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PARKS, RECREATION, AND WATERFRONT COMMISSION
Regular Meeting
Wednesday, February 11, 2026, 7:00 P.M.
Frances Albrier Community Center - auditorium
2800 Park Street, Berkeley, CA 94702

Minutes - Draft

1. **Call to Order** (chair): 7:05pm.
2. **Roll Call** (Secretary). Present: Muszynski; Nash; Philip; Rybczynski; Stewart; Absent: Abshez (LOA); Samelson (LOA).
3. **City of Berkeley Land Acknowledgement:** ¹
4. **Action: Approval of Agenda.** (chair) (M/S/C: Stewart/Muszynski/U) Ayes: Muszynski; Nash; Philip; Rybczynski; Stewart; Noes: none.
5. **Action: Approval of Minutes** for Tuesday, January 13, 2026 (chair).* (M/S/C: Stewart/Nash/U) Ayes: Muszynski; Nash; Philip; Rybczynski; Stewart; Noes: none.
6. **Public Comment** (2 min each). a) Claudia Kawczynska, bond measure; b) Jim McGrath, Cesar Chavez Park; c) Laurel, Liveboards @ Berkeley Marina; d) Prestor Wilson, Marina parking plan.
7. **Chair's Report/Discussion** (Rybczynski). No updates provided.
8. **Discussion/Action:** Potential Facilities Bond Measure for Nov 2026.** Update on Subcommittee Report Progress re same (Ferris).** Presentation was provided by PRW Director Ferris and PW Director Davis. Public Comment: a) Kelly Hammargren; b) Susie Marzola; c) Jim McGrath; d) Barbara Hunt, Tree removal policy on private property.
9. **Director's Report:** Update on special events, community engagement, capital and maintenance projects, forestry, recreation (Ferris/Erickson). Update was provided by Dir. Ferris.
10. **Discussion/Action:** Initial Recommendations from the Subcommittee on Locations for Dog Parks (Nash).* Presentation was provided and discussion was held.
11. **Discussion/Action:** Proposed Field User Fee Increases (Erickson).* Presentation was provided by C. Erickson and S. Chu.
12. **Discussion/Action:** Create Subcommittee to draft State of the Parks Communication to City Council for Commission's Consideration and Adoption (Rybczynski). Motion to create subcommittee with C. Rybczynski and A Abshez (M/S/C: Rybczynski/Nash/U) Ayes: Muszynski; Nash; Philip; Rybczynski; Stewart; Noes: none.
13. **Information Reports:** Recent PRW Council Reports.*
14. **Future Agenda Items:** Workplan; Election of Officers (March 11); Nexus Study; Commission discussion on Draft EIR for Pier Water Transportation Project (March 11); Public Art in Aquatic Park.
15. **Communications.*** Abshez, 01-21-2026; African-American Holistic Health Center Ground-breaking ceremony flyer, 01/23/2026; Willard Clubhouse Public Art Unveiling & LEED Gold Celebration, 02/11/2026.
16. **Next PRW Commission meetings:** Wed, March 11, 2026 (Regular).
17. **Adjournment.** 9:50pm.
 - * document is attached to agenda packet and on the commission website.
 - ** document will be provided at the meeting.
 - Commissioners in attendance: x of x appointed.
 - Public in attendance: 10
 - Public 7speakers: 8

¹ Text of the City of Berkeley Land Acknowledgement: <https://berkeleyca.gov/sites/default/files/legislative-body-meeting-agendas/SSCOC%20Agenda%20and%20Memorandum%20July%202%2C%202025.pdf>

Parks, Recreation & Waterfront

Sports Field Operations Fund

Amounts by FY

2/11/2026

Description	2020	2021	2022	2023	2024	2025	2026 Projected	2027 Projected	2028 Projected	2029 Projected	2030 Projected
Starting Balance	146,765	58,768	18,183	319,257	251,799	164,930	229,500	208,554	160,745	103,676	34,340
Revenue											
Gilman User Fees	176,632	140,573	258,347	238,989	223,887	369,835	330,000	330,000	330,000	330,000	330,000
Harrison User Fees	35,433	-	-	56,855	60,825	69,518	62,257	62,257	62,257	62,257	62,257
American Rescue Plan			196,000	-							
Subtotal, Revenue	212,064	140,573	454,347	295,844	284,712	439,352	392,257	392,257	392,257	392,257	392,257
Expenditures											
Personnel											
Landscape Gardener		103,717	245,658	171,921	167,525	175,449	189,438	208,678	212,851	217,108	221,450
Non- Personnel											
Gilman Misc. Prof Svcs	101,665	(21,719)	(16,314)	-	-	-	-	-	-	-	-
Gilman Turf Maintenance	2,694	21,719	19,025	18,875	25,777	21,475	25,775	28,353	28,353	31,188	31,188
Gilman Water	36,880	-	-	33,879	33,157	37,463	46,679	48,079	49,521	51,007	52,537
Gilman Gas & Electricity	28,151	-	-	49,964	46,497	55,159	61,000	64,050	67,253	70,615	74,146
Gilman Field Equipment		-	-	7,287	17,864	3,640	7,015	7,155	7,298	7,444	7,593
Gilman Refuse		2,440	904	3,615	3,630	3,956	5,772	6,177	6,424	6,552	6,683
Harrison Misc. Prof Svcs	55,672	-	-	-	(738)	-	-	-	-	-	-
Harrison Field Equipment		-	(196,000)	2,761	2,869	2,640	2,525	2,575	2,626	2,679	2,733
Subtotal, Expenditures	225,062	106,157	53,273	288,302	296,581	299,782	338,203	365,065	374,325	386,593	396,330
Operating Income / (Loss)	(12,997)	34,416	401,074	7,542	(11,869)	139,570	54,054	27,191	17,931	5,664	(4,073)
Transfers to Gilman Turf Replacement Fund											
User Fees	75,000	75,000	100,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
Addl Funds to Complete Turf Replace. Project	-										
Fund Balance	58,768	18,183	319,257	251,799	164,930	229,500	208,554	160,745	103,676	34,340	(44,733)

Handout Item 11.
Fees
02-11-2026

Parks, Recreation & Waterfront

Gilman Turf Replacement Fund

Amounts by FY

2/11/2026

Description	Actuals					Projected				
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Beginning Fund Balance	342,277	492,277	642,277	817,277	967,277	1,117,277	1,267,277	1,417,277	1,567,277	1,717,277
Revenue										
Cities' Annual Contribution										
Albany	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Berkeley	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
El Cerrito	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Emeryville	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Richmond	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Cities' Additional Contribution										
Albany										
Berkeley (Measure T1 Funds \$315,000)										
El Cerrito										
Emeryville										
Richmond										
Subtotal, Revenue	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
Transfers in from Sports Field Operation Fund										
User Fees	75,000	75,000	100,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
Addl Funds to Complete Turf Replace. Project										
Expenditure										
Turf Replacement Design										
Turf Replacement CM and Professional Services	-	-								
Turf Replacement Construction	-									
Subtotal, Expenditure	-	-	-	-	-	-	-	-	-	-
Ending Fund Balance	492,277	642,277	817,277	967,277	1,117,277	1,267,277	1,417,277	1,567,277	1,717,277	1,867,277

handcut,
 item 11,
 fees.
 2-11-2026

Handact. Item 11. Fees. 02-11-2026

Gilman and Harrison Costs covered by Parks Tax

2/6/2026

Est. FY27 amounts, based on prior year actuals

Description	Est. Annual Cost
Addl Parks Personnel Cost*	\$ 72,000
Gilman Field Portable Toilets	\$ 33,000
Harrison Field EBMUD	\$ 1,900
Harrison Field PGE	\$ 25,000
Harrison Field Refuse	\$ 8,000
Maintenance supplies and replacement equipment	\$ 15,000
Total	\$ 154,900

*Cost in addition to personnel budgeted under Sports Field Fund.

Handout - Item 11. Fees. 02-11-2026

Athletic Field Fee Comparisons (Updated as of 2/9/26)

GRASS - YOUTH No Lights	Res/Hr	NR/Hr
Albany USD	N/A	N/A
Emeryville	N/A	N/A
Oakland (+ \$5 per Youth per season)	\$1.00	\$25.00
Hayward	\$14.00	\$40.00
Albany	\$20.00	\$31.00
Berkeley - City fields - current	\$18.00	\$21.50
Berkeley – Gilman/Gabes Current	\$18.00	\$21.50
Fremont	\$25.00	\$56.00
Union City	\$28.00	\$33.00
Richmond	\$28.00	N/A
San Francisco	\$42.00	\$108.00

GRASS - YOUTH w / LIGHTS	Res/hr	NR/Hr
Albany USD	N/A	N/A
Emeryville	N/A	N/A
Oakland (+ \$5 per Youth per season)	\$16.00	\$40.00
Berkeley - City fields - current	\$18.00	\$21.50
Berkeley – Gilman/Gabes Current	\$33.00	\$40.00
Albany	\$39.00	\$47.00
Hayward	\$44.00	\$44.00
Richmond	\$49.00	N/A
Fremont	\$50.00	\$81.00
Union City	\$60.50	\$65.50
San Francisco	\$71.00	\$134.00

GRASS - ADULT - No Lights	Rate/Hr	NR/Hr
Emeryville	N/A	N/A
Fremont	\$25.00	\$56.00
Union City	\$28.00	\$33.00
Albany	\$29.00	\$44.00
Berkeley - City fields - current	\$36.00	\$43.00
Richmond	\$41.00	N/A
Berkeley – Gilman /Gabes (Current)	\$41.50	\$50.00
San Francisco	\$42.00	\$108.00
Oakland	\$55.00	\$60.00
Hayward	\$60.00	\$70.00

GRASS - ADULTS - w / LIGHTS	Rate/hr	NR/Hr
Emeryville	N/A	N/A
Berkeley - City fields - current	\$36.00	\$43.00
Albany	\$46.00	\$58.00
Fremont	\$50.00	\$81.00
Berkeley – Gilman/Gabes Current	\$56.50	\$68.00
Union City	\$60.50	\$65.50
Richmond	\$62.00	N/A
Oakland	\$70.00	\$75.00
San Francisco	\$71.00	\$134.00
Hayward	\$95.00	\$105.00

SYNTHETIC FIELDS		
YOUTH - No Lights	Rate/Hr	NR/Hr
Berkeley - Gilman @ Current	\$25.00	\$30.00
Hayward	\$30.00	\$30.00
Oakland (+ \$5 per Youth per season)	\$40.00	\$55.00
Richmond	\$41.00	N/A
Albany USD	\$42.00	\$65.50
San Francisco	\$44.00	\$108.00
Emeryville	\$51.00	\$195.00
Union City	\$64.00	\$95.00
Fremont	\$125.00	\$235.00

SYNTHETIC FIELDS		
YOUTH - w / LIGHTS	Rate/hr	NR/Hr
Albany USD	N/A	N/A
Berkeley - Gilman @ Current	\$40.00	\$48.00
Emeryville	\$51.00	\$129.00
Oakland (+ \$5 per Youth per season)	\$55.00	\$70.00
Hayward	\$60.00	\$60.00
Richmond	\$62.00	N/A
San Francisco	\$71.00	\$134.00
Union City	\$96.50	\$127.50
Fremont	\$156.00	\$266.00

SYNTHETIC FIELDS		
ADULT - No Lights	Rate/Hr	NR/Hr
Albany USD	\$42.00	\$65.50
San Francisco	\$44.00	\$108.00
Richmond	\$51.00	N/A
Emeryville	\$51.00	\$195.00
Berkeley - Gilman @ Current	\$52.25	\$62.75
Union City	\$64.00	\$95.00
Hayward	\$65.00	\$75.00
Oakland	\$70.00	\$75.00
Fremont	\$125.00	\$235.00

SYNTHETIC FIELDS		
ADULT - w / LIGHTS	Rate/hr	NR/Hr
Albany USD	N/A	N/A
Emeryville	\$51.00	\$129.00
Berkeley - Gilman @ Current	\$67.25	\$80.75
San Francisco	\$71.00	\$134.00
Richmond	\$72.00	N/A
Oakland	\$85.00	\$90.00
Hayward	\$95.00	\$105.00
Union City	\$96.50	\$127.50
Fremont	\$156.00	\$266.00

Current Rates - Sports Fields

Gilman/Gabes	Current (Res)	Current (NR)
Adults (Grass)	\$ 41.50	\$ 50.00
Adults (Grass) w/Lights	\$ 56.50	\$ 68.00
Adults (Synthetic)	\$ 52.25	\$ 62.75
Adult (Synthetic) w/Lights	\$ 67.25	\$ 80.75
Youth (Grass)	\$ 18.00	\$ 21.50
Youth (Grass) w/Lights	\$ 33.00	\$ 40.00
Youth (Synthetic)	\$ 25.00	\$ 30.00
Youth (Synthetic) w/Lights	\$ 40.00	\$ 48.00
City Athletic Fields		
Youth Non-Profit	\$ 18.00	\$ 21.50
Adult, For-Profit, Private Schools	\$ 36.00	\$ 43.00

Gilman	Adults	Adults w/Lights	Youth	Youth w/Lights
Current Usage (Hours)				
Gilman North	536.00	1,236.00	1,685.50	383.00
Gilman South	646.00	1,226.00	1,595.50	383.00
Gilman East	280.00		1,529.00	
Gilman West	252.00		1,416.00	
Total (Hours)	1,714.00	2,462.00	6,226.00	766.00

	Current (Res)	Current (NR)	5%	10%	15%	20%
Adults (Grass)	\$ 41.50	\$ 50.00	\$ 43.58	\$ 45.65	\$ 47.73	\$ 49.80
Current Revenue	\$ 22,078.00	\$ 22,078.00	\$ 22,078.00	\$ 22,078.00	\$ 22,078.00	\$ 22,078.00
Increase Revenue	\$ 23,181.90	\$ 24,285.80	\$ 25,389.70	\$ 26,493.60	\$ 27,597.50	\$ 28,701.40
Total Increase	\$ 1,103.90	\$ 2,207.80	\$ 3,311.70	\$ 4,415.60	\$ 5,519.50	\$ 6,623.40

	Current (Res)	Current (NR)	5%	10%	15%	20%	25%	30%	35%	40%
Adults (Synthetic)	\$ 52.25	\$ 62.75	\$ 54.86	\$ 57.48	\$ 60.09	\$ 62.70	\$ 65.31	\$ 67.93	\$ 70.54	\$ 73.15
Current Revenue	\$ 61,759.50	\$ 61,759.50	\$ 61,759.50	\$ 61,759.50	\$ 61,759.50	\$ 61,759.50	\$ 61,759.50	\$ 61,759.50	\$ 61,759.50	\$ 61,759.50
Increase Revenue	\$ 64,847.48	\$ 67,935.45	\$ 71,023.43	\$ 74,111.40	\$ 77,199.38	\$ 80,287.35	\$ 83,375.33	\$ 86,463.30	\$ 89,551.28	\$ 92,639.25
Total Increase	\$ 3,087.98	\$ 6,175.95	\$ 9,263.93	\$ 12,351.90	\$ 15,439.88	\$ 18,527.85	\$ 21,615.83	\$ 24,703.80	\$ 27,791.78	\$ 30,879.75

	Current (Res)	Current (NR)	5%	10%	15%	20%	25%	30%	35%	40%
Adult (Synthetic) w/Lights	\$ 67.25	\$ 80.75	\$ 72.86	\$ 75.48	\$ 78.09	\$ 80.70	\$ 83.31	\$ 85.93	\$ 88.54	\$ 91.15
Current Revenue	\$ 165,569.50	\$ 165,569.50	\$ 165,569.50	\$ 165,569.50	\$ 165,569.50	\$ 165,569.50	\$ 165,569.50	\$ 165,569.50	\$ 165,569.50	\$ 165,569.50
Increase Revenue	\$ 179,387.48	\$ 185,819.45	\$ 192,251.43	\$ 198,683.40	\$ 205,115.38	\$ 211,547.35	\$ 217,979.33	\$ 224,411.30	\$ 230,843.28	\$ 237,275.25
Total Increase	\$ 13,817.98	\$ 20,249.95	\$ 26,681.93	\$ 33,113.90	\$ 39,545.88	\$ 45,977.85	\$ 52,409.83	\$ 58,841.80	\$ 65,273.78	\$ 71,705.75

	Current (Res)	Current (NR)	5%	10%	15%	20%	25%	30%	35%	40%	45%
Youth (Grass)	\$ 18.00	\$ 21.50	\$ 18.90	\$ 19.80	\$ 20.70	\$ 21.60	\$ 22.50	\$ 23.40	\$ 24.30	\$ 25.20	\$ 26.10
Current Revenue	\$ 53,010.00	\$ 53,010.00	\$ 53,010.00	\$ 53,010.00	\$ 53,010.00	\$ 53,010.00	\$ 53,010.00	\$ 53,010.00	\$ 53,010.00	\$ 53,010.00	\$ 53,010.00
Increase Revenue	\$ 55,660.50	\$ 58,311.00	\$ 60,961.50	\$ 63,612.00	\$ 66,262.50	\$ 68,913.00	\$ 71,563.50	\$ 74,214.00	\$ 76,864.50	\$ 79,515.00	\$ 82,165.50
Total Increase	\$ 2,650.50	\$ 5,301.00	\$ 7,951.50	\$ 10,602.00	\$ 13,252.50	\$ 15,903.00	\$ 18,553.50	\$ 21,204.00	\$ 23,854.50	\$ 26,505.00	\$ 29,155.50

	Current (Res)	Current (NR)	5%	10%	15%	20%	25%	30%	35%	40%	45%	50%	55%	60%
Youth (Synthetic)	\$ 25.00	\$ 30.00	\$ 26.25	\$ 27.50	\$ 28.75	\$ 30.00	\$ 31.25	\$ 32.50	\$ 33.75	\$ 35.00	\$ 36.25	\$ 37.50	\$ 38.75	\$ 40.00
Current Revenue	\$ 82,025.00	\$ 82,025.00	\$ 82,025.00	\$ 82,025.00	\$ 82,025.00	\$ 82,025.00	\$ 82,025.00	\$ 82,025.00	\$ 82,025.00	\$ 82,025.00	\$ 82,025.00	\$ 82,025.00	\$ 82,025.00	\$ 82,025.00
Increase Revenue	\$ 86,126.25	\$ 90,227.50	\$ 94,328.75	\$ 98,430.00	\$ 102,531.25	\$ 106,632.50	\$ 110,733.75	\$ 114,835.00	\$ 118,936.25	\$ 123,037.50	\$ 127,138.75	\$ 131,240.00	\$ 135,341.25	\$ 139,442.50
Total Increase	\$ 4,101.25	\$ 8,202.50	\$ 12,303.75	\$ 16,405.00	\$ 20,506.25	\$ 24,607.50	\$ 28,708.75	\$ 32,810.00	\$ 36,911.25	\$ 41,012.50	\$ 45,113.75	\$ 49,215.00	\$ 53,316.25	\$ 57,417.50
Youth (Synthetic) w/Lights	\$ 40.00	\$ 48.00	\$ 44.25	\$ 45.50	\$ 46.75	\$ 48.00	\$ 49.25	\$ 50.50	\$ 51.75	\$ 53.00	\$ 54.25	\$ 55.50	\$ 56.75	\$ 58.00
Current Revenue	\$ 30,640.00	\$ 30,640.00	\$ 30,640.00	\$ 30,640.00	\$ 30,640.00	\$ 30,640.00	\$ 30,640.00	\$ 30,640.00	\$ 30,640.00	\$ 30,640.00	\$ 30,640.00	\$ 30,640.00	\$ 30,640.00	\$ 30,640.00
Increase Revenue	\$ 33,895.50	\$ 34,853.00	\$ 35,810.50	\$ 36,768.00	\$ 37,725.50	\$ 38,683.00	\$ 39,640.50	\$ 40,598.00	\$ 41,555.50	\$ 42,513.00	\$ 43,470.50	\$ 44,428.00	\$ 45,385.50	\$ 46,343.00
Total Increase	\$ 3,255.50	\$ 4,213.00	\$ 5,170.50	\$ 6,128.00	\$ 7,085.50	\$ 8,043.00	\$ 9,000.50	\$ 9,958.00	\$ 10,915.50	\$ 11,873.00	\$ 12,830.50	\$ 13,788.00	\$ 14,745.50	\$ 15,703.00

Amend.
Item 11.
Fees.
12-11-2026

	Adults	Adults w/Lights	Youth	Youth w/Lights
	584.00	720.00	958.00	154.00
	564.00	720.00	962.00	154.00
Total (Hours)	1,148.00	1,440.00	1,920.00	308.00

Current (Res)	Current (NR)	5%	10%	15%	20%
\$ 41.50	\$ 50.00	\$ 43.58	\$ 45.65	\$ 47.73	\$ 49.80
\$ 47,642.00	\$ 47,642.00	\$ 47,642.00	\$ 47,642.00	\$ 47,642.00	\$ 47,642.00
\$ 50,024.10	\$ 52,406.20	\$ 52,406.20	\$ 54,788.30	\$ 57,170.40	\$ 59,552.50
\$ 2,382.10	\$ 4,764.20	\$ 4,764.20	\$ 7,146.30	\$ 9,528.40	\$ 11,910.50
\$ 56.50	\$ 68.00	\$ 61.58	\$ 63.65	\$ 65.73	\$ 67.80
\$ 81,360.00	\$ 81,360.00	\$ 81,360.00	\$ 81,360.00	\$ 81,360.00	\$ 81,360.00
\$ 88,668.00	\$ 91,656.00	\$ 91,656.00	\$ 94,644.00	\$ 97,632.00	\$ 100,620.00
\$ 7,308.00	\$ 10,296.00	\$ 10,296.00	\$ 13,284.00	\$ 16,272.00	\$ 19,260.00

Current (Res)	Current (NR)	5%	10%	15%	20%	25%	30%	35%	40%	45%
\$ 18.00	\$ 21.50	\$ 18.90	\$ 19.80	\$ 20.70	\$ 21.60	\$ 22.50	\$ 23.40	\$ 24.30	\$ 25.20	\$ 26.10
\$ 34,560.00	\$ 34,560.00	\$ 34,560.00	\$ 34,560.00	\$ 34,560.00	\$ 34,560.00	\$ 34,560.00	\$ 34,560.00	\$ 34,560.00	\$ 34,560.00	\$ 34,560.00
\$ 36,288.00	\$ 38,016.00	\$ 38,016.00	\$ 39,744.00	\$ 41,472.00	\$ 43,200.00	\$ 44,928.00	\$ 46,656.00	\$ 48,384.00	\$ 50,112.00	\$ 51,840.00
\$ 1,728.00	\$ 3,456.00	\$ 3,456.00	\$ 5,184.00	\$ 6,912.00	\$ 8,640.00	\$ 10,368.00	\$ 12,096.00	\$ 13,824.00	\$ 15,552.00	\$ 17,280.00
\$ 33.00	\$ 40.00	\$ 36.90	\$ 37.80	\$ 38.70	\$ 39.60	\$ 40.50	\$ 41.40	\$ 42.30	\$ 43.20	\$ 44.10
\$ 10,164.00	\$ 10,164.00	\$ 10,164.00	\$ 10,164.00	\$ 10,164.00	\$ 10,164.00	\$ 10,164.00	\$ 10,164.00	\$ 10,164.00	\$ 10,164.00	\$ 10,164.00
\$ 11,365.20	\$ 11,642.40	\$ 11,642.40	\$ 11,919.60	\$ 12,196.80	\$ 12,474.00	\$ 12,751.20	\$ 13,028.40	\$ 13,305.60	\$ 13,582.80	\$ 13,860.00
\$ 1,201.20	\$ 1,478.40	\$ 1,478.40	\$ 1,755.60	\$ 2,032.80	\$ 2,310.00	\$ 2,587.20	\$ 2,864.40	\$ 3,141.60	\$ 3,418.80	\$ 3,696.00

ase (using yellow highlighted amounts)

	Left	Middle	Right
Gilman Synthetic	\$ 78,713.85	\$ 93,292.55	\$ 107,871.25
Gilman Natural	\$ 17,006.90	\$ 20,761.30	\$ 24,515.70
Gabes	\$ 22,645.30	\$ 30,020.60	\$ 37,395.90
Total	\$ 118,366.05	\$ 144,074.45	\$ 169,782.85

Handout. Item 9. Potential Bond (2-11-2026)

35 Potential Bond Measure Projects (per 12-2-25 City Council Action)

Parks, Recreation and Waterfront Projects			
Item #	Project Name	Description	Est. Cost
1	Frances Albrier Community Center	Full Replacement. FA is the only major community (Recreation, Senior or Library) center not rebuilt or funded for required seismic upgrades. Located in San Pablo Park, this high use facility is dramatically undersized and requires modernization. Conceptual plan for new facility was completed in TI, Phase 1 (2019).	\$ 30,000,000
2	King Pool (25 Meter) & Locker Room	Full Replacement/Modernization. Replaces existing locker rooms and builds new 25 Meter pool to replace existing 25 yard and dive pools. 25 Meter pool will double programmatic use of existing facility.	\$ 25,000,000
3	Adeline Corridor Open Space	New Open Space. Funds design and construction of 4 new or expanded Open Space areas within the Adeline Corridor Plan south of Ashby Avenue to expand park access in an equity-priority area. Funding for design has been secured in a Federal Earmark/HUD Grant.	\$ 6,000,000
4	Cedar Rose Restroom	New Restroom. Replaces existing "block" restroom with "Smart Restroom". Adds a high-volume restroom along the Ohlone Greenway to meet growing demand.	\$ 500,000
5	Codornices Restroom	New Restroom. Replaces existing "block" restroom with "Smart Restroom". Adds a high-volume and secure restroom in popular and well used park.	\$ 500,000
6	Harrison Park Restroom	Facility Modernization. Makes 26 year old restroom near high volume sports fields and skate park more accessible and usable. Conceptual design funded and completed with T1 Phase 2.	\$ 750,000
7	Cesar Chavez Restroom	New Restroom. Smart restroom replaces existing portable toilets on the southside of Spinnaker Way.	\$ 750,000
8	Aquatic Park: Dreamland Area (20% funding)	Plan Implementation. Advances the community-vetted Dreamland Area Plan completed in 2025 to support increased recreation and waterfront activation. This funding will augment other sources or serve as a grant match to complete funding of \$8M plan.	\$ 2,100,000
9	Cedar Rose 2-5 Play Structure	Facility Modernization. Upgrades the heavily used 2-5 play area to current safety and accessibility standards. 5-12 play structure is being completed with Parks Tax in 2027. Project is 100% designed.	\$ 2,500,000
10	Glendale LaLoma Park Improvements: Playgrounds, Parking, Paths	Facility Modernization. Improves this multi-level park with new play structures, parking lot, pathways for safety and ADA access. Project is currently being conceptually designed.	\$ 3,500,000
11	Dog Parks- City Wide	New Facilities. Adds 4-6 dog parks across Berkeley to address significant community demand. Community input will help determine potential locations.	\$ 2,500,000
12	Harrison Field Conversion to Artificial Turf	Full Renovation. Replaces failing natural fields with artificial turf with environmentally friendly cork in-fill and doubles field capacity and reduces maintenance.	\$ 6,000,000
13	Live Oak Soccer, Basketball Courts and Lighting	Facility Modernization. Converts existing grass turf area to artificial turf with environmentally friendly cork "in-fill", levels basketball and volleyball courts, improves lighting, and makes area more usable year round.	\$ 3,000,000
14	San Pablo Sports Field Irrigation and Drainage	System Replacement. Fixes failing irrigation and drainage at the City's most used sports fields.	\$ 1,600,000
15	Cesar Chavez Perimeter Pathway (60% funding)	Facility Modernization. Funds 60% of Perimeter path project designed in 2025 using State Coastal Conservancy Grant (SSC) funds. Gap in funding is anticipated to be funded by grant or Parks Tax.	\$ 2,250,000
16	Marina Blvd Sea Level Rise and Bay Trail (50% funding)	Facility Modernization. Protects Waterfront by raising and renovating pathway to Bay Trail standards, connects pathway from University Avenue to Cesar Chavez Park. This funding will be used as a 50% match for potential grant that would complete the project. Design is currently funded by State Coastal Conservancy grant.	\$ 1,900,000
17	Marina Docks Timber Pile Replacement - 130 piles	Infrastructure Stabilization. Replaces remaining timber piles in Marina with concrete piles stabilizing all docks life for 50+ years. Conceptual design and permitting completed in 2024.	\$ 6,000,000
18	Seawall Drive and Bay Trail from Adventure Playground to Pier (20% funding)	Shoreline Improvements. Funding help complete Bay Trail from Adventure Playground to Pier and Seawall Drive improvements. This funding will be used as a 20% match for a potential grant to complete the project.	\$ 5,000,000
19	South Cove Seawall	Full Replacement. Prevents imminent seawall failure that would close public access to South Cove. Conceptual design in progress.	\$ 5,000,000
20	University Ave Sea Level Rise and Bike Park (50% funding)	Shoreline Improvements. Addresses Sea level Rise vulnerabilities from Frontage Road to Marina Blvd and constructs a Bike Park adjacent to University Ave in Marina. Funding will be used as a \$50% match for a potential grant	\$ 2,750,000
Total: Parks Recreation and Waterfront			\$ 107,600,000

General Facility and Buildings			
Item #	Project Name	Description	Est. Cost
21	50/50 Sidewalk Program (50% funding)	Sidewalk Repairs (ADA). Eliminates backlog of sidewalk safety and accessibility repairs through the City's shared-cost 50/50 program to address cracked and uneven sidewalks citywide. 50% of funding is paid for by individual residents.	\$ 14,000,000
22	ADA Barrier Removal Projects	Facility Modernization. Funds backlog of accessibility improvements required under the ADA Transition Plan to address path-of-travel, restroom, signage, and facility access barriers.	\$ 4,342,000
23	Animal Services Facility Modernization	Facility Modernization. Replaces roof, HVAC, drainage, electrical, plumbing, and includes programmatic updates for operational efficiency.	\$ 1,996,000
24	2636 Martin Luther King Jr. Avenue Berkeley Mental Health Services Building Annex Renovations (HHCS) (40% funding)	Facility Replacement. 40% of \$8.0M project for a new two-story mental health services building to expand program capacity and fully replace aging structure. Balance of funding is available in pending State grant.	\$ 3,250,000
25	South Berkeley Senior Center Improvements (HHCS)	Mechanical System Upgrade. Replaces end-of-life HVAC and related mechanical components to ensure reliable operations at the senior center. This funding will be combined with T1 Phase 2 funding (\$5.5M) for seismic upgrades.	\$ 3,900,000
26	West Berkeley Family Wellness Center Modernization (HHCS)	Facility Modernization. Repairs and upgrades windows, flooring, HVAC, seismic components, electrical systems, and ADA features to address deferred maintenance.	\$ 6,500,000
27	1947 Center Street- City Office's MLK Jr. Civic Center Modernization	Facility Modernization. Addresses seismic upgrades, HVAC, electrical, elevator replacement, hazardous materials abatement, and ADA improvements. Funding for window replacement is identified in T1 Phase 2.	\$ 18,306,000
28	2180 Milvia Street - City Hall MLK Jr. Civic Center Building Modernization	Facility Modernization. Replaces end-of-life mechanical, electrical, and plumbing systems, addresses hazardous materials, and includes waterproofing and ADA improvements for the 89,000 sq. ft. civic building.	\$ 11,745,000
29	2100 Martin Luther King Jr Avenue Public Safety Building Modernization	Facility Modernization. Updates the 24-hour essential services building with essential programmatic, structural and ADA improvements.	\$ 8,405,000
30	Old City Hall- Maudelle Shirek Bldg Phase 1 Renovation - Seismic Upgrades	Seismic Upgrade. Seismic upgrades for Maudelle Shirek Building, which is part of the larger Civic Center Vision & Design Concept plan, partially funded with the T1 bond, and developed with extensive community outreach from 2019-2023. Improvements will support the return of civic functions to the building through meeting rooms and community-serving spaces.	\$ 6,720,000
31	Veterans Memorial Building Phase 1 Renovation - Seismic Upgrades	Seismic Upgrade. Seismic upgrades for the Veterans Memorial Building, which is a part of the larger Civic Center Vision & Design Concept plan, partially funded with the T1 bond, and developed with extensive community outreach from 2019-2023. Improvements will support the creation of visual and performing arts spaces for Berkeley's cultural and artistic groups to utilize.	\$ 13,942,000
Total: Public Works Projects			\$ 93,106,000

Fire Projects			
Item #	Project Name	Description	Est. Cost
32	Fire Station 4 Replacement (1900 Marin)	Facility Modernization. Station 4 is at end of life, undersized for current and future operational needs, and unable to safely support expanded staffing and a second ambulance unit. Replacement also enables a cost-saving expansion into the adjacent roadway, avoiding the higher cost of relocation.	\$ 48,051,000
33	Fire Station 6 Replacement (999 Cedar)	Facility Modernization. Station 6 is at end of life and too small to meet projected service demands. A full replacement is required to support expanded staffing, modern apparatus, and safe working conditions for firefighters.	\$ 22,246,000
34	Fire/EMS/Police Dispatch Center Remodel (2100 MLK)	Facility Modernization. The 911 Dispatch Center requires renovation to handle rising call volumes, modernize critical infrastructure, and create a safer, and more efficient workspace. Improvements include expanding the operations floor, upgrading technology and HVAC systems, and adding training and wellness spaces to support operational readiness and staff retention.	\$ 3,979,000
35	Fire Training Center Replacement (Harrison at 8-9th)	Facility Modernization. The current training facility is undersized, located in a residential neighborhood, and unable to support essential training activities, scheduling needs, or parking demands. A new, purpose-built training center is required to meet the operational needs of a modern fire department.	\$ 28,000,000
Total: Fire Department Projects			\$ 102,276,000

TOTAL	\$ 302,982,000		
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Handout. Item 9. Potential Bond (02-11-2026)

Measure T1 General Obligation Bond -- Fact Sheet

Background

In November 2016, Berkeley voters approved a \$100M Infrastructure Bond Measure. The vote required 2/3 support to pass and received % 86.5. The original ballot question read:

Shall the City of Berkeley issue general obligation bonds not exceeding \$100,000,000 to repair, renovate, replace, or reconstruct the City's aging infrastructure and facilities, including sidewalks, storm drains, parks, streets, senior and recreation centers, and other important City facilities and buildings.

Programming Schedule

Measure T1 was initially programmed to have three 4-year phases for project selection, bond sale and project execution because the workload would be achievable with existing staff. Ultimately, projects selection was combined into two phases because of the readiness of projects, with the bonds being sold in three rounds. Each phase had a community process to select projects: Phase 1 in 2017 with \$35M bond sale, and Phase 2 in 2020 with \$45M bond sale, which required approval by the two Lead Commissions (Public Works and Parks, Recreation, and Waterfront) and the City Council. The third bond sale (\$20M) will occur June of 2026, and this funding is fully allocated to existing projects. All projects are estimated to be completed by FY28.

Public Communication

In addition to the 70 public process meetings that helped select the projects for Phase 1 and 2, some of the public-facing projects had up to 15 public meetings to discuss the project scope with residents. To keep residents updated, quarterly reports were emailed out to a large list of interested residents, and were posted on the City's Measure T1 website.

Management and Oversight

Since the bond measure passed ten years ago, the City's Bond Management Team has met bi-weekly and is comprised of leadership and staff from the Public Works (PW) and Parks, Recreation & Waterfront (PRW) Departments. This staff includes Directors, Deputy Directors, Manager of Engineering, Senior Management Analysts, Fiscal Managers and Civil Engineer Project Managers. The administration of the program is supported by a T1-funded Associate Management Analyst. A subset of the Management Team oversees the overall T1 program budgeting, expenditures, and bond administration. To complete the projects, five full-time equivalent (FTE) project manager positions are funded by Measure T1 and are distributed across 10 existing City project managers. Staffing levels are adjusted as design and construction projects get completed. Note that Measure T1 is charged only for actual staff time worked on T1 projects. General administrative and Citywide support costs (e.g., executive management, I.T., HR, Finance) are not charged to Measure T1.

In 2017, the City developed a **Measure T1 Bond Policies and Procedures Manual** which guides the administration of the bond program. Any changes in projects must be reviewed by the two Lead Commissions and approved by the City Council. Every two years, an external consultant conducts an independent audit of the T1 program to insure the funds are being spent correctly; each audit is published on the City's Measure T1 website.

Civic Arts Allocation

One percent (1%) (or \$1M) of bond proceeds has been reserved for functional art integrated into Measure T1 projects, as required by City Resolution No. 67,795-N.S.

Measure T1 website: <https://berkeleyca.gov/your-government/our-work/bond-revenue-measures/measure-t1>

T1 Phase 1 Project List

T1 Phase 1 Project List - By Category

FACILITIES/BUILDINGS	STATUS	BUDGET
Citywide Restroom Assessment	Completed	149,000
Old City Hall/Vet's Building	Completed - Planning Study only	376,000
Frances Albrier Community Center	Completed - Planning Study only	247,000
Tom Bates Fieldhouse/Restroom	Completed - Planning Study only	305,000
Willard Clubhouse	Completed - Planning Study only	170,000
Live Oak Community Center Seismic and Programatic Renovatio	Completed	7,479,000
North Berkeley Senior Center Seismic and Programatic Renovatio	Completed	10,443,000
Strawberry Creek Park Ages 2-12 Play Area & Restroom	Completed	1,075,000
Berkeley Mental Health Building Seismic and Programatic Renov	Completed	7,794,000
CITYWIDE SAFETY IMPROVEMENTS		
Corporation Yard (Electrical)	Completed	1,150,000
Marina Corporation Yard (Electrical)	Completed	
Berkeley Health Clinic (Electrical)	Completed - Planning Study only	7,000
Public Safety Building (HVAC)	Completed - Planning Study only	5,000
PARKS IMPROVEMENTS PROJECTS		
Aquatic Park: Main Tide Tubes Clean Out and Repair- Phase 1A	Completed	813,000
Municipal Pier Feasibility Study	Completed - Planning Study only	691,000
Rose Garden Drainage Improvements	Completed	4,648,000
Rose Garden Trellace, Tennis Court, and ADA Pathways	Completed	
Cordonices Creek Restoration	Completed	1,027,000
Citywide Irrigation Controler Replacement	Completed	529,000
George Florence Park Ages 2-5 and 5-12 Playstructures	Completed	607,000
San Pablo Park Ages 2-5 and 5-12 Play Structure and Tennis Cou	Completed	2,569,000
Tom Bates Sports Complex- Artificial Field Turf Replacement	Completed	1,461,000
COMPLETE STREETS & GREEN INFRASTRUCTURE		
Adeline Street - Derby to Ashby	Completed	4,764,569.00
Hearst Street - Milvia to Henry		
Euclid Street at Rose Garden		
West Street - Allston to End		
Ward St - San Pablo to Acton	Completed	4,976,774.00
Monterey Avenue - Alameda to Hopkins		
Green Infrastructure:		
* Page Street between Fourth & RR Tracks		
* Channing Way at the RR Tracks		
* Piedmont Avenue Median between Durant Avenue and Channir		
* Piedmont Avenue Traffic Circle		
* Dwight Way between Fourth Street and the RR Tracks		
* Grayson Street near the RR Tracks		
University Ave, Marina Blvd, Spinnaker	Completed	8,202,000
Total		59,488,343

T1 Phase 2 Project List - By Category

FACILITIES/BUILDINGS	STATUS	BUDGET
MLK Jr. Youth Services Center Siesmic and Programatic Upgrades	In Progress	14,478,193
South Berkeley Senior Center Seismic and Programatic Upgrades	In Progress	5,350,000
African American Holistic Resource Center (New Building)	In Progress	14,100,000
Restrooms at Telegraph & Channing	Completed	604,700
Restroom at Adeline & Alcatraz	Completed - Design Phase o	
Restroom at University & San Pablo	Completed - Design Phase o	
Cazadero Camp Dining Hall & ADA Improvements	Completed	400,000
Willard Clubhouse and Restroom Replacement	Completed	9,041,675
Tom Bates Sports Complex: New Restroom, Community Space, Soccer Field and Pickelball Courts	In progress	9,104,196
Harrison Park - Restroom Renovation	Completed - Design Phase o	24,711
Ohlone Park - New Restroom	Completed	1,274,563
Ohlone Park - New Lighting	Completed	
1947 Center Street Improvements- New Windows	In progress	2,420,000
Fire Station #2 Improvements Upgrades	In progress	1,742,222
Fire Station #6 Improvements Upgrades	In progress	1,782,134
Corporation Yard Wash Station Upgrades	In progress	200,000
Corporation Yard: Green Room Lockers, Bathroom, Training Room, Floor, Cabinets	In progress	1,955,000
Corporation Yard: Storage Room and Bldg H Renovations	In progress	835,870
Telegraph Channing Garage Restroom Improvements	In progress	300,000
PARKS IMPROVEMENTS PROJECTS		
Ohlone (Milvia) Park: Ages 2-5 and 5-12 Play Structures, Mural Garden	Completed	1,427,720
John Hinkel Park: Amphithreate, Ages 2-12 Play Structure, picnic, parking	Completed	1,747,633
Grove Park Playstructure Ages 2-5 and 5-12	Completed	2,983,967
Aquatic Park Tide Tubes (Soil Removal), Phase 1B	Completed	173,870
Civic Center Park Upper Plaza Improvements	Completed	1,688,381
Adeline- Alcatraz Dog Park & Landscaping	In progress	446,930
Santa Fe Right of Way 4 Block Conversion to Park	In progress	9,639,883
King Pool Tile and Plaster Replacement	Completed	515,049
WATERFRONT IMPROVEMENTS		
Misc. Piling Replacements -	Completed	3,434,768
D and E Dock Replacement	In progress	10,041,312
K Dock Restroom Renovation	In progress	678,879
F & G Dock Renovation	In progress	565,500
Cesar Chavez Park - New Restroom on Spinnaker	Completed - Design Phase o	194,988
COMPLETE STREETS		
Bollard Conversion to Landscaping	Completed - Design Phase o	3,199,311
SIDEWALKS & PATHWAYS		
Sidewalks Maintenance & Safety Repairs: 50-50 Program	Completed	2,569,076
Pathway Repairs/Improvements	In progress	499,897
STORM DRAINS		
Storm Drain Imprv -Marin, Virginia & Spruce	Completed	1,166,237
John Hinkel Storm Drain Repairs	Completed	1,343,250
Total		105,929,914

Handout. Item 9. Potential Bond (02-11-2026)

Internal

PRW Unfunded Capital & Major Maintenance Needs (as of January 2026)

Parks, Pools and Camps Unfunded Needs	\$194,350,000
<i>Existing Infrastructure Needs</i>	<i>\$118,200,000</i>
<i>New Infrastructure Needs</i>	<i>\$76,150,000</i>
Waterfront Unfunded Needs	\$168,984,000
<i>Existing Infrastructure Needs</i>	<i>\$163,344,000</i>
<i>New Infrastructure Needs</i>	<i>\$5,640,000</i>
Total PRW Unfunded Needs	\$363,334,000

Parks, Pools and Camps Unfunded Capital & Major Maintenance Needs (as of January 2026)

Parks, Pools and Camps Existing Infrastructure	2026 Cost Estimate	District
Resident Camps		
Cazadero ADA Upgrades	\$1,180,000	All
Cazadero - Dining Hall Reconstruction	\$2,800,000	All
Cazadero- Pool Tile and Plaster	\$490,000	All
Echo Lake ADA Project Phase 2	\$2,460,000	All
Echo Lake Camp Fire Safety / Water Tank	\$590,000	All
Echo Lake Fireplace Renovation	\$60,000	All
Echo Lake Emergency Generator	\$130,000	All
Echo Water Intake Line Replacement	\$1,000,000	All
Berkeley Tuolumne Camp Vegetation Installation	\$180,000	All
Berkeley Tuolumne Camp Trails	\$310,000	All
Resident Camps Projects Total	\$9,200,000	
Pools		
King Pool		
Locker Room/Office Area Renovation	\$3,490,000	5
Decking/Piping	\$800,000	5
Roof	\$360,000	5
West Campus		
Locker Room/ Office Area Renovation	\$3,490,000	2
Decking/Piping	\$800,000	2
Roof	\$300,000	
Pools Projects Total	\$9,240,000	
Parks Buildings/Facilities*		
Frances Albrier Seismic and Programmatic Improvements	\$7,100,000	2
Harrison Park Building Exterior Improvements: Roof and Painting	\$450,000	
John Hinkel Park Hut Reconstruction	\$4,940,000	5
Virginia McGee Clubhouse Roof, Structural and Restroom	\$375,000	1
Park Buildings/Facilities Projects Total	\$12,865,000	
Parks (General)		
Median Hardscape/Drought Tolerant Conversion- citywide arterials	\$6,400,000	all
Median Irrigation Lines	\$2,460,000	all
PRW ADA Pathways, buildings, parking areas, etc.	\$11,880,000	all
Parks (General) Projects Total	\$20,740,000	

Parks, Pools and Camps Existing Infrastructure	2026 Cost Estimate	District
Parks (Specific)		
Aquatic Park		
East side storm water infrastructure / drainage	\$5,820,000	2
Pathways/lighting	\$3,490,000	2
Irrigation lines & heads replacement	\$1,410,000	2
Dreamland Renovation	\$2,770,000	2
Cedar Rose Park		
Renovation of play equipment (2-5)	\$2,520,000	1
Cesar Chavez Park		
Perimeter Pathways Improvements and Amenities - Phase 1	\$4,250,000	2
Interior Pathways Improvements and Amenities - Phase 2	\$3,200,000	2
Charlie Dorr Mini Park		
Renovation of play equipment 2-5	\$550,000	2
Codornices Park		
Renovation of lighting, pathways	\$1,050,000	6
Renovation of play equipment (2-5)	\$650,000	6
Renovation of play equipment (5-12)	\$650,000	6
Contra Costa Rock Park		
Pathways	\$130,000	5
Cragmont Rock Park		
Lighting, pathways and stone work	\$360,000	6
Renovation of basketball court	\$260,000	6
Dorothy Bolte Park		
Pathways, picnic, retaining walls, sidewalks	\$650,000	5
Frederick Mini Park		
Pathways and Retaining Walls	\$340,000	5
Glendale LaLoma Park		
Replace pathways, parking lot, ADA and lighting	\$2,000,000	6
Renovate play equipment (2-5)	\$750,000	6
Renovate play equipment (5-12)	\$750,000	6
Great Stoneface Park		
Pathways	\$50,000	5
Grizzly Peak		
Renovation of basketball court, retaining walls and pathways	\$310,000	6
Grotto Rock Park		
Pathways	\$80,000	5
Grove Park		
Field lights and standards	\$450,000	3
Harrison Soccer Fields		
Conversion to artificial turf	\$6,000,000	1
Lighting retrofit	\$125,000	
Harrison Skate Park		
Skate element improvements	\$100,000	1
Skate Park large bowl improvements	\$175,000	1
Haskell-Mabel Mini Park		
Lighting and other improvements	\$90,000	2

Parks, Pools and Camps Existing Infrastructure	2026 Cost Estimate	District
Indian Rock Park		
Pathways east side	\$110,000	5
James Kenney Park		
Renovation of Virginia entrance	\$590,000	1
Renovation of ballfield, lighting, irrigation and dugouts	\$1,410,000	1
ADA access to courtyard restroom	\$180,000	1
John Hinkel		
Park pathways	\$1,400,000	5
Live Oak Park		
Lighting improvements on pathways	\$230,000	5
Establish irrigation/new artificial turf in South field	\$1,500,000	5
Renovation of basketball courts and drainage	\$1,500,000	5
Mortar Rock		
Pathways and stone work	\$100,000	5
Ohlone Park		
Pathways and lighting	\$820,000	1
Par Course	\$150,000	1
Renovate play equipment (near BB Courts) 2-5 Play Equipment	\$590,000	1
Remillard Park		
Renovate play equipment (2-12)	\$590,000	6
San Pablo Park		
Regrading, drainage and irrigation of Fields 1, 2 and 3	\$1,640,000	2
Santa Fe Right of Way		
Trackbed to Park Project - 4 blocks (\$5M in grant funding)	\$4,375,000	2
Shorebird Park		
2-12 Play Structure Replacement	\$880,000	2
Sixty-Third Street Mini-Park		
Renovate play equipment (2-5)	\$310,000	3
Strawberry Creek Park		
Basketball Court, pathways and lighting	\$520,000	2
Terrace View Park		
Phase 2- Middle: ADA, pathways and play equipment	\$1,520,000	6
Tom Bates Regional Sports Complex		
South Parking Lot paving	\$1,210,000	1
North Parking Lot pavement and drainage	\$1,750,000	1
	Parks (Specific) Projects Total	\$60,355,000
Park Restrooms		
Parks Box restroom replacement		
Cedar Rose	\$500,000	1
Codornices	\$500,000	6
Live Oak	\$500,000	5
Renovation of restroom/building		
Harrison	\$750,000	1
Cragmont Rock	\$1,400,000	6
Glendale LaLoma	\$750,000	6
Great Stoneface	\$1,400,000	5

Parks, Pools and Camps Existing Infrastructure	2026 Cost Estimate	District
Restrooms Total	\$5,800,000	
Total Parks, Pools and Camps Existing Infrastructure Needs	\$118,200,000	

*Does not include City-owned buildings leased to private parties at the Waterfront and in City parks.
 (K) = Improvements needed per Kitchell condition assessment

Parks and Pools New Infrastructure		
King Pool/Locker Room Replacement with 25M Pool/new facilities	\$25,000,000	5
Frances Albrier Community Center only (replacement)	\$30,000,000	2
Adeline Corridor Open Space Areas	\$6,000,000	3
Aquatic Park Dreamland Area Master Plan Renovation	\$8,300,000	2
Shorebird Park Beach Improvements	\$1,000,000	1
James Kenney Skate Spot Construction	\$900,000	1
Tom Bates Regional Sports Complex Championship Pickleball Courts	\$650,000	1
New restrooms		
Cesar Chavez Park	\$750,000	1
Aquatic Park South	\$750,000	2
Civic Center Park	\$750,000	4
King School Park	\$750,000	5
John Hinkel Park	\$750,000	5
Tom Bates South	\$550,000	1
Total Parks and Pools Unfunded New Infrastructure	\$76,150,000	

Handout. Item 9. Potential Bond (02-11-2026)

Fire Unfunded Capital & Major Maintenance Needs (as of February 2026)

Total Fire Unfunded Needs \$400,932,678

Fire Station	2026 Cost Estimate	District
Fire Station 1 (2442 8th Street)		
Building Improvements	\$860,000	2
Replacement	\$69,700,000	2
Site Acquisition	\$22,250,000	2
Fire Station 1 Total	\$92,810,000	
Fire Station 2 (2029 Berkeley Way)		
Building Improvements	\$3,620,000	4
Replacement	\$76,780,000	4
Fire Station 2 Total	\$80,400,000	
Fire Station 3 (2710 Russell Street)		
Building Improvements	\$1,610,000	8
Replacement	\$21,940,000	8
Fire Station 3 Total	\$23,550,000	
Fire Station 4 (1900 Marin Avenue)		
Replacement	\$48,050,298	5
Fire Station 4 Total	\$48,050,298	
Fire Station 5 (2680 Shattuck Avenue)		
Building Improvements	\$2,230,000	3
Replacement	\$75,530,000	3
Fire Station 5 Total	\$77,760,000	
Fire Station 6 (999 Cedar Street)		
Building Improvements	\$1,530,000	1
Replacement	\$22,243,520	1
Fire Station 6 Total	\$22,243,520	
Fire Station 7 (3000 Shasta Road)		
Building Improvements	\$1,890,000	6
Replacement	\$22,250,000	6
Fire Station 7 Total	\$24,140,000	
Fire/EMS/Police Dispatch Center (2100 MLK)		
Remodel	\$3,978,860	4
Fire Station 7 Total	\$3,978,860	
Fire Training Center (Harrison at 8-9th)		
Replacement	\$28,000,000	1
Fire Station 7 Total	\$28,000,000	

Parks, Recreation, and Waterfront Commission

Bond Measure Subcommittee — Status Report

Prepared by: Leigh Stewart, Subcommittee Chair

With input from: Mary Muszynski, Allen Samelson, Ben Nash, Allan Abshez (Commission Chair)

Date: February 11, 2026

To: Parks, Recreation, and Waterfront Commission

1. Summary

The City of Berkeley is considering a \$300 million General Obligation bond measure for the November 2026 ballot to address critical infrastructure needs. Of that amount, approximately \$107.6 million — the largest single share — would fund 19 Parks, Recreation, and Waterfront projects spanning community facilities, park amenities, sports infrastructure, and waterfront climate resilience.^[^1]

This subcommittee was formed to evaluate the PRW project list, identify concerns, and ultimately offer recommendations to the full commission. This is a preliminary status report covering what we have learned so far. We have met with PRW Director Scott Ferris, reviewed the December 2, 2025 staff report and supporting materials, and attended community outreach sessions.

Our overall assessment: the bond effort is necessary and the PRW project list is a reasonable starting point built on significant professional work. We have identified several areas worth examining further — particularly around project rationale, equity, grant leverage, and how the bond is presented to voters.

2. Timeline

How We Got Here

When	What
October 2025	Initial bond proposal brought to the commission from Councilmember Taplin's office
November 2025	Brought before the commission again

December 2, 2025	City Council special meeting: staff presents 50-page report with proposed project list. Council directs staff to proceed with community survey.[^2]
January 2026	Subcommittee begins work in earnest. Chair meets with PRW Director Scott Ferris for initial briefing.
February 2026	Chair meets with Ferris again to address subcommittee questions. Chair attends Willard Clubhouse community meeting.
February 11, 2026	This status report presented to the commission.

What's Next

When	What
Before March 11	Meet with PRW staff to review bond items one by one (subcommittee members invited). Meet as a subcommittee to prepare updated report with analysis and recommendations.
March 11, 2026	Present updated report with recommendations to the commission.
~March 24, 2026	City Manager presents first community survey results to Council. Council refines project list for second survey.[^3]
April 2026	Second community survey.[^3] This is likely the last window for substantive changes to the project list.
May 19, 2026	Second survey results presented to Council. Council gives direction on next steps.[^3]
June 2026	Draft ballot language to Council.[^3]
July 28, 2026	Last Council meeting before recess. Adopt final ballot language.[^3]
August 7, 2026	Alameda County Registrar deadline: last day to place a measure on the ballot.[^3]

The practical implication: if the commission wants to influence the PRW project list, our recommendations need to reach Council before the second survey in April. The March 11 commission meeting is our target for a final report.

3. Background

Why a Bond

Berkeley, like many California cities, has deferred infrastructure investment for decades. The City's Capital Improvement Program has been repeatedly reduced in favor of other budget priorities. The result, by the City's own estimate, is more than \$1 billion in unfunded infrastructure needs across streets, buildings, parks, and public facilities.^[^4]

General Obligation bonds are the standard mechanism for funding large capital projects in California, particularly under Prop 13 constraints, which limit the ability to raise property tax revenue. GO bonds require two-thirds voter approval, are repaid over approximately 30 years through property tax assessments, and can only fund capital improvements — not ongoing operations.^[^2]

Berkeley has used this tool before. Measure T1, a \$100 million infrastructure bond passed in 2016, has funded 76 projects and is nearly fully spent, with the final bond issuance planned for 2026. T1 demonstrated the power of grant leverage: \$100 million in bond funds attracted roughly \$80 million in additional grant and matching funds, producing over \$183 million in total infrastructure investment.^[^5]

Recent History

In 2022, Berkeley placed Measure L on the ballot — a \$650 million bond covering both infrastructure and affordable housing. It received 59% support, short of the required two-thirds.^[^6] The measure was widely seen as too large, too vague, and too bundled. It lacked specificity about how funds would be allocated, and voters were asked to approve hundreds of dollars in annual taxes during a period of high inflation.

The current \$300 million proposal appears designed to address those concerns: smaller scope, infrastructure-only focus, and a defined project list meant to build voter trust.

This Bond

The proposed bond would generate up to \$300 million, issued in tranches of roughly \$100 million every five years starting in 2027.^[^2] Projects are organized into three categories of approximately \$100 million each:

- **Community Facilities and Quality of Life (PRW):** \$107.6 million, 19 projects^[^1]
- **Public Safety (Fire):** \$102.3 million, 4 projects^[^1]
- **Critical Infrastructure and Accessibility (Public Works):** \$97.4 million, 8+ projects^[^1]

The estimated tax impact is \$44 per \$100,000 of assessed property value per year. For a home at Berkeley's median assessed value of \$550,000, that's roughly \$242 annually. For a recent buyer — Berkeley's median sale price is approximately \$1.4 million — the cost would be closer to \$616 per year.^[^2] City staff have noted that the projected *average* tax rate over the full 40-year life of the bonds — including existing obligations — would remain below historical peaks from the late 1990s and early 2000s.^[^2] However, the current GO bond tax rate is lower

than that average and declining as older bonds are paid off. In the near term, property owners would see an increase from today's levels before the rate comes back down.

Other Funding in the Landscape

The bond is not the only infrastructure funding mechanism in play. Measure FF (2024) funds street and sidewalk repairs through a parcel tax. Sewer improvements are funded through fees. School facilities are funded through impact fees and separate bonds. The Parks Tax (Measure Y, renewed in 2024) provides ongoing funding for park maintenance.^[^5]

PRW staff have confirmed that the Parks Tax will not serve as the base funding for any of the 19 bond projects. It may supplement individual projects through the community process — as it did with T1 — but the bond would be the primary funding source for all items on the PRW list.

Unlike many California jurisdictions, the City of Berkeley does not have a Parks Impact Fee to address the Parks facility needs of a growing population. In addition, notwithstanding the Parks Tax and contributions from the City's General Fund, Berkeley's Parks have a \$200 million deficit of unfunded maintenance.

4. The PRW Project List

How It Was Created

The project list originated from two City Council referrals in 2025: one in June directing staff to assess ballot measure potential for fire department facilities, and another in September for recreation and community facilities.^[^2] Staff from PRW, Public Works, the City Manager's office, and other departments developed candidate project lists, which were evaluated against criteria including health and safety needs, infrastructure condition, community use and equity, geographic distribution, and potential to leverage external funds. The staff report states that projects were also "evaluated using criteria recommended by the Vision 2050 framework," including "equity, public health and safety, climate resiliency and sustainability."^[^2]

The resulting list was presented to City Council on December 2, 2025. It reflects both technical assessment and political negotiation — balancing district representation, departmental priorities, and community advocacy.

What's On It

The 19 PRW projects, totaling \$107.6 million, fall into several categories:^[^1]

Community Facilities

- Frances Albrier Community Center replacement: \$30M
- King Pool and Locker Room replacement (25-meter): \$25M

Park Amenities

- Restroom upgrades/new construction at Codornices, Cedar Rose, Harrison, and Cesar Chavez parks: \$500K–\$3M each
- Cedar Rose 2–5 play structure: \$2.5M
- Glendale-La Loma Park improvements (playgrounds, parking, pathways): \$3.5M
- Dog parks, 4–6 sites citywide: \$2.5M
- Aquatic Park Dreamland Area: \$2.1M
- Adeline Corridor Open Space: \$6M

Sports Facilities

- Harrison Field artificial turf conversion: \$6M
- Live Oak Courts and Lighting: \$3M
- San Pablo Sports Field irrigation and drainage: \$1.6M

Waterfront and Climate Resilience

- South Cove Seawall replacement: \$5M
- University Ave / Seawall Dr / Bay Trail / Plaza: \$5M
- Marina Blvd Sea Level Rise and Bay Trail: \$1.9M
- University Ave Sea Level Rise / Bike Park: \$2.75M
- Marina Docks timber pile replacement: \$6M

What's Not On It

The full unfunded PRW project list is approximately \$200 million, according to PRW staff. Notable items that did not make the bond list include J Dock replacement, John Hinkel Hut replacement, the civic center washroom, and additional play structures. The Waterfront Specific Plan is also unfunded, but bond funds are restricted to capital construction — a planning effort would not qualify.

What "Bond Appropriate" Means

Berkeley does not have a formal definition of what constitutes a capital project. In practice, PRW staff distinguish capital from maintenance based on whether the work requires engineers (capital) or can be handled by operations staff (maintenance). Of the 19 PRW projects, only three are entirely new — Adeline Corridor Open Space, the citywide dog parks, and the University Ave Bike Park. The rest are renovations, replacements, or upgrades to existing facilities.

5. Questions and Concerns

Selection Criteria and Transparency

Community members and commissioners have asked how projects were selected and how tradeoffs were made. The staff report references Vision 2050 criteria and several evaluation dimensions, but it is not always clear how

these frameworks produced the specific list of projects or how competing priorities were weighed against each other.

Some projects' rationale has become obscured through the process. King Pool is a frequently cited example: the \$25 million upgrade raises questions about why the Albrier Community Center project (\$30 million) does not include a pool. The existing King and West Campus pools are outdated 1960s facilities. Earlier discussions about the West Campus pool shifted direction without a corresponding update to the King proposal.

Equity and Geographic Distribution

Several subcommittee members have raised questions about geographic balance on the PRW list. Looking at the project-to-district mapping in the staff report, District 2 has the most projects by count and dollar amount — largely because the waterfront and marina fall in that district.^[^1] The question of whether south and west Berkeley are adequately represented remains open.

Multiple frameworks bear on this question. Municipal Code Section 6.42.020.C establishes a standard of two acres of parks and open space per 1,000 residents, with census tracts below that threshold designated as high priority for parks investment. Applying this standard strictly could sometimes favor districts that have a *lower* priority with respect to the city's equity-based investment goals. These frameworks can point in different directions, and it is worth understanding how both were considered.

Voter Concerns

From our community outreach — the December 2 Council work session, Council member feedback, and the Willard Clubhouse community meeting — the primary concerns we've heard include:

- **Tax burden and wasteful spending.** Voters want assurance that bond dollars will be spent efficiently, especially after Measure L's failure.
- **Maintenance after construction.** Several residents asked what happens after a facility is built. The city does not currently have a comprehensive asset management program, and there is no space optimization plan.
- **Uneven rationale across projects.** Fire station replacements have an obvious public safety story. Some PRW items — particularly expensive ones serving narrow constituencies — are harder to justify to voters.
- **Skepticism about passability.** At least one District 6 resident expressed doubt that the bond would pass in their neighborhood. The planned community surveys should help gauge this more broadly.

Funding gaps on large projects. Residents are aware that some past projects have experienced cost overruns or incomplete funding.

Messaging to Voters

The current project list reads as a set of line items, not a case for investment. Community members at the Willard meeting suggested organizing the bond around 4-5 subcategories, each with a compelling narrative — not just a list.

The grant leverage story could be central to the case. T1's track record of turning \$100 million into \$183 million is concrete and persuasive.^[5] However, staff have noted uncertainty about whether the same level of federal grant funding will be available under the current administration. The hope is that grant conditions will normalize in later years of the bond's life.

Measure L's failure at 59% is the relevant precedent.^[6] This bond needs two-thirds. The commission should consider whether the current framing gives the bond its best chance of passing.

Placeholder Funds and Flexibility

The subcommittee explored two questions about flexibility within the bond:

First, **is it possible to include placeholder or reserve funds?** Yes. This is common practice in other jurisdictions and is legally permissible. PRW staff plan to advocate for construction cost contingency reserves, given that projects will be built over many years with escalating costs.

Second, **could placeholder funds be allocated for equity purposes** — for example, reserving funds for districts or neighborhoods with identified needs that aren't currently represented on the list? This is technically feasible, though it creates tension with the defined-list approach designed to build voter trust after Measure L.

6. Areas for Further Inquiry

This is a preliminary report, and we are not yet ready to make formal recommendations. The following are areas we believe are worth examining further, asking more about, or pushing on as we prepare our final report for the March 11 commission meeting.

1. **Understand project rationale.** We plan to meet with PRW staff to learn as much as we can about why each project was included — and for projects that were not included, why not. Staff may not have clear answers for everything; the list reflects input from multiple sources including Council offices. Where answers aren't available from staff, we can try to follow up with the City Council or propose changes.
2. **Evaluate grant-readiness.** Several PRW projects are eligible for state, federal, or regional grants (Prop 4, State Coastal Conservancy, FEMA).^[1] Understanding which projects offer the best leverage of bond dollars could help inform priorities.
3. **Assess value and constituency breadth.** Some of the most popular and cost-effective investments — play structures, park restrooms, the 50/50 sidewalk program — are relatively modest line items. It is worth considering whether high-ROI, broadly popular projects are adequately represented relative to expensive projects with narrower constituencies.
4. **Consider underrepresented voices.** Young families, renters, and residents of south and west Berkeley may not be well-represented in the community input that shaped this list. We should consider whether the list

reflects these constituencies' needs — and whether loudly voiced demands are receiving disproportionate weight relative to the needs of less vocal groups.

5. **Storytelling.** The bond needs a compelling narrative to reach two-thirds, not just a list of projects. We should consider encouraging staff and Council to organize the bond around clear subcategories — community spaces, climate resilience, accessibility — each with a story about why it matters.
6. **Efficiency and accountability.** The commission should explore whether the bond could include or be accompanied by investments in operational improvements — an asset management program, a city space optimization study — that address legitimate voter concerns about long-term stewardship.

Respect the work that's been done. Many hours of professional effort have gone into producing this list. There is solid or at least sufficient rationale for many of these projects, and we don't have a lot of time. Our role is to pressure-test and improve, not to start from scratch.

7. Next Steps

When	Action
Before March 11	Meet with PRW staff (subcommittee + Commission Chair) to review bond items one by one. Meet as subcommittee to prepare final report.
March 11	Present final report with recommendations to the full commission.
Through April	Subcommittee members attend community engagement sessions.

Sources

[^1]: City of Berkeley, "Discussion Regarding Potential Ballot Measures for the November 3, 2026, General Municipal Election — Supplemental," December 2, 2025. (Attachment 5, corrected PRW total of \$107,600,000.)

[^2]: City of Berkeley, "Discussion Regarding Potential Ballot Measures for the November 3, 2026, General Municipal Election," Staff Report, December 2, 2025. 50 pages.

[^3]: Ibid., p. 6 (Ballot Measure Schedule); also Presentation Slides, "2026 Community Survey: Ballot Measure Considerations," Slide 16.

[^4]: Ibid., p. 8 ("unfunded infrastructure needs that are estimated to be greater than \$1 billion").

[^5]: Ibid., p. 7 ("over \$183 million in 76 community benefiting infrastructure projects"); also pp. 7-8 for Measure T1, Measure O, Measure FF, and Parks Tax history.

[^6]: Ballotpedia, "Berkeley, California, Measure L, Housing and Infrastructure Bond Measure (November 2022)." 26,545 yes (59.42%) / 18,130 no (40.58%).

September 13, 2023

Senate Budget Committee & Assembly Budget Committee
California State Capitol
Sacramento, CA 95814

The Parks, Recreation and Waterfront Commission would like to endorse City Council's request for state budget allocations for capital improvements at San Pablo Park that includes the Frances Albrier Community Center and a new San Pablo Park Pool.

These are projects that initially came to our commission during deliberations for Measure T1, a bond that voters approved in 2016. And while this project received our recommendation, funding was only available for its planning and design phase. As Councilmember Terry Taplin noted, we had concurred that since it was not possible to renovate or build the Willard Pool (that is owned by the BUSD and not the city of Berkeley) that "we feared that many children in our city will not have the opportunity to learn to swim." Since San Pablo Park generally serves areas of Berkeley that historically have included Black and Latinos and lower income residents, providing such a recreational opportunity is one of environmental and social justice.

According to USA Swimming as of 2018 70% of African-Americans and 60% of Hispanic/Latino children don't know how to swim and their study showed that one of the main reasons for this is their neighborhoods have a lack of access to facilities. Not learning to swim also translates into a segment of our community who might be hesitant to pursue other water sports offered at the Berkeley Waterfront, like windsurfing, kayaking, open water swimming or even dragon boating. A CDC report in 2021 CDC said "that long-standing racial disparities in drowning deaths have not improved since 1999. According to the report, Black Americans are 1.5 times more likely to drown than white Americans."

A study from Northwestern University found that:

- Only 46% of Black and 47% of Latino children had swimming lessons, compared to 72% of white children.
- Less than 4% of white parents reported never learning to swim, compared to 26% of Black parents and over 32% of Latino parents.
- CDC reports Black children ages 10-14 years old drown in pools at rates over seven times higher than white children.

Construction costs have increased 26% over the last two years, so if we defer this project further, the costs will surely increase even more than its \$14.8M projection. Please consider helping us construct a competitive and recreational pool complex at San Pablo Park. This park's symbolic and material importance in our struggle for racial justice cannot be overstated.

Thank you for your consideration of this request.
Claudia Kawczynska
Chair, Parks, Recreation and Waterfront Commission