

LIVERMORE AREA RECREATION AND PARK DISTRICT

FACILITIES COMMITTEE

MINUTES

**Wednesday, February 14, 2024
2:30 p.m.**

**Robert Livermore Community Center
4444 East Avenue, Livermore, CA 94550-5053
West Wing Conference Room**

Committee Members Present: James Boswell, David Furst (alternate)

Staff Present: Mat Fuzie, David Weisgerber, Fred Haldeman,
Jill Kirk, Linda VanBuskirk

Members of the Public Present: None

- 1. CALL TO ORDER:** Committee Chair (CC) Boswell called the meeting to order at 2:30 p.m.
- 2. PUBLIC COMMENT:** CC Boswell opened the Public Comment period. There were no speakers, and the public comment period was closed.
- 3. APPROVAL OF THE MINUTES OF THE FACILITIES COMMITTEE HELD ON DECEMBER 14, 2023:** The minutes of the Facilities Committee held on December 14, 2023 were approved unanimously as submitted.
- 4. RESPONSES FROM RFQ re: ON-CALL PROFESSIONAL SERVICES:** General Manager (GM) Fuzie reported that the District received responses from 18 qualified firms with a wide range of expertise. We now have a list of qualified firms, so as projects open, those firms can bid on them.

Community Outreach Supervisor (COS) David Weisgerber explained the approach staff took on the advice of general counsel. None of the bidders were disqualified from the submissions received, pursuant to the RFQ requirements. Everyone met the minimum qualifications. We decided to declare all firms qualified. They will have the opportunity to bid on projects as they become available. LARPD is not under any obligation to any firm, and no agreements have been made at this time with any one firm. There is a variety of areas of expertise; (Engineering, Architectural Design, Construction Project Management.)

GM Fuzie noted that one LARPD Board member, with relevant work experience, disagrees with the explanation provided regarding the process. Staff will collaborate with General Counsel to clarify the process as conveyed to staff and the Board and justify why this outcome is appropriate.

Committee Comments and Questions:

- a) Assumed familiarity with the skill sets and credentials of these firms from their Curriculum Vitae and suggested categorizing them based on specific projects. Concern was raised about potential expansions of skill sets or service offerings by companies and how to prevent misunderstandings. [*GM Fuzie emphasized the importance of full disclosure from the firms, noting that they may inform us if they add services. There was also concern expressed about ensuring equal notification for all potential players.*]
- b) This approach is not uncommon.
- c) The qualified/approved vendor list will be in effect for three years.

Action:

- The Committee suggested this item go to the full board so that General Counsel may clarify the process and ensure the Board is comfortable with the approach.

5. BOTHWELL CENTER:

GM Fuzie began the discussion of the future of the Bothwell Center, noting its current tenant, financial situation, and potential structural issues. Suggestions ranged from maintaining the status quo to exploring various redevelopment options, including townhomes or a larger park. It currently does not serve the greatest number of people within LARPD's mission, and therefore staff recommends having this discussion. The 2023 Facilities Committee agreed with this approach. Some staff and committee members advocated for considering the broader community's input, while others prioritized the board's decision independent of stakeholders. There was debate over the need for a feasibility study versus initial brainstorming of possibilities. The committee plans to inform the board of its discussions and seek direction on how to proceed.

Action:

The Committee recommended the following:

- GM Fuzie to confirm whether the District is exempt from paying property taxes on the Bothwell Center.
- This item should be presented to the full Board to provide direction to staff before an expert opinion via a feasibility study is done.
- In the meantime, it was suggested that staff prepare a comprehensive report on the building's history, programming, and potential options for future use, with a focus on aligning with the District's mission.
- EA Van Buskirk will reach out to reschedule the March Facilities Committee meeting because it is currently set for March 13th, at the same time the Budget Workshop is scheduled prior to the Board meeting.

6. PLANNING FOR FUTURE TRAILS AND TRAIL CONNECTORS (Standing Item):

Director Furst reported that he is the Sierra Club representative to the Altamont Landfill Open Space Committee. He mentioned that the City of Livermore (COL) has asked for a special meeting to be held this Friday, February 16th, to discuss proposals for land purchase, including a 32-acre parcel west of Springtown, which would be part of the T6 trail.

- He suggested that staff suggest to the COL that LARPD operate and maintain it and/or they give it to us because it is part of the T6 trail.

GM Fuzie reported that he met with Valerie Pryor, General Manager of Zone 7 Water Agency. She mentioned Zone 7 has been experiencing difficulty with staff time related to the Patterson

Ranch trail. They have denied several requests for hikes on the trail, mostly due to weather or ranch operations. They have asked LARPD to do staff led only hikes every couple of months.

- GM Fuzie is proposing reconsideration of LARPD's involvement due to the limited access and will bring this matter to both the Facilities Committee and the full Board.

Parks and Facilities Manager (PFM) Fred Haldeman reported on CEMEX's plan to restore and potentially transfer a trail around Lake A back to LARPD.

CC Boswell called for a systematic approach to trail issues, suggesting prioritization and potential legal consultation, emphasizing the need for resolution.

- CC Boswell asked for a list of the current issues related to trails so we can work on these problems in a logical fashion. A list of the top five would suffice so we can get some headway and resolution on the trails that are of most interest and primary importance to LARPD. [*GM Fuzie reiterated that the Parks, Recreation and Trails Master Plan has all recreation trails identified with maps providing greater detail of the segments. This topic is a standing item on the Facilities agenda.*]

Director Furst raised a legal question regarding the COL's land purchases outside city limits, prompting discussion on their legality and alignment with the city's charter, SOI, and Municipal Service Review.

Action:

This was a discussion only; no Committee action was taken.

7. CIP UPDATE/LIST OF ALL CIP PROJECTS (Standing Item):

The Committee received a status update from COS Weisgerber on current CIP Project Updates (see attached supplemental table). He led a discussion on current projects, completed projects and projects removed from the CIP list.

- Director Furst asked if the last item on the list "Trevarno Roof" can be updated to say "Merritt Building Roof" instead.

CC Boswell mentioned receiving a registered letter from Trevarno HOA, forwarded it to GM Fuzie, about sharing costs for easement usage. They requested LARPD to cover 50% of fees for tasks like island watering and maintenance. PFM Haldeman explained that when they upgraded the water and sewer part of the plan originally did not have anything to do with irrigation of the median strip. A last-minute change order for irrigation of the median ate up project contingency funds, totaling \$140k. Homeowners cover water costs via a community meter, with PFM Haldeman agreeing to pay 20% (\$15.00 for the quarter). They also wanted to bill for median maintenance, of which LARPD manages 22%. PFM Haldeman proposed maintaining the current arrangement. Additionally, the HOA sought administrative and insurance fees, which PFM Haldeman declined, reducing the total from \$1400 to \$37 for the quarter. As there is no formal agreement with the HOA, there is no obligation to comply.

Action:

This was a discussion only; no Committee action was taken.

8. DIRECTORS' AND/OR GENERAL MANAGER'S REPORTS OR ANNOUNCEMENTS:

- a) Director Furst requested that this item should conform to the title we use for the board meetings "Future Agenda Items / Matters Initiated / Announcements."
- b) Furst announced that he will keep the board notified about what the COL is doing about moving forward with the purchase of four to five parcels of land.
- c) GM Fuzie announced that there will be an atmospheric river this weekend. To prepare for this, the Department of Water Resources (DWR) resumed releases into Arroyo Valle from Lake Del Valle to mitigate higher flood releases due to impending storms. The lake is expected to get a significant amount of inflow in the coming days and DWR is preparing in advance. DWR is currently making releases of 550 cfs and plans to increase to 850 cfs this afternoon. Arroyo Valle is flowing in accordance with releases and Arroyo Mocho is naturally responding to recent rain events.

9. ADJOURNMENT: The meeting was adjourned at 3:44 p.m.

/Lvb

CIP Project Updates - Facility Committee, 2/14/24

Project Name	Project Update	Tenatative Start Date	Budget FY 23/24	Current Bid
Aquatics Slide Repair	Working with Gordian. Waiting on quote from contractor.	Spring 2024	0	0
Community Garden at Mocho Park	AT&T project approval was recinded by City Council. LARPD plans to proceed with community garden project. ADA parking and curb cutting will require engineering and CEQA.	Spring 2024	\$ 90,000	\$ -
Bike Pump Track	Resubmitted plans addressing feedback on parking study. Waiting for response from City of Livermore.	Spring 2024	\$ 805,917	\$ 817,000
Restrooms at Sycamore Grove park	Plans resubmitted to Alameda County. Approvals received from Alameda County Fire and Health Departments and we're waiting on receipt of the permit to schedule.	Spring 2024	\$ 204,760	\$ 195,000
Sycamore Grove Amphitheater	O'Dell Engineering working on feasibility study.	FY 23/24	\$ 300,000	\$ -
Turf Replacement at Cayetano	Targeting May/June for Turf Replacement. Waiting on contract from AstroTurf.	May-24	\$ 800,000	\$ 992,000
Playground Replacement Program: FY 23/24: Jack Williams Park	Equipment has been ordered. Install in the Spring/Early Summer by Ross Recreation.	Spring/Summer 2024	\$ 250,000	\$ 244,216
Playground Replacement Program: Ida Holm	Equipment has been ordered. Install in the Spring/Early Summer by Ross Recreation.	Spring/Summer 2024	\$ 250,000	\$ 239,316
Playground Replacement Program: Bill Clark	Equipment has been ordered. Install in the Spring/Early Summer by Ross Recreation.	Spring/Summer 2024	\$ 200,000	\$ 203,365

Completed Projects	Project Update	Status
Aquatics Scoreboard	Final installation was completed in the first week of December	Completed
Cresta Blanca and Senior Lobby Flooring at RLCC	Project Completed in December 2023	Completed
HVAC at Trevarno / Little House	HVAC system installed by staff.	Completed
Joe Michell Building	Received final approval from Division of State Architect (DSA)	Completed
Rodeo Stadium Improvements	Work completed week of May 1, 2023	Completed
Synthehtic Turf at Robertson Park	Project Complete	Completed
Trevarno Road Water/Sewer Assessment District	Project Completed September 2023	Completed
SGP - Wetmore Path	Project Completed with City of Livermore on 10/17/23	Completed
Damaged Pipe at Holdener Park Path	Work completed 8/24/23	Completed
SGP Paved Trail Erosion/ Reroute	Ashphalt removed from stream on 8/8. Trail reroute completed by 9/8.	Completed

Removed from CIP List	Project Update	Next Steps
ESS Buildings Remodel	Completed exterior repairs with LARPD staff. Future classroom updates on hold.	Staff will revisit scope with Community Services Manager
Patterson Ranch Trail	Project hold pending further discussions with Zone 7	Coordinating staff/volunteer led guided hikes
Shade structure at Mocho Park	Stand alone shade structure came in higher than expected. Staff will incorperate shade as part of playground replacement program.	Mocho scheduled for replacement within 5 years.
Trevarno Roof	Immediate issues repaired. Replacement postponed	Staff will monitor status roof status