

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

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2008 JUN 12 PM 6:07

TO: Office of the Agency Administrator  
ATTN: Deborah Edgerly  
FROM: Community and Economic Development Agency  
DATE: June 24, 2008

**SUBJECT: An Agency Resolution Contributing Central City East Redevelopment Funds In The Amount Of \$800,000 To The City Of Oakland Under The Cooperation Agreement For Exterior Renovation Improvements To The Fremont Pool Facility At 4559 Foothill Boulevard**

**A City Resolution Accepting And Appropriating Central City East Redevelopment Funds In The Amount Of \$800,000 Under The Cooperation Agreement For Exterior Renovation Improvements To The Fremont Pool Facility At 4559 Foothill Boulevard**

---

**SUMMARY**

Redevelopment staff requests authorization to allocate approximately \$800,000 from Fiscal Year 2008-09 from Central City East (CCE) Redevelopment Area tax increment funds to fund the exterior renovation and related improvements to the Fremont Pool facility. The proposed exterior improvements which are requested for the Fremont pool include entryway design improvements, exterior painting, landscaping, lighting, hardscape treatments, pool seating areas, etc. These improvements will have a positive visual impact on the surrounding area, as well as positively impact the pool facilities that provide services to the surrounding community and the neighboring Fremont School.

**FISCAL IMPACT**

Agency staff requests an authorization and allocation of \$800,000 during fiscal year 2008-09 for the improvements to the Fremont Pool facility. Specifically, Agency staff requests:

Funds in the amount of \$168,000 be allocated from the Central City East Operations Fund (9540), Central City East Organization (88699), Central City East Rehab Project (S233390); and

Funds in the amount of \$100,000 to be allocated from the Central City East Operations Fund (9540), Central City East Organization (88699), Central City East Tenant Improvement Program (S233320); and

Funds in the amount of \$100,000 to be allocated from the Central City East Operations Fund (9540), Central City East Organization (88699), Central City East Facade Improvement Program

(S233330); and

Funds in the amount of \$245,000 to be allocated from the Central City East Operations Fund (9540), Central City East Organization (88699), ORA Central City East Repayment Agreement (S233310); and

Funds in the amount of \$187,000 to be allocated from the Central City East Operations Fund (9540), Central City East Organization (88699), Central City East Assembly and Relocation Program (S233350); and

The proposed funding is summarized on the following table:

<b>Source of Funds</b>		
<b>Fund Type</b>	<b>Funding Accounts</b>	<b>Total</b>
CCE Misc. Rehab Services	5, 9540, 88699, S233390	\$168,000
Tenant Improvement Program Funds	5, 9540, 88699, S233320	\$100,000
Façade Improvement Program Funds	5, 9540, 88699, S233330	\$100,000
Misc. Operating Funds	5, 9540, 88699, S2333310	\$245,000
CCE Assembly Funds	5, 9540, 88699, S233350	\$187,000
<b>Total</b>		<b>\$800,000</b>

## **BACKGROUND**

Fremont pool is located at 4559 Foothill Boulevard and serves the surrounding East Oakland community, in addition to Fremont High School, with safe, outdoor recreation programs. Pool use includes swimming classes and lessons for tiny tots, children and adults, swim team practice, water aerobics, and recreational and competitive swim activities. The facility is currently in need of exterior and interior improvements. The project originally started as a request through the CCE Façade Improvement Program. However, upon review of the scope of work, it became apparent that substantial upgrades to the facility were necessary beyond the program's limitations. The item was initially scheduled to be heard by the CCE Project Area Committee (PAC) during the May 5, 2008 meeting, but was postponed due to the fact that the meeting time expired before the item could be discussed. Subsequently, the item was heard and approved at the June 2, 2008 PAC meeting.

Item: \_\_\_\_\_  
CED Committee  
June 24, 2008

## **KEY ISSUES AND IMPACTS**

Fremont Pool is in need of both exterior and interior improvements to address issues of blight and utility. The CCE Redevelopment Area can direct funds to improve this facility.

Funds for this proposed project shall be used for the various expenses related to exterior renovation and related improvements to the facility. This will include design and engineering, design review, management, construction and other related costs. CCE Staff have been working with CEDA Project Delivery Division to devise a scope of work and budget. Project Delivery is utilizing one of their on-call design/engineering consultants, KPA Associates, who are in the process of preparing construction documents that are approaching the required design level. Some of the proposed improvements include new entryway design featuring public art tiles, exterior painting, landscaping, hardscape improvements, tables and seats adjacent to the pool area, etc.

Project Delivery has provided a project budget estimate (Attachment A). The estimated project amount is \$792,300, including design & engineering costs, management services costs, construction costs and other City costs.

## **SUSTAINABLE OPPORTUNITIES**

### ***Economic:***

The Agency plans to improve the public facilities to serve the neighborhood. This project will add to the aesthetic appeal of the landscape and thus make 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 include landscaping, which will provide a better aesthetic appeal for the Pool and the surrounding area. The contractors will be required to make every effort to utilize green building practices throughout the improvement process.

### ***Social Equity:***

The proposed improvements will provide a positive stimulus to a public facility that provides recreational water access to neighborhood residents, students of the local schools, and to the residents of Oakland.

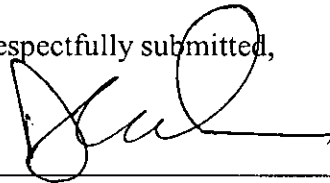
**DISABILITY AND SENIOR CITIZEN ACCESS**

As a public facility the pool must consider the access of all, including senior citizens and the disabled. The recommended improvements will comply with all city, state, and federal requirements, including the American with Disabilities Act (ADA). All efforts will be taken during the construction process to minimize any negative impact to access.

**ACTION REQUESTED OF THE CITY COUNCIL/REDEVELOPMENT AGENCY**

Agency staff requests authorization to allocate \$800,000 to the City of Oakland and for the City to accept and appropriate the funds towards the improvement of the Fremont Pool facility.

Respectfully submitted,

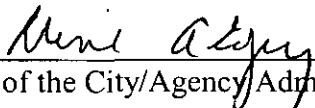


\_\_\_\_\_  
Dan Lindheim  
Director  
Community and Economic Development Agency

Reviewed by:  
Gregory Hunter, Deputy Director of Economic Development  
and Redevelopment  
Larry Gallegos, Central City East Manager, Redevelopment  
Division

Prepared by:  
Kimani Rogers, Urban Economic Analyst II  
Redevelopment Division

APPROVED AND FORWARDED TO  
COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE:

  
\_\_\_\_\_  
Office of the City/Agency Administrator


Attachment A: Project Budget Estimate

## Attachment A

Project Budget Estimate and Tracking for Fremont Pool Façade Improvements						
Public Works Agency		Original	Prepared by: Sandra Ousley			
Project Delivery Division			Date: 3/11/2008			
Description	Org.	Account	Original Project Budget	Revised Budget	% of Constr. Budget	Total Expenditures
<b>FUND SOURCES</b>						
<b>DESIGN &amp; ENGINEERING</b>						
Design/Engineering Consultant	92270	54411	\$ 57,000	\$ 16,000	9.2%	
Design Reimbursable Allowance						
Surveying	30235	56611				
Geotechnical						
City Environmental Services	30283	56611	\$ 5,000	\$ 2,500	0.6%	
Subtotal (Line A)			\$ 62,000		10.0%	
<b>DESIGN REVIEW</b>						
Traffic Engineering						
Parks & Recreation						
Sewers&Street Engineering						
Electrical Engineering						
ADA Coordinator						
OIT/Telecom						
Maintenance / Muni Bldgs						
Other	30271	54011				
Subtotal (Line B)			\$		0.0%	
<b>MANAGEMENT SERVICES</b>						
Construction Management	30232	56611	\$ 44,000		7.1%	
Project Management	30271	56611	\$ 31,500	\$ 10,000	5.1%	
Construction Surveying	30235					
Material Testing	30235		\$ 5,500		0.9%	
Printing	92270	54711	\$ 3,000	\$ 2,500	0.5%	
Postage	92270	53611	\$ 300		0.0%	
Advertising	92270	54721	\$ 2,500		0.4%	
Subtotal (Line C)			\$ 86,800		14.1%	
Soft Cost Contingency (Line D)	30271	54011	\$ 10,000		1.6%	
Soft Cost Total			\$ 158,800			
Soft Costs as a % of the Construction Budget (Lines (A+B+C+D)/E					25.7%	
<b>CONSTRUCTION</b>						
Construction Contract	92270	57212	\$ 520,000			
Contingency (10%)	92270	54011	\$ 52,000			
Art tiles for façade			\$ 30,000			
HazMat Abatement Allowance						
Special Inspection Allowance						
Fixtures, Furnsh'g, Equip. (FF&E)						
OIT/Telecom/Alarms						
Muni Bldgs (keying, misc.)						
Relocation Costs						
Permits			\$ 15,000			
Project contingency						
Utility company fees						
Subtotal (Line E)			\$ 617,000			
<b>OTHER CITY COSTS</b>						
Public Art	92270	56915			0.0%	
Contract Compliance	88229	54011	\$ 16,500		3.2%	
Subtotal (Line F)			\$ 16,500			
<b>Total Estimated Project Cost</b>						
Fund Totals			\$792,300	\$31,000	78.8%	\$ -

OFFICE OF THE CITY CLERK  
CITY OF OAKLAND  
2008 JUN 12 PM 6:08

APPROVED AS TO FORM AND LEGALITY:

  
AGENCY COUNSEL

## REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

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

---

### AN AGENCY RESOLUTION CONTRIBUTING CENTRAL CITY EAST REDEVELOPMENT FUNDS IN THE AMOUNT OF \$800,000 TO THE CITY OF OAKLAND UNDER THE COOPERATION AGREEMENT FOR EXTERIOR RENOVATION IMPROVEMENTS TO THE FREMONT POOL FACILITY AT 4559 FOOTHILL BOULEVARD

**WHEREAS**, the Fremont Pool Facility is a public facility owned and operated by the City of Oakland, and located within the Central City East Redevelopment Project Area at 4559 Foothill Boulevard; and

**WHEREAS**, the Fremont Pool is blighted and in need of various exterior and interior improvements; and

**WHEREAS**, the proposed improvements of exterior painting, landscaping, lighting, hardscape treatments, and other miscellaneous exterior improvements to the Fremont Pool (the "Fremont Pool Improvements Project") funded by the Redevelopment Agency are consistent with and will further the purposes of the Central City East Redevelopment Plan and its Five-Year Implementation Plan, including but not limited to the elimination of blight; and

**WHEREAS**, the City and Agency agree that improving public facilities is one of the goals of the Central City East Redevelopment Project and that the proposed Fremont Pool Improvements Project will improve the quality of life for residents and businesses throughout the Project Area and will complement and enhance other economic development and redevelopment efforts along the Foothill corridor; 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 the installation cost or construction of publicly-owned facilities, if the legislative body has consented to such funding and has made certain findings; and

**WHEREAS**, Section 33679 of the California Health and Safety Code provides that, prior to the use of tax increment funds for improvements to a public building, the legislative body must hold a noticed public hearing and make available to the public a summary of the proposed funding; and

**WHEREAS**, the City Council has held a public hearing and is consenting to the use of Agency funding for the Central City East Fremont Pool Improvements Project pursuant to Sections 33445 and 33679 of the California Health and Safety Code; now, therefore, be it

**RESOLVED**: That the Agency hereby allocates up to \$800,000 in Redevelopment Agency funds for the Fremont Pool Improvements Project, and appropriates such funds to the Fremont Pool Improvements Project; and be it further

**RESOLVED**: That Agency funds in an amount not to exceed \$168,000 is allocated and appropriated to the Fremont Pool Improvements Project from the Oakland Redevelopment Agency Entity (5), Central City East Operations (9540), Central City East Redevelopment Organization (88699), and Central City East Rehab Staffing Project (S233390); and be it further

**RESOLVED**: That Agency funds in an amount not to exceed \$100,000 is allocated and appropriated to the Fremont Pool Improvements Project from the Oakland Redevelopment Agency Entity (5), Central City East Operations (9540), Central City East Redevelopment Organization (88699), and Central City East Tenant Improvement Program (S233320); and be it further

**RESOLVED**: That Agency funds in an amount not to exceed \$100,000 is allocated and appropriated to the Fremont Pool Improvements Project from the Oakland Redevelopment Agency Entity (5), Central City East Operations (9540), Central City East Redevelopment Organization (88699), and Central City East Façade Improvement Program (S233330); and be it further

**RESOLVED**: That Agency funds in an amount not to exceed \$245,000 is allocated and appropriated to the Fremont Pool Improvements Project from the Oakland Redevelopment Agency Entity (5), Central City East Operations (9540), Central City East Redevelopment Organization (88699), and Central City East Repayment Agreement (S233310); and be it further

**RESOLVED**: That Agency funds in an amount not to exceed \$187,000 is allocated and appropriated to the Fremont Pool Improvements Project from the Oakland Redevelopment Agency Entity (5), Central City East Operations (9540), Central City East Redevelopment Organization (88699), and Central City East Assembly and Relocation Program (S233350); and be it further

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

1. That the funding of the Fremont Pool Improvements Project will benefit the Central City East Redevelopment Project Area by improving a dilapidated public facility that is a blighting influence in the Central City East Project Area and enhancing recreational facilities for residents of the Project Area;

2. That due to fiscal constraints on the City's general fund and the high number of capital projects competing for limited City funds, the City's Capital Improvement Program budget is unable to provide financing for the Fremont Pool Facility and therefore no other reasonable means of financing are available to the City other than Redevelopment Agency funding;

3. That the use of tax increment funds from the Central City East Project Area for the Fremont Pool Project will assist in the elimination of blight in the Central City East Project Area by improving serious dilapidated and deteriorated physical conditions, improving conditions at the facility that prevent or substantially hinder the viable use of the facility, and complementing and enhancing other economic development and redevelopment efforts along the Foothill corridor within the Project Area; and

4. That the use of tax increment funds from the Central City East Project Area for the Fremont Pool Improvements Project is consistent with the implementation plan adopted for the Central City East Project Area; and be it further

**RESOLVED:** That the Agency Administrator or her designee is hereby authorized to take whatever actions necessary with respect to this Project consistent with this Resolution and its basic purpose.

IN AGENCY, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2008

**PASSED BY THE FOLLOWING VOTE:**

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

NOES-

ABSENT-

ABSTENTION-

Attest: \_\_\_\_\_

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



FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2008 JUN 12 PM 6:08

APPROVED AS TO FORM AND LEGALITY:

  
DEPUTY CITY ATTORNEY

## OAKLAND CITY COUNCIL

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

---

**A RESOLUTION ACCEPTING AND APPROPRIATING FUNDS FROM  
THE REDEVELOPMENT AGENCY IN THE AMOUNT OF \$800,000  
UNDER THE COOPERATION AGREEMENT FOR EXTERIOR  
RENOVATION IMPROVEMENTS TO THE FREMONT POOL FACILITY  
AT 4559 FOOTHILL BOULEVARD**

**WHEREAS**, the Fremont Pool Facility is a public facility owned and operated by the City of Oakland, and located within the Central City East Redevelopment Project Area at 4559 Foothill Boulevard; and

**WHEREAS**, the Fremont Pool is blighted and in need of various exterior and interior improvements; and

**WHEREAS**, the proposed improvements include exterior painting, landscaping, lighting, hardscape treatments, and other miscellaneous exterior improvements (the "Fremont Pool Improvements Project"); and

**WHEREAS**, the City and Agency agree that improving public facilities is one of the goals of the Central City East Redevelopment Project and that the proposed Fremont Pool Improvements Project will improve the quality of life for residents and businesses throughout the Project Area and will complement and enhance other economic development and redevelopment efforts along the Foothill corridor; 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 the installation cost or construction of publicly-owned facilities, if the legislative body has consented to such funding and has made certain findings; and

**WHEREAS**, Section 33679 of the California Health and Safety Code provides that, prior to the use of tax increment funds for improvements to a public building, the legislative body must hold a noticed public hearing and make available to the public a summary of the proposed funding; and

**WHEREAS**, the Redevelopment Agency is contributing \$800,000 in Central City East funds to the Fremont Pool Improvements Project; and

**WHEREAS**, the City Council has held a public hearing on the proposed use of Agency funding for the Fremont Pool Improvements Project; now, therefore, be it

**RESOLVED**: That the City Council hereby accepts and appropriates up to \$800,000 in Redevelopment Agency funds for the Central City East Fremont Pool Improvements Project, and appropriates such funds to the Central City East Fremont Pool Improvements Project; and be it further

**RESOLVED**: That the City Council hereby finds and determines as follows:

1. That the funding of the Fremont Pool Improvements Project will benefit the Central City East Redevelopment Project Area by improving a dilapidated public facility that is a blighting influence in the Central City East Project Area and enhancing recreational facilities for residents of the Project Area;
2. That due to fiscal constraints on the City's general fund and the high number of capital projects competing for limited City funds, the City's Capital Improvement Program budget is unable to provide financing for the Fremont Pool Facility and therefore no other reasonable means of financing are available to the City other than Redevelopment Agency funding;
3. That the use of tax increment funds from the Central City East Project Area for the Fremont Pool Improvements Project will assist in the elimination of blight in the Central City East Project Area by improving serious dilapidated and deteriorated physical conditions, improving conditions at the facility that prevent or substantially hinder the viable use of the facility, and complementing and enhancing other economic development and redevelopment efforts along the Foothill corridor within the Project Area; and
4. That the use of tax increment funds from the Central City East Project Area for the Fremont Pool Improvements Project is consistent with the implementation plan adopted for the Central City East Project Area; and be it further

**RESOLVED**: That the City Administrator or her designee is hereby authorized to take whatever actions necessary with respect to this Project consistent with this Resolution and its basic purpose.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2008

**PASSED BY THE FOLLOWING VOTE:**

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

NOES-

ABSENT-

ABSTENTION-

Attest: \_\_\_\_\_

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