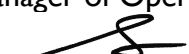




**EAST BAY REGIONAL PARK DISTRICT
BOARD OF DIRECTORS MEETING
AGENDA STAFF REPORT**

DATE	March 18, 2025
TITLE	Authorization to Accept a Donation from Glydways, Inc. for Workspace Provisions and Bunker Improvements in the Amount of \$198,200: Thurgood Marshall Regional Park - Home of the Port Chicago 50
DIVISION	Operations
FROM	Robert Kennedy, Division Lead of Park Operations Lisa Goorjian, Assistant General Manager of Operations
APPROVED	Sabrina Landreth, General Manager 

RECOMMENDATION

The General Manager recommends that the Board of Directors authorize acceptance of a donation from Glydways, Inc. for an off-grid power solar system with two (2) propane generators and back-up battery storage, 12-strand fiber optics network that connects with iPad's I-5, perimeter fencing with internal and external gates, as well as retrofitted bunkers with power outlets, lighting, and air condition units that can provide usable office space, storage, as well as immediate alternative source of power infrastructure at Thurgood Marshall Regional Park – Home of the Port Chicago 50, where currently there is no utility infrastructure of services available.

BACKGROUND

On July 2, 2019, East Bay Regional Park District (Park District) accepted 2216.02 surplus acres of open space property belonging to the United States Department of the Navy, previously known as the Concord Naval Weapons Station (CNWS) under the Phase I Public Benefit Conveyance (PBC) from the National Park Service (NPS) Federal Lands to Parks program. (Board Resolution 2019-07-176).

As part of the section of the former CNWS, that was transferred under the Public Benefit Conveyance for parks and recreation purposes, Contra Costa Transportation Authority (CCTA) requested to continue the usage of a portion of the property for autonomous vehicle testing, which had been under agreement with the Navy, prior to the Navy's Constructive Possession of the property to the Park District with the tentative agreement to continue until the terms of the land dedication from the NPS were defined.

In the meantime, CCTA continued to oversee Glydways, Inc. under temporary encroachment permit 075E-19-103, which had 17 renewals prior to being given a notice to end operations at Thurgood Marshall Regional Park – Home of the Port Chicago 50 by July 31, 2024, due to the land requirement to be used for a recreational amenity, a habitat restoration, or a conservation mitigation for the City of Concord. An additional extension was provided to Glydways Inc, while they negotiated a new lease in Richmond, CA and were able to begin the transfer of their facility to

the new location. An additional six (6)-month extension of the temporary access permit for temporary park use was given through December 31, 2024, however due to delays with the new location, a final extension date of February 1, 2025, was permitted. The Park District was compensated \$21,500 for this seven (7)- month extension. During the transition period, Glydways Inc., in order to compensate the Park District for twice extending their temporary encroachment permit offered several items that would directly benefit park staff in this location in exchange for an additional month to vacate their testing location.

The Park District's Policy 15.0, Policy for Acceptance of Donations and Gifts, requires donations of over \$10,000 obtain Board acceptance. This Policy notes that the Park District "welcomes donations that enhance Park District services, reduce costs that the Park District would otherwise incur or otherwise provide a benefit to the Park District."

ANALYSIS

This donation would be consistent with the goals articulated in Policy 15.0 in that accepting the infrastructure would enhance Park District services, reduce costs, and provide other benefits to the Park District. Specifically, the donation would have the following benefits:

1. Off-grid power solar system can be used immediately and has a backup generator installed.
2. Off-grid power solar system will provide electrical power at little to no cost and no involvement from PG&E.
3. Bunker improvements create immediately available and usable office space to set-up workstations for park staff.
4. Two Bunkers are set up for office space, including electrical outlets, light, heating, air conditioning, regular entry doors, and one has carpet flooring.
5. One bunker is outfitted with lights, a roll-up door, electrical outlets and ready to be connected to the existing system or be connected to the propane generator.
6. These two bunkers will only need minor improvements to be operational for park staff.

These improvements will provide a needed on-site workspace location for the Thurgood Marshall Regional Park - Home of the Port Chicago 50 park staff that has been sharing a conference room with Contra Costa Trails staff and/or utilizing the only meeting room at the Pacheco Corp Yard.

FISCAL IMPACT

No revenue will be received. There is no cost to acquire these off-grid solar system items, equipment, and workspace improvements for EBRPD. Future improvement and maintenance cost have not yet been determined but based on information provided, the cost is negligible and can be accounted for in the adopted Operations Division budget.

ATTACHMENTS

None.



**EAST BAY REGIONAL PARK DISTRICT
RESOLUTION NO. 2025 – 03 -
MARCH 18, 2025**

**AUTHORIZATION TO ACCEPT A DONATION FROM GLYDWAYS, INC.
FOR WORKSPACE PROVISIONS AND BUNKER IMPROVEMENTS IN THE
AMOUNT OF \$198,200: THURGOOD MARSHALL REGIONAL PARK -
HOME OF THE PORT CHICAGO 50**

WHEREAS, Glydways, Inc., has an agreement with the East Bay Regional Park District (Park District) for autonomous car operations at Thurgood Marshall Regional Park – Home of the Port Chicago 50, including retrofitted office space inside of bunkers, storage, off-grid solar power system with propane generator back up, fiber optic network connections, perimeter fencing and gates as well as heating and cooling in office spaces; and

WHEREAS, EBRPD staff has notified Glydways, Inc. that moving its operations offsite must happen due to the fact that using the park property for autonomous vehicle operations of any kind is not allowed per the land dedication with the National Park Service; and

WHEREAS, Glydways, Inc. would like to make an unrestricted donation to the Park District of its onsite bunker office space, complete with electrical outlets, lighting, heat/air conditioning units, an off-grid power solar system with propane generator backup, fiber optic network connections, and perimeter fencing and gates; and

WHEREAS, acceptance of the donation will support Park District services, reduce costs that the Park District would otherwise incur, or otherwise provide a benefit to the Park District by providing existing undated structures that have the ability to allow park staff to immediately set-up workstations and begin working in an area where there is no other utilities or office space available;

NOW, THEREFORE BE IT RESOLVED, that the Board of Directors of the East Bay Regional Park District hereby authorizes acceptance of the donation from Glydways, Inc. of an Off-Grid Solar Power Solar System w/Propane Generator and Back-Up Battery Storage, Fiber Optics Network Connecting Pad 1-Pad 5, Perimeter Fencing and Gates, and Retrofitted Bunkers for Office Workspace w/Power Outlets, Lighting and AC/Heating Units.

BE IT FURTHER RESOLVED, that the General Manager is hereby authorized and directed, on behalf of the Park District and in its name, to execute and deliver such documents and to do such acts as may be deemed necessary or appropriate to accomplish the intentions of this resolution.

Moved by Director _____, and seconded by Director _____, and
adopted March 18, 2025, by the following vote:

FOR:

AGAINST:

ABSTAIN:
ABSENT: