

AGENDA
REGULAR MEETING
BOARD OF DIRECTORS

EAST BAY REGIONAL PARK DISTRICT

Tuesday, November 3, 2015

C. BUSINESS BEFORE THE BOARD

6. BOARD COMMITTEE REPORTS

- a. Board Executive Committee (9/10/2015) (Dotson)

Present

Board: Whitney Dotson, Doug Siden, Ayn Wieskamp

Staff: Robert Doyle, Becky Pheng, Brian Holt, Debra Auken, Dave Collins, Ruby Tumber, Jeff Rasmussen, Larry Tong, Bob Nisbet, Jim O'Connor, Kelly Barrington

Public: Kyle Kearney, Chris Otness, James Streeter, Kyle Manahan

The meeting was called to order at 12:35 p.m.

I. Update on Concord Hills Regional Park

Brian Holt, Principal Planner, presented this agenda item. The 5,028-acre Inland Area of the Concord Naval Weapons Station was officially closed by the Base Closure and Realignment Commission in November 2005. The City of Concord, acting as the Local Reuse Authority, initiated a multi-year community planning process culminating into the adoption of a Reuse Plan in 2010. The adopted Reuse Plan provides for housing, commercial retail space, and a new regional park. Approximately 2,540 acres of the former Concord Naval Weapons Station will be conveyed to the Park District.

In 2014, the Navy released a draft Environmental Impact Statement (EIS) for review comment. The Navy is expected to complete a Record of Decision for the EIS and prepare a Finding of Suitability for Transfer for the first phase of property conveyance by the end of 2015. In December 2014, the Park District retained the firm of *Placeworks* to prepare a Land Use Plan and Environmental Impact Report for the future Concord Hills Regional Park. Mr. Holt gave an overview of the planning process and project timeline. The first public outreach meeting was held in July 2015. Additional public meetings will be held as the planning process moves forward.

Robert Doyle, General Manager, commented that the park will be larger than Tilden Regional Park. There are a lot of challenges, and staff is working cooperatively with key public partners to address those challenges. Director Ayn Wieskamp inquired about the Park District's

relationship with the City of Concord. Director Doug Siden asked staff for information about Port Chicago memorial. Mr. Holt responded that the Park District is working closely with National Park Service to build a visitor center.

Recommendation: None. This is an informational item.

2. Update on VFA Asset Management Software System

Jeff Rasmussen, Assistant Finance Officer, presented this agenda item. In 2014, the Board approved a pilot study of the VFA Asset Management Software system, which establishes an inventory of existing assets and an assessment of their age, condition, and cost of replacement. The system then provides data to develop an estimate of the financial liability posed by the Park District by the aging infrastructure. VFA consultants have undertaken an assessment of existing infrastructure at Tilden, Coyote Hills, Anthony Chabot, and Lake Chabot. James Streeter from VFA presented a PowerPoint presentation of the pilot study findings.

Staff is requesting the continuation of the project for another four years. A tentative schedule of the parks to be assessed over the next four years is shown in Table 2 of the staff report. Robert Doyle, General Manager, commented that this software program will provide staff with data to assess and prioritize projects. The data will assist in making decisions on how to address the existing capital renewal needs. Dave Collins, Assistant General Manager, noted that the program will provide needed data and information about Park District facilities, and that maintenance of facilities should be a policy decision.

Recommendation: By motion of Director Doug Siden and seconded by Director Ayn Wieskamp, the Board Executive Committee voted 3-0 to forward a favorable recommendation to the full Board of Directors to approve a four-year contract extension with VFA.

3. Shadow Cliffs Solar Energy Project: Selection of Contractor

Jeff Rasmussen, Assistant Finance Officer, presented this agenda item. After a public bidding process, the Park District received proposals from three vendors for the Shadow Cliffs Solar Energy Project. All three vendors were interviewed in August 2015. Proposals were analyzed for completeness of their proposal, technical data, project costs, qualifications and experience, and aesthetics of the proposed structure. At the conclusion of the interviews, staff and consultant Newcomb-Anderson-McCormick found that Borrego Solar Systems Inc. (Borrego) to be the leading contender, and would like to recommend to the Board the selection of the Borrego as the contractor for this project.

Mr. Rasmussen introduced representatives from Borrego. The company has a lot of experience and expertise, and focuses primarily on commercial solar projects. Director Ayn Wieskamp expressed her concerns about the aesthetic of the project. Staff noted that an outside designer/architect will be hired to work with staff and the Board to determine the best aesthetic option. Staff will bring the final design back to the Board Executive Committee for review and comment before moving ahead with the project.

Recommendation: By motion of Director Ayn Wieskamp and seconded by Director Doug Siden, the Board Executive Committee voted 3-0 to forward a favorable recommendation to the full Board of Directors to 1) approve the selection of Borrego as the winning vendor the project; 2) authorize staff to negotiate with Borrego on contract terms; and 3) authorize staff to bring the contract to the full Board of Directors for review and approval.

4. Public Comment

None.

5. Board Comments

None.

The meeting was adjourned at 2:05 p.m.

Respectfully submitted,

Becky K. Pheng