

# CITY OF OAKLAND

## Interoffice Letter

To: City Manager                      Attention: Henry L. Gardner                      Date: June 16, 1992

From: Office of Parks and Recreation

Subject: Resolution Authorizing an Agreement between the City of Oakland and East Bay Zoological Society for project management services associated with various Oakland Zoo improvement projects from June 16, 1992 through April 1, 1994.

### BACKGROUND

Measure K was passed by the voters in November 1990 for the purpose of making key open space acquisitions and long overdue improvements to park and recreational facilities. The authorized \$60 million in general obligation bonds is scheduled for sale in five (5) separate series over a 12-year period. In authorizing the sale of the initial \$12 million in Series 1991A bonds, the City Council determined that the resulting funds would be allocated to fourteen development projects, half of which were to be implemented by specified community organizations and/or the City of Emeryville.

### General Community Organization Implementation Process

The approach of using community organizations, rather than City staff, to complete capital project work for various development projects funded with Measure K monies is unique. While EBZS had previously completed municipal capital improvements, the Society had not previously been required to conform with City regulations regarding the need for paying prevailing wages, meeting public art and/or formal bid requirements, contractual obligations, Measure K bond covenant provisions, etc. In an effort to facilitate their work on these projects, staff developed a *Measure K Procedural Manual* in October, 1991, which detailed overall Measure K program requirements and the step-by-step procedures which would need to be followed in order to comply with Measure K bond covenants and general City policies.

The *Measure K Procedural Manual* noted that the City Council would need to approve a master agreement between the City and each community organization in order to provide the legal framework under which Measure K monies could be distributed to the responsible group, allowing them to complete work on designated projects. Toward that end, EBZS submitted a Measure K program application form including the base information which would need to be incorporated into a master agreement. Their respective master agreement is now being submitted for review and approval.

### Oakland Zoo Improvement Program

In 1990, the Oakland Zoo/Knowland Park Master Plan was adopted. The Master Plan detailed over \$17 million dollars in required capital improvements which would be necessary to make the Oakland

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Zoo a first class facility. It was anticipated that, due to the amount of money and physical effort required to both install new improvements and maintain the existing service base, the capital program would need to be phased over a ten-to-fifteen year period. As a result, the Oakland Zoo Measure K Series 1991A improvement program involves fifteen (15) small capital projects including:

- a. **Siamong Island.** The plan here involves the removal of the existing pond, railing, planting and old nighthouse for flamingos; the construction of a concrete block nighthouse and 12-foot moat around siamong gibbons' island; and the installation of appropriate rockwork, mudbank, and landscaping.
- b. **Hamadryas Baboon Improvements.** This project entails the removal of the existing nighthouse wood facade and replacing it with granite artificial cliff-face.
- c. **Environmental Education Center.** The focus of this project is to design a new 6,500 square foot education center including two classrooms, a seventy seat auditorium, docent library, education offices, animal care area, recycling demonstration area, an ecology garden, and parking space (construction will be completed in a later phase).
- d. **Snow Building Improvements.** This maintenance effort involves replacing the roof, installing landscaping, painting, and minor miscellaneous repair work.
- e. **Giraffe Exhibit Repairs.** This project entails replacing the existing dry rotted roof on giraffe barn, constructing giraffe loading chute and restraint device, repairing leaks in the waterfall and moat; and acquiring giraffes and other plants and animals appropriate for this exhibit.
- f. **Sun Bear Improvements.** This project involves the renovation of two old concrete bowl enclosures which currently house the African lions and Sun Bears with additional rockwork, landscaping, an artificial tree, and reinforced barrier and acquiring plants and animals appropriate for this exhibit.
- g. **Signage Improvements.** The intent is to provide additional education graphics for various exhibits along with additional traffic and pedestrian use directional signs.
- h. **Picnic Area Improvements.** This maintenance project involves repairs to existing plumbing, asphalt, barbecue pits, and the resurfacing of the picnic tables in the large group picnic areas in lower Knowland Park.
- i. **Main Park Entrance.** The intent is to widen, lengthen, and improve the main entrance in conformance with the details included in the Oakland Zoo/Knowland Park Master Plan including grading and installing a new retaining wall, new asphalt, construction of new entry kiosks, and appropriate landscaping.

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- j. **Administrative Office Expansion.** This project involves the purchase of a portable office which will be placed adjacent to the existing portable administrative offices and the installation of interior finishings, restrooms, and a kitchen facility in the Talbot House.
- k. **Veterinary Hospital Improvements.** The program is to construct an additional holding areas for sick and quarantined animals, remodel surgery room, remodel storage room for nursery/incubation use, and relocate the employee locker room.
- l. **Park Irrigation.** This project involves the installation of new irrigation lines into the existing EBMUD water lines for the lower park area private and group picnic areas.
- m. **Pathway Railings.** The plan is to install new railings to delineate the public pathways adjacent to the elephant and lion exhibits, the skyride, and rides area.
- n. **Sewer Lines.** This project involves the replacement of portions of the sanitary and storm sewers which have been invaded by tree roots.
- o. **Lower Park Restrooms.** The plan is to redesign, upgrade fixtures and repair plumbing problems in the lower park restrooms.

### General

The Oakland Zoo improvement efforts are to be completed by April 1, 1994 with funds provided through the Measure K Bond Issue. EBZS will be contracting with various professional design services providers, construction contractors, as well as using their own work force to install all of the various physical improvements which will be required. Representatives from the Office of Public Works' Architectural Services, Contract Compliance, and Construction Management Divisions as well as the Office of General Services' Electrical and Maintenance Divisions will be joining OPR staff in the providing support oversight and construction management services in accordance with City policies, including related Affirmative Action and Equal Employment Opportunity requirements.

This item was reviewed and approved by the Parks and Recreation Advisory Commission at their May 27, 1992 meeting.

This matter was reviewed by the City Council Committees on Cultural Services and Public Works at their June 16, 1992 meetings. At the request of the East Bay Zoological Society, which needs to immediately proceed with design and engineering work in order to meet the completion deadline of April 1, 1994, City Council approval is concurrently being sought on June 16, 1992.

The total cost for completing the various improvement projects at the Oakland Zoo exceeds \$16 million dollars. \$1,000,000 has been provided in Measure K Series 1991 funds toward this effort; an additional \$9 million dollars in Measure K funds will be provided in subsequent series. EBZS will be contributing volunteer services and donations valued at over \$1,000,000 in an effort to assure the completion of the fifteen (15) improvement projects within the designated Series 1991A monies.

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RECOMMENDATION

That the City Council approve the resolution authorizing an agreement with the East Bay Zoological Society for project management services associated with various Oakland Zoo improvement projects from June 16, 1992 through April 1, 1994.



H. K. WHITE  
Director

APPROVED FOR FORWARDING  
TO THE CITY COUNCIL:

  
Office of the City Manager

*MSA*

**RESOLUTION AUTHORIZING AN AGREEMENT BETWEEN THE CITY OF OAKLAND AND THE EAST BAY ZOOLOGICAL SOCIETY FOR IMPROVEMENTS AT THE OAKLAND ZOO DURING THE PERIOD JUNE 16, 1992 THROUGH APRIL 1, 1994**

**WHEREAS**, on November 6, 1990, the voters of the City of Oakland approved the Measure K general obligation measure for the purpose of acquiring and developing municipal park, recreation, and open space facilities; and

**WHEREAS**, passage of said bond measure authorized the City to sell general obligation bonds in five (5) series over twelve (12) years for a total amount of \$60 million; and

**WHEREAS**, the City has received \$12 million through the Series 1991A sales of said bonds and allocated \$1,000,000 of this amount for the completion of improvements to the Oakland Zoo; and

**WHEREAS**, the City has retained the services of the East Bay Zoological Society, a California charitable non-profit organization, to administer and procure professional services providers and construction contractors to make various improvements at the Oakland Zoo; and

**WHEREAS**, the East Bay Zoological Society is qualified to perform said services and expects to have completed work on this project by April 1, 1994.

**NOW, THEREFORE**, in consideration of mutual promises, covenants, and agreements herein set forth, the parties do hereby agree as follows:

**RESOLVED:** That the Oakland City Council hereby authorizes an agreement between the City of Oakland and the East Bay Zoological Society, for the period June 16, 1992 through April 1, 1994, and appropriates to the East Bay Zoological Society, an amount not to exceed one million dollars (\$1,000,000) in Measure K Series 1991A bond monies for the completion of various improvements at the Oakland Zoo;

**FURTHER RESOLVED:** That the City Council hereby appoints the City Manager or his designee as agent of the City to conduct all negotiations, execute and submit all modifications, payment requests and related actions which may be necessary for the completion of the aforementioned agreement in accordance with their specified purposes; and be it

**FURTHER RESOLVED:** That the Office of the City Attorney has approved this resolution as to form and legality and a copy is on file at the Office of the City Clerk.

**JUN 16 1992**

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, 19 \_\_\_\_\_


**PASSED BY THE FOLLOWING VOTE:**

AYES— BAZILE, CANNON, GIBSON HASKELL, MILEY, MOORE, OGAWA, RILES, ~~SPEES~~, and PRESIDENT HARRIS , -

NOES— NONE

ABSENT— SPEES, - 1

ABSTENTION— NONE

ATTEST:   
ARRECE JAMESON  
City Clerk and Clerk of the Council  
of the City of Oakland, California