeting_Minutes.pdf

[Meeting Agenda - City of Oakland](#)

File Format: PDF/Adobe Acrobat

Subject: Pulte Homes Contract Increase - Rainbow Teen Center. From: ... In The Contract With Pulte Homes For The Construction Of The Rainbow Teen Center ...
clerkwebsvr1.oaklandnet.com/.../6410_A__Rules__Legislation_Committee__11-11-17_Meeting_Agenda.pdf

[Meeting Agenda - City of Oakland](#)

File Format: PDF/Adobe Acrobat

Subject: Pulte Homes Contract Increase - Rainbow Teen Center. From: Community And Economic Development Agency. Recommendation: Adopt A Resolution ...
clerkwebsvr1.oaklandnet.com/.../6386_A__Rules__Legislation_Committee__11-10-13_Meeting_Agenda.pdf

[Meeting Agenda - City of Oakland](#)

File Format: PDF/Adobe Acrobat

Accepting A Donation Of \$204,000 In Labor And Materials From Pulte Homes For The Rainbow Teen Center Project. (10-0290). The January 11, 2011 Public ...
clerkwebsvr1.oaklandnet.com/.../6185_A__Concurrent_Meeting_of_the_Oakland_Revelopment_Agency__City_Council__11-01-18_Meeting_...

[Meeting Minutes - City of Oakland](#)

File Format: PDF/Adobe Acrobat

Subject: Pulte Homes Contract Increase - Rainbow Teen Center. From: Community And Economic Development Agency. Recommendation: Adopt A Resolution ...
clerkwebsvr1.oaklandnet.com/.../6386_M__Rules__Legislation_Committee__11-10-13_Meeting_Minutes.pdf

[Meeting Minutes](#)

File Format: PDF/Adobe Acrobat

Awarding A Contract For The Construction Of The Rainbow Teen Center At 5818. International Boulevard To Pulte Homes In An Amount Not To Exceed ...
clerkwebsvr1.oaklandnet.com/.../6135_M__Concurrent_Meeting_of_the_Oakland_Revelopment_Agency__City_Council__11-01-18_Meeting_...

1

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Brooks, Desley

From: Schwarz, Alison
Sent: Tuesday, December 01, 2009 3:37 PM
To: Brooks, Desley
Subject: Re: Rainbow Rec Community Meeting
Attachments: NOTICE OF PUBLIC MEETING - Rainbow Recreation Center 12-1-09.docx

Dear Council Member Brooks,

I hope *you* had a wonderful holiday. I received your meeting request for December 14th, 6:00p.m. – 6:30 p.m. I wasn't sure if this is a time you want to meet with just Horace and I to discuss planning a community meeting or if it is a time you want to do a community meeting. My suggestion would be the latter, as we have a limited amount of time to get community input. The design consultants and I will present the general project concept and then facilitate a community input process to get specific ideas from participants. I would suggest that we allow 2 hrs for a community meeting.

I have attached a self mailer, two out on a page, that I can have copied onto card stock. It would have your return address on the second side with room for a mailing label. I can get a mailing list of property owners within a ¼ mile of the Rec. Center from the Planning Dept. and have the cards labeled and mailed out by the end of this week.

Please take a look at the card and let me know what you think. I put the Dec. 14th date, however if you would like to do a different date or time, please let me know and I will make the changes.

I look forward to hearing from you,

Thank you,

*Ali Schwarz
Project Delivery, Facilities Planning
City of Oakland, Public Works Agency
250 Frank H. Ogawa Plaza, Suite 4344
Oakland, CA 94612
(510) 238-7310*



NOTICE OF PUBLIC MEETING

TO DISCUSS PLANS FOR THE
RAINBOW RECREATION CENTER EXPANSION
AND NEW TEEN CENTER

Dear Neighbors,

You are invited to a community meeting to discuss plans for the expansion of the existing Rainbow Recreation Center and for the new teen center next door. The City of Oakland is applying for state grant funds to implement this project and we want your input.

Please attend the community meeting to help us bring this project to life:

Date: Monday, December 14th, 2009
Time: 6:00p.m. – 8:00 p.m.
Location: Rainbow Recreation Center, 5800 International Blvd.

We want to hear from you about what kind of improvements you would like to see. City staff will be on hand to explain the project concept, answer questions about the project and the grant, and to listen to your ideas and concerns.

For further information regarding the meeting and project, please call Ali Schwarz, Project Delivery, CEDA, City of Oakland at (510) 238-7310.

Yours,

Desley Brooks
City Council Member



NOTICE OF PUBLIC MEETING

TO DISCUSS PLANS FOR THE
RAINBOW RECREATION CENTER EXPANSION
AND NEW TEEN CENTER

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Yours,

Desley Brooks
City Council Member

SECTION
C

----- Original Message -----

From: Brooks, Desley
To: 'bill.sadler@pulte.com' <bill.sadler@pulte.com>
Sent: Thu May 06 14:18:51 2010
Subject: Fw:

----- Original Message -----

From: Brooks, Desley
Cc: Garzon, Clara
Sent: Thu May 06 08:59:28 2010

Hi Bill.

Here is an outline of Friday's agenda:

Welcome and acknowledgments - Bill Sadler.

Invocation - Pastor Harold Mayberry.
Remarks from RTO - Kim Lucqman.

Remarks from Oakland Parks and Rec. Director Audree Jones Taylor.

Remarks from Young Person - Billy

Thank you and Presentation of Proclamations - Desley.

Let me know if you have any revisions. Once we have your changes we will print the agenda.

Thanksm

Desley

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Hi Dana, here is the description of the programs for the Digital Arts and the Culinary Arts... See what we can do?
Thanks

Audree

From: [REDACTED]
Sent: Tuesday, March 15, 2011 1:24 PM
To: Jones-Taylor, Audree V.
Subject: Re: Rainbow Digital Arts and Culinary Academy.

Hello Audree,

I don't know if you've received this document yet, but here's the Digital Arts & Culinary Academy course descriptions and current schedule.

Thanks,

David
510/285-9072

On 3/15/11 4:52 AM, Brooks, Desley wrote:

Hi Audree.

David [REDACTED] can get you information for the Teen Center and can schedule the fingerprinting appointments. He may be reached at 510-[REDACTED]. Brian [REDACTED] can get you something for the 3 on-3. Brian may be reached at 510-[REDACTED].

Thanks.

Desley Brooks
Vice Mayor
Oakland City Council Member, District 6
City Hall
1 Frank Ogawa Plaza, 2nd Floor
Oakland, CA 94612
(510) 238-7006 (office)
(510) 986-2650 (facsimile)
dbrooks@oaklandnei.com

Keep Making A Difference -- Pay It Forward!

-----Original Message-----

From: Jones-Taylor, Audree V.
Sent: Mon 3/14/2011 10:34 PM
To: Brooks, Desley
Subject: RE: Rainbow Digital Arts and Culinary Academy.

Hello,

Congratulations,

You can have the individuals contact Joyce Clay at 510 238-3192 she is our personnel/payroll clerk and she will make the fingerprinting appointments for them and have them to come in and pick up the paperwork.

Regarding the marketing, we are in the final edits of the brochure and we are scheduled to go to print on tomorrow once all the edits are completed in the afternoon. Is there someone OPR staff can contact to get at least the descriptions of the

program and I will work on what we can move around to include the descriptions... I am assuming the organizations will do their own registration, so we will not need to worry about Rec ware numbers.

Do we need to begin the process for a contract?

By the way, do you have an e-flyer and or descriptions for your 3 on 3 that we could include in the brochure if you would like? If someone can send that to me I can try to get it in as well.

Audree

-----Original Message-----

From: Brooks, Desley

Sent: Monday, March 14, 2011 7:44 PM

To: Jones-Taylor, Audree V.

Subject: Rainbow Digital Arts and Culinary Academy.

Hey Audree.

We finally opened the Academy today. We need to have background checks run on the instructors. Teli me what the process is to have this done. Also I want the academy marketed with the other summer camp programs. Let me know what we need to do for this as well.

Thanks.

Desley

Desley Brooks

Vice Mayor

Oakland City Council Member, District 6

City Hall

1 Frank Ogawa Plaza, 2nd Floor

Oakland, CA 94612

(510) 238-7006 (office)

(510) 986-2650 (facsimile)

dbrooks@oaklandnet.com

Keep Making A Difference -- Pay It Forward!

Digital Arts & Culinary Academy @ Rainbow Teen Center
5818 International Boulevard
Oakland, CA 94605

1st Session Schedule: March 14, 2011 – April 22, 2011

Site Manager: Andrea President

Digital Audio Program:

<i>The Art of Songwriting</i>	Mondays and Wednesdays Saturdays	4:00PM – 7:00PM 11:00AM – 1:00PM
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Instructor: Claytoven Richardson

<i>Intro to Audio Production</i>	Tuesdays, Thursdays and Fridays	4:30PM – 7:00PM
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Instructor: Bryan Matheson

Digital Video Production:

<i>Intro to Video Production</i>	Tuesdays, Thursdays Wednesdays, Fridays	4:00PM – 6:30PM 4:00PM – 7:00PM
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Instructor: Aarin Burch

Culinary Program:

<i>Urban Agriculture</i>	Monday – Friday	4:00PM – 5:30PM
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Instructor: Timothy Quick

<i>Culinary Fundamentals Lab</i>	Monday, Tuesday Thursday and Friday	4:00PM – 7:00PM
----------------------------------	--	-----------------

Instructor: Laurence Jackson

Course Descriptions:

Digital Audio Program:

The Art of Songwriting - This program will provide the opportunity for participants to learn the craft

of professional songwriting. Because this is an extension of the "Intro To Audio Production" program, students will be able to further their understanding and proficiency with music creation software such as ProTools and Reason. Further, students will be offered a personal approach to songwriting, with individual attention given to lyrics, melody, and other areas of the song creation process.

Intro to Audio Production - This course will cover the fundamentals of audio recording and the digital audio workstation: production terminology, basic audio concepts, principles of analog and digital audio, studio set-up, microphone technique, mixing techniques, acoustics, signal processing technology (including reverberation, time domain processing, dynamic processing, and equalization), digital recording formats, as well as exploring emerging technologies available for audio production, including virtual instruments, sampling and MIDI. The course is also intended to generate student networking and interpersonal communication skills essential for working in most audio production environments.

Digital Video Production:

Intro to Video Production - The course will provide an overview to understanding the major elements of digital video production equipment, terminology, and techniques. The class will provide instruction for making quality videos of various types. Issues discussed will include pre-production and scriptwriting, camcorder operation and aesthetics, lighting, sound, editing, distribution, and additional resources.

Culinary Program:

Urban Agriculture - Hands-on training in organic gardening/small farming, horticulture, propagation, harvesting, processing, marketing.

Culinary Fundamentals Lab - The goals of the 6 week program is to provide an introduction to professional cooking. Second goal is to teach general work habits and life skills to support the student's progress in any culinary or non-culinary career or job chosen. The third is to teach the students the importance of using vegetables from farm to table when cooking any product in the kitchen.

RECREATION CENTERS

RAINBOW

5800 INTERNATIONAL BOULEVARD, CA 94621

PH: (510) 615-5751

FX: (510) 636-1562

SPRING & SUMMER HOURS (March – Labor Day)

M-F; 11a-7p

Sa; 9a-3p (Elementary Basketball)



Rainbow Recreation Center serves the East Oakland community with recreational activities for all ages including drop-in basketball, Rainbow Seniors, and arts and crafts classes. The center features a gymnasium, lighted basketball court, tennis court, playground, tot lot, kitchen, patio area, and game room.

JEWELZ & BEADING

Creating jewelry using beads, shells and other objects.

PLASTER CRAFTS FOR EVERYONE!

Learn to pour, paint and create fine plaster projects.

RAINBOW SKATEBOARD PARK

Bring your own board or use one of ours. Helmets, boards & safety gear are available for you to borrow. Safety gear must be worn by everyone who uses the skate park. Park Hours: M-F, 1-4:30 pm. Check in at Rainbow Recreation Center for weekend use.

DIGITAL ARTS & CULINARY ACADEMY

AT THE RAINBOW TEEN CENTER: 5818 International Boulevard; (510) 615-5807

The Academy offers exciting programs in the fields of video production, digital & audio production, gardening and culinary arts for teens ages 13-16. If you are interested in making your own music CD, producing video programs, learning to cook restaurant quality meals, or grow your own vegetables to cook a healthy meal, join the Digital Arts & Culinary Academy at Rainbow Teen Center. Call for more information or to receive an application. Current program offerings run in six-week sessions and include:

INTRO TO AUDIO PRODUCTION – The fundamentals of audio recording and the digital audio workstation are taught including terminology, principles of analog & digital audio, studio set-up, microphone & mixing techniques, acoustics, signal processing technology, digital recording, and the exploration of emerging technologies.

THE ART OF SONGWRITING – Learn the craft of professional songwriting with attention to lyrics, melody and other areas of the song creation process while you increase your proficiency with music creation software such as ProTools and Reason.

INTRO TO VIDEO PRODUCTION – The major elements of digital video production are taught including terminology, pre-production and scriptwriting, camcorder operation and aesthetics, lighting, sound, editing, and distribution.

CULINARY FUNDAMENTALS LAB – Introduction to the world of professional cooking with an emphasis on the importance of using vegetables from farm to table when cooking any product in the kitchen. General work habits and life skills are taught to support the student's progress in future culinary or non-culinary career

URBAN AGRICULTURE – Hands-on instruction provided in organic gardening/small farming, horticulture, propagation, harvesting, and processing.



ONGOING PROGRAMS 2011-2012

ACTIVITY	NO.	AGES	DAYS	TIMES	DATES	FEE
Watercoloring	22137.404	5-17	M	4-5p	3/14-6/13	FREE
Glitter Goodies	22104.404	5-17	MTu	3-4p	3/14-6/14	FREE
Skateboard Fun	92146.403	5-17	M-F	3:30-5:30p	3/14-6/17	FREE
L.Y.D.B.R.	42131.402	12-17	M-F	5-6p	3/14-6/17	FREE
Basketball	22106.407	5-19	MWF	4-7p	3/14-6/17	FREE
Beading	92104.403	5-17	Tu	4-5p	3/15-6/14	FREE
Recycled Crafts	22104.402	5-17	W	3-4p	3/16-6/15	FREE
Play with Clay	22104.407	5-17	W	4-5p	3/16-6/15	FREE
Plaster Crafts	92104.405	5-17	F	4-5p	3/18-6/17	FREE
Watercoloring	92137.503	5-12	M	4-5p	8/30-6/13	FREE
Glitter Goodies	22104.505	5-12	M-F	2:30-3:30p	8/30-6/17	FREE
Homework Help	22118.503	5-12	M-F	3-4p	8/30-6/17	FREE
Skateboard Park	22146.503	5-99	M-F	3:30-5:30p	8/30-6/17	FREE
Rainbow Golden Girls	82110.503	55-99	W	10a-2p	9/1-6/15	FREE
Cooking Class	22135.501	5-12	W	3:30-4:30p	9/1-6/15	FREE
Sandboxes	12115.502	2-4	TuTh	9:30a-12p	9/21-5/12	FREE
Plaster Crafts	92103.503	5-12	F	4-5p	9/3-6/17	FREE

SUMMER PROGRAMS 2011

ACTIVITY	NO.	AGES	DAYS	TIMES	DATES	FEE
Skateboard Park	92146.101	4-17	M-F	2-3p	6/20-8/26	FREE
Basketball	52106.103	5-54	MWF	5-7p	6/20-8/26	FREE
Seniors	82110.103	55-99	W	10a-2p	6/22-8/24	FREE
Fieldtrips	22119.103	4-17	Th	1-4p	6/23-8/25	FREE
Basketball ONBL 10u Girls	25806.101	7-10	MW	5:30-9:30p	6/27-8/3	\$200
Basketball ONBL 10u Boys	25806.102	7-10	TuTh	5:30-9:30p	6/28-8/4	\$200

SUMMER CAMP 2011

ACTIVITY	NO.	AGES	DAYS	TIMES	DATES	FEE
Summer Camp	22108.101	4-17	M-F	11a-5p	6/20-8/26	FREE

SECTION D

Brooks, Desley

From: Carthan, Brian
Sent: Tuesday, February 15, 2011 10:50 AM
To: Levin, Brooke A.; Ryugo, Jim
Cc: Combs, Jocelyn; Brooks, Desley; Troyan, Vitaly
Subject: RE: Maintenance at 5818 International.

Brooke,

We have a site visit scheduled this week and Park staff will begin mowing and providing other landscape maintenance.

Brian Carthan
Park Supervisor II

-----Original Message-----

From: Levin, Brooke A.
Sent: Tuesday, February 15, 2011 10:46 AM
To: Ryugo, Jim; Carthan, Brian
Cc: Combs, Jocelyn; Brooks, Desley; Troyan, Vitaly
Subject: FW: Maintenance at 5818 International.

Brian and Jim,

Please see the email below from Vice-Mayor Brooks on newly acquired City property that needs to be part of the maintenance schedule.

Brooke A. Levin
Assistant Director Public Works
7101 Edgewater Drive, Building 2
Oakland, CA 94621
510.615.5451 phone
510.615.5558 fax

www.oaklandpw.com

♻️ Go Green! Please consider the environment before printing this email, and help the City of Oakland be environmentally responsible.

-----Original Message-----

From: Combs, Jocelyn
Sent: Tuesday, February 15, 2011 10:37 AM

To: Levin, Brooke A.
Subject: FW: Maintenance at 5818 International.

fyi

-----Original Message-----

From: Brooks, Desley
Sent: Thu 2/10/2011 3:40 PM
To: Combs, Jocelyn
Subject: Maintenance at 5818 International.

Hey Jocelyn:

Hope this email finds you well. Haven't seen you in a while. Looking forward to seeing you at our SDS walk on Monday.

A while back we talked about the lack of notification to Public Works when Real Estate purchases a new city property. I wanted to alert you to a property that is owned by the city and needs to be incorporated into the maintenance schedule. The property is located at 5818 International. It is next door to Rainbow Recreation.

We don't need inside maintenance, but the grass needs to be cut periodically. Now that the bus stop has been moved we should not have as big of a problem with litter.

Thanks in advance for your help.

Desley

Desley Brooks
Vice Mayor
Oakland City Council Member, District 6
City Hall
1 Frank Ogawa Plaza, 2nd Floor
Oakland, CA 94612
(510) 238-7006 (office)
(510) 986-2650 (facsimile)
dbrooks@oaklandnet.com <mailto:dbrooks@oaklandnet.com>

Keep Making A Difference -- Pay It Forward!

SECTION
E

SCOPE OF WORK PERFORMED

Pulte refurbished the back 650 square feet of the building at 5818 International (Rainbow Teen Center). The work included:

- **Totally demolishing the interior space;**
- **Rewired and replumbed the space;**
- **Reframed and sheet-rocked interior;**
- **Painted interior and exterior;**
- **Reconfigured interior space to build culinary kitchen; video studio; recording studio and editing room; office; and bathrooms;**
- **Redesigned the facade;**
- **Installed new sidewalks;**
- **Demolished existing play structure;**
- **removed asphalt throughout yard area;**
- **Installed new iron fencing around the perimeter of the yard;**
- **Installed irrigation system;**
- **Installed walking paths in the yard;**
- **Installed landscape and sod.**

SECTION

F

BACKGROUND:

Pulte Homes has volunteered and participated for about six/seven years with the Rebuild Together Oakland program. In 2009, for example, our employees helped with an elderly woman's home that needed renovation. In addition to our employees helping with landscaping and general maintenance of this home, we also solicited the help of our contractors to remodel her kitchen and bath, and repair the HVAC. Our employees donated a lot of their time and effort, and we had contractors willing to be a part of this philanthropic endeavor.

In 2010, we wanted to participate again in the Rebuild Together program and do even more for the greater community. That's how we got involved with the Rainbow Teen Center. Before getting involved with the project, Councilwoman Brooks pulled together a team from the City to plan with Pulte and the Rebuild Together organization. We found out that the City of Oakland purchased the 4,000-square-foot building three years ago with hopes of providing a place for recreation and enrichment programs for neighborhood teens. It was a great opportunity for us to help make a difference and really benefit the community.

We needed to figure out the scope of what the City wanted done for the project and how we could help. Councilwoman Brooks got a group together to discuss the project. (Entities at the planning meeting were Pulte, Rebuild Together, City economic development director, senior planners, persons involved with City grants and reimbursements and building department.

We were informed that there was grant money available to cover costs above and beyond what we were able to donate; (about \$130,000), and that key projects would include a teaching kitchen for the kids, music recording studio, computer lab, front elevation, entry area and landscaping. If there were no grant funds available, we would have looked at what we could have funded only through donated time and materials.

We discussed the best way to proceed and how reimbursements would be provided through the City grants. Because this philanthropic effort involved many donations and some additional costs, it was determined that this was not a job that could be bid. We were told bids were not necessary because of the nature of this project. We were told it can't be bid because it is a donated concept with an additional cost, covering contractors cost. The direction provided was for Pulte to act as a general contractor of sorts and manage the process. We tracked costs and invoices and got our trade partners to donate all or most of the cost. The value of what was done is well more than \$300,000 and the expenses for the grant were \$121,000. The Council approved the grant reimbursements last April.

Then in May, the city communicated an entirely different direction to us. We were told that even though people were volunteering their time, that those contractors' employees who worked on the Teen Center needed to be paid the prevailing wage. We reached out to every one of the contractors involved (some of whom were now out of business) and ask them to provide this background detail. The prevailing wage "gap" was determined to be about \$30,000. We were told the City needed to pay these workers directly, even though their time was originally donated.

In Oct/November of last year, we signed an agreement with the City regarding the reimbursement to Pulte and the prevailing wage with contractors. Then, nothing more happened.

QUOTES

The scope of the project was determined by many city officials involved in the planning process. If there were not available grant funds or if we told projects needed to be bid, we would have looked at what we could provide exclusively through donations.

Pulte donated countless hours of management time, employee resources and sweat equity along with the generosity of our trade partners. Every contractor donated something and we all were so proud to provide something very valuable to the community. We got a lot of personal satisfaction in making the vision of the teen center a reality.

It appeared that Councilwoman Brooks brought all the parties to the table early on in the process to make sure we proceeded in the most appropriate way possible.

All these entities came together to put together this outstanding facility for the community. Despite the difficult housing market, our partners' willingness to donate manpower and material enabled us to take on a much larger scope than we dreamed possible. We are now coming up on two years on project completion and what we thought was a great community philanthropic effort is being questioned. It's all so disappointing.

SECTION
G

Brooks, Desley

From: Santana, Deanna
To: Brooks, Desley
Cc: Blackwell, Fred
Subject: Re: Pulte re Rainbow
Attachments:

Sent: Thu 1/5/2012 8:39 PM

See other email.

Deanna
 Sent from my iPhone
 Excuse brevity and typos

On Jan 5, 2012, at 5:04 PM, "Brooks, Desley" <DBrooks@oaklandnet.com> wrote:

What do any of the issues raised below have to do with getting Pulte paid?!

Desley Brooks
 Vice Mayor
 Oakland City Council Member, District 6
 City Hall
 1 Frank Ogawa Plaza, 2nd Floor
 Oakland, CA 94612
 (510) 238-7006 (office)
 (510) 986-2650 (facsimile)
dbrooks@oaklandnet.com

Keep Making A Difference -- Pay It Forward!

From: Santana, Deanna
Sent: Thu 1/5/2012 8:01 AM
To: Brooks, Desley; Blackwell, Fred
Subject: Pulte re Rainbow

Vice Mayor Brooks,

I am following up on our discussion in December regarding an outstanding Council item re Pulte and Rainbow Center. First, thanks again for allowing me more time to sort through the various issues and to defer this item until January 24th.

Through working on this matter, some significant issues have surfaced that require attention and discussion. I need to resolve these issues before I can sign off on the report, below are the issues that have surfaced that we should discuss:

- City Access—Staff reports that this is a public facility, yet DPW or Parks & Rec do not have access (e.g., keys) to the facility. I am told that you, or your staff, are the only key holders for this facility. It's not clear to me how this happened, but I need to understand how this public facility is being used and why the City has not access to it.
- ADA Compliance—I am told that some of the work performed may/does not pass the City's ADA requirements and, since it is a public facility, it requires being brought up to code. Access is needed to the facility to verify whether this is true or not and to assess the magnitude of non-compliance.
- Staffing—No one can verify for me how this operating facility is being staffed. From a risk management perspective, I need to understand staffing and whether any staff have cleared the required background checks if interacting with members of the public. I am told that your Council District staff work at the Center, not sure if that is true or not.

I'd like to work with you off line to resolve these important issues. Fred and I can meet with you to learn more about these issues from your perspective when you get back. Thank you.

Happy New Year!

Deanna

Brooks, Desley

From: Santana, Deanna
To: Brooks, Desley
Cc:
Subject: 12/13 Rainbow Center
Attachments:

Sent: Wed 11/30/2011 6:24 PM

Councilmember Brooks,

I learned that this item was scheduled for the above date, I cannot sign off on a report yet because the issues are not settled in a manner that would enable sign off. We probably should connect via phone before Rules tomorrow...am off to a meeting, but would be available tomorrow morning. Apologies, but I need to get this issue corrected before I can sign off. Thanks for your patience.

DEANNA J. SANTANA

City Administrator

City of Oakland

1 Frank H. Ogawa Plaza, 3rd Floor

Oakland, CA 94612

Phone: (510) 238-3302

Email: DJSantana@oaklandnet.com

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Mission Statement:

The City of Oakland is committed to the delivery of effective, courteous, and responsive services. Citizens and employees are treated with fairness, dignity and respect.

I can have Michelle look for more meeting opportunities later today, I need to focus on budget, redevelopment, layoff noticing/workforce, and NSA this week... That is entirely my priority--as shared with the City Council already.

I have done a lot of work on this issue, kept my word on the due diligence... But, as part of that, discovered significant issues that I have a legal and professional responsibility to address.

Deanna
Sent from my iPhone
Excuse brevity and typos

On Jan 16, 2012, at 9:24 PM, "Brooks, Desley" <DBrooks@oaklandnet.com> wrote:

>
> No, this is too far off. The last time you asked me to continue this matter you gave me your word that you would resolve this matter by the date it was scheduled for council. I agreed to the continuance. Not only did you fail to resolve the issue, you had the item continued in my absence. None of the recent issues you raised have anything to do with whether Pulte should be paid or not.
> <meeting.ics>

Vice Mayor Brooks,

I apologize that you were not able to be at Rules Comte. today; however, this email confirms that the Rules Committee deferred the below item with no date specific. Scott stated that I had emailed you today regarding some outstanding issues that need to be addressed before I can sign off on this matter. Fred and I are eager to resolve this issue and are available to meet with you on the issues raised in this morning's email.

Deanna

From: Santana, Deanna
Sent: Thursday, January 05, 2012 8:02 AM
To: Brooks, Desley; Blackwell, Fred
Subject: Pulte re Rainbow

Vice Mayor Brooks,

I am following up on our discussion in December regarding an outstanding Council item re Pulte and Rainbow Center. First, thanks again for allowing me more time to sort through the various issues and to defer this Item until January 24th.

Through working on this matter, some significant issues have surfaced that require attention and discussion. I need to resolve these issues before I can sign off on the report, below are the issues that have surfaced that we should discuss:

- City Access—Staff reports that this is a public facility, yet DPW or Parks & Rec do not have access (e.g., keys) to the facility. I am told that you, or your staff, are the only key holders for this facility. It's not clear to me how this happened, but I need to understand how this public facility is being used and why the City has not access to it.
- ADA Compliance—I am told that some of the work performed may/does not pass the City's ADA requirements and, since it is a public facility, it requires being brought up to code. Access is needed to the facility to verify whether this is true or not and to assess the magnitude of non-compliance.
- Staffing—No one can verify for me how this operating facility is being staffed. From a risk management perspective, I need to understand staffing and whether any staff have cleared the required background checks if interacting with members of the public. I am told that your Council District staff work at the Center, not sure if that is true or not.

I'd like to work with you off line to resolve these important issues. Fred and I can meet

with you to learn more about these issues from your perspective when you get back.
Thank you.

Happy New Year!

Deanna

Brooks, Desley

From: Ewell, Lamont
To: Brooks, Desley
Cc: Barnes, Deborah
Subject: Pulte
Attachments:

Sent: Thu 7/14/2011 8:12 AM

Dear Vice Mayor Brooks,

In keeping with my commitment, I am happy to report that we are nearing conclusion with Pulte. One of two things will happen soon: 1) either we identify additional costs that the City will cover through a report to Council or 2) We will conclude that there are no additional funds required and Pulte will be provided a check through staff.

At present, the latter is believed to be the more probable outcome. Debbie Barnes is wrapping this matter up on my behalf. Either way, it should be resolved VERY shortly! I am sending you a personal note saying goodbye. It should arrive at office today. Wishing you continued successes!

Lamont

Best,

From: Brooks, Desley
Sent: Thu 6/16/2011 6:49 PM
To: Ewell, Lamont
Subject: Pulte.

Hey Lamont:

I know you have been extremely busy but, were you and Bill Saddler from Pulte able to make an initial contact? I'm just making sure that my office at least exchanged contact information with you and Bill.

Thanks so much.

Desley

Desley Brooks, Vice Mayor

Council Member, District 6

City Hall

1 Frank Ogawa Plaza, 2nd Floor

Oakland, CA 94612

(510) 238-7006

(510) 986-2650 (Facsimile)

dbrooks@oaklandnet.com <<mailto:dbrooks@oaklandnet.com>>

Keep Making a Difference -- Pay It Forward!

You will not like my update to you. However, is it possible for me to work with Pulte on records? Based on that we can then proceed to Council asking that they authorize me to pay for the cost (including prevailing wages).

From: Brooks, Desley
Sent: Monday, June 06, 2011 1:21 PM
To: Bill Sadler
Subject: RE: Rainbow Teen Center

Hey Bill:

I have not forgotten about you. I spoke with the City Administrator after receiving your last email. I was out of town most of last week; back in the office today. I will follow up.

Will be in touch shortly.

Best,

Desley

Desley Brooks
Vice Mayor
Oakland City Council Member, District 6
City Hall
1 Frank Ogawa Plaza, 2nd Floor
Oakland, CA 94612
(510) 238-7006 (office)
(510) 986-2650 (facsimile)
dbrooks@oaklandnet.com

Keep Making A Difference -- Pay It Forward!

From: Bill Sadler [mailto:Bill.Sadler@PulteGroup.com]
Sent: Mon 6/6/2011 11:24 AM
To: Brooks, Desley
Subject: Fw: Rainbow Teen Center

Desley,

I really need an update on this.

Bill Sadler - Pulte Group - Bay Area Division

-----Original message-----

From: Christine Carlson <Christine.Carlson@PulteGroup.com>
To: Bill Sadler <Bill.Sadler@PulteGroup.com>
Sent: Mon, Jun 6, 2011 17:23:53 GMT+00:00
Subject: Rainbow Teen Center

Hi, Bill.

What is the latest on the timing of the Rainbow Teen Center reimbursement to Pulte?

Thanks,
Christine

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You forwarded this message on 2/22/2011 9:07 PM.

Brooks, Desley

From: Dan Lindheim [dlindheim@comcast.net] **Sent:** Tue 2/22/2011 3:07 PM
To: Brooks, Desley
Cc:
Subject: Fwd: Pulte
Attachments:

Fyi

Sent from my iPhone

Begin forwarded message:

From: "Moreno, Doryanna" <DMoreno@oaklandcityattorney.org>
Date: February 22, 2011 3:04:55 PM PST
To: "Dan Lindheim" <dlindheim@comcast.net>, "Hunter, Gregory" <GHunter@oaklandnet.com>, "Seamans, Daniel" <DSeamans@oaklandnet.com>, "Barnes, Deborah" <DBarnes@oaklandnet.com>
Cc: "Laden, Vicki" <VLaden@oaklandcityattorney.org>
Subject: RE: Pulte

Dan:

I spoke with Dan Seamans, who is handling the contract, and Deborah Barnes about the prevailing wages issue. Dan now understands that state law prohibited construction contractor employees from providing volunteer labor on the project if the contractors are to be paid. Dan provide me and I provided Deborah and Shelley a list of the construction contractors that Pulte intends to pay. Dan S. is supposed to coordinate with Deborah, as well, and her staff will follow up with Pulte and the licensed contractors to construct the labor record (i.e., determine which of their employees provided free labor, how much labor they provided and what they should have been paid).

Dan S., Deborah: Can you provide Dan L. a status on the investigation?

Doryanna M. Moreno

SuperVising Deputy City Attorney

Office of the City Attorney

One Frank H. Ogawa Plaza, 6th Floor

Oakland, CA 94612

510.238.3492

510.238.6500 (fax)

-----Original Message-----

From: Dan Lindheim [mailto:dlindheim@comcast.net]

Sent: Tuesday, February 22, 2011 2:45 PM

To: Moreno, Doryanna

Subject: Pulte

Desley wanted to know where the Pulte payment was, Is there new info?

Sent from my iPhone

SECTION

H

[REDACTED]

From: Jones-Taylor, Audree V. **Sent:** Mon 1/23/2012 3:53 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Rainbow Teen center-Confidential
Attachments:

Thanks who was with her, can you describe him to us? did you indicate that you did not have keys? And was unaware of the services happening at the teen center? Please watch the tape of rules and provide me some background on the issues you discussed.

Thanks

Audree

From: [REDACTED]
Sent: Monday, January 23, 2012 3:30 PM
To: Jones-Taylor, Audree V.
Cc: [REDACTED]
Subject: RE: Rainbow Teen center-Confidential

Now since I know that the lady who visited Rainbow is the City Administrator, at the time of her visit when she walked into my office, I was under the impression that they were people from the community. I told her that her face looked familiar and that "I had seen her somewhere." She introduced me to the young man that was with her and we talked about Rainbow's programs. I don't remember her introducing herself as the City Administrator because I felt that what I said to her about her face being familiar, also there was no motion about the teen center's keys or the teen center.

Lewis Cook, the Janitor at Rainbow Rec. Center also maintains the janitorial work at the teen center.

PWA cleans the yard at the Recreation center as well as the teen center.

From: Jones-Taylor, Audree V.
Sent: Sat 1/21/2012 11:20 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: Rainbow Teen center-Confidential

[REDACTED]

~~Houston, Space~~

From: Jones-Taylor, Audree V. **Sent:** Sat 1/21/2012 1:25 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Rainbow Teen center-Confidential
Attachments:

Hi, when you say you were there, what does that mean? I did not know we were at the table for discussions on the process or design. To my understanding we were not invited for any of it, except for what I listed. Now if you were part of the full discussion then I need to know what your discussion was and what was expected of OPR during that time. Any notes you have from meetings would be helpful and much appreciated. I have already pulled up what I have from Reco.

Audree

-----Original Message-----

From: Benavidez, Stephanie
Sent: Saturday, January 21, 2012 1:01 PM
To: [REDACTED]; Jones-Taylor, Audree V.; [REDACTED]
Cc: [REDACTED]
Subject: Re: Rainbow Teen center-Confidential

I also agree. At the conception stages when I was there from walk thru up to the decision to have a non-profit handle it. You may want to check Reco's notes when he was involved.

[REDACTED] is checking with staff and their conversation with the City's Administrator.

I know we have gone over our key policies several times. But maybe we need to revisit it for just this kind of issue.

----- Original Message -----

From: Riley, Dana
To: Jones-Taylor, Audree V.; [REDACTED]
Cc: [REDACTED]
Sent: Sat Jan 21 12:00:54 2012
Subject: Re: Rainbow Teen center-Confidential

Your statements are accurate and are OPR's only involvement to the best of my knowledge. I was unaware of the emergency set of keys kept at Rainbow Rec. From the draft agreements I believe the CBO was to be responsible for all improvements, maintenance on those improvements, custodial, and gardening. I would have to review the agreement language to confirm maintenance responsibilities for the building, but I think it was PWA. Draft agreements are in the shared area contract file.

Dana

Dana Riley -----
Sent from my BlackBerry Wireless Handheld

----- Original Message -----

From: Jones-Taylor, Audree V.

To: [REDACTED]

Cc: [REDACTED]

From: Benavidez, Stephanie **Sent:** Sat 1/21/2012 1:01 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Rainbow Teen center-Confidential
Attachments:

I also agree. At the conception stages when I was there from walk thru up to the decision to have a non-profit handle it. You may want to check [REDACTED]'s notes when he was involved.

[REDACTED] is checking with staff and their conversation with the City's Administrator.

I know we have gone over our key policies several times. But maybe we need to revisit it for just this kind of issue.

----- Original Message -----

From: Riley, Dana
To: Jones-Taylor, Audree V.; [REDACTED]
Cc: [REDACTED]
Sent: Sat Jan 21 12:00:54 2012
Subject: Re: Rainbow Teen center-Confidential

Your statements are accurate and are OPR's only involvement to the best of my knowledge. I was unaware of the emergency set of keys kept at Rainbow Rec. From the draft agreements I believe the CBO was to be responsible for all improvements, maintenance on those improvements, custodial, and gardening. I would have to review the agreement language to confirm maintenance responsibilities for the building, but I think it was PWA. Draft agreements are in the shared area contract file.

Dana
Dana Riley -----
Sent from my BlackBerry Wireless Handheld

----- Original Message -----

From: Jones-Taylor, Audree V.
To: [REDACTED]
Cc: [REDACTED]
Sent: Sat Jan 21 11:20:45 2012
Subject: Rainbow Teen center-Confidential

Good morning all,
It has been brought to my attention that the City Administrator had the opportunity to visit Rainbow last week. During her visit she spoke to staff about the operation at the teen center and inquired about the keys. She was told that Rainbow Recreation Staff did not have keys to the teen center. However, CM Brooks indicated at Rules that there is a set of keys left at the site.
In my conversation on Thursday with Horace after staff meeting I learned that Horace indeed has keys for emergency purposes.

I would like to know who the City Administrator spoke to and a briefing on the conversation.

To my understanding and my direction OPR is not involved in the programming at the site. Our involvement has been in the following areas.

[REDACTED]

1. Background checks and finger printing. For those Individuals that were sent by CM Brooks or staff, or DHRM.
2. Used as a pass through for the purchases of supplies and equipment as directed by legal and budget. Using her PayGo funds.
3. Prepared and developed two contracts with CBO's. That were never signed after we had to expedite it and later canceled.
4. OPR included the program offerings in the summer program brochure as requested.

Has there been any other involvement or request that I might have forgotten or not aware of?

Has there been any discussions or commitments made on our part? Any resources provided?


Do we know who maintains the facility? Or the park?

I really need to understand everything that has occurred at this location so that I can prepare my report to the City Administrator open and honest. Please share everything with me.

Thanks
Audree

SECTION

I

 You replied on 3/11/2010 10:14 AM.

Brooks, Desley

From: Gallegos, Larry
To: Brooks, Desley
Cc:
Subject: FW: Grant agreement.
Attachments:

Sent: Thu 3/11/2010 10:09 AM

City Atty's office is saying if we use our Façade Improvement Program funds for our own public facility we'd need to go through a special Public Hearing process to make the necessary blight findings under the Cooperation Agreement. This would obviously take too much time.

* It would be a lot easier and faster if we use our Coliseum NPI funds that have already been approved for this project since we've already gone through that process for those funds. Please let me know if this is okay with you and I will move this forward...

Larry Gallegos (e-mail: lagallegos@oaklandnet.com)

City of Oakland, CEDA- Redevelopment Division

250 Frank Ogawa Plaza, 5th Floor

Oakland, CA 94612

(510) 238-6174 ph.

(510) 238-3691 fax

From: Bill Sadler [mailto:Bill.Sadler@Pulte.com]
Sent: Thursday, March 11, 2010 9:20 AM
To: Gallegos, Larry
Cc: Brooks, Desley; Hunter, Gregory
Subject: RE: Grant agreement.

Larry,

Attached is an estimate for the improvements to the front elevation of the Rainbow Teen Center. Please call me if you have any questions.

Bill Sadler

Land Development Manager

Pulte Homes - Bay Area Division

Office - 925.249.3244

Fax - 925.249.4373

Cell - 925.383.5425

From: Gallegos, Larry [mailto:LGallegos@oaklandnet.com]
Sent: Tuesday, March 09, 2010 10:33 AM
To: Bill Sadler
Cc: Brooks, Desley; Hunter, Gregory
Subject: RE: Grant agreement.

Hi Bill,

Please provide us a line item estimate for the façade project so we can begin to prepare the paperwork for the grant agreement

Thanks,
Larry

Larry Gallegos (e-mail: lagallegos@oaklandnet.com)

City of Oakland, CEDA- Redevelopment Division

250 Frank Ogawa Plaza, 5th Floor

Oakland, CA 94612

(510) 238-6174 ph.

(510) 238-3691 fax

From: Brooks, Desley

Sent: Monday, March 08, 2010 3:09 PM
To: Gallegos, Larry; 'Bill Sadler'
Subject: Grant agreement.

Hey Larry:

This is a follow up to our conversation with Bill regarding expenditures for the Rainbow Teen Center Rehab project. As we all agreed Pulte will pay for any expenses and submit an invoice to the City for reimbursement. Can we provide Pulte with a grant agreement to this effect. As I mentioned they are starting the project tomorrow so time is of the essence.

Looking forward to hearing from you soon.

Desley Brooks

Council Member, District 6

City Hall

1 Frank Ogawa Plaza, 2nd Floor

Oakland, CA 94612

(510) 238-7006

(510) 986-2650 (Facsimile)

dbrooks@oaklandnet.com

Keep Making a Difference -- Pay It Forward!

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From: Darensburg, Shelley [mailto:SDarensburg@oaklandnet.com]
Sent: Friday, February 25, 2011 9:05 AM
To: Bill Sadler
Cc: Seamans, Daniel; Gallegos, Larry; Hunter, Gregory; Barnes, Deborah
Subject: Prevailing Wages on Rainbow Recreation

Hi Bill,

This email is a follow up to our telephone conversation this morning regarding prevailing requirements on the Rainbow Recreation Center project. In reviewing the bids and invoices submitted for reimbursement, it appears that bids included labor and that Pulte and/or its subcontractors are being compensated for not only material but labor. The Labor Code does not exempt employees of a licensed contractor from prevailing wages on a so called "volunteer" project if the licensed contractor employer receives payment for the project. Therefore, since Pulte's bids appeared to include labor and it seeks compensation for work at the Rainbow Teen Center, employees of Pulte and any of its subcontractors that provided labor, regardless of whether the employees wished to provide volunteer labor, must be paid prevailing wages.

Labor Code 1702.4 states,

(C) An individual shall not be considered a volunteer if the person is otherwise employed for compensation at any time (i) in the construction, alteration, demolition, installation, repair, or maintenance work on the same project, or (ii) by a contractor, other than a corporation qualified under Section 501 (c) (3) of the Internal Revenue Code as a tax-exempt organization, that is receiving payment to perform construction, alteration, demolition, installation, repair, or maintenance work on the same project.

Please provide the following information for Pulte and each of its subcontractors: 1) a list of their employees that performed labor, volunteer or otherwise, on the Rainbow Teen Center Project, 2) the employees' names, addresses, social security numbers, 3) the dates and hours worked, 4) description of the work performed (work classifications); 5) hourly wage rates for each employee if any were paid, and 6) payroll records for any employees that received compensation.

Your prompt response to this request will expedite Pulte's request for payment.

Thank you.

Shelley

Shelley Darensburg
Senior Contract Compliance Officer
Department of Contracting and Purchasing
250 Frank H. Ogawa Plaza, Suite 3341
Oakland, California 94612
(510) 238-7325
(510) 238-3363 fax
sdarensburg@oaklandnet.com

***"The only tyrant I accept in this world is the still voice within."
— Mahatma Gandhi***

FILED
OFFICE OF THE CITY CLERK
OAKLAND

THE CITY OF OAKLAND
AGENDA REPORT

TO: 2010 DEC 23 09:56 AM the City Administrator
ATTN: Dan Lindheim
FROM: Community and Economic Development Agency
DATE: January 11, 2011

SUBJECT: Resolution Waiving Advertising And Bidding Requirements And Awarding A Contract For The Construction Of The Rainbow Teen Center At 5818 International Boulevard To Pulte Homes In An Amount Not To Exceed \$121,000, And Accepting A Donation Of \$204,000 In Labor And Materials From Pulte Homes For The Rainbow Teen Center Project

SUMMARY

Staff is requesting authorization to waive advertising and bidding requirements and to award a contract to Pulte Homes for construction-related improvements to the Rainbow Teen Center located at 5818 International Boulevard. In addition, staff is seeking authorization to accept a donation from Pulte Homes for additional construction improvements made to the Rainbow Teen Center.

The property located at 5818 International Blvd. was in a severe state of disrepair and contributed to physical blight in the surrounding community when it was purchased by the City using Redevelopment Agency funds in 2007. Recognizing the need to improve the overall condition of the property, Agency funds were allocated under successive rounds of funding through the Coliseum Neighborhood Projects Initiative Program. In response to a massive effort to seek donations from local sources, Pulte Homes was one of the few corporate donors who rose to the occasion and volunteered to assist with the rehabilitation of the property, which occurred early in 2010. Using their extensive contacts with material suppliers, subcontractors, and the construction trade industry, they were instrumental in transforming a blighted property into a thriving asset to the community. Through the partnership with the non-profit group Rebuilding Together Oakland, they collectively leveraged additional assistance through their extensive network of volunteers.

FISCAL IMPACT

There is no fiscal impact to the City's general fund since the Agency funded the project through successive and previously allocated funding from the Coliseum Redevelopment Neighborhood Project Initiative (NPI) Program.

Funding is currently available for the Pulte Homes contract as noted under the following table:

Source of Funds		
Project Name	Project Account	Total Available
FY 2006-07 NPI Funds: Rainbow Center	1, 7780, 88659, S284045	\$40,000
FY 2006-07 TAB Funds: 5818 Intl. Blvd. Acquisition Balance	1, 7780, 88659, S332610	\$7,000
FY 2008-09 NPI Funds: Rainbow Teen Center	1, 7780, 88659, T373710	\$13,700
FY 2009-10 NPI Funds: Rainbow Teen Center	1, 7780, 88659, S284052	\$60,000
Total		\$120,700

BACKGROUND

In 2007, the City purchased the site located at 5818 International Boulevard with tax-exempt Redevelopment Agency bond funds to establish a teen center in Central East Oakland. Recognizing that the property condition was in a state of disrepair, a fundraising campaign was started to raise donations to improve the property and to someday realize the dream of opening a teen center at the site. Through the assistance of the Agency's Neighborhood Projects Initiative (NPI) Program, several successive rounds of funding were awarded towards this project. More importantly, Pulte Homes was the major corporate donor that responded by volunteering and enlisting their contacts in the construction industry to assist with the improvement project. In addition, Rebuilding Together Oakland, a local non-profit corporation, also coordinated support for the project by leveraging dozens of volunteers to help with the necessary improvements.

KEY ISSUES AND IMPACTS

The proposed contract with Pulte Homes represents a portion of Pulte's overall costs related to the project, which was approximately \$325,000. Since the work was done without a competitively bid contract, it is necessary under the City's public works contracting rules for the Council to waive advertising and competitive bidding in order to enter into a contract to reimburse Pulte Homes for a portion of the work they performed. Under the City's rule, Council may waive competitive bidding requirements if it finds that that a waiver is in the best interests of the City. By waiving the City's advertising and competitive bid process and entering into a contract with Pulte Homes for \$121,000, the City will have leveraged a larger contribution and donation from Pulte Homes with an estimated value of \$204,000. The proposed contract covers various construction, labor and material expenses

which were utilized to help improve the interior, exterior and make site improvements at the facility. Additional expenses also included costs related to: design; management; overhead; utilities; and mobilization expenses. Some of the specific interior and tenant improvement related costs associated with the overall project included demolition, foundation, insulation, doors, casework, countertops, windows, flooring, painting, plumbing, and electrical. Exterior and site related improvements include demolition, walkways, landscaping, gate repairs, exterior doors, stucco, exterior painting, tile work and lighting.

SUSTAINABLE OPPORTUNITIES

Economic:

The project has improved a public facility that serves an East Oakland neighborhood. The project removed physical blight and thus made the neighborhood area more attractive to current and prospective residents, tenants and businesses that can provide employment within Oakland.

Environmental:

No negative environmental impacts are anticipated. The improvements to the exterior were substantial which provides a better aesthetic appeal for the neighborhood and the surrounding area. The project utilized green building practices throughout the entire improvement process.

Social Equity:

The project provides a positive stimulus to a public facility which provides direct access to neighborhood students and teens of the local schools, and benefits the larger resident population of Oakland.

DISABILITY AND SENIOR CITIZEN ACCESS

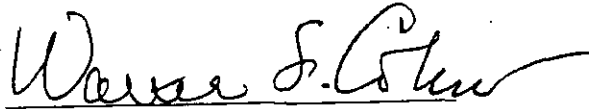
As a public facility the project considered the access of all, including senior citizens and the disabled. The project complied with all city, state, and federal requirements, including the American with Disabilities Act (ADA).

ACTION REQUESTED OF THE CITY COUNCIL

By waiving the advertising and competitive bid process, the proposed contract with Pulte Homes will be used to pay for a portion of Pulte's overall improvement expenses related to the entire project. Staff recommends that the Council waive the advertising and competitive bid process and recognize and accept the substantial donation and contribution made by Pulte Homes towards this public facility. By approving the waiver and cooperating in the private, non-profit and public partnership it becomes possible for the City to leverage and realize other civic contributions from potential donors in the future.

In view of the overall benefits of this innovative Rainbow Teen Center project, staff recommends that Council adopt the attached resolution awarding a contract to Pulte Homes in an amount not to exceed \$121,000 for improvements at the Rainbow Teen Center, waiving competitive bidding and advertising requirements for this project, and accepting the donation of construction improvements from Pulte Homes with an estimated value of \$204,000.

Respectfully submitted,



Walter Cohen
Director
Community and Economic Development Agency

Reviewed by:

Gregory D. Hunter, Deputy Director of Economic Development
and Redevelopment

Prepared by:

Larry Gallegos, Coliseum Redevelopment Area Manager,
Redevelopment Division

FORWARDED TO
PUBLIC WORKS COMMITTEE:



Office of the City Administrator

FILED
 OFFICE OF THE CITY CLERK
 OAKLAND

REVISED

2011 JAN -6 PM 3:31

Source of Funds	Project Account	Total Available
FY 2006-07 NPI Funds: Rainbow Center	1, 7780, 88659, P283945	\$40,000
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In 2007, the City purchased the site located at 5818 International Boulevard with tax-exempt Redevelopment Agency bond funds to establish a teen center in Central East Oakland. Recognizing that the property condition was in a state of disrepair, a fundraising campaign was started to raise donations to improve the property and to someday realize the dream of opening a teen center at the site. Through the assistance of the Agency's Neighborhood Projects Initiative (NPI) Program, several successive rounds of funding were awarded towards this project. More importantly, Pulte Homes was the major corporate donor that responded by volunteering and enlisting their contacts in the construction industry to assist with the improvement project. In addition, Rebuilding Together Oakland, a local non-profit corporation, also coordinated support for the project by leveraging dozens of volunteers to help with the necessary improvements.

KEY ISSUES AND IMPACTS

The proposed contract with Pulte Homes represents a portion of Pulte's overall costs related to the project, which was approximately \$325,000. Since the work was done without a competitively bid contract, it is necessary under the City's public works contracting mles for the Council to waive advertising and competitive bidding in order to enter into a contact to reimburse Puhe Homes for a portion of the work they performed. Under the City's mle, Council may waive competitive bidding requirements if it fnds that that a waiver is in the best interests of the City. By waiving the City's advertising and competitive bid process and entering into a contract with Pulte Homes for \$121,000, the City will have leveraged a larger contribution and donation from Puhe Homes with an estimated



Item: _____
 PW Committee
 January 11, 2010

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2010 DEC 23 PM 8: 01

Approved as to Form and Legality


Oakland City Attorney's Office

OAKLAND CITY COUNCIL

Resolution No. 83165 C.M.S.

INTRODUCED BY COUNCILMEMBER

RESOLUTION WAIVING ADVERTISING AND BIDDING REQUIREMENTS AND AWARDING A CONTRACT FOR THE CONSTRUCTION OF THE RAINBOW TEEN CENTER AT 5818 INTERNATIONAL BOULEVARD TO PULTE HOMES IN AN AMOUNT NOT TO EXCEED \$121,000, AND ACCEPTING A DONATION OF \$204,000 IN LABOR AND MATERIALS FROM PULTE HOMES FOR THE RAINBOW TEEN CENTER PROJECT

WHEREAS, the City of Oakland acquired the former child care and medical facility at 5818 International Boulevard with Redevelopment Agency funds in 2007 to provide a Rainbow Teen Center with a kitchen and recording and television training studios for Central East Oakland teens as part of the Oakland program to increase youth recreation activities; and

WHEREAS, the City of Oakland would likely spend \$325,000 to replicate the labor, materials and improvements installed at the City of Oakland Rainbow Teen Center; and

WHEREAS, Pulte Homes coordinated a team of contractors in conjunction with Rebuilding Together Oakland by pooling the skills and donations of a group of contractors to contribute \$204,000 in labor and materials and equipment; and

WHEREAS, Pulte Homes has submitted invoices to the Agency for reimbursement of \$121,000 to pay for 40% of the cost of specific labor and materials that they have supplied toward the construction of the Rainbow Teen Center; and

WHEREAS, since the work was done without a competitively bid contract, it is necessary under the City's public works contracting rules for the Council to waive advertising and competitive bidding in order to enter into a contract to reimburse Pulte Homes for a portion of the work they performed; and

WHEREAS, the Oakland Municipal Code authorizes the Council to dispense with advertising and the fixed, sealed bidding process upon a finding that it is in the best interests of the City to waive the requirements, and staff recommends that it is in the best interests of the City to waive these requirements for the improvements constructed by Pulte Homes at the Rainbow Teen Center; and

WHEREAS, the Redevelopment Agency has contributed funds from the Neighborhood Projects Initiative program to the City to the partial costs of the Teen Center improvements; and

WHEREAS, staff has ascertained that the materials supplied by the contractor will be or are in compliance with state and local product requirements for publicly-owned facilities; and

WHEREAS, staff has ascertained that the contractor has complied with all state and local laws applicable to public works of improvement, including payment of prevailing wages, and has obtained the types and amounts of insurance required by the City for a project of this type; and

WHEREAS, the contract is of a temporary and technical nature and shall not result in the loss of employment or salary of any person having permanent status in the competitive services; now, therefore, be it

RESOLVED: That pursuant to Oakland Municipal Code Section 2.04.050.1.5 and the reasons stated in the City Administrator's report accompanying this Item and above, the City Council finds that it is in the City's best interests to waive the advertising and bidding requirements of the Oakland Municipal Code for this contract; and be it

FURTHER RESOLVED: That the contract for Installation of the Rainbow Teen Center interior and exterior improvements is hereby awarded to Pulte Homes in an amount not to exceed \$121,000; and be it

FURTHER RESOLVED: That the City Council hereby accepts the donation of \$204,000 in labor and materials for the Rainbow Teen Center from Pulte Homes as part of the Rebuilding Together Oakland community project; and be it

FURTHER RESOLVED: That the contract shall be reviewed and approved for form and legality by the City Attorney's Office and filed in the office of the City Clerk.

IN COUNCIL, OAKLAND, CALIFORNIA,

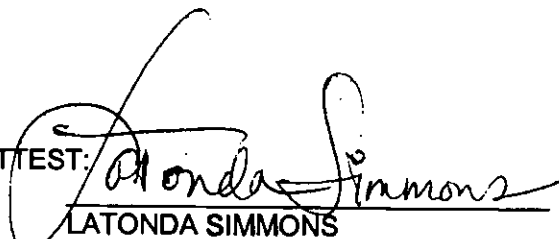
JAN 18 2011

PASSED BY THE FOLLOWING VOTE:

AYES - DE LA FUENTE, KERNIGHAN, NADEL, BROOKS, REID, SCHAAF, KAPLAN,
AND ~~PRESIDENT~~ BRUNNER - 8

NOES - 0
ABSENT - 0
ABSTENTION - 0

ATTEST:


LATONDA SIMMONS
City Clerk and Clerk of the Council of
the City of Oakland, California

City of Oakland Bidding, Contracting, Purchasing Ordinance

responsible bidder, as defined herein, by the City Council at any time not exceeding sixty (60) calendar days after bid opening. The City Council may reject any and all bids and waive informalities or minor irregularities in the bids.

In the bid for Public Works Construction Projects, the City Administrator may deem it advisable to delay the submission of a list of subcontractors to be on the project. Such list shall be sealed, identified as a subcontractor list on the envelope and submitted to the City Clerk at the place and time specified in the public notice inviting bids.

- F. Disposition of Bid Security. All bid securities and bid bonds shall be returned to the unsuccessful bidders after award of the contract. The bid security and bid bond of the successful bidder shall be returned after execution of the contract and deposit of the necessary bonds.
- G. Approval of Faithful Performance and Labor and Materials Bonds—Waiver. Faithful performance and labor and material bonds in an amount equal to at least fifty (50) percent of the contract price shall be required by city specifications of contracts for services and shall be approved as to form by the City Attorney. Whenever the City Administrator deems it advisable in the purchase of supplies, City Administrator may require the furnishing of a faithful performance bond in an amount equal to at least twenty-five (25) percent of the contract price; that bond shall be approved as to form by the City Attorney.
- H. Time of Completion. The contract shall specify the time within which the work shall begin and when it shall be completed according to specifications. The City Administrator may extend time for acts of the city, acts of God, weather or strikes, or other circumstances over which the contractor has no control. The Council may extend the time, but in no event shall the time for the performance of any contract be extended more than ninety (90) days in addition to extensions as authorized by the City Administrator, except by a two-thirds vote of the Council.

In case of failure on the part of the contractor to complete the contract within the time specified in the contract or within the extension of the time as provided, the contract may be terminated and the contractor shall not be paid or allowed any further compensation for any work done under the contract, and the City Administrator may proceed to complete such contract either by reletting or otherwise, and the contractor and contractor's surety shall be liable to the city for all loss or damage that the city may suffer because contractor fails to complete the contract on time.

- I. Exceptions to Competitive Bidding. Upon a finding in each instance by the City Council that any of the following conditions exist, the provisions of this section shall not apply:
 1. To contracts involving professional or specialized services such as, but not limited to, services rendered by architects, engineers and other specialized professional consultants;
 2. When calling for bids on a competitive basis is impracticable, unavailing or impossible;
 3. Placement of insurance coverage;
 4. When public work is performed by the city with its own employees;
 5. in other cases when specifically authorized by the City Council after a finding and determination that it is in the best interests of the city.

J. No Bids. If no valid bids are received after advertising as required, the City Administrator may proceed to hire or have the services performed or purchase the supplies in the open market.
 (Ord. 12634 § 1 (part), 2004; Ord. 11724 § 3, 1994; Ord. 11297, 1991; Ord. 10066 §§ 1, 2 (part), 1981; Ord. 9739 § 3 (part), 1979; Ord. 7937 § 5, 1969)

2.04.051 - Competitive process and qualification-based awards for professional services contracts.

- A. Request for Qualifications or Proposal for Professional Services Contracts in Excess of Twenty-Five Thousand Dollars (\$25,000.00). The City Administrator, or the City Administrator's designee, shall conduct a request for proposal ("RFP") or request for qualifications ("RFQ") process for the award of contracts that exceed twenty-five thousand dollars (\$25,000.00) and are exempt from bidding under Section 2.04.050.I.1. The city's RFP and RFQ processes shall be set forth in a City Administrator's administrative instruction. The RFP or RFQ requirement applies, but is not limited to, contracts for professional, technical or specialized services. The selection and award of contracts for professional services shall be based on demonstrated competence and qualifications for the types of services to be performed, at fair and reasonable prices to the city.
- B. Waiver. Upon a finding by the City Council or its designee that it is in the best interests of the city, the City Council may waive the requirement for an RFP or RFQ process.
 (Ord. 12634 § 1 (part), 2004)

SECTION

J

Garzon, Clara

From: Minor, Derin **Sent:** Fri 2/11/2011 10:35 AM
To: Brooks, Desley
Cc: Levin, Brooke A.; Garzon, Clara; Ryugo, Jim; Jackson, Renay
Subject: RE: Rainbow Teen Center
Attachments:

Council Member Brooks,

How many sets of keys do you want? If you get the keys to me to me I can handle that. I would rather not use your code for security purposes, I will request a temporary code from DIT. Thank you.

Derin

From: Brooks, Desley
Sent: Friday, February 11, 2011 10:29 AM
To: Minor, Derin; Jackson, Renay
Cc: Levin, Brooke A.; Garzon, Clara; Ryugo, Jim
Subject: RE: Rainbow Teen Center

Thanks, Derin. I've got the keys to the facility. I want to have additional keys made with the do not duplicate stamp on them. Who can do this? I have the alarm code to the building, but if IT could make a temporary code for you that would be great. Let me know what is easiest.

Appreciate everyone's help.

Thanks.

Desley

Desley Brooks

Vice Mayor

Oakland City Council Member, District 6

City Hall

1 Frank Ogawa Plaza, 2nd Floor

Oakland, CA 94612

(510) 238-7006 (office)

(510) 986-2650 (facsimile)

dbrooks@oaklandnet.com

Keep Making A Difference -- Pay It Forward!

From: Minor, Derin
Sent: Fri 2/11/2011 10:22 AM
To: Jackson, Renay
Cc: Levin, Brooke A.; Garzon, Clara; Ryugo, Jim; Brooks, Desley
Subject: RE: Rainbow Teen Center

Renay,

Please contact Willie to see if there is an alarm on this facility and request a temporary alarm code so that we can go out and perform an assessment within the next week.

Also do you recall who had the keys for this site. I remember going out there but it has been more than a year ago and I don't recall who unlocked the building. Please let me know. Thank you!

Derin

From: Garzon, Clara
Sent: Friday, February 11, 2011 10:17 AM
To: Ryugo, Jim
Cc: Brooks, Desley; Levin, Brooke A.; Minor, Derin
Subject: RE: Rainbow Teen Center

Hi Jim,

I don't have keys nor alarm code.

Clara P. Garzon

Assistant to

Vice Mayor Desley Brooks

Oakland City Council Office, District 6

City Hall

1 Frank H. Ogawa Plaza - 2nd floor

Oakland, CA 94612

Office: (510) 238-3971

Fax: (510) 238-6129

cgarzon@oaklandnet.com

From: Ryugo, Jim
Sent: Friday, February 11, 2011 10:02 AM
To: Garzon, Clara
Cc: Brooks, Desley; Levin, Brooke A.; Minor, Derin
Subject: Rainbow Teen Center

Dear Clara,

Do you have the keys and alarm code for the Rainbow Teen Center? We need access so we can develop a maintenance plan and cost estimates.

Thank you.

Jim Ryugo


Building Services Manager

7101 Edgewater Drive, Building 2

Oakland CA 94621

510-615-5987 Office

510-615-5449 Fax

 Go Green! Please consider the environment before printing this email, and help the City of Oakland be environmentally responsible.

Garzon, Clara

From: Jackson, Renay **Sent:** Fri 2/11/2011 12:02 PM
To: Minor, Derin
Cc: Levin, Brooke A.; Garzon, Clara; Ryugo, Jim; Brooks, Desley
Subject: RE: Rainbow Teen Center
Attachments:

I had keys but returned them to Wes Ramsey after our work was completed. Willie will provide me, you, and Jim with temporary alarm codes.

From: Minor, Derin
Sent: Friday, February 11, 2011 10:23 AM
To: Jackson, Renay
Cc: Levin, Brooke A.; Garzon, Clara; Ryugo, Jim; Brooks, Desley
Subject: RE: Rainbow Teen Center

Renay,

Please contact Willie to see if there is an alarm on this facility and request a temporary alarm code so that we can go out and perform an assessment within the next week.

Also do you recall who had the keys for this site. I remember going out there but it has been more than a year ago and I don't recall who unlocked the building. Please let me know. Thank you!

Derin

From: Garzon, Clara
Sent: Friday, February 11, 2011 10:17 AM
To: Ryugo, Jim
Cc: Brooks, Desley; Levin, Brooke A.; Minor, Derin
Subject: RE: Rainbow Teen Center

Hi Jim,

I don't have keys nor alarm code.

Ciara P. Garzon

Assistant to

Vice Mayor Desley Brooks

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1 Frank H. Ogawa Plaza - 2nd floor

Oakland, CA 94612

Office: (510) 238-3971

Fax: (510) 238-6129

cgarzon@oaklandnet.com

From: Ryugo, Jim
Sent: Friday, February 11, 2011 10:02 AM
To: Garzon, Clara
Cc: Brooks, Desley; Levin, Brooke A.; Minor, Derin
Subject: Rainbow Teen Center

Dear Clara,

Do you have the keys and alarm code for the Rainbow Teen Center? We need access so we can develop a maintenance plan and cost estimates.

Thank you.

Jim Ryugo

Building Services Manager

7101 Edgewater Drive, Building 2

Garzon, Clara

From: Minor, Derin **Sent:** Wed 4/13/2011 5:45 PM
To: Garzon, Clara; Jackson, Renay
Cc:
Subject: Re: small trash bins for Rainbow Teen Center
Attachments:

Our pleasure!

From: Garzon, Clara
To: Minor, Derin; Jackson, Renay
Sent: Wed Apr 13 17:31:38 2011
Subject: RE: small trash bins for Rainbow Teen Center

Thank you both ☺

Clara P. Garzon

Assistant to

Vice Mayor Desley Brooks

Oakland City Council Office, District 6

City Hall

1 Frank H. Ogawa Plaza - 2nd floor

Oakland, CA 94612

Office: (510) 238-3971

Fax: (510) 238-6129

cgarzon@oaklandnet.com

From: Minor, Derin
Sent: Wednesday, April 13, 2011 5:26 PM
To: Garzon, Clara; Jackson, Renay
Subject: Re: small trash bins for Rainbow Teen Center

Renay,

Can you please take care of this, thank you.

Derin

From: Garzon, Clara
To: Minor, Derin
Sent: Wed Apr 13 16:56:00 2011
Subject: small trash bins for Rainbow Teen Center

Hi Derin,

Will Crowder is ordering a 32g garbage bin from Waste Management for the Teen Center and he suggested I contact you for "slim-jim containers" for inside use. I'm basically looking for a garbage bin for the Teen's kitchen (32 gal) and 4 small trash baskets like the black ones we have in Council office that are labeled "mixed paper". Do you have any or know where to get them? The Teen Center also needs the following please let me know if you can provide the following (or refer me to the appropriate department):

Paper towel dispensers for bathrooms

Mop

Bucket

3 Fire Extinguishers

As always, thank you so much for your assistance.

Clara P. Garzon

Assistant to

Vice Mayor Desley Brooks

Oakland City Council Office, District 6

City Hall

1 Frank H. Ogawa Plaza - 2nd floor

Oakland, CA 94612

Office: (510) 238-3971


Fax: (510) 238-6129

cgarzon@oaklandnet.com

Oakland OA 94621

510-615-5987 Office

510-615-5449 Fax

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SECTION

K

Oakland, CA 94612
(510) 238-7006 (office)
(510) 986-2650 (facsimile)
dbrooks@oaklandnet.com

Keep Making A Difference -- Pay It Forward!

From: Brooks, Desley
Sent: Mon 10/24/2011 3:44 PM
To: Byrd, Michele
Subject: CDBG allocations.

Hey Michele:

Wanted to follow-up on my brief conversation with you about the CDBG allocation for Thanksgiving and for the Teen Center.

The Thanksgiving give-away is fast approaching. We will need a check cut to the grocery store -- I will get you an invoice ASAP.

Also, there is approximately \$60,000 for the Teen Center. I wanted to see if there was a way to transfer those dollars to my office salary specifically for the Teen Center staff. Currently they are being paid out of my office budget and I would like to transfer them off. Please let me know.

Thanks.

Desley

Desley Brooks
Vice Mayor
Oakland City Council Member, District 6
City Hall
1 Frank Ogawa Plaza, 2nd Floor
Oakland, CA 94612
(510) 238-7006 (office)
(510) 986-2650 (facsimile)
dbrooks@oaklandnet.com

Keep Making A Difference -- Pay It Forward!

Brooks, Desley

From: Byrd, Michele
Sent: Thursday, November 03, 2011 9:15 AM
To: Brooks, Desley
Subject: RE: CDBG allocations.

Good Morning Desley,

Hope all is well in the midst of things.

Sorry for the delay in responding to your previous email.

If you will forward the invoice for the turkeys for the Thanksgiving giveaway and I will have staff process to provide a check.

If you want the check by next week, please be advised that next week is a short week and to ensure adequate time for processing I will need the invoice today, no later than tomorrow morning.

In regards to the funds for the Teen Center, due to the 17% reduction of all projects funded out of CDBG this year, the \$60,000 allocated to the Teen Center has been reduced to \$49,800.

if you could provide an org, project number we can transfer these funds into that project to cover the salaries of the staff.



For the records of how these funds we will need to have timesheets and job descriptions of the individuals whose salaries are being paid with these funds.

If you have any questions, or need further information, please feel free to contact me.

Take Care,

Michele

From: Brooks, Desley
Sent: Wednesday, November 02, 2011 11:19 PM
To: Brooks, Desley; Byrd, Michele
Subject: RE: CDBG allocations.

Hey Michelle:

I sent you this email over a week ago. To date I have not received a response.

Looking forward to hearing from you.

Desley

Desley Brooks
Vice Mayor
Oakland City Council Member, District 6
City Hall
1 Frank Ogawa Plaza, 2nd Floor

2/21/2012

Brooks, Desley

From: Garzon, Clara
Sent: Monday, December 19, 2011 11:56 AM
To: Brooks, Desley
Subject: FW: Account Codes for D.A.C.A.
FYI.

Clara P. Garzon
Assistant to
Vice Mayor Desley Brooks
Oakland City Council Office, District 6
City Hall
1 Frank H. Ogawa Plaza - 2nd floor
Oakland, CA 94612
Office: (510) 238-3971
Fax: (510) 238-6129
cgarzon@oaklandnet.com

From: Aigbekaen, Sam
Sent: Monday, December 19, 2011 11:52 AM
To: Garzon, Clara
Cc: Byrd, Michele
Subject: RE: Account Codes for D.A.C.A.

Hi Clara,

Starting today, you can now use the following codes to pay the seven DACA employees:

1.2108.88919.51111.G05650.YS11

Please let me know if you have questions.

Thank you,

Sam Aigbekaen
City of Oakland
Housing & Community Development Division
Community & Economic Development Agency
Phone -(510) 238-3786, Fax (510) 238-3691
saigbekaen@oaklandnet.com

From: Garzon, Clara
Sent: Friday, December 16, 2011 11:16 AM
To: Aigbekaen, Sam
Cc: Byrd, Michele
Subject: RE: Account Codes for D.A.C.A.

Hi Sam,

- 1) Hourly rate - \$25/hr. each
- 2) Total hours per week vary for each one of them depending on what each instructor has planned for the week. It varies from 6 to 20 hrs.; but no more than 20hrs.

3) All are part-time (CCPSE 14 PT).

Thanks,
Clara

Clara P. Garzon
Assistant to
Vice Mayor Desley Brooks
Oakland City Council Office, District 6
City Hall
1 Frank H. Ogawa Plaza - 2nd floor
Oakland, CA 94612
Office: (510) 238-3971
Fax: (510) 238-6129
cgarzon@oaklandnet.com

From: Aigbekaen, Sam
Sent: Friday, December 16, 2011 10:54 AM
To: Garzon, Clara
Cc: Byrd, Michele
Subject: Account Codes for D.A.C.A.

Hi Clara,

For each D.A.C.A. employee, I need the following information:

1. Hourly rate
2. Total hours per week
3. Indicate if permanent or part time

Thank you,

Sam Aigbekaen
City of Oakland
Housing & Community Development Division
Community & Economic Development Agency
Phone -(510) 238-3786, Fax (510) 238-3691
saigbekaen@oaklandnet.com

Brooks, Desley

From: Garzon, Clara
Sent: Monday, December 05, 2011 11:52 AM
To: Byrd, Michele
Cc: Brooks, Desley
Subject: RE: account codes for D.A.C.A.

Hi Michele:
Below is the accounting information on the D.A.C.A. employees Desley asked me to send you.
Please let me know if you have any questions. Thanks. Clara

District 6 Employees - Funding Codes

Feldman, Caleb Zachary
1.1010.00611.51111.0000000.IP52

Jackson, Laurence
1.1010.00611.51111.0000000.1P52

Matheson, Bryan K
1.1010.00611.51111.0000000.IP52

President, Andrea America
1.1010.00611.51111.0000000.IP52

Quick, Timothy A
1.1010.00611.51111.0000000.IP52

Richardson, Clayton Dwight
1.7780.00611.51111.A260810.IP52
1.1010.00611.51111.0000000.iP52

Unger, David Michael
1.1010.00611.51111.0000000.IP52

SECTION

L

Garzon, Clara

From: Montu, Janelle
To: Garzon, Clara
Cc:
Subject: RE: Dist 6 new employment status
Attachments:

Sent: Tue 9/27/2011 5:56 PM

Thanks much Clara - Have a great evening!

Janelle Montu

Budget Office

P: 510.238.2083 - F: 510.238.6564 - E: jmontu@oaklandnet.com



From: Garzon, Clara
Sent: Tuesday, September 27, 2011 5:46 PM
To: Montu, Janelle
Subject: Dist 6 new employment status

Hi Janelle,

Here is the information you requested for the 2 new District 6 employees. Both will be working at the Digital Arts & Culinary Academy out at Rainbow Teen Center:

David Unger

Status: PT/no-benefits

Hourly rate: \$25/hr.

Hours worked per wk.: varies (10-15 hrs.)

Starting date: September 6, 2011

Duration of employment: To Be Determined

Jaleb Feldman

Status: PT/no-benefits

Hourly rate: \$25/hr.

Hours worked per wk.: varies (7-10 hrs.)

Starting date: August 30, 2011

Duration of employment: To Be Determined

Thanks,

Clara

Clara P. Garzon

Assistant to

Vice Mayor Desley Brooks

Oakland City Council Office, District 6

City Hall

1 Frank H. Ogawa Plaza - 2nd floor

Oakland, CA 94612

Office: (510) 238-3971

Fax: (510) 238-6129

cgarzon@oaklandnet.com

Ciara P. Garzon

Assistant to

Vice Mayor Desley Brooks

Oakland City Council Office, District 6

City Hall

1 Frank H. Ogawa Plaza - 2nd floor

Oakland, CA 94612

Office: (510) 238-3971

Fax: (510) 238-6129

cgarzon@oaklandnet.com

From: Look, Daryl
Sent: Wednesday, April 13, 2011 10:02 AM
To: Wright, Lisa D.; Sanchez, Susan; Garzon, Clara
Cc: Holman, Sharon
Subject: RE: New Hires for Councilmember Brooks Office

Thanks very much for the update, Lisa. That's great ...I think i see some light!!

From: Wright, Lisa D.
Sent: Wednesday, April 13, 2011 9:52 AM
To: Look, Daryl; Sanchez, Susan; Garzon, Clara
Cc: Holman, Sharon
Subject: RE: New Hires for Councilmember Brooks Office

Hi Daryl,

They are with the DHRM Director for signature on the personnel requisition: Once the personnel req is complete it will be forwarded to Central Payroll for entry into Oracle.

Thanks,

Lisa

From: Look, Daryl
Sent: Wednesday, April 13, 2011 9:50 AM
To: Sanchez, Susan; Garzon, Clara; Wright, Lisa D.
Cc: Holman, Sharon
Subject: FW: New Hires for Councilmember Brooks Office
Importance: High

FYI: Please see Payroll's message below.

Does someone have the actual new hire paperwork on the other 5 new employees (other than Mr. Quick)? Payroll has indicated they still will need to get them into the system.

Aarin Burch

Laurence Jackson

Bryan Matheson

Andrea President

Clayton Richardson

thanks,

Daryl

From: Holman, Sharon

Sent: Wednesday, April 13, 2011 9:28 AM
To: Look, Daryl
Cc: Kasaine, Katano
Subject: RE: New Hires for Councilmember Brooks Office
Importance: High

Daryl,

Per our conversation, Payroll have not received the New Employee Records forms (NEER) on the 5 new hires:

Clayton Richardson

Bryan Matheson

Aarin Burch

Laurence Jackson

Andrea President

Timothy Quick's NEER was processed yesterday. Mr. Quick's payroll adjustment will be process today.

Thank you.

Sharon Holman
Principal Financial Analyst
City of Oakland
FMA-Treasury Division
150 Frank H. Ogawa Plaza, Suite 3341
Oakland, CA 94612
V 510.238.6735
F 510.238.6400
sholman@oaklandnet.com

-----Original Message-----

From: Look, Daryl
Sent: Tuesday, April 12, 2011 12:49 PM
To: Mitchell, Jason; Garzon, Clara; Sanchez, Susan
Cc: Wright, Lisa D.; Taylor-Lloyd, Michelle; Clay, Joyce F.; Walsh, Kip; Kasaine, Katano; Holman, Sharon; Goodman, Montrice
Subject: RE: New Hires for Councilmember Brooks Office

Thanks, Jason!

Regards,

Daryl

From: Mitchell, Jason
Sent: Thursday, April 07, 2011 8:04 PM
To: Look, Daryl; Garzon, Clara; Sanchez, Susan
Cc: Wright, Lisa D.; Taylor-Lloyd, Michelle; Clay, Joyce F.; Walsh, Kip; Kasaine, Katano; Holman, Sharon; Goodman, Montrice
Subject: RE: New Hires for Councilmember Brooks Office

Hello Daryl,

I received notice today that the background report was sent to our Office.

* Audree is the only person that reviews background reports. Once she reviews the report hopefully by tomorrow we would know the outcome of Timothy Quick.

I will keep everyone updated on his status.

Thanks,

Jason M.

From: Look, Daryl
Sent: Thursday, April 07, 2011 5:05 PM
To: Mitchell, Jason; Garzon, Clara; Sanchez, Susan
Cc: Wright, Lisa D.; Taylor-Lloyd, Michelle; Clay, Joyce F.; Walsh, Kip; Kasaine, Katano; Holman, Sharon; Goodman, Montrice
Subject: RE: New Hires for Councilmember Brooks Office

I don't recall seeing a packet for D. Moragne.

When do you think the results will be in for the following??

Laurence Jackson

Timothy Quick

Bryan Matheson

Thanks,

Daryl

From: Mitchell, Jason
Sent: Monday, March 28, 2011 1:08 PM
To: Look, Daryl
Subject: RE: New Hires for Councilmember Brooks Office

Hello Daryl,

The following individuals have completed and passed the fingerprinting (live scan) and background test:

1. David Moragne
2. Andrea President
3. Claytoven Richardson
4. Aarin Burch

The others are being processed and their status is still pending.

Thanks,

Jason M.

From: Look, Daryl
Sent: Monday, March 28, 2011 12:08 PM
To: Mitchell, Jason
Subject: New Hires for Councilmember Brooks Office

Hi Jason,

I'm reviewing some documents that were submitted through DHRM today. Can you please confirm if any required background checks have been completed for the following applicants who are going through the hiring process for Councilmember PSE-14 positions? I understand they are going to be working on the "Rainbow Teen Center" which may have exposure to working with youth (as well as other possible Council projects).

Aarin Burch

Laurence Jackson

Bryan Matheson

Andrea President

Timothy Quick

Clayton Richardson



Although these positions appear to be funded out of the City Council Office, it's apparent the employees will be working with and/or around teens, and we want to be sure that all required background checks and protocol is followed.

Thank-you for your assistance in this matter.

Daryl B. Look

Principal HR Analyst

Department of Human Resources

Thanks,

Clara P. Garzon

Assistant to

Vice Mayor Desley Brooks

Oakland City Council Office, District 6

City Hall

1 Frank H. Ogawa Plaza - 2nd floor

Oakland, CA 94612

Office: (510) 238-3971

Fax: (510) 238-6129

cgarzon@oaklandnet.com

From: Wright, Lisa D.

Sent: Thursday, April 07, 2011 2:47 PM

To: Look, Daryl; Garzon, Clara

cc: Kasaine, Katano; Holman, Sharon

Subject: RE: New Hires for Councilmember Brooks Office

Today, DHRM received one packet for Timothy Quick signed off by Mr. Ewell which will now be routed for final HR approvals prior to forwarding to Central Payroll.

I believe the others are with CAO for signature and are in route to DHRM later today or tomorrow.

Desley

Desley Brooks, Vice Mayor

Council Member, District 6

City Hall

1 Frank Ogawa Plaza, 2nd Floor

Oakland, CA 94612

(510) 238-7006

(510) 986-2650 (Facsimile)

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Keep Making a Difference -- Pay It Forward!