

PARK OPERATIONS RECREATION AREAS UNIT UPDATE

Board Operations Committee Meeting
May 29, 2024

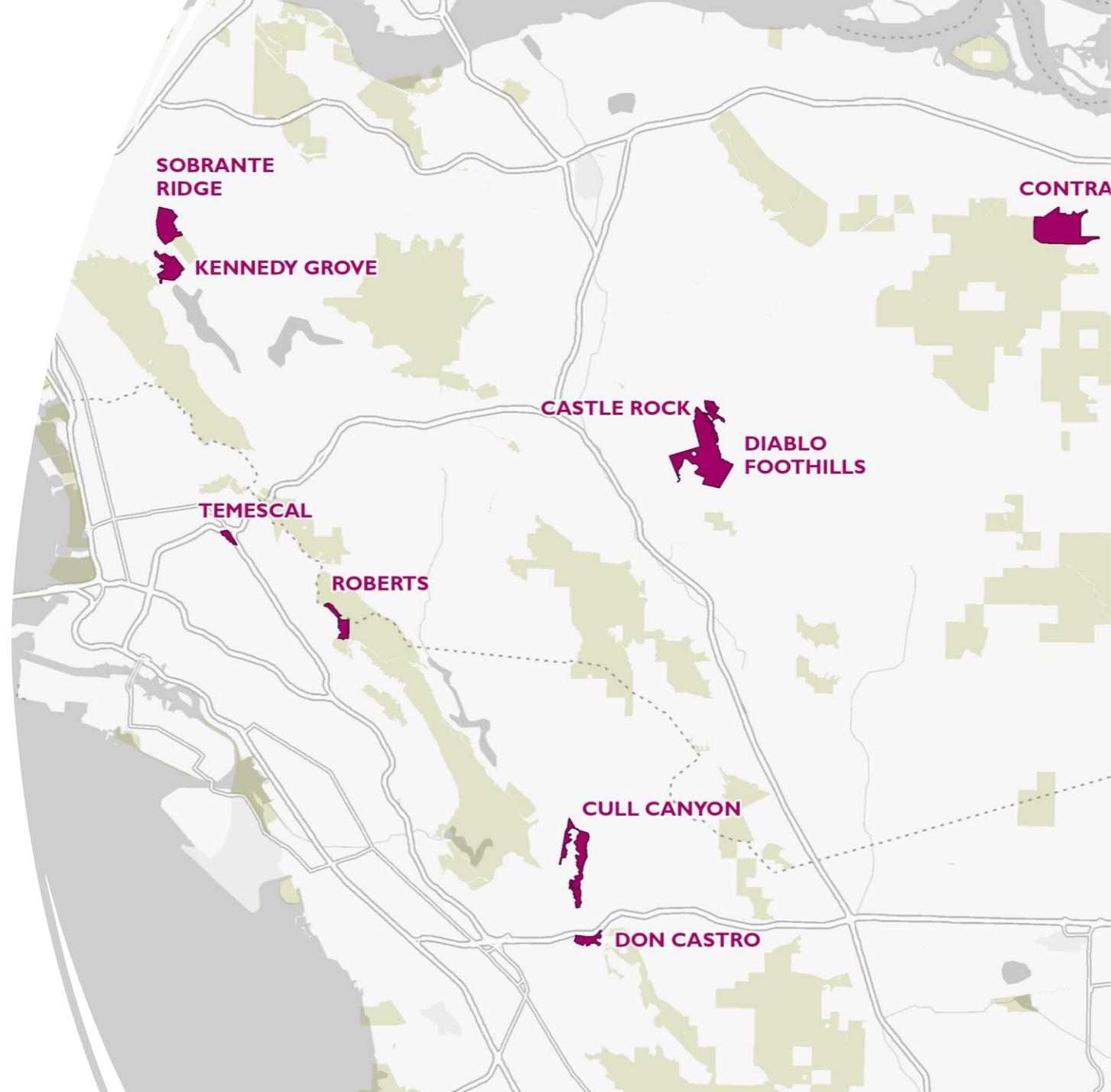
Bridget Calvey, Unit Manager – Unit 3



RECREATION AREAS UNIT

Before the most recent re-organization of Units in Park Operations on 5/6/2024, the Recreation Areas Unit was comprised of 7 park locations, in both Contra Costa and Alameda counties including:

- **Contra Loma Park** (Ward 7)
- **Diablo Foothills/Castle Rock** (Ward 6)
- **Kennedy Grove/ Sobrante Ridge** (Ward 1)
- **Temescal** (Ward 2)
- **Roberts** (Ward 2)
- **Cull Canyon** (Ward 3)
- **Don Castro** (Ward 3)



COMMON THEMES

The Unit was primarily focused on:

- Swim facilities, except for Kennedy Grove
- High-density picnic & recreation areas, including reservation and walk-up sites, ball fields, basketball & volleyball courts, fishing, boating, horseshoes, & an archery range



TODAY'S PRESENTATION WILL BE FOCUSED ON UPDATES AND STATUS OF 4 OF THE SWIM FACILITIES:

Contra Loma

Currently closed due to maintenance needs

Cull Canyon

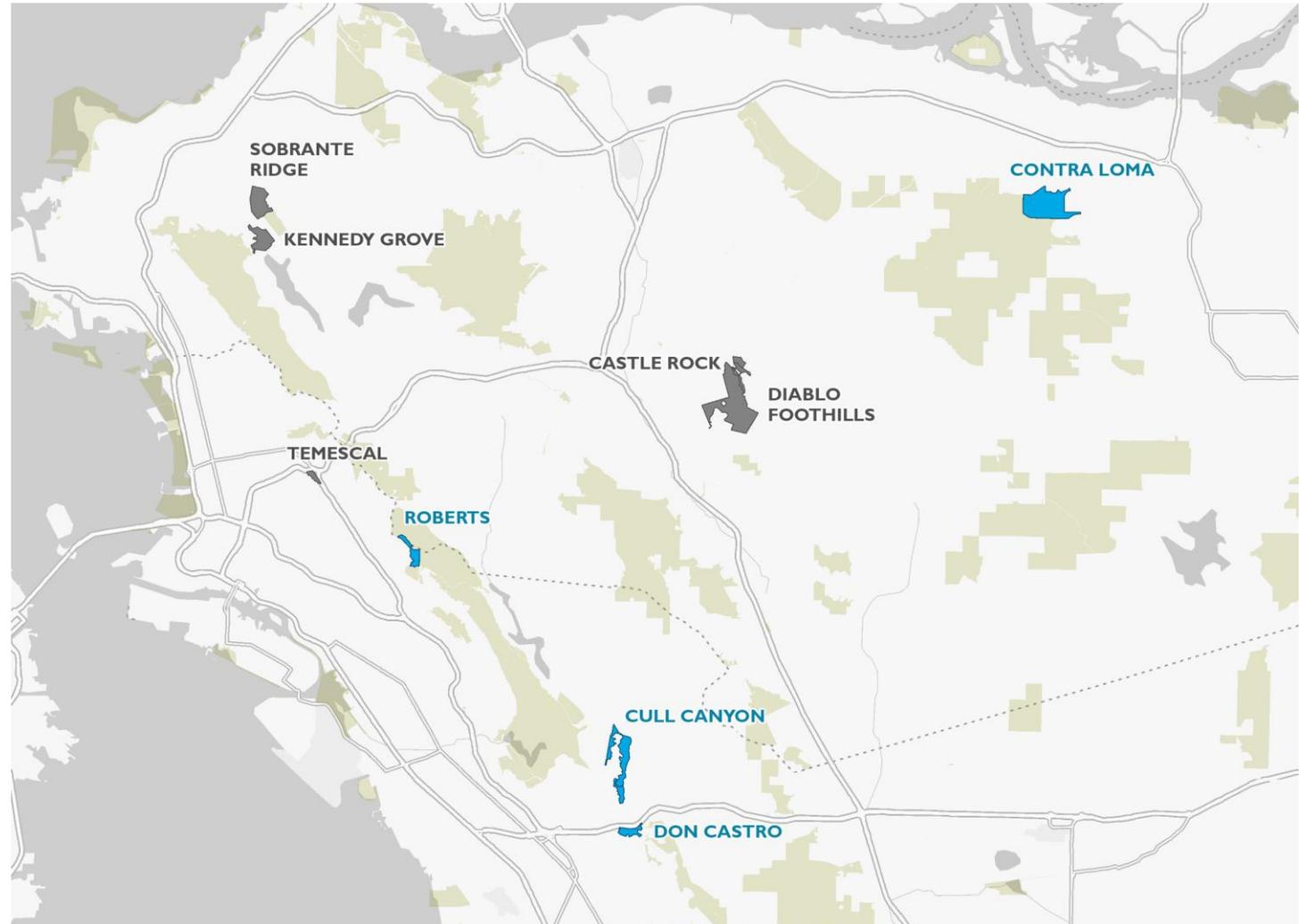
Opened as of April 27, 2024

Don Castro

Opening May 25, 2024

Robert's pool

Grand opening of new facility was April 27, 2024



CONTRA LOMA ANTIOCH

CONTRA LOMA DEDICATION, JULY 1968

Senator John Kenny and Board Member Paul Badger (top)

Richard Trudeau, General Manager - 1968 (bottom)



CURRENT STATUS

The plaster floor of the lagoon was resealed in 2020, it began to fail and peel within the first year of the work, which is the reason for the closures during the 2022, 2023, and 2024 swim seasons while designs and projects are approved.

During this closure other maintenance issues have been identified that will need to be addressed, including:

- Leak from back deck into the reservoir
- Expansion joints exposed
- Caulking around deck
- Removal of sand to help with future maintenance

Park staff continues to monitor and maintain the area, including balancing the chemicals during the closure.



UPDATE ON STATUS

- District Design and Construction (DECO) Capital Projects Manager, Carmen Erasmus is working with a consultant team who are preparing project packages to present to the Board on proposals for the upgrades and current needs for the swim facility.
- The proposals consists of repairing the lagoon, redesigning the turf, restrooms, showers, changing areas, entry kiosk, and surrounding areas for current compliance.
- The project will not only help with maintenance issues but will be a welcomed upgrade for all the communities that frequent this facility.



CULL CANYON

CASTRO VALLEY

- Cull Canyon prior to construction, 1962
- Cull Canyon lagoon, opened in 1964
- 60 years old this year!
- 2024 capacity is 1,100 people at a time
- Parking lots serve approximately 250 cars
- Swimming occurs April - September
- 2023 attendance was 46,600 visitors!



CULL CANYON STATUS

- Aging infrastructure has been causing continual maintenance issues, which interrupts operations.
- Structural Inspection performed in 2022 on the wooden dock, repairs and deck board replacement are needed.
- At one time, the sides and part of the bottom of the lagoon was majority shotcrete with a concrete pad in the middle. Now only about a quarter of the shotcrete still exists and the concrete pad and curbs are in poor condition. The remainder of the shell is sand and dirt.
- The skimmer blocks are also dilapidated and moving, likely causing damage to suction and return lines. Emitter domes are also deteriorating.
- The leak in the filter has been difficult to repair, likely due to the building shifting. Overall, there is a need for more efficient plumbing and upgrades in the filter plant, which will also provide energy savings.
- No major upgrades in the last 20+ years, besides media replacement in 2023 and ongoing minor repairs.



DOCK, EMITTERS, FILTER PLANT, & BASE OF LAGOON



COURTYARD FACILITIES

Northern end of the lagoon is where the entrance, kiosk, main restrooms, changing rooms, & lifeguard building are located. There is only one portable ADA chemical toilet, but no ADA changing areas.

The restrooms and changing areas should be upgraded to meet current standards and a non-gendered restroom should also be added. The women's restroom currently has cracking in the floor showing building movement.

There are seating & picnic tables under a wooden shade structure. The wooden structures need quite a bit of repair and painting, last quote was over \$500,000.

Drainage systems throughout the area need to be assessed and reoriented to meet new standards and capacity.

SOUTHERN END

There are no plumbed facilities, only 2 ADA chemical toilets. There is existing plumbing infrastructure that could be utilized.

There are picnic tables and lawn areas to enjoy.

The filter plant building is also at the back of this area.



Park Staff is doing an excellent job at monitoring maintenance issues and reporting them. A DECO Services Request has been submitted to address current issues. In 2023, major maintenance was done on the filter plant which will support pump and filtration operations, but there is no shortage of other items to be addressed.

Recommendation

Cull Canyon should receive a complete assessment and likely renovation to help with daily operations and to become a more sustainable facility in the 21st century.



DON CASTRO

HAYWARD





DON CASTRO

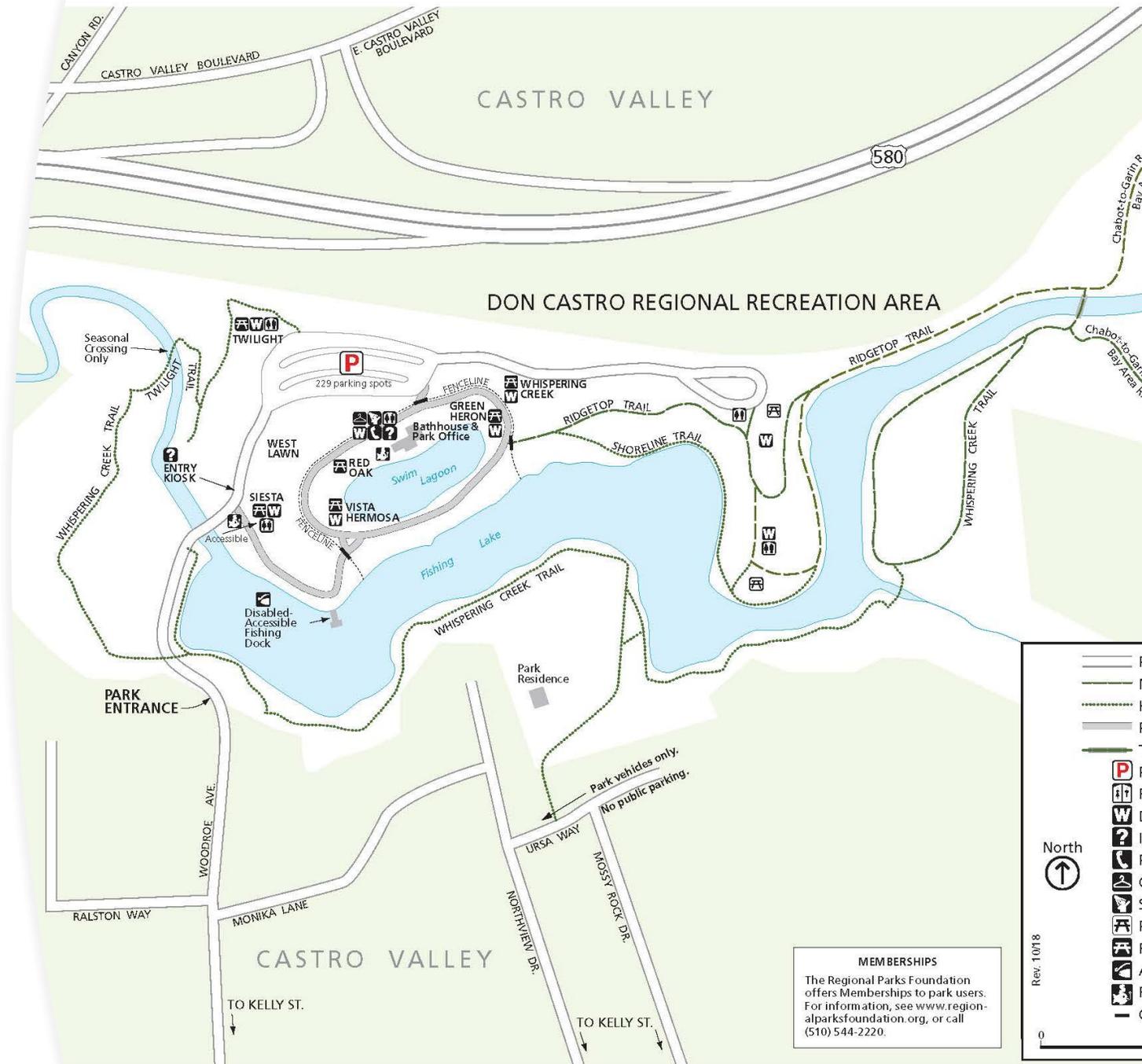
Located on the boundary between Hayward and Castro Valley, this park includes the swim lagoon and Five Canyons open space.

The swim lagoon and adjacent lake were created in 1964 when the Alameda Flood Control (AFC) and Water Conservation District dammed San Lorenzo Creek.



DON CASTRO

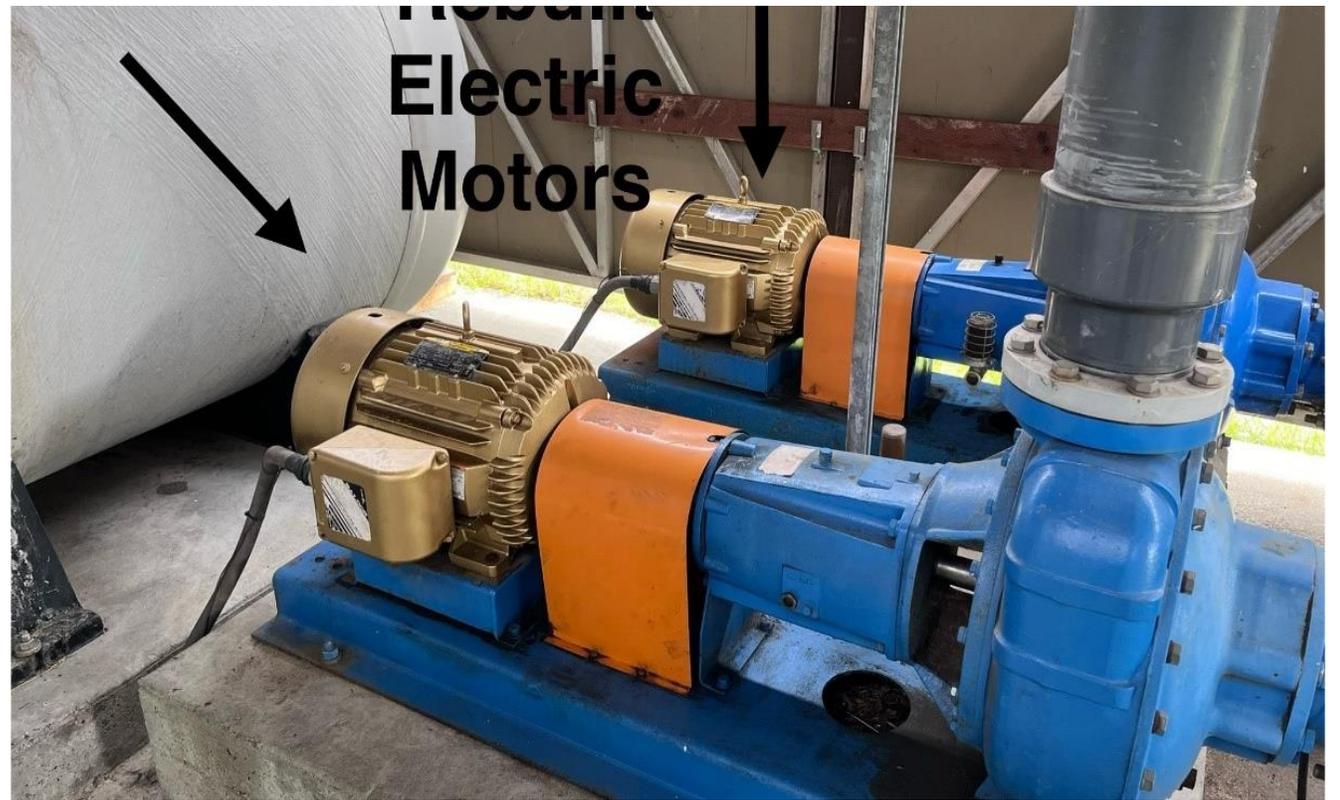
- The swim complex is also 60 years old!
- It operates from Memorial Day weekend through mid-September.
- The current capacity is 1,200 daily.
- The main parking lots hold 230 spaces and there is an overflow parking lot with 110 spaces (340 total).
- The swim lagoon is chlorinated has a concrete bottom, with a sandy beach. There are picnic tables, lawn areas, shade sails, and a volleyball area inside the complex.
- The park office, entry kiosk, lifeguard services, and storage buildings are also within the swim complex.



STATUS

- Aging infrastructure is leading to ongoing maintenance issues.
- The main stairs leading to the swim lagoon are deteriorating. A temporary fix was completed in April 2024, and a contract for full replacement is in process.
- There was a DECO request to assess the complete facility and bring it up to current standards and needs.
- Restrooms are located outside the complex, which is hard to manage while the public needs to go in and out of the complex to use. There is one pit toilet located on the far end of the complex.
- Buildings need repairs and painting.
- No power at the entry parking lot kiosk, cash only.
- No major upgrades in the last 20+ years, besides media replacement in 2023, pump repair in 2010, & ongoing minor repairs.





DON CASTRO FILTRATION TANKS

- 2023 filtration system was overhauled
- New filtration media and rebuilt electric pump motors.
- First major service since it's installation in 2010

Currently, there is no fishing in the lake adjacent to the swim lagoon, due to the silt inundation from the winter storms of 2022/2023. The land is leased from Alameda County Flood Control (ACFC), so dredging or other large-scale maintenance projects need to be coordinated with them for long term solutions.

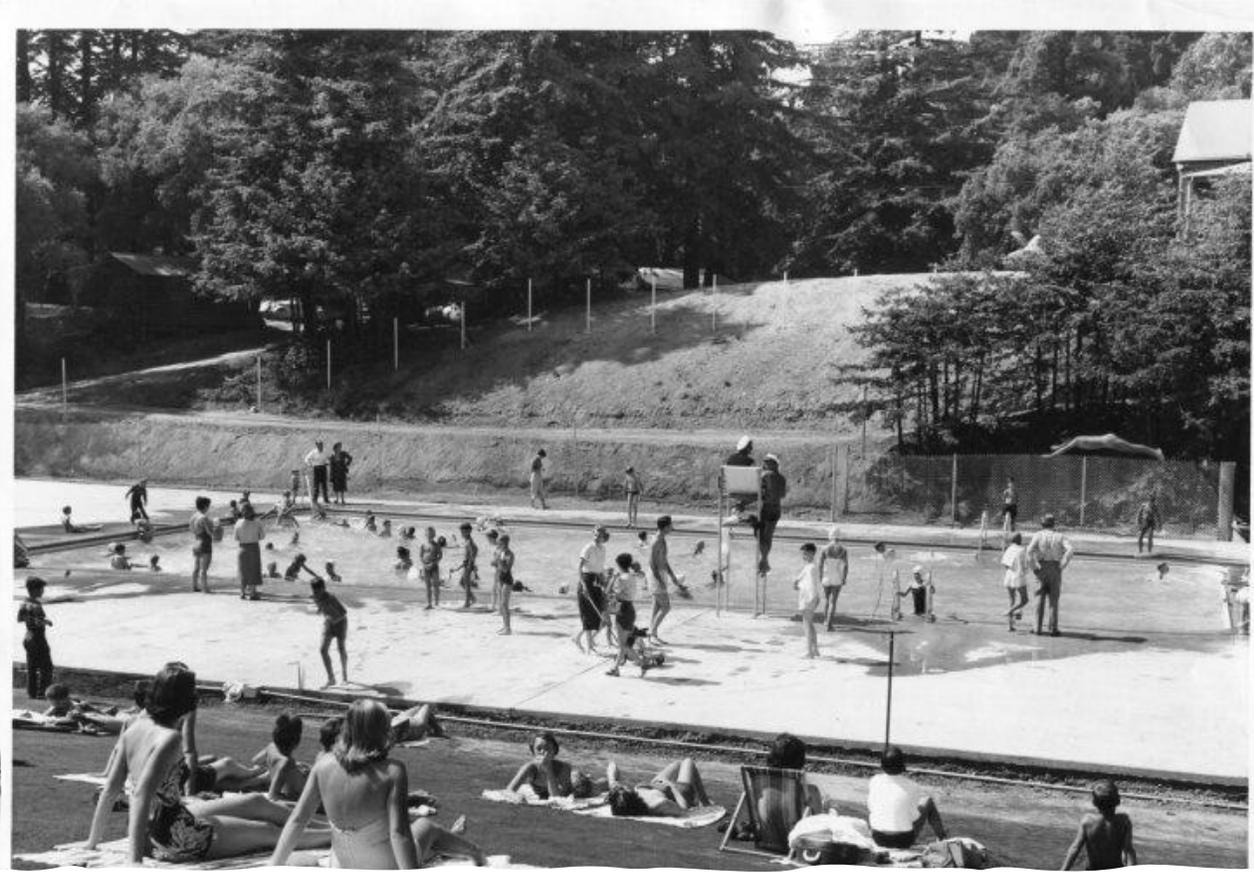
The wooden fishing dock was also lost during those storms.

Trail drainage and flooding issues are due to low elevation, silted in areas, and underlying issues with dredging and preventive maintenance by ACFC.



ROBERTS
OPENING DAY
1953
OAKLAND





ROBERTS POOL, 1953

ROBERTS POOL

Complete renovation of the swimming pool and surrounding areas including, office space for both park operations and lifeguard services, restrooms and changing rooms, pump and chemical rooms, entry kiosk, parking areas, lawn, and additional landscaping. Complex opened to the public on April 2024.

Capacity is 281 inside the complex



STATUS UPDATE

Job order contracts (JOC) are in place for several other infrastructure upgrades to maintain newly renovated pool complex.

- Work to begin in May 2024
- Backflow preventor will be installed at main entrance to comply with EBMUD.
- Booster pump will also be installed to help maintain water pressure in the park and at the park residence.
- Backwash leach field will be completely rebuilt, including a retaining wall. This is located adjacent to the upper lawn restrooms. When the pool system runs in backwash mode to clean out the sand filters, thousands of gallons of water move through the sand filters to the backwash tank and from the tank to the backwash leach field.



Park staff are doing an excellent job at maintaining and this new facility.

Thank you to the Board of Directors for your support, the Design and Construction Department, the Sutter Family for their generous donation, the public's support on Measure WW, and all the District staff that played a role in the development and making this incredible facility happen!

Questions?

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