



12:30 p.m. Item

TO: Board Operations Committee

FROM: Noah Dort, Administrative Analyst II

DATE: February 20, 2020

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 in landbank status 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 planning process.

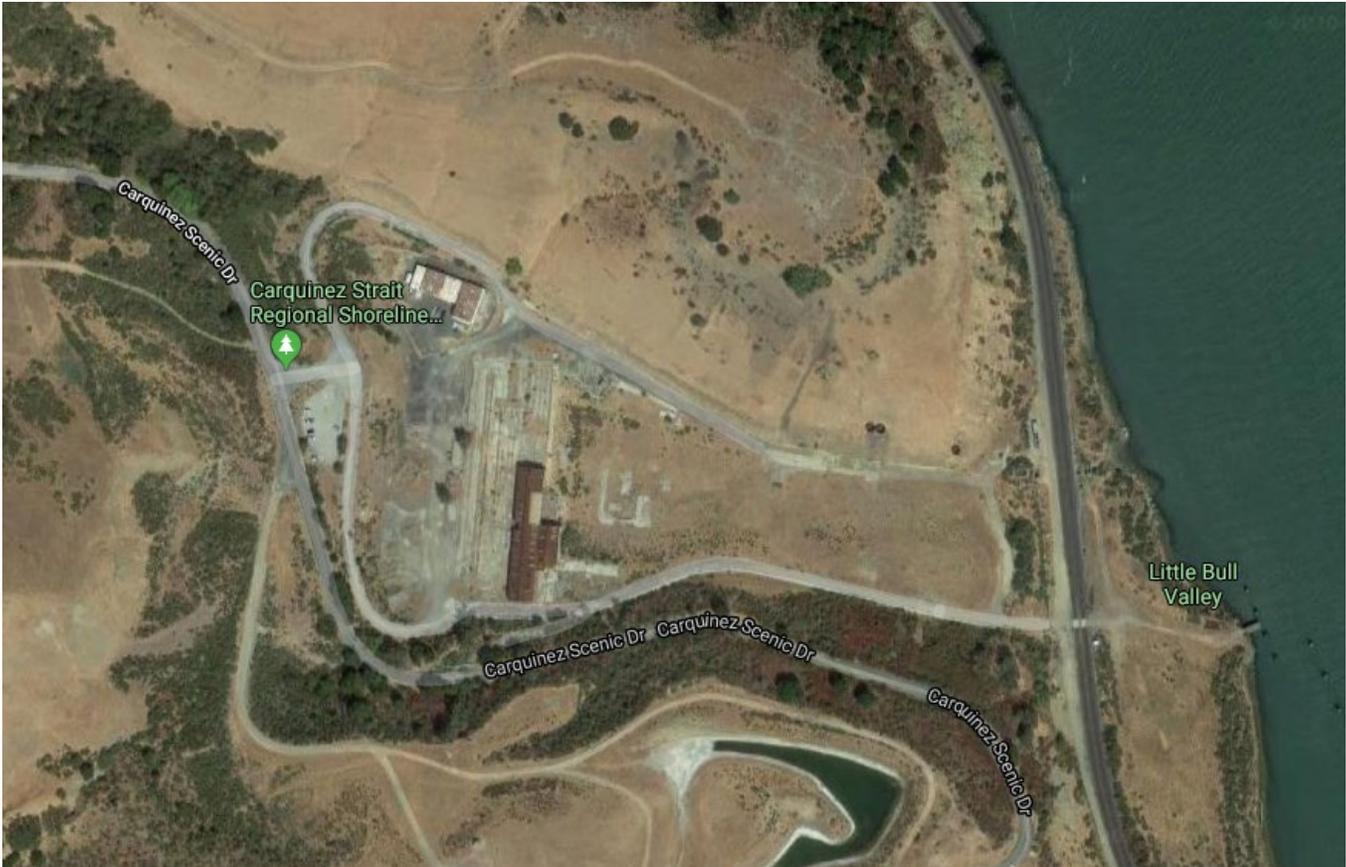
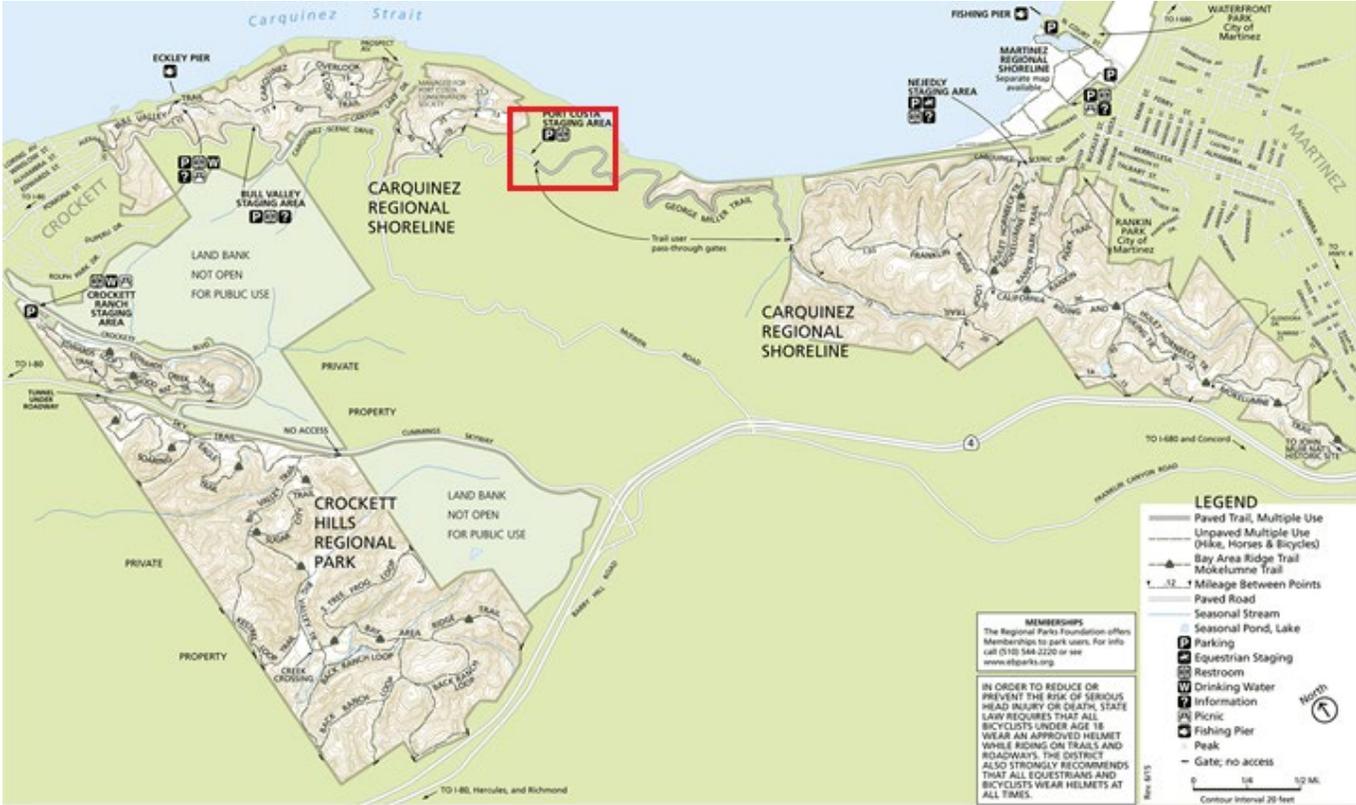
The current caretaker, Daniel Hopper, is familiar with unincorporated Contra Costa County and the surrounding area and has experience in facilities maintenance and security. Through a Caretaker Agreement for on-site 24/7 security services, Mr. Hopper has lived in the former TXI structure and has had use of the structure to house his artisan blacksmithing business since July 2013. Neither the Park District nor Mr. Hopper receive any payment under the terms of this caretaker agreement. However, the Park District pays for the cost of the utilities (e.g. electrical, water, gas, garbage and septic pump out) to the site. Caretaker duties include monitoring structures for signs of vandalism and daily (morning/night) patrols of the site with follow up reporting to the Park Supervisor and Public Safety of any unauthorized use within the site.

The TXI site, 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 remnants from aggregate production. In the years before the establishment of the caretaker, the site was highly vandalized with graffiti, and the buildings experienced copper wiring theft and general breakdown due to lack of use and upkeep. There were also wildfires and frequent reports of gunshots in the area. Illegal and unauthorized activity at this location has declined by nearly two thirds since establishing the caretaker, dropping from approximately 3 incidents to 1 incident per month, with most recent incidents being unauthorized access and illegal dumping.

Park District staff recommends that the Board Operations Committee approve and recommend to the full Board extending the term of the current Caretaker Contract for Services for TXI at Carquinez Strait Regional Shoreline with Daniel Hopper for 1 year, commencing July 1, 2020, with the two additional 1-year extensions (maximum total extension of 3 years) upon mutual agreement between the Park District and Mr. Hopper. The cost to the Park District for this action is \$21,000, which represents the cost of the utilities provided by the Park District to the caretaker residence and adjacent buildings.

Board of Directors

Site Maps





12:45 p.m. Item

TO: Board Operations Committee

FROM: David Mecchi, Judge John Sutter Regional Shoreline Park Supervisor

DATE: February 20, 2020

SUBJECT: Judge John Sutter Regional Shoreline Park Operational Plan and Development

Crown Beach Park Supervisor David Mecchi will provide updates on the development and operational planning for the opening of the new Judge John Sutter Regional Shoreline, which is anticipated for Spring 2020.

The Judge John Sutter Regional Shoreline will provide parking, bathrooms, and trail access to a newly constructed observation pier and other destinations in the park. Currently, some areas remain under construction and are expected to be completed before opening. These include the West Overflow and Day Use parking lot. The West Overflow area adjacent to the Bridge Yard facility will provide supplemental parking for Bridge Yard events and provide outdoor space for future public events and programming. The day use parking area will serve as the main entrance into the park and provide access for the Bay Bridge trail (Zuckermann Trail), the observation pier, and the Bridge Yard facility. The public observation pier was completed in late 2019 and will offer amenities including park benches and tables, lighting and educational interpretive wayside panels. The pier provides some of the most visually appealing views of the Bay Bridge and the City of San Francisco skyline of anywhere on the San Francisco bay. Staff and equipment have been allocated through the annual budget process.

The opening of the park is the summation of years of interagency collaboration between the Park District, the California Department of Transportation (CalTrans), and the Bay Area Toll Authority (BATA). Staff is pleased to share the progress and plans for the newest jewel in the East Bay Regional Park District system.

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1:05 p.m. Item

TO: Board Operations Committee

FROM: Tiffany Margulici, Acting Business Services Manager

DATE: February 20, 2020

SUBJECT: **Approval of Recommendation for Del Valle Watersports and Other Rentals Concession Request for Proposal Response and New Agreement: Del Valle Regional Park**

The Del Valle Watersports and Other Rentals Concession (“Concession”) is a seasonal concession located in Del Valle Regional Park (Del Valle), which is operated by the Park District under a cooperative agreement with the State of California Department of Parks and Recreation. The five-mile lake is controlled by the California Department of Water Resources and is used for flood control, recreation, and off-stream water storage. The concession structures are on a portion of the east side swim beach designated for various types of watersport, therefore recreational rentals and lessons for kayak and paddle board can be offered. These activities have been conducted by different concessionaires for over thirty years. In 2013, a Request for Proposal (“RFP”) was issued seeking operators for this concession. Outback Adventures was chosen to offer various watersport rentals and lessons, as well as other recreational rentals such as bikes and games, from approximately April through October annually. Outback Adventures’ agreement expired October 31, 2019, which coincided with the annual closure of this concession.

On August 29, 2019, the Park District issued an RFP seeking an experienced concessionaire to operate the concession for watersport recreational rentals and lessons at Del Valle. The concession includes a new wooden portable building for conducting business and displaying products and three storage containers clad in siding and one area enclosed by chain-link fencing. The RFP encouraged any type of land and/or water recreational rental suggestions, excepting boats with motors, canoes, and pedal boats that are offered by the Marina and Food concession also located at the park. To offer open competition to the public, the RFP was posted in various formats, including local newspapers under Legal Ads, the Park District’s website, a government RFP advertising website, and sent directly to five businesses in the watersports rental industry resulting in one submittal from the incumbent, Outback Adventures.

Park District staff reviewed the proposal and interviewed representatives from Outback Adventures to determine how Outback Adventures would best accomplish the defined expectations listed in the RFP and meet the Park District’s concessionaire agreement requirements. Outback Adventures proposal for the concession has been and will continue to be to introduce people to outdoor activities that may lead to a lifelong interest and appreciation of outdoor sports and the environment. Outback’s 2013 proposal as well as the current proposal placed a high priority on increasing participation in various watersport activities, customer safety, staff training and providing regularly scheduled lessons and tours.

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Park District staff reviewed the proposal and interviewed representatives from Outback Adventures to determine how Outback Adventures would best accomplish the defined expectations listed in the RFP and meet the Park District's concessionaire agreement requirements.

After consideration of the proposal and interview, it was determined that Outback Adventures met the Park District's criteria; therefore, Outback Adventures is being recommended by staff for the Board's consideration. The concessionaire will invest \$30,000 in new rental equipment in the first two years of the agreement and will pay 5% of the equipment sales to the Park District in concession fees. The Park District Concession Fees for the first term will be 4% of total gross monthly receipts and 3% of total gross monthly receipts will be set aside in a site-specific Concession Maintenance Fund ("CMF"). The Concession Fees for the second term will be 4% of total gross monthly receipts and 5% of total gross monthly receipts will be set aside in the CMF. There will be no cost to the Park District for this action except for any unknown cost of maintenance or repairs to the property not covered by the concessionaire or the CMF.

Park District staff recommends that the Board Operations Committee approve and recommend to the full Board the selection of Outback Adventures as concessionaire of the Watersports and Other Rentals Concession at Del Valle Regional Park with an initial five-year concession agreement with annual Concession Fee revenue up to \$8,200 (4% of gross receipts) and up to \$6,140 (3% of gross receipts) for the Concession Maintenance Fund and an additional five-year term by mutual consent to include annual Concession Fees up to \$6,140 (3% of gross receipts) and up to \$10,200 (5% of gross receipts) for the Concession Maintenance Fund.