



2950 PERALTA OAKS COURT P.O. BOX 5381 OAKLAND CALIFORNIA 94605-0381 T: 1-888-EBPARKS F: 510-569-4319 TRS RELAY: 711 WWW.EBPARKS.ORG

**12:30 p.m. Item**

**TO:** Board Operations Committee  
**FROM:** Renee Patterson, Administrative Analyst II  
**DATE:** June 21, 2018  
**SUBJECT: Review of Extension - TXI Caretaker Agreement:  
Carquinez Strait Regional Shoreline**

Carquinez Strait Regional Shoreline requires caretaker services to monitor the former Port Costa Brickyard TXI (TXI) property located between Port Costa and Martinez in unincorporated Contra Costa County. The TXI area has been closed since its purchase in July 2012 and will continue to be closed to the public during the evaluation, construction, and development phases of the future park. Future uses of the property will be determined in the land use process, but would likely include Bay Water Trail access and camping.

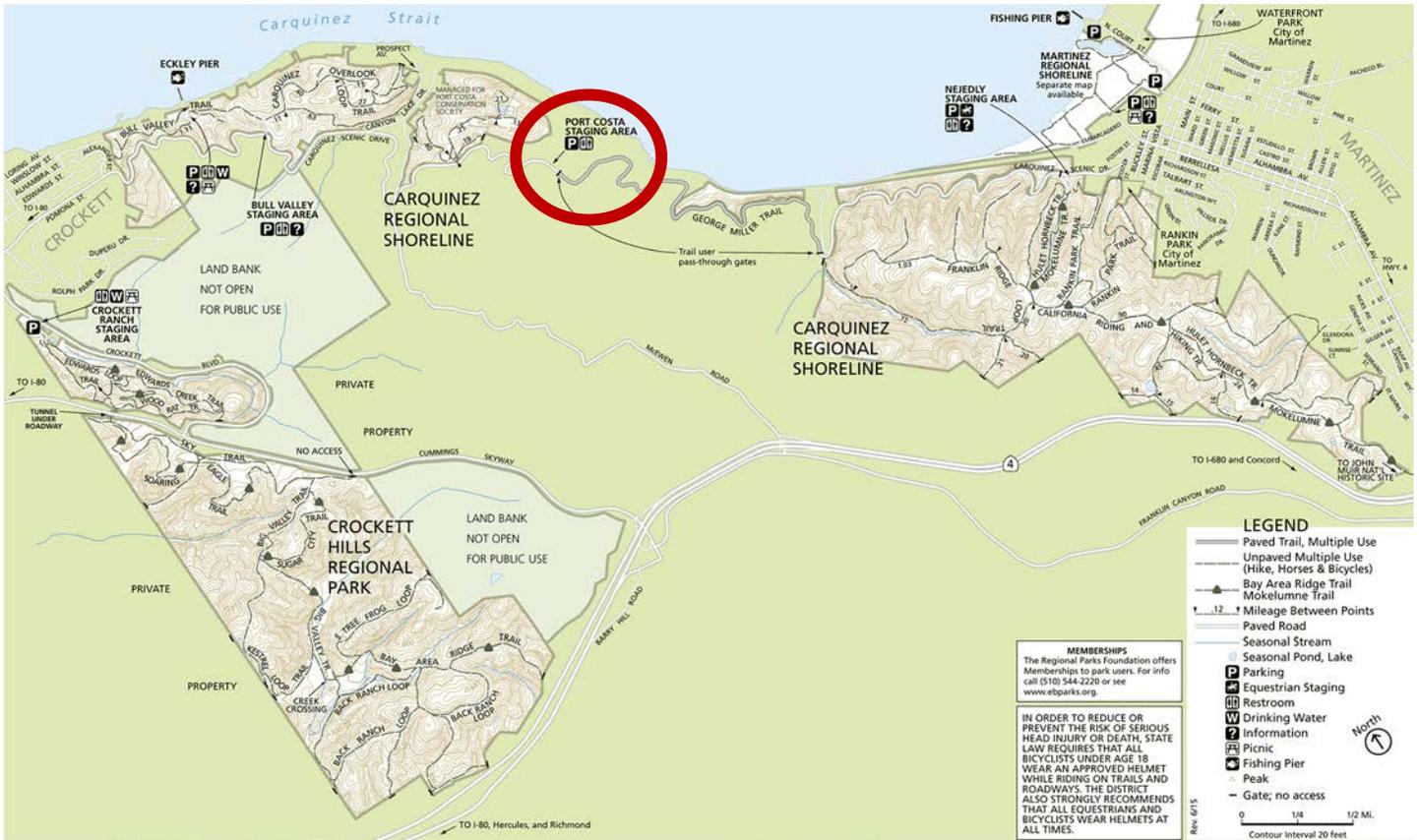
The current caretaker, Daniel Hopper, is familiar with unincorporated Contra Costa County and the surrounding area and has experience in facilities maintenance and security. Through a Caretaker Agreement for on-site 24/7 security services, Mr. Hopper has lived in the former TXI structure and has had use of the structure to house his artisan blacksmithing business since July 2013. Caretaker duties include monitoring structures for signs of vandalism, and day and night routine patrols of the site with follow up reporting to the Park Supervisor and Public Safety of any unauthorized use within the site.

TXI, formerly known as “Brickyard Canyon” contains several structures remaining from the former industrial site, including two warehouse buildings. There are also large areas of concrete paving, and various piles of dirt and remnants from aggregate production. In the years before the establishment of the caretaker, the site was highly vandalized with acts from graffiti and copper theft to the breakdown of buildings and wildfires. Illegal activity has declined at the property by half, dropping from 35 incidents per year to 14.

Staff recommends extending the agreement for the last option period for two years, ending June 30, 2020, for the Carquinez Strait Regional Shoreline TXI caretaker agreement with Daniel Hopper. In 2019, Business Services will evaluate the situation and begin a Request for Proposals process. The cost to the District is \$31,000.

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**12:45 p.m. Item**

**TO:** Board Operations Committee  
**FROM:** Matthew Norton, Sanitation/Recycling Supervisor  
Andrew Green, Sanitation/Recycling Coordinator  
**DATE:** June 21, 2018  
**SUBJECT: District-wide Solid Waste Management Program Update**

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Sanitation/Recycling Supervisor Matthew Norton and Sanitation/Recycling Coordinator Andrew Green will provide an update on the Park District’s Solid Waste Management Program. The overview will focus on recent revisions to state law, which require reduction of waste to landfills through improved recycling, composting and other means. Topics will include: recent board resolutions, objectives, solid waste volume tracking and reduction processes, collection service contracts, as well as goals and funding. The aim is to provide the Committee with a better understanding of the efforts undertaken by Sanitation staff to improve waste management and reduce the Park District’s solid waste footprint.

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**1:15 p.m. Item**

**TO:** Board Operations Committee  
**FROM:** Steve Castile, Chief of Park Operations  
Kelly Barrington, Chief of Maintenance & Skilled Trades  
**DATE:** June 21, 2018  
**SUBJECT: District Wide Overview of Operations Trails Maintenance and Activities**

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Chief of Park Operations Steve Castile and Chief of Maintenance and Skilled Trades (MAST) Kelly Barrington will present an informational overview of the District trails maintenance program and its operational activities. This is in response to the outgoing (2017) Board Operations Committee’s request to receive an overview on this topic. The presentation will showcase the current practices and projects throughout the District, which include asphalt work, annual grading, and recent trail improvements.

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**1:35 p.m. Item**

**TO:** Board Operations Committee  
**FROM:** Mimi Waluch, Business Services Manager  
**DATE:** June 21, 2018  
**SUBJECT:** Review Camp Arroyo Operator Request for Proposals: Camp Arroyo

Camp Arroyo is a residential environmental education camp in Livermore serving children year-round as a place to explore, learn, and grow in an ideal outdoor setting. The camp was formally opened in 2001 and serves thousands each year. Camp Arroyo is operated in partnership with The Taylor Family Foundation (TTFF) and a Camp Operator through a License agreement. The current operator is the YMCA of the East Bay (YMCA).

During the traditional school year, the camp operator directs an outdoor educational experience that introduces approximately 4,000 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> graders to important concepts about science, nature, and sustainable living. During the summer months, and several weekends throughout the year, the camp is a haven for children with life threatening illnesses and their families thanks to TTFF providing therapeutic recreation, specialized support, and resources. TTFF hosts a diverse group of approximately 3,000 campers with chronic medical, developmental disabilities, and youth at-risk for over 30 camp sessions. The year-round Camp Operator offers programs and weekend group rentals for retreats and events. Both groups have decades of knowledge and experience managing Camp Arroyo’s life changing experiences.

The YMCA has had a Camp Arroyo Operators License Agreement with the District since September 2002. The agreement was amended in September 2004 to change the revenue structure, which removed the guaranteed subsidies to the YMCA, to assume certain maintenance responsibilities and assign a Park Craft Specialist to the Camp. The 2004 amendment did not modify the term of the agreement, which is scheduled to expire on June 30, 2018.

On August 25, 2017, the District issued a Request for Proposals (RFP) seeking an experienced operator to manage Camp Arroyo. To offer open competition to the public, the RFP was advertised in the local newspapers, posted on the District’s website, posted on a government RFP advertising website, and sent to nine environmental camp operators. The District received one submittal, from the YMCA.

District staff and Camp Arroyo partner representatives from TTFF, reviewed the proposal and interviewed representatives from the YMCA to determine how the YMCA would best accomplish the defined expectations listed in the RFP and meet the District’s concessionaire agreement requirements. After consideration of the proposal and interview, it was determined that the YMCA met the District’s criteria; therefore, the YMCA is being recommended by District staff.

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The District is offering a term of four years six months with an option for (1) one five-year term, at the District's discretion, for this License. This license will be operated pursuant to an Camp Arroyo Operators License Agreement issued by District; no leasehold or other proprietary right is offered.

Staff recommends the Board Operations Committee approve and recommend to the full Board the selection of the current operator, YMCA of the East Bay, the license to operate Camp Arroyo. The District can expect revenue of approximately \$ 80,000 annually representing a negotiated percentage of total gross fees derived from the operation of the full-service camp facility. A portion of the revenue will be will be set aside in a new concession maintenance fund dedicated to Camp Arroyo.

Camp Arroyo Environmental Education Center and Summer Youth Camp. For information about school uses call the YMCA at (925) 371-8401, ext. 12.

Veterans Hospital

ARROYO ROAD

To Downtown Livermore.

No parking on Arroyo Road.

**P W W ?**  
Arroyo Road Staging Area

Restricted Area

No Fishing Along Shoreline

Swim at own risk!

Lake

Heron Bay

EAST SHORE TRAIL

HERON BAY TRAIL

HERON BAY TRAIL

EAST SHORE TRAIL

.96

800

.88

.77

.28

.01

.28

.45

.33

1.29

.38

1000

800

1000

800

1000

1000

1300