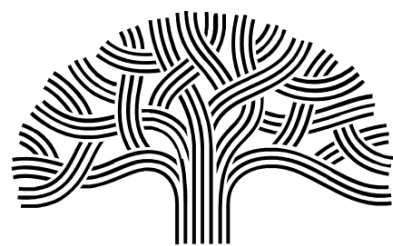


# 2024 Cultural Facilities & Infrastructure Bond Measure

Council President Nikki Fortunato Bas, District 2  
President Pro Tempore Dan Kalb, District 1  
Councilmember Rebecca Kaplan, At-Large

Rules and Legislation Committee  
May 30, 2024



CITY OF  
**OAKLAND**



# Recommendation

Adopt resolution: Submitting to voters at November 5 General Election

- Issuance of **\$182 M in General Obligation Bonds**
- Fund infrastructure projects at
  - Oakland Museum of CA (OMCA)
  - Chabot Space & Science Center
  - Children's Fairyland
  - Peralta Hacienda Historical Park



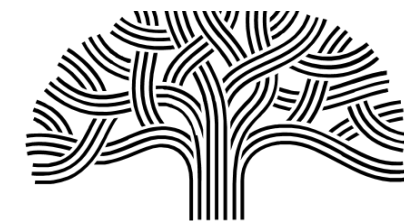
CITY OF  
**OAKLAND**

# Executive Summary

- 4 cultural institutions housed in facilities owned by the City of Oakland, with long-term leases and operating agreements with City
- All have aging facilities and infrastructure, with inventory or capital improvements needed.
- Institutions at these facilities have strong history and track record of community service & programming to diverse communities
  - All have valuable specialized exhibits, landscapes, education, and programming serving children, youth, and families.

# Background/ Legislative History

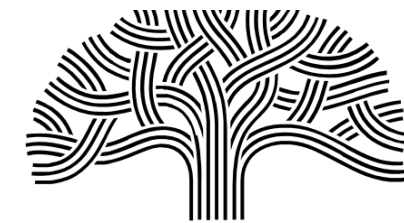
- 1960's: OMCA constructed through City of Oakland bond measure
- 2002: Measure G authorized issuance of \$59M for Oakland Zoo, OMCA, and Chabot Space & Science Center
- 2010: Measure C authorized Transient Occupancy Tax Surcharge (“hotel tax”) to support operations of cultural institutions
- > 20 yrs since last capital improvement bond for cultural facilities



CITY OF  
**OAKLAND**

# Analysis & Policy Alternatives

- 4 cultural institutions housed in facilities owned by the City of Oakland, with long-term leases and operating agreements with City
- All have aging facilities and infrastructure, with inventory or capital improvements needed
- All provide valuable exhibits, programming, education on science, history, arts, culture
- Total visitation at 4 facilities > 500,000 visitors annually, ~ 1/2 from schools

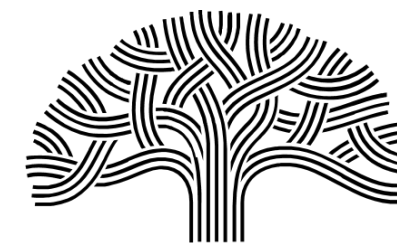


**CITY OF  
OAKLAND**

# Analysis & Policy Alternatives, conti.

Types of facilities & capital improvement projects to be funded:

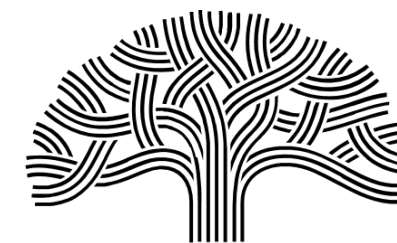
- improvement & rehabilitation
- preservation
- construction
- ADA access
- historic preservation
- safety and security
- visitor amenities
- educational facilities
- environmental sustainability
- exhibits and collections storage



**CITY OF  
OAKLAND**

# Oakland Museum of California

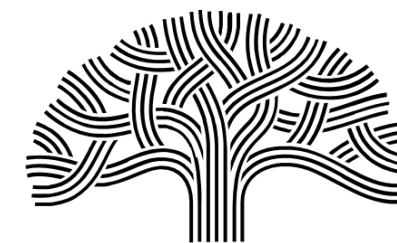
- 7 acre indoor/ outdoor campus
- ~ 200K visitors/ yr
- 55 yr old building
- Garden, entrances across from Lake Merritt
- Collections of CA art, history, and natural sciences



**CITY OF  
OAKLAND**

# Chabot Space & Science Center

- 14-acre campus, 150k visitors/yr
- 24 yrs at current facility (140 yr old institution)
- Planetarium, exhibits, observatory
- NASA partnership
- Workforce development to build equitable pathways into STEM careers in astronomy & aerospace



**CITY OF  
OAKLAND**



# Children's Fairyland

- 74 yr old facility built by the Oakland Park & Recreation Dept
- 150K visitors/ yr
- 4 child-size rides and 40 exhibits
- Part of inspiration for Disneyland
- Keep vintage feel while modernizing



**CITY OF  
OAKLAND**

# Peralta Hacienda Historical Park

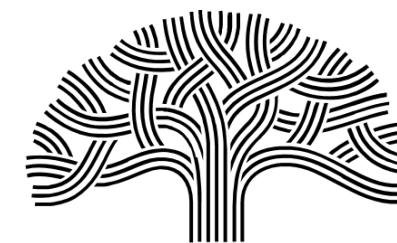
- 6 acre site; 92K visitors/ yr
- >50 yr old park, museum, gardens, exhibits
- Ohlone and Californio origins of Oakland
- 2001 Park Master Plan



**CITY OF  
OAKLAND**

# Polling Results

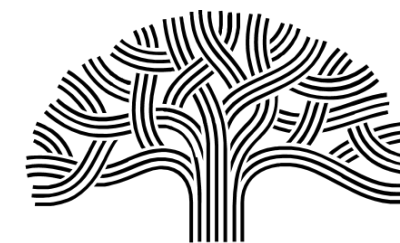
- Summer 2023, private poll commissioned by organizations
- 614 likely voters, at \$189M bond
- Approval rating of 69%
- 80% noted the need for safe and affordable spaces, especially for children and youth



**CITY OF  
OAKLAND**

# Community Engagement & Oversight

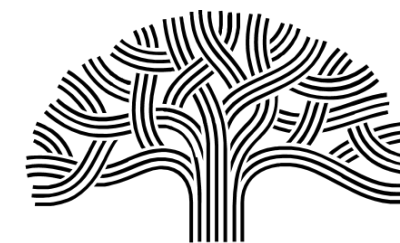
- Affordable Housing and Infrastructure Bonds Oversight Committee



CITY OF  
**OAKLAND**

# Impact on facilities of bond measure

- Renovated theater, exhibit spaces, and facilities
- New and modernized educational learning spaces and youth center
- Improved climate resilience
- Sustainable green spaces in gardens and parks
- Enhanced safety and security of facilities



CITY OF  
**OAKLAND**

# Impact on facilities without bond measure

- Degraded infrastructure (building, water, electrical)
- Lack of ADA accessibility to critical areas
- Roof leaks, waterproofing failures result in damage to to facilities, collections, visitor safety risks, and closure
- Poor seismic protection lead to risk of damage to facilities, collections, closure
- Fire safety system weaknesses result in security risks to visitors



**CITY OF  
OAKLAND**

# Water Intrusion Remediation and Infrastructure



OMCA



# Roof depressions, deformation



OMCA



# Lack of ADA Accessibility



OMCA

# Water intrusion & damage



Chabot Space  
& Science Ctr

# Water damage



Chabot Space  
& Science Ctr



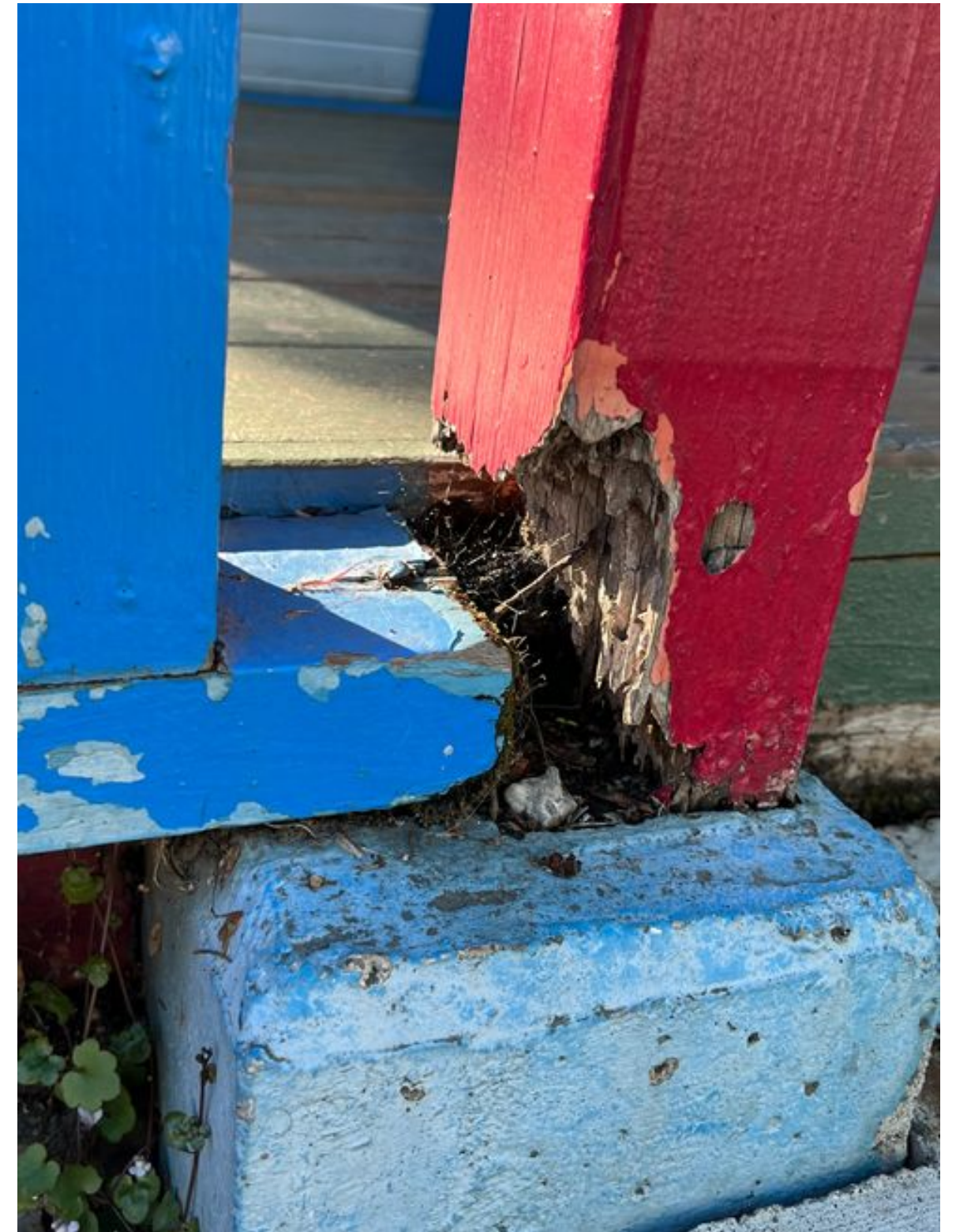
# Exhibit & Infrastructure Degradation



Children's Fairyland



# Exhibit & Infrastructure Degradation



Children's Fairyland

# Exterior damage



Peralta Hacienda

# Exterior damage & paint blistering

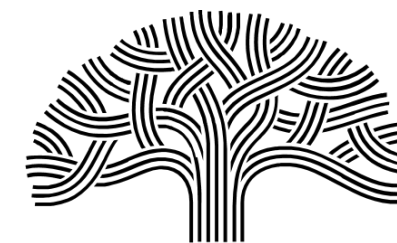


Peralta Hacienda



# Fiscal Impact

- If voters pass bond measure, City authorize issuance of \$182M in General Obligation bonds to fund projects at 4 facilities
- 2022 General Obligation Bond policy- limits City's ability to issue bonds and requires older bonds retired before issuance of new bonds



CITY OF  
**OAKLAND**



# Fiscal Impact, conti.

*Table 1 – 2024 Cultural Facility Infrastructure Bond Proposed Spending Plan*

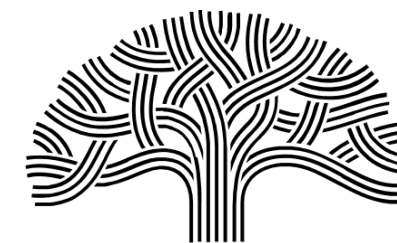
| <u>Category</u>                  | <u>Amount</u>        |
|----------------------------------|----------------------|
| The Oakland Museum of California | \$98 Million         |
| Chabot Space and Science Center  | \$55 Million         |
| Children’s Fairyland             | \$22 Million         |
| Peralta Hacienda Historical Park | \$9 Million          |
| <b>Total</b>                     | <b>\$182 Million</b> |



**CITY OF  
OAKLAND**

# Public Outreach/ Interest

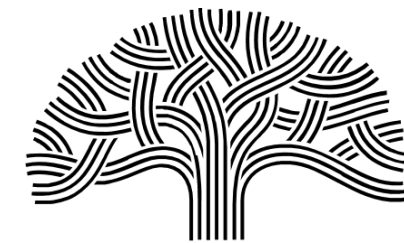
- Private Poll
- Meetings with 4 cultural institutions
- Engaging public through legislative process (Rules Committee, City Council Meetings)



CITY OF  
**OAKLAND**

# City Coordination

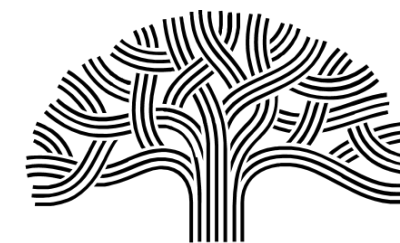
- City Council, City Administrator, Finance Department
- Reviewed by City Attorney
- Input from Mayor's Office and the 4 cultural institutions



CITY OF  
**OAKLAND**

# Economic Impacts

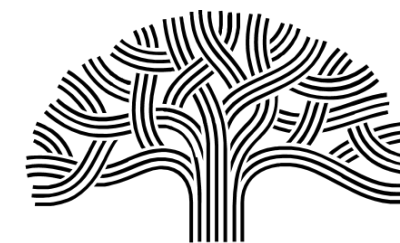
- If bond measure is approved by voters, jobs for local construction companies, contractors, workers
- Generate tourism and visitation, education programming



CITY OF  
**OAKLAND**

# Environmental Impacts

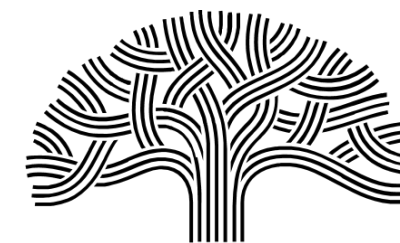
- Projects include energy efficiency, water sustainability, climate change resilience
- Many facilities & organizations provide ongoing environmental education and programming



**CITY OF  
OAKLAND**

# Race and Equity Impacts

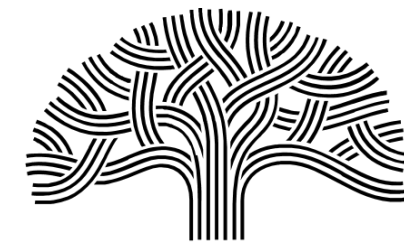
- All organizations have deep commitment to racial, soci-economic, and age diversity in all areas including:
  - on Boards and staff
  - visitors through content and accessibility (ex. free and discounted admission)



**CITY OF  
OAKLAND**

# Race and Equity Impacts, conti.

- Snapshot of visitor/ user demographics
  - **OMCA:**
    - 50% BIPOC (12% Black, 14% AAPI, 8% Latinx; 12% multiracial/ethnic); 43% HH income < \$100,000;
    - School population: 28% Oakland schools, 46% Title 1 schools w/ low-income families
  - **Chabot Space & Science Center:**
    - 41% BIPOC (10% Black, 19% AAPI, 8% Latinx; 17% multiracial/ethnic)
    - Workforce Development partnership w/ OUSD's linked learning program, from Title 1 High Schools



**CITY OF  
OAKLAND**

# Race and Equity Impacts, conti.

- Snapshot of visitor/ user demographics
  - **Children's Fairyland:**
    - 64% BIPOC (4.5% Black, 49% AAPI, 3.5% Latinx, 11% multiple ethnicities);  
Reduced price admission by income
    - School population: 33% from OUSD, 88% of which enrolled in free or reduced price lunch program
  - **Peralta Hacienda Historical Park:**
    - 95% BIPOC (19% Black, 14% AAPI including Laotian Mien, 51% Latinx including Mayan Mam); free education & youth programs
    - School population: 3rd and 4th grade- 90% from OUSD, 75% from Title 1 schools





# Recommendations

Adopt resolution: Submitting to voters at November 5 General Election

- Issuance of **\$182 M in General Obligation Bonds**
- Fund infrastructure projects at
  - Oakland Museum of CA (OMCA)
  - Chabot Space & Science Center
  - Children's Fairyland
  - Peralta Hacienda Historical Park



CITY OF  
**OAKLAND**