

CITY OF OAKLAND

AGENDA REPORT

2012 FEB -2 PM 1:32

TO: Office of the City Administrator
ATTN: Deanna J. Santana
FROM: Public Works Agency
DATE: February 14, 2012

RE: Resolution To

- 1) Authorize The Reallocation of Three Million Three Hundred Thousand Dollars (\$3,300,000.00) From The East Bay Regional Park District Local Grant Program Of The Open Space, Wildlife, Shoreline And Parks Bond (2008 Measure WW) For Bushrod Park Soccer Field To The Golden Gate Community Recreation Center Expansion and Improvement Project, and
- 2) Authorize The City Administrator Or Her Designee To Apply For, Accept, And Appropriate Grant Funds In The Amount Of Three Million Three Hundred Thousand Dollars (\$3,300,000.00) From The Measure WW East Bay Regional Park District Local Grant Program For The Golden Gate Community Recreation Center Expansion and Improvement Project

SUMMARY

The proposed resolution will authorize the reallocation of funds from the Regional Open Space, Wildlife, Shoreline and Parks Bond (2008 Measure WW) for the Bushrod Park Soccer Field to the Golden Gate Community Recreation Center Improvement Project (Project) and authorize the City Administrator to apply for, accept, and appropriate the East Bay Regional Park Bond funds for the Project.

FISCAL IMPACT

Approval of the resolution will reallocate \$3,300,000.00 from Measure WW Fund (No. 2260) for the Bushrod Park Soccer Field Project (No. C377310) to the Golden Gate Recreation Center Expansion and Park Improvement Project (new project number to be established).

Expansion and Improvements of the Golden Gate Recreation Center and Park will address deferred maintenance and replace building systems to extend the useful life of the facility. The maintenance and repair costs of the new systems will be reduced, however, increased program usage will increase resource needs. With limited resources, operation and maintenance are impacted. During the design of the project, products, materials, systems and finish selections will focus on maintainability, durability, and ease of operation to minimize operation and

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maintenance costs. At the time of construction award, additional maintenance and operation impact will be presented.

BACKGROUND

In Nov. 2008, voters approved Measure WW – Regional Open Space, Wildlife, Shoreline and Parks Bond. Part of the East Bay Regional Park District bond allocates 25% of the bond as Local Grant Program funds to cities and special park districts on a per capita basis.

Under Resolution 81777 C.M.S. approved in February 2009, the City received \$19.2 million from the Local Grant Program of the Measure WW Bond and allocated the funds among 16 capital improvement projects. Bushrod Park Soccer Field is one of the proposed projects as a joint-effort improvement on Oakland Unified School District (OUSD) property.

Since 2008, the City worked extensively with OUSD to develop a land use agreement (lease) as required the bond grant. However, OUSD has since received other funds for school improvements and are interested in developing the site with different objectives. The City and OUSD were not able to reach a scope agreement for the site.

The Golden Gate Recreation Center, an aging and deteriorating facility, is in need of repair as well as expansion to meet growing program needs. The Recreation Center serves the public and residents of the North Oakland Golden Gate neighborhood. The facility provides myriad programs for youth, children, adults and seniors. Council District 1 has placed Golden Gate Recreation Center project as their top park prioritization project. On May 17, 2011, the Council approved Resolution No. 83367 C.M.S. authorizing staff to submit Golden Gate Recreation Center as one of six projects applying for Round Two of the Proposition 84 Statewide Parks Grant.

KEY ISSUES AND IMPACTS

In preparation for Round Two of the Proposition 84 grant application, City staff conducted extensive community outreach from April to June 2011, via 10 workshops, developing a concept design to expand the Golden Gate Recreation Center and improve the park. The preliminary estimated cost for the project is \$7 million.

The Golden Gate Recreation Center was built in 1953 and is nearly 60 years old. The building systems are beyond their life expectancy with no replacement parts. The aged facility is in need of overhaul to continue functioning optimally for the existing programs. Through the outreach process, the community expressed the importance of the park and the facility to their neighborhood. They stated strongly the need to expand the recreation center to meet the growing programs and services needed to support the residents, children, youth, and seniors of the

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neighborhood. Re-allocation of the Measure WW fund, combined with the grant fund, if successful, will allow full implementation of the expansion project as envisioned by the community. If the Proposition 84 grant is unsuccessful, the Measure WW funds will minimally allow upgrading the aging recreation center to better serve the community. The Measure WW funds are critical for the project.

Furthermore, Measure WW program guidelines require applicants to submit an application for each proposed project to the East Bay Regional Park District during the annual application window between the months of February and March for approval prior to implementation of a project. A resolution from the governing body of the applicant is also required as part of the application. Approval of the fund reallocation will allow staff to submit the application timely to the East Bay Regional Park District.

PROJECT DESCRIPTION

The concept plan developed through the community process for the Proposition 84 grant envisioned extensive expansion of the existing recreation center and improvements to the site (*see Attachment A*). Expansion of the Golden Gate Recreation Center will provide a new gymnasium addition, update the deteriorating recreation center with new building systems to meet building codes, upgrade safety and ADA requirements, and add new program spaces. Park improvements include adding a new play area, a outdoor seating/performing area, and jogging/walking path/track; improve site circulation, upgrade basketball courts, and associated miscellaneous site work. The project will improve overall safety with better visibility, supervising sightlines, and lighting improvements. Measure WW fund scope will be prioritized based on the outcome of the Proposition 84 grant. Minimally, the Measure WW funds will allow renovation and upgrading of existing building systems at the recreation center.

SUSTAINABLE OPPORTUNITIES

Economic: When the project is implemented, the project will provide economic opportunities for local firms in the City through procurement of design and construction of the facility.

Environmental: The proposed project will be implemented with environmentally sustainable methods and meet City sustainable programs and ordinances to conserve natural resources, preserve natural assets, and be energy efficient.

Social Equity: When implemented, the project will provide expanded and renewed facilities that will allow expanded services and recreational amenities serving the community, children and youth of the neighborhood.

DISABILITY AND SENIOR CITIZEN ACCESS

There is no direct impact for disability and senior citizen access with the proposed report. However, at the time of project implementation, the project will provide significant improvements and accessibility for persons with disabilities and senior citizens.

RECOMMENDATION(S) AND RATIONALE

Staff recommends Council approve the resolution to reallocate \$3.3 million Measure WW Bond fund from the Bushrod Park Soccer Field project to the Golden Gate Recreation Center Expansion and Park Improvement project. Approval of the funds will allow implementation of part of the Golden Gate Recreation Center project. Without the funds and the pending unknown grant fund status, there are no available fund sources to complete any portion of the project. Both Bushrod Park Soccer Field and Golden Gate Recreation Center are located within Council District 1. Reallocation of the funds will ensure park capital projects are implemented to serve the north Oakland neighborhoods.

ALTERNATIVE RECOMMENDATION(S)

The approval of the recommended fund allocation will solidify funds to implement the project. Without the Measure WW funds, Golden Gate project will not have sufficient funds to expand and improve the 60-year old facility. The pending Proposition 84 grant application status may be jeopardized if the City is unable to deliver the full project as described in the grant application.

If the City is unsuccessful in receiving the Proposition 84 grant and without the Measure WW grant fund, the Golden Gate Recreation Center and the park project will not be able to proceed and thus no alternative is available.

However, if the Proposition 84 grant is unsuccessful, with the Measure WW funds, the City can at least renovate the existing recreation center to improve program function and upgrade building systems to extend the life of the facility.

ACTION REQUESTED OF THE CITY COUNCIL

Council is requested to approve the reallocation of funds from the Measure WW Bond in the amount of \$3.3 million from the Bushrod Park Soccer Field project to the Golden Gate Recreation Center Expansion and Park Improvement Project.

Respectfully submitted,

Vitaly Troyan

Vitaly Troyan
Director
Public Work Agency

Reviewed by:
Michael Neary, P.E.
Assistant Director,
Department of Engineering & Construction

Prepared by:
Lily Sod Hoo
Project Manager
Project Delivery Division

**APPROVED AND FORWARDED TO
THE PUBLIC WORKS COMMITTEE:**

Deanna Santana

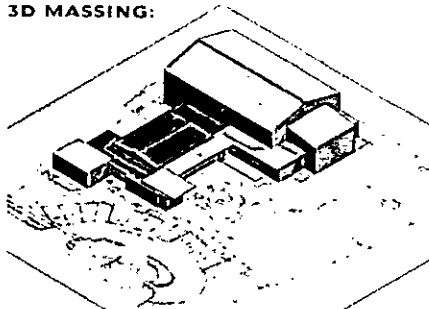
Office of the City Administrator

Attachment A – Golden Gate Recreation Center Expansion & Improvements Concept Plan,
6/21/11.

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ATTACHMENT A

3D MASSING:



NEW LANDSCAPE FEATURES:

A New Walking Track:
1/2 Mile track provides new fitness opportunities.



B New Kids' Playground
New play equipment for multiple age groups. Located for better observation and security.



C New Outdoor Performance Area
Door opens from building. Simple seating provided for small groups.



D New Parking and Drop Off
Improved vehicular flow and security. Parents can drop off straight from car w/o parking.

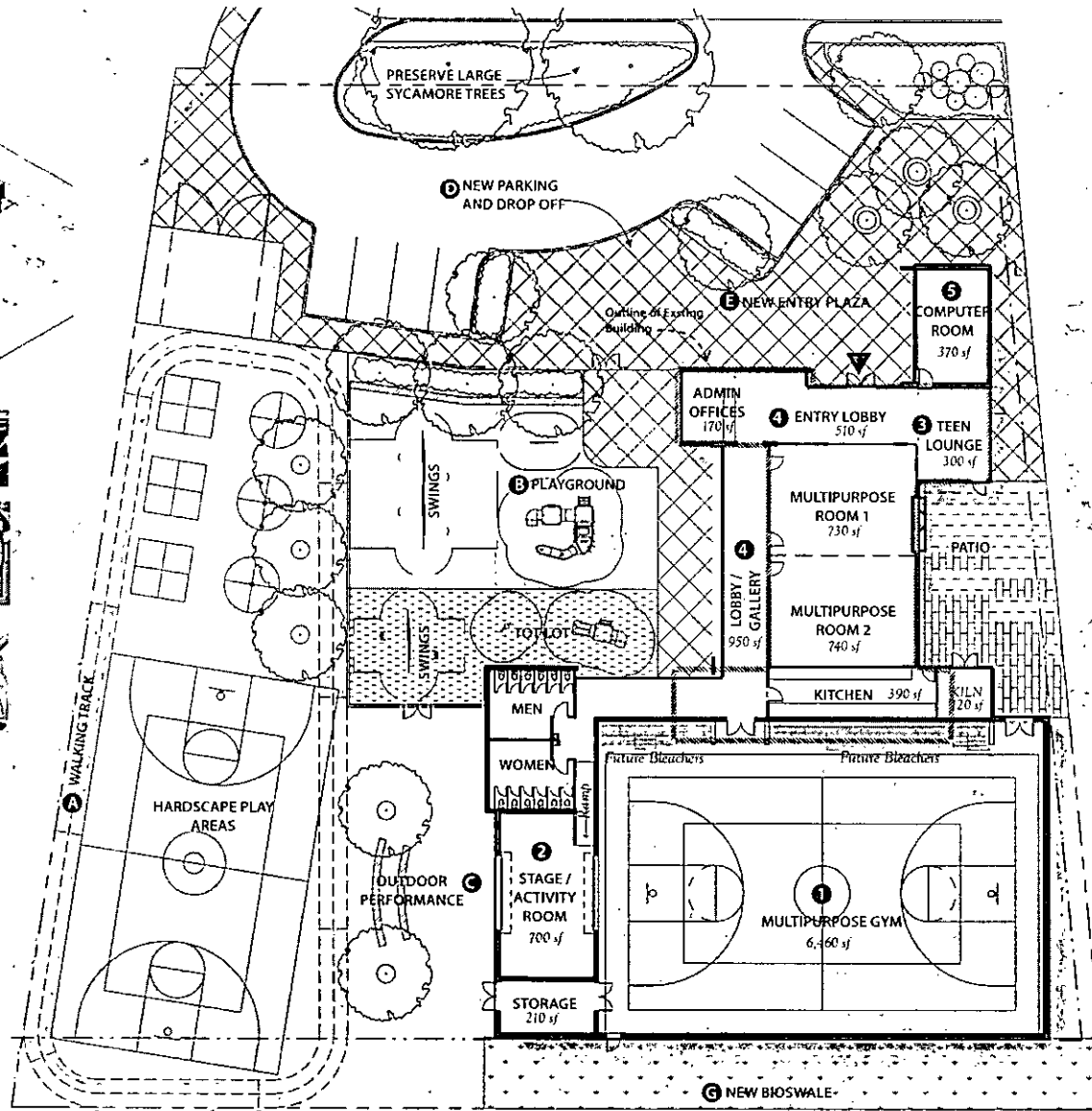
E New Entry Plaza
Safer and more secure entry.

KEY:

- New Building Area Added
- New Landscape Feature

AREA:

New Building:	9,710 sf
(e) Building Remodeled:	2,840 sf
Total Area:	12,550 sf



NEW BUILDING FEATURES:



1 New Multipurpose Cym
New large multipurpose hall for community events. Full size indoor Basketball court and bleachers. Allows local teams to participate in competitions.



2 New Stage / Activity Rm
Stage faces into gym for performances, and to the outside for outdoor events/concerts. Doubles as additional dance or fitness classroom. Stage is raised 15" for better visibility from gym.



3 New Teen Lounge
Provides a place for neighborhood teens to hang out.



4 New Entry Lobby/Art Gallery
New community center informal 'living room'.



5 Computer Room
Dedicated computer room. Visible and separated so adult and night classes can be run w/o opening rest of center.

OTHER KEY IMPROVEMENTS:



Flexible Multipurpose Rm
Can be broken into two separate classrooms for age-grouped activities, or for classrooms.



Kitchen
Doubled in size for popular cooking and nutrition classes.

ATTACHMENT A



GOLDEN GATE COMMUNITY REC CENTER Proposed Plan and Key Features

6/21/2011

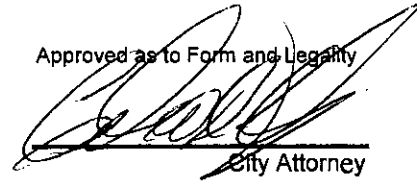
SCALE: 1/24" = 1'-0"



noll & tam
architects and planners

FILED
OFFICE OF THE CLERK
OAKLAND CITY COUNCIL

Approved as to Form and Legality



City Attorney

2012 FEB 2 2 PM 11:33
RESOLUTION No. _____ C.M.S.

Introduced by Councilmember _____

RESOLUTION TO

1) AUTHORIZE THE REALLOCATION OF THREE MILLION THREE HUNDRED THOUSAND DOLLARS (\$3,300,000.00) FROM THE EAST BAY REGIONAL PARK DISTRICT LOCAL GRANT PROGRAM OF THE OPEN SPACE, WILDLIFE, SHORELINE AND PARKS BOND (2008 MEASURE WW) FOR BUSHROD PARK SOCCER FIELD TO THE GOLDEN GATE COMMUNITY RECREATION CENTER EXPANSION AND IMPROVEMENT PROJECT, AND

2) AUTHORIZE THE CITY ADMINISTRATOR OR HER DESIGNEE TO APPLY FOR, ACCEPT, AND APPROPRIATE GRANT FUNDS IN THE AMOUNT OF THREE MILLION THREE HUNDRED THOUSAND DOLLARS (\$3,300,000.00) FROM THE MEASURE WW EAST BAY REGIONAL PARK DISTRICT LOCAL GRANT PROGRAM FOR THE GOLDEN GATE COMMUNITY RECREATION CENTER EXPANSION AND IMPROVEMENT PROJECT

WHEREAS, the people of the East Bay Regional District have enacted the Measure WW Park Bond Extension that provides funds for the acquisition and development of neighborhood, community, regional parks and recreation lands and facilities; and

WHEREAS, the Measure WW Bond provides for \$19.2 million Local Grant Program fund allocation to the City of Oakland; and

WHEREAS, the East Bay Regional Park District Board of Directors has the responsibility for the administration of the grant program, setting up necessary procedures; and

WHEREAS, those procedures require the applicant's governing body to certify by resolution the approval of the applicant to apply for the local grant allocation of funds; and

WHEREAS, the City has enter into a master grant contract with the East Bay Regional Park District; and

WHEREAS, the City has designated 16 projects to receive the grant fund under Resolution 81777 C.M.S. adopted in February 2009, including the development of the Bushrod Park Soccer Field project; and

WHEREAS, the City is unable to secure the land lease required to develop the Bushrod Park Soccer Field; now, therefore, be it

RESOLVED, that the City of Oakland Council approves the re-allocation of \$3,300,000.00 from the Local Grant Program of the the East Bay Regional Park District Measure WW Park Bond Extension (Fund no. 2260) for the Bushrod Park Soccer Field (project no. C377310) to the Golden Gate Recreation Center Expansion and Park Improvement project (project number to be established); and be it

FURTHER RESOLVED, that the City Administrator or his designee is authorized to apply for and accept grant funds in the amount of \$3,300,000.00 for the Golden Gate Recreation Center project from the East Bay Regional Parks District Local Grant Program under Measure WW Park Bond Extension; and be it

FURTHER RESOLVED, that the City Council certifies that the City has or will have sufficient funds to operate and maintain the Project(s); and be it

FURTHER RESOLVED, that the City Council certifies that the City has reviewed, understands and agrees to the General Provisions contained in the contract shown in the Procedural Guide; and be it

FURTHER RESOLVED, that the City Council appoints the City Administrator or her designee as agent to conduct all negotiations, execute and submit all documents including, but not limited to applications, agreements, amendments and payment requests that may be necessary for the completion of Project(s); and be it

FURTHER RESOLVED: That the Office of the City Attorney has approved this resolution as to form and legality, and a copy will be on file in the Office of the City Clerk.

IN COUNCIL, OAKLAND, CALIFORNIA _____, 20_____

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, BRUNNER, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, SCHAAF and PRESIDENT REID

NOES -

ABSENT -

ABSTENTION -

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