

  
Celso Ortiz (Apr 30, 2026 15:09:19 PDT)  
CITY ATTORNEY'S OFFICE

## OAKLAND CITY COUNCIL

RESOLUTION NO. \_\_\_\_\_ C.M.S.

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**RESOLUTION:**

**AWARDING A CONSTRUCTION CONTRACT FOR PROJECT 1004857 LINCOLN RECREATION CENTER EXPANSION/ RENOVATION PROJECT TO S.J. AMOROSO CONSTRUCTION CO., LLC, THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, IN ACCORDANCE WITH CONTRACTOR'S BID, PROJECT PLANS AND SPECIFICATIONS, FOR AN AMOUNT OF TWENTY-EIGHT MILLION FOUR HUNDRED THIRTY-SEVEN THOUSAND DOLLARS (\$28,437,000.00); AND ADOPTING APPROPRIATE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS**

**WHEREAS**, Lincoln Square Park is one of the City's original seven public squares designed in the 1860s, located at 250 10th Street in Oakland's Chinatown neighborhood within Council District 2, and the Lincoln Recreation Center occupies one corner of the 1.75-acre urban block park; and

**WHEREAS**, the existing Lincoln Recreation Center was constructed in the late 1970s as a 7,500 square-foot structure and is the only public recreation center and park in Chinatown and Downtown Oakland with park staff, public restrooms, and active programming on-site, hosting programs and classes year-round serving patrons from preschoolers to seniors including a thriving summer camp program; and

**WHEREAS**, the facility has received only minor capital improvements since its inception and, as the most-used recreation center in the City of Oakland, with the construction of multiple high-rise residential buildings in Chinatown and Downtown Oakland, the center requires significant expansion to meet growing community demand for recreation and programming; and

**WHEREAS**, the Lincoln Recreation Center is the highest-scored parks project per the Capital Improvement Program (CIP) prioritization process adopted by City Council on October 16, 2018, under Resolution No. 87376 C.M.S., and was prioritized and adopted through the CIP Budget process for Fiscal Year 2019-2021; and

**WHEREAS**, the Project advances multiple City goals and aligns with the Oakland Strategic Plan (2025–2028), the Oakland 2045 General Plan Safety Element, the Local Hazard Mitigation Plan, and the 2030 Equitable Climate Action Plan by replacing a seismically deficient recreation center with a modern, all-electric recreation and resiliency facility targeting LEED Gold certification that improves community access to recreation, strengthens disaster resilience, and advances equitable infrastructure investment in Chinatown; and

**WHEREAS**, the Lincoln Recreation Center Expansion/Renovation Project (Project) will construct a new two-story, 22,221 square-foot Recreation and Resiliency Center building and park improvements, including demolition of the existing 7,500 square-foot recreation center, construction of a facility that will accommodate a commercial kitchen, multiple classrooms and multi-purpose rooms, a stage area for performances, gymnasium, second-floor outdoor garden, offices, elevator, and restrooms, and improvements to planting, pathways, and lighting throughout the park; and

**WHEREAS**, the City issued a notice inviting bids for the project on May 16, 2025 and bids were received on July 31, 2025; and

**WHEREAS**, S.J. Amoroso Construction Co., LLC (Amoroso) is deemed the lowest responsive and responsible bidder the Project with a bid of \$28,437,000.00; and

**WHEREAS**, this Project advances Citywide priorities of holistic community safety, vibrant, sustainable infrastructure, and responsive, trustworthy government; and

**WHEREAS**, the Project is not subject to the City’s Local/Small Local Business Enterprise (L/SLBE) Program requirements because federal grant funds were appropriated through the U.S. Department of Housing and Urban Development (HUD), and the solicitation follows all federal procurement standards under the Code of Federal Regulations (CFR) Part 200, which supersedes local contracting requirements; and

**WHEREAS**, Oakland Public Works staff followed federal procurement standards requiring open competition, proper documentation, and affirmative outreach to small and minority-owned businesses, which were met through broad public advertisement and targeted outreach to publications serving Black, Latino, and Asian communities, including the Oakland Post, El Mundo, World Journal and Korea Times, and as a result, the Department of Workplace and Employment Standards (DWES) did not review bids for L/SLBE compliance; and

**WHEREAS**, the Project has grants from the Statewide Park Program Grant – Proposition 68 (Prop 68) and California Department of Food and Agriculture (CDFA) – Community Resilience Centers Program with a funding expenditure and project completion deadline of June 2028, which requires construction to start by Summer 2026; and

**WHEREAS**, construction funds for the Project have been appropriated and allocated from HUD Fund (2105); Capital Projects Organization (92270); Building Construction Account (57211); Lincoln Project (1004857); Project Delivery Program (IN06) (\$2,000,000.00); Proposition 68 Grant Fund (2134); Capital Projects Organization (92270); Building Construction Account (57211); Lincoln Project (1004857); Project Delivery Program (IN06) (\$8,414,923.11); CDFA Fund (2159); Capital Projects Organization (92270); Building Construction Account

(57211); Lincoln Project (1004857); Project Delivery Program (IN06) (\$9,250,000.00); Measure KK Fund (5332); Capital Projects Organization (92270); Building Construction Account (57211); Lincoln Project (1004857); Project Delivery Program (IN06) (\$2,729,122.10); Measure KK Fund (5335); Capital Projects Organization (92270); Building Construction Account (57211); Lincoln Project (1004857); Project Delivery Program (IN06) (\$7,000,000.00); Measure U Fund (5340); Capital Projects Organization (92270); Building Construction Account (57211); Lincoln Project (1004857); Project Delivery Program (IN06) (\$4,000,000.00); and

**WHEREAS**, the Project site is located within the Lake Merritt Station Area Plan (LMSAP) area, and in December 2014 the City certified the Final Environmental Impact Report (EIR) for the LMSAP (SCH No. 2012032012); and

**WHEREAS**, a Consistency Determination Checklist was prepared in August 2023 under the requirements of the California Environmental Quality Act (CEQA) and, pursuant to CEQA Guidelines Section 15162, the City determined that the Project does not involve new significant environmental effects beyond those analyzed in the LMSAP EIR, and no subsequent EIR, supplemental EIR, or addendum is required; and the Project will be subject to the applicable mitigation measures identified in the LMSAP EIR and the City's Standard Conditions of Approval that will reduce any potential environmental impact to a less-than-significant level; and

**WHEREAS**, the City lacks the equipment and qualified personnel to perform the necessary design and construction work, so that the performance of this contract is in the public interest because of the economy or better performance; and

**WHEREAS**, the City Council finds and determines that the performance of this contract shall not result in the loss of employment or salary by any person having permanent status in the competitive service; and

**RESOLVED:** That the City Administrator is hereby authorized to award a construction contract to S.J. Amoroso Construction Co., LLC, the lowest responsive and responsible bidder, in accordance with the project plans, specifications, and the contractor's bid dated July 31, 2025 for the Construction of the Lincoln Recreation Center Expansion/Renovation Project, Project No. 1004857, in an amount of Twenty-Eight Million Four Hundred Thirty-Seven Thousand Dollars (\$28,437,000.00); and be it

**FURTHER RESOLVED:** That the City Council hereby approves the plans and specifications, including any subsequent changes during construction, that will be reviewed and adopted by the Assistant Director of the Oakland Public Works for this Project; and be it

**FURTHER RESOLVED:** That the City Administrator is authorized to execute any amendments or modifications of the contract within the limitations of the project specifications; and be it

**FURTHER RESOLVED:** That S.J. Amoroso Construction Co., LLC shall comply with all City contracting and compliance requirements that apply to this contract, and be verified by the Workplace and Employment Standards Department; and be it

**FURTHER RESOLVED:** That S.J. Amoroso Construction Co., LLC shall provide faithful performance bond and a bond to guarantee payment of all claims for labor and materials furnished for the amount of 100% of the contract price and due under the Unemployment Insurance Act prior to the execution of the contract; and be it

**FURTHER RESOLVED:** That the City Council hereby finds and determines that a Consistency Determination Checklist was prepared under the requirements of the California Environmental Quality Act (CEQA) which evaluated the potential environmental impacts of the proposed Project pursuant to CEQA Guidelines Section 15162, and based on the results of the Consistency Determination, the Project will not have a significant effect on the environment beyond those previously identified and analyzed in the Lake Merritt Station Area Plan Environmental Impact Report (SCH No. 2012032012); and be it

**FURTHER RESOLVED:** That the Project will be subject to the applicable mitigation measures identified in the Lake Merritt Station Area Plan Environmental Impact Report and the City's Standard Conditions of Approval that will reduce any potential environmental impact to a less-than-significant level; and be it

**FURTHER RESOLVED:** That the City Administrator filed a Notice of Determination/Notice of Exemption with the clerk of the County of Alameda for this Project; and be it

**FURTHER RESOLVED:** That the contract shall be reviewed and approved by the City Attorney for form and legality prior to execution and place on file in the Office of the City Clerk; and be it

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

AYES - BROWN, FIFE, GALLO, HOUSTON, RAMACHANDRAN, UNGER, WANG, AND  
PRESIDENT JENKINS

NOES –

ABSENT –

ABSTENTION –

ATTEST: \_\_\_\_\_  
ASHA REED  
City Clerk and Clerk of the Council of the  
City of Oakland, California

OCA DOCUMENT NUMBER / ATTORNEY INITIALS – Updated 1/6/2025