

AGENDA
REGULAR MEETING
BOARD OF DIRECTORS

EAST BAY REGIONAL PARK DISTRICT

Tuesday, February 15, 2019

D. BUSINESS BEFORE THE BOARD

6. BOARD COMMITTEE REPORTS

- a. Operations (Thursday, December 20, 2018) (Wieskamp)

Present

Board: Directors Ayn Wieskamp (Chair), Dennis Waespi, Ellen Corbett

Staff: Jim O'Connor, Ruby Tumber, Renee Patterson, Anthony Ciaburro, Alan Love, Dan Sykes, Matt McDonell, Tamie Andrews, Deborah Spaulding, Eric Holmes, Mary Ellen Avery, Ann Kassebaum, Denise Valentine

Guests: Dana Hooper, Dan Herbert, Hannah Freeman, Peter Brand, Frank Clayton, Steve Harker, Andrew Jones, Steve Snider

Agenda Item 1: Outreach with the Oakland Strokes: MLK Jr. Shoreline

Interpretive and Recreation Services North/West Regional Services Manager Dave Zuckermann provided a brief introduction of the members from Oakland Strokes.

Oakland Strokes Outreach Program Coordinator Frank Clayton provided an update through a PowerPoint presentation. Items in the presentation included main objectives, outreach and education, program partners, challenges, what's next, promising partnerships, events and initiatives.

Director Ellen Corbett inquired on statistics of returning students to the program. Clayton replied the program presented today occurred for the first time in October. Staff will capture returning students with the next program.

Corbett inquired if staff remains in touch with the students. Clayton replied the students represented today will return in the spring for the ERG Ed program being offered and will participate in the Boat House visit.

Corbett inquired on transportation for students. Clayton replied the organization has their own vehicles and continues to seek additional transportation methods.

Corbett inquired if staff is partnering with other organizations to provide swimming lessons. Clayton replied staff has a partnership with Mills College and is continually looking for

partnerships. Oakland Strokes Chairman Dan Herbert commented the goal is to provide water safety instructions to students, in addition to swimming.

Director Waespi inquired how funding is acquired. Clayton replied the Flora Family Foundation provided the grant for the program covered today, and additional funding is provided by the general fund.

Waespi inquired if any high school teams participate. Executive Director Dan Hooper replied Berkeley High School and Oakland Tech. Waespi inquired if the goal is to incorporate more high school rowing. Cooper replied there hasn't been enough interest in the past, which why it is club-based.

Agenda Item 2: 2018 Board Operations Committee Work Plan: Year-end Review

AGM of Operations Jim O'Connor provided a brief historical review on the process of the Work Plan.

Management Analyst Ruby Tumber provided a year-end review of the Committee Work Plan through handouts distributed to Committee members.

Agenda Item 3: 2019 Board Operations Committee Draft Work Plan Review

Management Analyst Ruby Tumber provided a year-end review of the Committee Work Plan through handouts distributed to Committee members.

Waespi requested to add Pesticide Usage Review and Redwood Canyon Golf Course Plan Update to the 2019 plan.

Corbett requested to add an update to Waste Management and an update to Green Fleet, with the request bring the Green Fleet item earlier in the year.

Wieskamp inquired on how the After-Hours Commuters Bicycle Program is being publicized. Tumber replied an update will be provided next month.

Public Speaker on Item 3

Eric Holmes – AFSCME 2428 representative commented on the Dumbarton Quarry Concession and concerns of the AFSCME 2428 Board and members.

Agenda Item 4: Review Bridge Yard RFP: “Gateway Shoreline Park”

Business Services Manager Mimi Waluch provided an overview on the Bridge Yard RFP through a PowerPoint presentation. Items in the presentation included photos, location, facility overview, concession, partnerships, RFQ/RFP process and the staff recommendation.

Waluch introduced General Manager/Co-Owner Andrew Jones and President/CEO Steve Snider of Oakland Venue Management (OVM).

Waespi inquired on the plans for the facility. Jones stated the goal of OVM is to facilitate the ideas that the Park District has for the facility. Waespi inquired if there was a general idea of how many events would be held at the site. Jones replied the proposal includes a sixteen-month plan for the facility. Other factors need to be considered, including review of the pricing structure, other agency uses and calendar of events.

Waespi sought opinion on the acoustics in the building. Jones replied terrible. O'Connor commented Park District staff advocated with Bay Area Toll Authority (BATA) and received \$500k of budgeted funding. A study was completed on acoustical options at the site and options for a future sound system and electrical systems.

Corbett inquired if OVM has acoustic experience. Jones replied yes, from draping, installing, sound baffling and other numerous sound projects.

Snider provided insight on their development of the Kaiser Convention Center

Waespi inquired on current demolition/construction being conducted by CalTrans at the site. O'Connor replied an older building has been replaced with a new one. O'Connor mentioned another outcome of the RFP process is that staff will be working with Bay Bridge Alliance on a separate agreement to conduct activation events at the West Overflow area, which is the area west of the building.

Corbett questioned if any challenges are foreseen with climate at the facility. Jones commented on the glare through windows which would have an impact on daytime corporate events. Initial thoughts are to install shading systems, as environmentally, it would be costly to heat the facility. Additional issues would be added to the long-term plan of the facility.

Corbett inquired on what types event would be held at the facility. Jones replied the doors would be open to many youth organizations, galas, festivals, and community and corporate based events, to name a few.

Wieskamp inquired if funding covers the remodel of the kitchen. O'Connor replied no, staff will be reviewing that item with BATA.

Waespi inquired if the Park District can contract with food trucks at the facility. Jones commented OVM will work with staff on the best solutions for the facilities. The ideas received on use of the space are abundant from the community.

Corbett inquired if any ADA challenges are foreseen with ADA accessibility. Jones replied no.

Public Speaker on Item 4

Eric Holmes – AFSCME 2428 Representative commented on the process of the RFP, inquiries made by AFSCME 2428 members and the impact to Park District staff.

Waespi moved to approve the staff recommendation and recommend to the full Board of Directors the selection of Oakland Venue Management, the license to operate the Bridge Yard Building Concession. The Park District can expect revenue of approximately \$25,000 annually representing a negotiated percentage of total gross fees derived from the operation of the Bridge

Yard Building Concession facility. In accordance with the master lease from the State, all revenue will be set aside in a concession maintenance fund dedicated to the Bridge Yard Building facility. Corbett seconded. The motion passed unanimously.

Agenda Item 5: Update: District-wide Golf Courses

Business Services Administrative Analyst II Renee Patterson provided an informational overview of two golf courses in the Park District through a PowerPoint presentation. Items in the presentation included background, location, overview, charitable events, projects and Park District revenue. This presentation is a response to the 2017 Board Operations Committee's interest in this item.

Corbett inquired why the San Leandro golf courses are not on the list. Patterson replied the list included municipal courses only.

Waespi suggested the courses should be publicized as Audubon Certified.

Agenda Item 6: Guidelines for Requests for Proposals (RFP)

Management Analyst Ruby Tumber provided an overview on the guidelines for developing and evaluating a Request for Proposal through a PowerPoint presentation. Items in the presentation included the purpose, definitions, preparation, drafting body of RFP, publication of RFP, communication with bidders, submittal, evaluation and determination and award.

Waespi questioned what occurs if the concessionaire commits an act that is controversial. Waluch explained in the general terms of the agreement, there are behavioral rules for conduct. If those rules are violated, the concessionaire is in default of their contract.

Public Speaker on Item 6

Eric Holmes - 2428 Representative commented on union representation at Board Operations Committee meeting and the intent of comments brought before the Committee and the Board.

Public Comments

There were no public comments.

AGM Comments

O'Connor expressed the staff appreciation to the Committee members for their support and input in 2018.

Board Comments

Corbett expressed appreciation for the work Oakland Strokes has completed at Tidewater with outreach and requested a follow up meeting with Park District staff and Director Corbett to discuss some of the existing issues including swimming.

Waespi expressed appreciation to staff for the reports provided in 2018.

Meeting adjourned at 3:09 p.m.