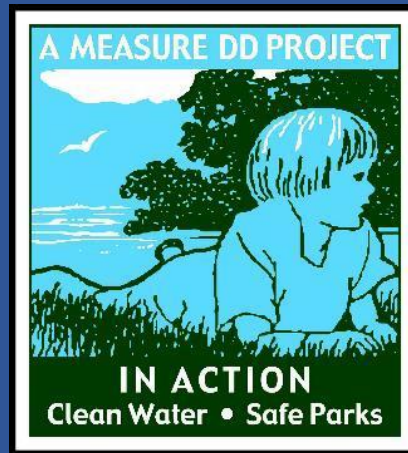


Measure DD (2002), the Oakland Trust for Clean Water and Safe Parks



Acting Bond Manager's Report
September 16, 2024

Update on Specific Action Items

From 5/20/24 Meeting

- By end of 2024 -preserve records - projects being removed from Measure DD list.
- Will seek City Council approval to remove projects from DD list. Tentative schedule:
 - 11/19/24: Public Works and Transportation Committee (PWTC)
 - 12/3/24: City Council

Update on Specific Action Items

From 7/15/24 Meeting

- Rotary Nature Center rehabilitation questions: Contact Oak311 (oak311@oaklandca.gov or 510-615-5566) or City of Oakland Parks, Recreation and Youth Development Department (510-238-7275 or parksandrec@oaklandca.gov).

Repair Decomposed Granite Path Path Around Lake Merritt – 9/16/24 update

1. City Council approved midcycle budget request: \$400k. Project budget now \$700k. Cost estimate \$660k.
2. Working to execute contract.
3. Will provide project schedule when it is available. Inquiries can go to Oak311@oaklandca.gov, 510-615-5566.



Lake Merritt Restoration and Water Quality Improvements Funding Category I – No Active Projects



Oakland Waterfront Access, Parks, and Cleanup - Category II



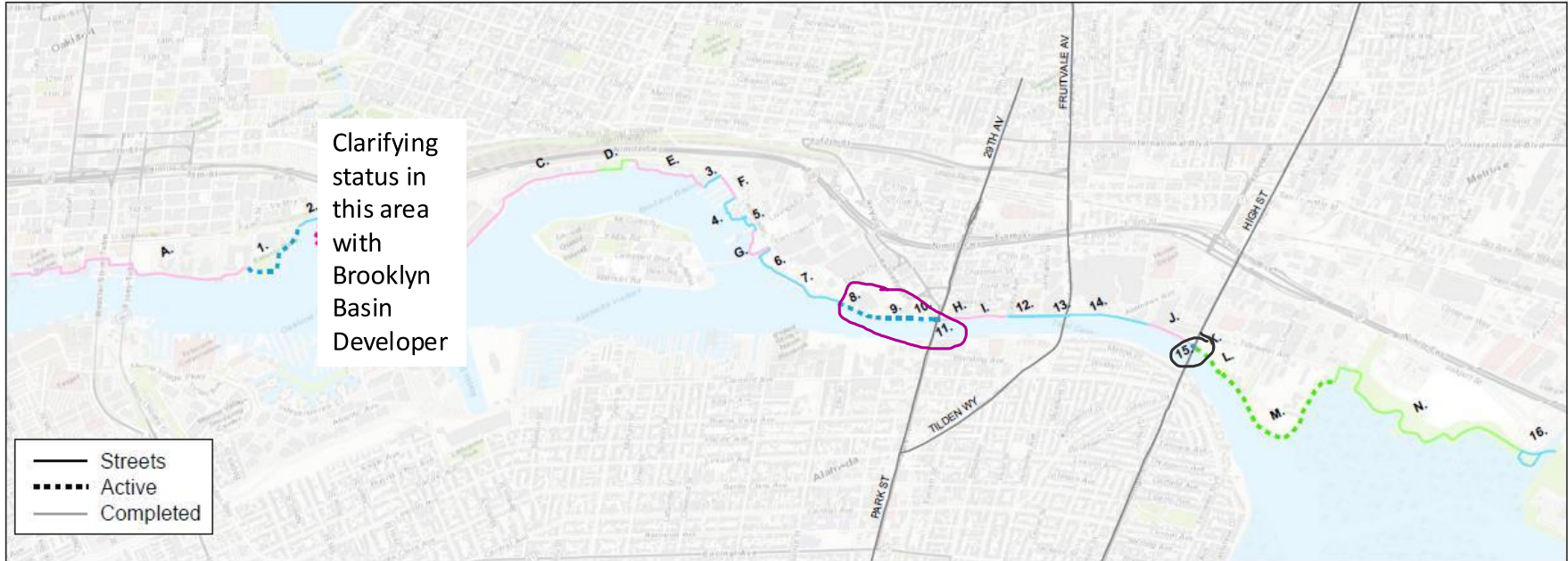
Oakland Waterfront Access, Parks, and Cleanup - Category II

DD Bond Manger and Public Works staff planning to go to PWTC/City Council to recommend removing projects below from DD projects list on 11/19/24 and 12/3/24.

Project Name	Phase	Status
Union Point Park to 23rd Avenue Trail (aka Miller Milling to Cemex) (aka E. 7th Street to 23rd Avenue)	Design suspended	Due to cost and complexity (estimated ~\$26.5 - \$30 million) not proceeding with design at this time. Will preserve project files for future.
Waterfront Trail at Park Street Bridge	Design suspended	Due to cost and complexity (estimated ~\$25 million) not proceeding with design at this time. Will preserve project files for future.
Waterfront Trail at High Street Bridge	Design suspended	As previously reported, project discontinued because it would interfere with navigation in the Estuary. The proposed trail under the bridge deemed too hazardous for ship captains and Coast Guard will not permit.

Oakland Waterfront Bay Trail Projects Map

September 2024 - Attachment A



Clarifying status in this area with Brooklyn Basin Developer

- Streets
- Active
- Completed

City Trail Segments

- 1. Estuary Park
- 2. Jack London Aquatic Center to Embarcadero Bridge
- 3. Harbor Master
- 4. Embarcadero Cove
- 5. Livingston Pier
- 6. Cryer Boat House
- 7. Union Point Park
- 8. Miller Milling

Private and EBRPD Trail Segments

- 9. 333 Kennedy
 - 10. CEMEX
 - 11. Park Street Bridge Trail Crossing
 - 12. Derby to Lancaster
 - 13. Fruitvale Bridge Land Crossing
 - 14. Alameda
 - 15. High Street Bridge Trail Crossing
 - 16. 66th Avenue
- A. Jack London Square
 - B. Brooklyn Basin
 - C. Homewood Suites
 - D. Crowley Site
 - E. Executive Inn and Suites
 - F. Oakland Marina
 - G. Livingston Street to Dennison Street
 - H. Phoenix Housing
 - I. Glasscock Housing
 - J. A-1 Self Storage
 - K. Gallagher & Burke Aggregate
 - L. Hanson Aggregates
 - M. Tidewater Boating Center
 - N. Tidewater Boating Center to Damon Slough

Waterfront Trails of Oakland Gap Closure Projects – Private and East Bay Regional Park District

Project Name	Phase	Status summary
Crowley Trail (formerly known as Brooklyn Basin) Interim Trail	Design	EBRPD is in preliminary design phase, gathering site information. Application for US Department of Transportation and RAISE program funds was not successful.
Gallagher & Burk (344 High Street – Oliver De Silva Inc., owner)	Planning	No trail easement acquisition discussions yet.
Hanson Aggregates (4501 Tidewater Avenue)	Planning	Home Dock Properties – Negotiations underway for a trail easement.
Waterfront trail connection at High Street Bridge (inland - not under bridge)	Planning	EBRPD to investigate options to connect the Bay Trail at High Street; a waterfront trail connection underneath High Street determined to be infeasible due to navigational hazards for ship captains.
Brooklyn Basin Bay Trail Segment	Design	Phase 4 FDP (and Parcel M) is in Planning for design review and may be complete in the next 2-3 years (as of July 17, 2024).

Oakland Waterfront Access, Parks, and Cleanup - Category II

Active projects status

Project	Phase	Update
Estuary Park Renovation (EP project)	Design	<p>Project manager presented the Draft EPMP to Parks and Recreation Advisory Commission on 9/11/24. Recording and minutes will be posted here: https://www.oaklandca.gov/boards-commissions/parks-and-recreation-advisory-commission/meetings?type=past.</p> <p>The following slides were presented at PRAC.</p>

Estuary Park Master Plan + CEQA Approvals

Completed to date:

- October 2022 Draft Master Plan document
- October 2022 PRAC Report & Master Plan Endorsement
- May 2023 Updated Draft Master Plan (clarifying CEQA basis)
- February 2024 CEQA EIR Addendum document complete

Next Steps: Planning Entitlements – Master Plan, CEQA, Major CUP:

Formal Hearings:

- Landmarks Preservation Advisory Board, September 16th, 6:00 pm
- Planning Commission, September 18th, 3:00 pm
- City Council Public Works and Transportation Committee, tentative date November 19, 2024 (Council would then consider adopting EPMP and CEQA Findings on 12/3/24)

PROJECT OVERVIEW

ESTUARY / LAKE MERRITT CONTEXT



ADJACENT LAND USE





Project History

- Estuary Park is an existing 7 acre site that includes the Jack London Aquatic Center.
- Through a variety of planning processes beginning in the mid 1990's, the Estuary Park Renovation and Expansion Project was proposed and thereby incorporated into several local and regional plans, including the adopted General Plan Open Space, Conservation and Recreation (OSCAR) in 1996 and the Estuary Policy Plan in 1999.
- The Estuary Park site is part of the greater 'Oak to Ninth' (currently known as 'Brooklyn Basin') Project by Zarsion-Oakland Harbor Partner (Zarsion-OHP or Z-OHP). As a result of the initial planning vision, the Brooklyn Basin Development Agreement established that the 4-acre "Cash and Carry" site located at 105 Embarcadero West would be acquired by the City, expanding the total site area from seven to eleven acres. The site would be transferred to the City upon the Developer's completion and State acceptance of site remediation.

PARK MASTER PLAN

- 1 ENTRY PLAZA / FOOD TRUCK PLAZA
- 2 PICNIC PLAZA
- 3 MULTI-PURPOSE LAWN
- 4 DOG PARK
- 5 BOAT STORAGE BUILDING W/ PUBLIC RESTROOMS
- 6 FESTIVAL / GATHERING PLAZA
- 7 PLAYGROUND WITH PLAY FEATURES
- 8 RE-PURPOSED EXISTING TRELLIS
- 9 WATERFRONT PROMENADE W/ RESTING NODES
- 10 RESILIENT SHORELINE IMPROVEMENTS
- 11 PICNIC GROVE
- 12 WATER-WISE / HABITAT GARDEN
- 13 RIP-RAP EDGE W/ ROCK RETENTION STRUCTURE
- 14 WOOD PIER (E)
- 15 RECREATIONAL BOAT TRAILER PARKING
- 16 60' ROWING SHELL TRAILER PARKING
- 17 SHORELINE PATH AND PASSIVE RECREATION NODES
- 18 PUBLIC BOAT LAUNCH FACILITIES TO REMAIN
- 19 EXISTING RESTROOM BUILDING
- 20 PROPOSED RESTROOM BUILDING
- 21 STORM WATER INFILTRATION AREAS
- 22 POTENTIAL TO MAINTAIN SECOND VEHICULAR ENTRANCE

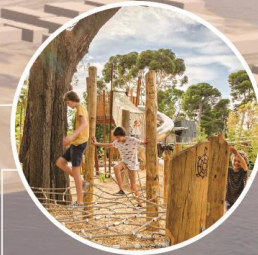


OAKLAND ESTUARY PARK RENOVATION + EXPANSION PROJECT

BIRD'S EYE VIEW LOOKING NORTHEAST



12,500 SQUARE
FOOT FENCED
DOG PARK



PLAYGROUND FOR
DIFFERENT AGE GROUPS



RESTING DECK



FLEX LAWN



NATURAL GARDEN



LANDFORM AMPHITHEATER
SEATING/ ART NATURAL
GARDEN



RE-PURPOSED TRELLIS



RESILIENT SHORELINE
IMPROVEMENTS

OAKLAND ESTUARY PARK RENOVATION + EXPANSION PROJECT

BIRD'S EYE VIEW LOOKING NORTHWEST



VEGETATED / GRASS SWALES



STORMWATER
BIO-RETENTION



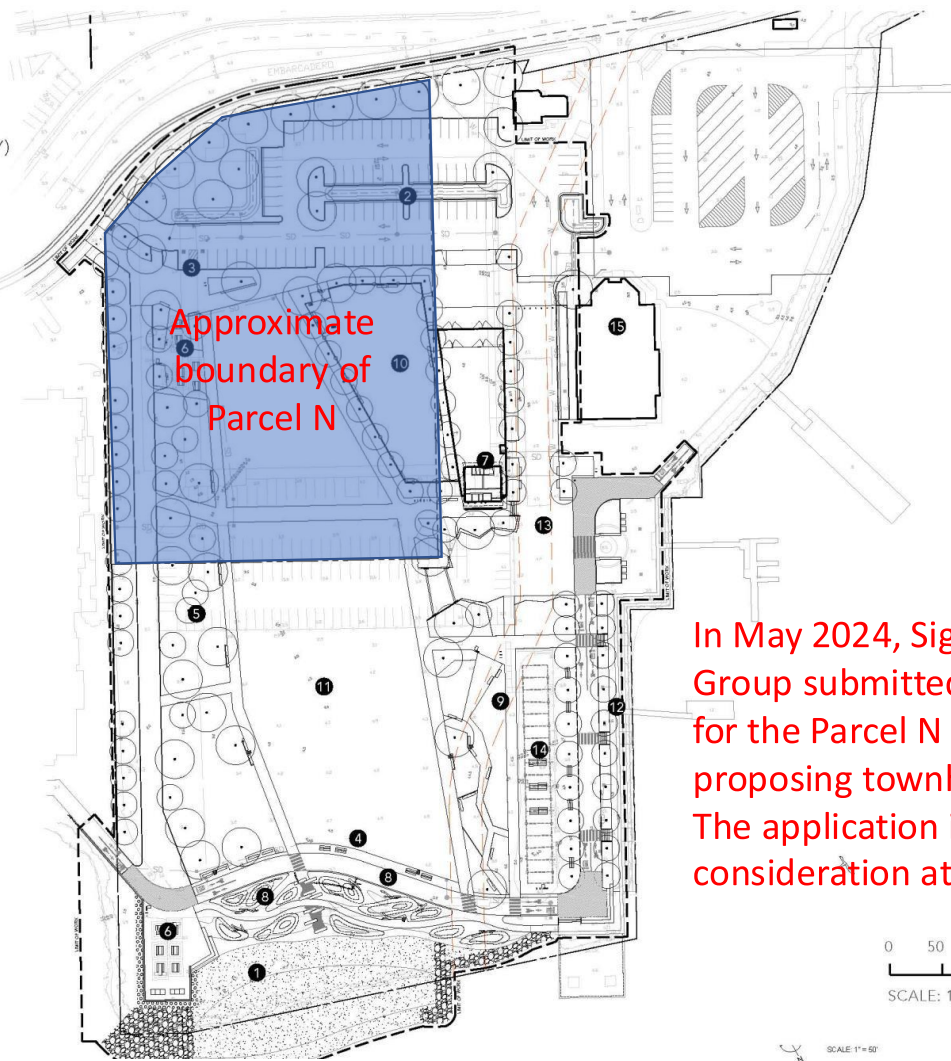
SLOPED VEGETATED STORM
WATER RETAINING AREA

CURRENT PLAN

- 1 RESILIENT SHORELINE TREATMENT (SOUTH SHORELINE ONLY)
- 2 PARKING LOT
- 3 PAVEMENT / WALKING PATHS
- 4 BAY TRAIL ASPHALT
- 5 RESTORATIVE NATIVE MEADOW HYDROSEED PLANTING
- 6 PICNIC AREAS
- 7 PUBLIC RESTROOM
- 8 PASSIVE RECREATION ZONE
- 9 NATURAL PLAY ELEMENTS
- 10 DOG PARK
- 11 MULTI-USE LAWN
- 12 EAST PROMENADE
- 13 GATHERING PLAZA
- 14 REFURBISHED TRELIS AREA
- 15 JLAC , NOT INCLUDED IN THIS PHASE

POTENTIALLY IMPACTED ELEMENTS:

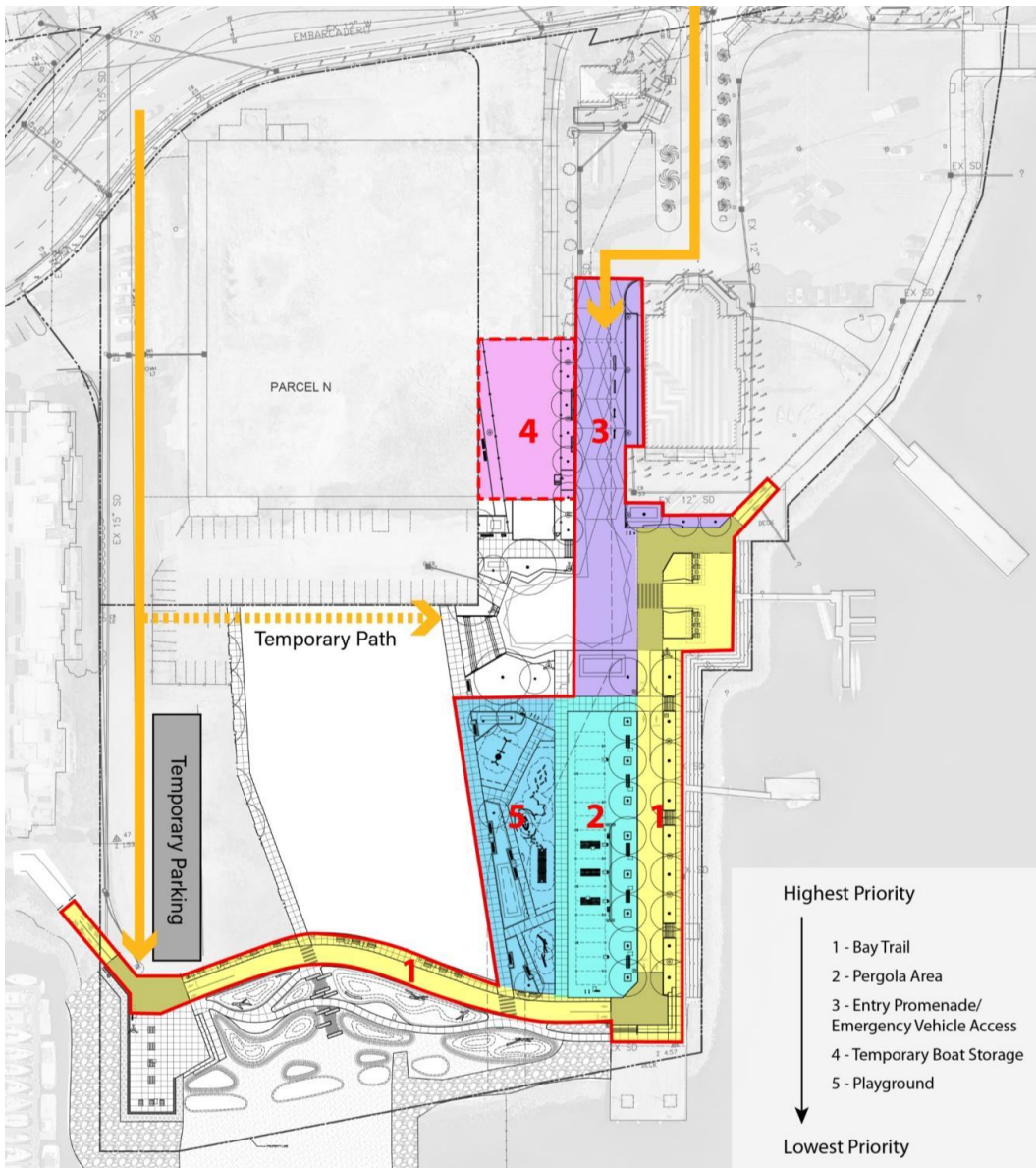
- EXPANDED PARKING LOT
- DOG PARK
- PICNIC AREA
- SMALL MULTI-USE FIELD



In May 2024, Signature Development Group submitted a planning application for the Parcel N property it owns, proposing townhomes on the site. The application is undergoing Planning consideration at this time.

Phased Implementation Criteria:

- Avoid Parcel N
- Park Activation
- Access
- Public Outreach
- Utilities and regulatory:
- Funding Available for Construction



PROJECT TIMELINE

Definition of Phase 1 Scope: Fall –Winter 2024



Master Plan + CEQA Adoption
Formal Hearings:
Landmarks Preservation Advisory Board
September 16th, 6:00 pm

Planning Commission
September 18th, 3:00 pm

City Council Public Works and
Transportation Committee
tentative date November 19, 2024

Master Plan & CEQA Adoption,
Major CUP: February 2025

Phase 1 Construction Documentation
& Permitting
Spring-Summer 2025

Bid-Award:
Fall – Winter 2025

Phase 1 Construction
Start: 2026

<https://www.oaklandca.gov/projects/estuary-park>

Lake Merritt To Estuary Connection (Lake Merritt Channel) – Category III



Lake Merritt Channel - Category III – Active Project

Project Name	Phase	Status
Lake Merritt Channel at 10th Street Project	Construction in Post-construction phase	<ul style="list-style-type: none">• Replanting in Peralta Park to meet environmental permit requirements – encampment impacts.• Permits received• August 2024: Planting bid invitations released• September 2024: Fence contract• January 2025: Complete fence installation• January 2025: Award planting contract• March/April 2025: Planting• May 2025: 3-year plant establishment & warranty period and reopen park to public for daytime access.• Monitoring and reporting - for years after replanting.• Extensive coordination with City divisions in progress (Oakland Police, Public Works KOCB, OakDOT Parking, Encampment Management Team, adjacent institutions).

Lake Merritt Channel - Category III

Project to be removed from Measure DD projects list

Project Name	Phase	Status
Lake Merritt Channel at 7th Street Project	Design suspended	<ul style="list-style-type: none">• Alameda County Flood Control District indicated no pending plans for pump station upgrade.• Will preserve past project files in case needed for a future project.• 11/19/24: City Council Public Works and Transportation Committee• 12/3/24: Council

Lake Merritt Channel at 7th Street Project – Previous Improvement Alternatives Considered

1. Safer and ADA compliant walkways, stairs, and passages (old estimate - \$3 million)

- Improve lighting, drainage, general appearance of existing pedestrian tunnels
- No improvements to flood control and no access for boats

2. Construct bypass tunnel for boats (old estimate - \$10 million)

- Allow for boat navigation around pump station when flood gates are open
- Pedestrian tunnel improvements from alternative 1

Lake Merritt Channel at 7th Street Project – Previous Improvement Alternatives Considered (~2018)

3. Relocation of pump station and retrofit of existing bridge (old estimate \$40 million)

- Allow boat passage at all times
- Potential flood control improvement
- Pedestrian tunnel improvements from alternative 1

4. Relocation of pump station and construction of new bridge (old estimate \$50 million)

- Same as #3 plus improved aesthetics

Lake Merritt Channel - Category III

Lake Merritt Channel to Estuary Connection Project

- Prior to 2020, 50% design drawings completed using grant funds.
- Due to lack of funding design suspended - transferred to Oakland Department of Transportation (OakDOT) but not active.
- Tentative: Public Works and DD Bond Manager City Council Public Works and Transportation Committee 11/19/24, Council 12/3, to request removing from DD list.

Lake Merritt Channel - Category III

Lake Merritt Channel to Estuary Connection Project continued

- Project files are being preserved.
- City's FY 23-25 Capital Improvement Program lists unfunded alternate project, High Line Conversion of Unused Railway Bridge - Lake Merritt to Bay Trail Connection.
- OakDOT typically does not work on unfunded projects and may not take lead on trail project not in public right-of-way (street).

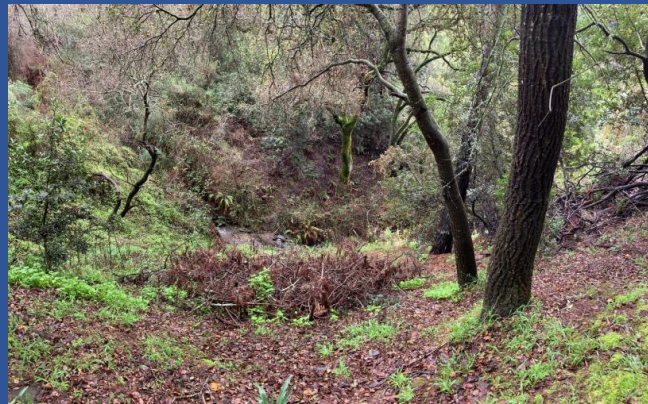
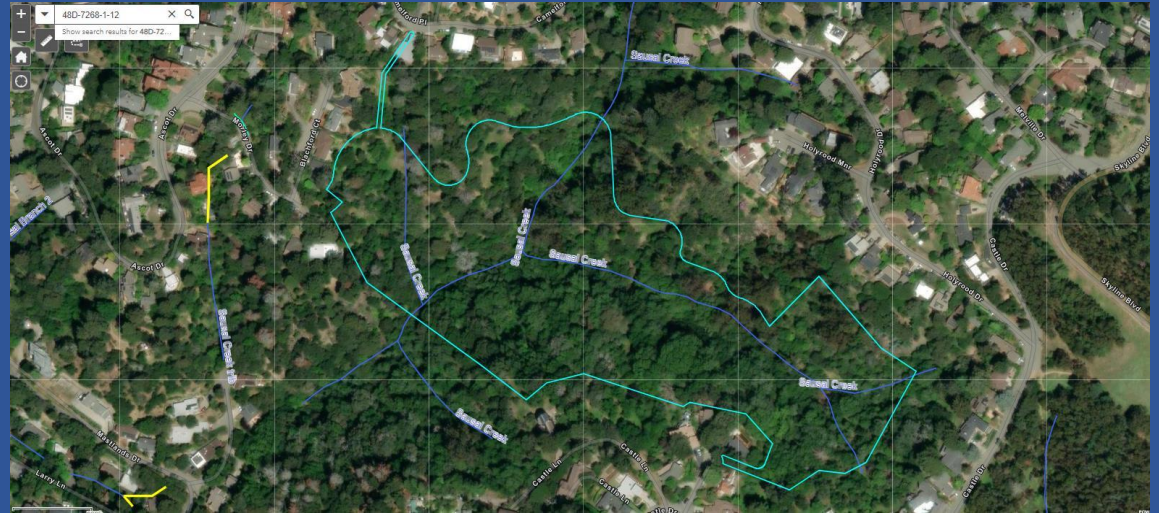


Creeks and Waterways Restoration Category V – Active Projects



Acquisitions

Property owner received appraisal for Cobbletick Creek headwaters parcel - approx. \$1 million. Property owner interested in selling to City for ~\$800k and donating remainder. City is evaluating this opportunity.



Creeks and Waterways Restoration - Category V

Additional Active Projects

Project Name	Phase	Status
Creek Restoration of Courtland Creek	Construction	<ul style="list-style-type: none"> • Constuction 90% complete. • July 2024: Stabilized two damaged creek bank sections. • September 2024: trail resurfaced and seating installed • December: Concrete split rail fencing and signs. • Revegetation is 80% complete - Remaining 20% in 2024. • 2024: Complete construction. • Begin in 2025: Post-construction plant establishment 3 years. • Environmental permit monitoring/reporting 10 years
Creek Restoration of Glen Echo Creek on Richmond Blvd	Design	Public engagement – push to 2025 Design to 30% 2025
Creek Restoration of Beaconsfield Branch Sausal Creek	Conceptual design	City is exploring funding opportunities to move the project forward.
Sausal Creek Restoration in Dimond Park	Post-construction	Construction complete - monitoring and reporting required through 2026 by environmental permits.

Fiscal Report

- Updated and reformatted Project Update Table

PROJECT NAME	PROJECT #	PROJECT MANAGER	TOTAL IN BOND	SERIES C ALLOCATION	SERIES C LABOR CHARGES to 3/31/24	SERIES C NON-LABOR CHARGES	SERIES C Total Charges (Expenditures)	SERIES C Encumbrances	SERIES C Remaining Funds	SERIES C REMAINING FUNDS PLUS ENCUMBRANCES	PROJECT DESCRIPTION	PROJECT STATUS
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Series C Remaining Funds – Spending Plan

9/16/24 notes on table on the next slide

- Remaining funds in Category I (Lake Merritt Restoration and Water Quality) as of 6/30/24: \$1,504,409.
- City plans to request authorization from City Council to move Category I (Lake Merritt Restoration and Water Quality Improvements) remaining funds to the Estuary Park Project (#1000858) to construct the first phase of the project.
- When Series D Measure DD bonds are sold, the Series C funds borrowed from Category I will be returned using Series D Category II (Estuary Waterfront Access, Parks Cleanup) funds.

ESTIMATED Series C Spending Plan - Fiscal information as of June 30, 2024

Spend remaining Series C on this Project All remaining Series B: Service debt	MDD Funding Category	Series	Where is the funding now (6/30/24)?	Amount Available (Remaining + Encumbrances)	Subtotals	NOTES
Service Debt	V	B	Project #s 1000825, 1001190, 1001481, and 1003198		\$288,331	
Service Debt	II	B	Project #s 1000685 (Brooklyn Basin Marine Max and 1001661 (7th - 23rd)		\$132,376	
Estuary Park (#1000858)	II	C	Total	\$5,128,252	\$5,128,252	Adds \$4,597,978.78 in remaining Series C funds to Estuary Park project
Estuary Park (#1000858)	II	C	Estuary Park (#1000858)	\$530,272.75		
Estuary Park (#1000858)	II	C	Waterfront Trail Design & Acquisition (#1003390)	\$2,894,027.24		
Estuary Park (#1000858)	I	C	Remaining Category I funds (sum of remaining funds in the following projects: 1001163, 1003388, 1000705, 1003389)	\$1,504,409.01		
Estuary Park (#1000858)	II	C	Sum of remaining Series C funds-DD projects that will not be completed: 7th-23rd #1001661; Park St. Bridge Trail #1004295; High St. Bridge Trail #1000687;)	\$126,207.00		\$312,440 remains encumbered. When contracts are closed out remaining funds will be released.
Estuary Park (#1000858)	II	C	Fruitvale Land Crossing (#1001169)	\$73,335.53		\$13,510 remains encumbered. When all final invoices are paid any remaining funds will be released.
10th Street Channel Improvements (#1000693)	III	C			\$1,537,689	
Courtland Creek Restoration (#1005340)		C		\$417,195	\$417,195	
Courtland Creek Restoration (#1005340)	V	C	Courtland Creek Restoration (#1005340)	\$301,499.73		
Courtland Creek Restoration (#1005340)	V	C	Sausal Erosion Control Project (#1000839)	\$82,231.69		
Courtland Creek Restoration (#1005340)	V	C	Creek Restoration of Arroyo Viejo at Zoo (#1001190)	\$33,463.66		
Watershed Acquisitions (#1000827)	V	C	Watershed Acquisitions (#1000827)		\$863,497	
Measure DD Administrative Work (#1001191)	Admin (5%)	C			\$32,122	OPRF contract (\$29,999 encumbered)
TOTALS					\$8,399,461	

Series D Bond Issuance Planning – 9/16/24

Conceptual Spending Plan

Series D Bond Issuance Planning – 9/16/24

Lake Merritt Category I

Series D Bond Issuance Planning – 9/16/24

Waterfront Access Category II

Proposed Project Name	Client Dept.	Project Delivery Department Division	CIP Score	Council-approved DD project (or extension)?	Authorized Amount	Total Amount Issued (Series A + B + C)	Amount remaining SERIES D	Adjusted SERIES D - Subtract 6.5% Art and Admin AND - add or subtract to correct Series C Lending/Borrowing	Notes
II -ESTUARY WATERFRONT ACCESS, PARKS AND CLEAN-UP (BAY TRAIL)					53,000,000.00	32,806,500.00	20,193,500.00	\$17,376,513	Refund ~\$1.5 Million if moved to Category II for Estuary Park
<i>Estuary Park Project</i>	<i>OPRYF</i>	<i>OPW PGM</i>		<i>Yes #1000858</i>				<i>\$17,480,923</i>	Planning to spend \$5,843,402 in remaining funds (includes some funds already allocated to project)

Series D Bond Issuance Planning – 9/16/24

Lake Merritt Channel Category III

Proposed Project Name	Client Dept.	Project Delivery Department Division	CIP Score	Council-approved DD project (or extension)?	Authorized Amount	Total Amount Issued (Series A + B + C)	Amount remaining SERIES D	Adjusted SERIES D - Subtract 6.5% Art and Admin AND - add or subtract to correct Series C Lending/Borrowing
III - LAKE MERRITT TO ESTUARY CONNECTION (LAKE MERRITT CHANNEL)					27,000,000.00	21,252,500.00	5,747,500.00	\$5,373,913
<i>Tunnel trail improvements at Lake Merritt Channel Tide Gates</i>	<i>OPRYF</i>	<i>OPW PGM</i>	41.2					<i>\$1,296,000</i>
<i>Lake Merritt Channel pathway and plant restoration and renovations</i>	<i>OPRYF</i>	<i>OPW PGM or Watersheds</i>	33.2					<i>\$1,000,000</i>
<i>East Estuary Pathway</i>	<i>OPRYF</i>	<i>OPW PGM</i>	33.2					<i>\$5,130,000</i>
SUBTOTAL of first three Category III Wish List projects								7,426,000.00
<i>"high line" conversion of unused railway bridge</i>	<i>DOT and OPRYF</i>	<i>TBD</i>	32					<i>\$18,900,000</i>
<i>Portage ramps for boats at Channel Park</i>	<i>OPRYF</i>	<i>OPW PGM</i>	27.2					<i>\$1,620,000</i>
SUBTOTAL of all Category III Wish List projects								35,372,000.00

The issuance of Series D bonds in the amount of \$9.8 million for the Estuary Park Renovation Project were postponed in the FY 24-25 midcycle budget.

Explanation:

1. FY 23-25 Capital Improvement Plan approved in June 2023

- The assumption was Measure DD Estuary Park Project would be ready for construction in FY 24-25

<https://stories.opengov.com/oaklandca/published/ehC94OVIdKQ>

Parks & Open Spaces by Category

Category	Project Title	Department	Fund	Budget	Fiscal Year
Parks & Open Spaces	Estuary Park	Parks & Rec...	5322	\$9,800,000	2025

2. Estuary Park Project not ready to spend \$9.8 million in Series D to construct project.
3. City has remaining Series C funds that need to be spent as soon as possible. Planning to spent approximately \$5.1 million of those remaining Series C funds on constructing first phase of Estuary Park Project.
4. The \$9.8M is not a deduction from 2017 or 2018 series C. Department of Finance used the Oracle System Series C Fund Account #5322 because a Fund Account for Series D funding will not be created until the City sells the Series D bond.
5. As shown in the proposed Series D spending plan in this presentation, all available Series D Category II (Waterfront Trails) are recommended to be spent on the Estuary Park Project.

5. The \$9.8 million shown in the tables below represent Series D bonds that were going to be sold in FY 24-25. In the midcycle budget this plan was reversed for the reasons outlined on the previous slide. This was confirmed again by Department of Finance staff on 9/16/24. Oracle Fund #5322 was used as a placeholder account.

Table 1 – Budget Change by Fund

Fund – Fund Description	FY 24-25 Amendment Inc / (Dec)
5322 – Measure DD: 2017C Clean Water, Safe Parks & Open Space Trust Oakland	(9,800,000)
5337 - Measure KK: Series 2023 GOB	(15,174,375)
5340 - Measure U: Infrastructure GOB Series 2023A-1 (Tax Exempt)	(63,014,686)
5341 - Measure U: Affordable Housing GOB Series 2023A-2 (Taxable)	78,189,061
Total Change	\$(9,800,000)

Table 2 – Budget Change by Fund and Project

Fund - Fund Description	Category	Project Name	FY24-25 Proposed Midcycle Budget	FY 24-25 Amendment Inc / (Dec)	FY24-25 Amended Proposed Midcycle Budget
5322 – Measure DD: 2017C Clean Water, Safe Parks & Open Space Trust Oakland	Parks & Open Spaces	WATERFRONT TRAILS- ESTUARY PARK	9,800,000	(9,800,000)	-