



# TOWN OF DISCOVERY BAY

A COMMUNITY SERVICES DISTRICT

SDLF Platinum-Level of Governance



PLATINUM LEVEL

President – Michael Callahan • Vice-President – Carolyn Graham • Director – Kevin Graves • Director – Bryon Gutow • Director – Ashley Porter

**NOTICE OF THE REGULAR MEETING  
OF THE PARKS AND RECREATION COMMITTEE  
OF THE TOWN OF DISCOVERY BAY  
Wednesday, May 1, 2024 4:30 P.M.**

**TO ATTEND IN PERSON:** The meeting will be held at the Community Center located at 1601 Discovery Bay Boulevard.

In addition to physical attendance at the address indicated above, the Town of Discovery Bay Community Services District is offering the following teleconferencing options as an alternative means for the public to participate in this meeting.

**TO ATTEND BY ZOOM WEBINAR:** <https://us06web.zoom.us/j/83080753986>

**TO ATTEND BY PHONE:** +1 (669) 444 9171 or +1 (719) 359 4580 **WEBINAR ID:** 830 8075 3986

Download Agenda Packet and Materials at <http://www.todb.ca.gov/>

**Parks and Recreation Committee Members**

*Chair Michael Callahan*

*Vice-Chair Bryon Gutow*

**A. ROLL CALL**

1. Call business meeting to order 4:30 p.m.
2. Roll Call.

**B. PUBLIC COMMENTS (Individual Public Comments will be limited to a 3-minute time limit)**

During Public Comments, the public may address the Committee on any issue within the District's jurisdiction which is not on the Agenda. The public may comment on any item on the Agenda at the time the item is before the Committee for consideration. Any person wishing to speak will have 3 minutes to make their comment. There will be no dialog between the Committee and the commenter as the law strictly limits the ability of Committee members to discuss matters not on the agenda. We ask that you refrain from personal attacks during comment, and that you address all comments to the Committee only. Any clarifying questions from the Committee must go through the Chair. Comments from the public do not necessarily reflect the viewpoint of the Committee members.

**C. DRAFT MINUTES TO BE APPROVED**

1. Approve Regular Parks and Recreation DRAFT Meeting minutes of March 6, 2024.

**D. UPDATES**

**E. DISCUSSION**

1. Discussion regarding Changing Chair and Vice-Chair Designations.
2. Discuss Cancellation of the July 3, 2024 Parks and Recreation Committee Meeting.
3. Discussion and Possible Feedback Regarding the Restriping/Conversion of Two Community Center Tennis Courts By Painting Permanent Lines to Make Dual-Use to Allow for Pickleball/Tennis Play.
4. Discussion and Possible Feedback Regarding Restriping / Repaving of the Community Center Parking Lot.
5. Discussion and Possible Feedback Regarding the Security of the Cornell Bathrooms.

**E. FUTURE DISCUSSION/AGENDA ITEMS**

**F. ADJOURNMENT**

1. Adjourn to the next Standing Parks and Recreation Committee meeting at the Community Center located at 1601 Discovery Bay Boulevard.

"This agenda shall be made available upon request in alternative formats to persons with a disability, as required by the American with Disabilities Act of 1990 (42 U.S.C. § 12132) and the Ralph M. Brown Act (California Government Code § 54954.2). Persons requesting a disability related modification or accommodation in order to participate in the meeting should contact the Town of Discovery Bay, at (925) 634-1131, during regular business hours, at least forty-eight hours prior to the time of the meeting."

"Materials related to an item on the Agenda submitted to the Town of Discovery Bay after distribution of the agenda packet are available for public inspection in the District Office located at 1800 Willow Lake Road during normal business hours."



# TOWN OF DISCOVERY BAY

A COMMUNITY SERVICES DISTRICT

SDLF Platinum-Level of Governance



PLATINUM LEVEL

President – Michael Callahan • Vice-President – Carolyn Graham • Director – Kevin Graves • Director – Bryon Gutow • Director – Ashley Porter

**MINUTES OF THE REGULAR MEETING  
OF THE PARKS AND RECREATION COMMITTEE  
OF THE TOWN OF DISCOVERY BAY  
Wednesday, March 6, 2024 4:30 P.M.**

**Parks and Recreation Committee Members**

*Chair Michael Callahan  
Vice-Chair Bryon Gutow*

**A. ROLL CALL**

1. Called business meeting to order 4:30 p.m.
2. Roll Call was taken, and all members were present.

**B. PUBLIC COMMENTS (Individual Public Comments will be limited to a 3-minute time limit)**

None.

**C. DRAFT MINUTES TO BE APPROVED**

1. Approve SPECIAL Parks and Recreation DRAFT Meeting minutes of January 17, 2024.

Vice-Chair Gutow made a motion to approve the Parks and Recreation DRAFT meeting minutes of January 17, 2024.

Chair Callahan seconded the motion.

Vote: Motion Carried – AYES: 2, NOES: 0, ABSTAINED:0, ABSENT: 0.

**D. UPDATES**

1. Wall Update.

Presented by Assistant General Manager Allan Cantando.

- The retaining wall at the Community Center is failing.
- Project Manager Mike Yeraka evaluated the situation.
- Staff is getting three quotes to repair the wall.
- RFP is not needed since this project is an emergency repair.

2. Tow Truck Parking Update.

Presented by Assistant General Manager Allan Cantando.

- General Manager has signed a contract with Arrowhead Tow.
- Signage and warnings will be implemented before towing begins.
- Vice-Chair Gutow inquired about removing the roundabout in the parking lot.

3. Parks & Landscape Update.

Presented by Presented by Landscape Manager Monica Gallo.

- The patio project had a delay due to rain. Once dry enough, synthetic turf and boulders will be installed.
- Town purchased a new John Deere mower.
- Clipper Drive bollard lighting has been purchased. Staff is getting installation quotes.
- The Conservation Corps. has started streetscape work on Highway 4 west of Bixler.
- Poe Drive has been cleaned up.
- Beginning March 11, Community Center hours will be extended to 7:30p.m.
- Staff is starting to hire the summer aquatic staff.
- The Town has the Zone 35 pathway lighting and will schedule installation in the future.
- All products have been ordered for the Prop 68 Clipper Drive Project. Once the grounds dry out, they will schedule installation.

**E. DISCUSSION**

1. Discussion and Possible Feedback on the Park and Recreation 2024 Program, Activities, and Event Fee Waivers.

Presented by Landscape Manager Monica Gallo.

- Staff requests waiving the fees for the Scouts of America, Annual Easter Egg Hunt and Summer Jam concerts as has been done in years past.
- Committee recommends bringing the item to the Board of Directors for approval.

2. Discussion and Possible Feedback on the 2024 Parks and Recreation Public Event Calendar.

Presented by Landscape Manager Monica Gallo.

- Community Center opened in 2014.
- Activities have grown each year.
- Staff has a proposed Public Even Calendar for 2024.
- Committee recommends bringing the item to the Board of Directors for approval.

3. Discussion and Possible Feedback Regarding the Security of the Cornell Bathroom Project.

Presented by Assistant General Manager Allan Cantando.

- In November 2023, the Board approved security fencing for the bathrooms at Cornell Park.
- At that time, the Board tasked Staff with researching solutions for locking the facility.
- Staff received quotes for installing electrical locks in amounts upwards of \$24,000.
- Total project costs would then be over \$51,000.
- Committee asked staff to work on possible solutions for locking the bathrooms.

**E. FUTURE DISCUSSION/AGENDA ITEMS**

- Cornell Park bathrooms.
- Changing Chair and Vice-Chair designations.
- Ribbon cutting at Clipper Drive.
- Adding Pickleball lines on tennis courts.

**F. ADJOURNMENT**

1. Adjourned at 5:21p.m. to the next Standing Parks and Recreation Committee meeting on May 1, 2024, at the Community Center located at 1601 Discovery Bay Boulevard.



# Town of Discovery Bay

*“A Community Services District”*

## STAFF REPORT

**Agenda Title:** Discussion and Possible Feedback Regarding the Restriping/Conversion of Two Community Center Tennis Courts By Painting Permanent Lines to Make Dual-Use to Allow for Pickleball/Tennis Play.

**Meeting Date:** May 1, 2024

**Prepared By:** Monica Gallo, Landscape Manager

**Submitted By:** Dina Breitstein, General Manager

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### RECOMMENDED ACTION:

Discussion and possible feedback regarding the restriping of two tennis courts.

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### EXECUTIVE SUMMARY:

At the April 20, 2022, Parks and Recreation Committee Meeting, Discovery Bay Recreation and Sports, (DBRS) requested the Town take two tennis courts at the Community Center and paint permanent pickleball lines, making two of the tennis courts dual use for tennis and pickleball play. Representatives from both the pickleball community and the tennis community spoke on the subject as well as a representative from the United States Tennis Association (USTA).

Listed below are some of the discussion items from the April 20, 2022, meeting.

Pros: Dual lines:

- Pickleball is gaining popularity and is one of the fastest growing sports.
- People have to wait to play on Saturdays.
- Makes people happy, easy to learn and creates a sense of community.
- Striving to keep the player’s rotation fluid & fast.

Cons: Dual lines:

- High school tennis students use courts for practice.
- Tennis courts may not always be as busy on Saturdays, they are busy during the week after school time.
- USTA leagues rent tennis courts for matches on Saturdays and Sundays which brings in revenue.
- USTA representative explained, USTA Nor Cal prohibits sanctioned tournaments on courts with dual lines.
- USTA requires a facility to have a 6 court minimum.
- Pickleball is busiest only on Saturday mornings.
- Discovery Bay is part of the Diablo North Region. Putting down dual lines would be a hinderance and also may disqualify Discovery Bay from being part of Diablo North.
- Dual lines will disqualify the Town from grant opportunities from USTA.

Discussion Points:

- Creekside Park in Brentwood is building permanent pickleball courts. Once complete, this should lessen amount of people playing in Discovery Bay.

- Pickleball courts are busiest 1 day a week, primarily 8am-12pm on Saturdays. Players can stagger times and some play in the afternoon to give relief to the morning hours.
- Cornell Park pickleball courts have been resurfaced, giving relief to the Community Center on Saturdays.
- Total count in Discovery Bay: Tennis Courts (7) ~ 6 at the Community Center, 1 at Cornell Park / Pickleball Courts (8) ~ 6 at the Community Center, 2 at Cornell Park.

The discussion by the Parks & Recreation Committee in April 2022, was to keep the Community Center as is at 6 tennis courts and 6 pickleball courts being fair and equitable to all.

Since the Park and Recreation Committee meeting in April 2022, DBRS has asked this request to be revisited.

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**FISCAL IMPACT:**  
N/A

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**PREVIOUS RELEVANT BOARD ACTIONS FOR THIS ITEM:**  
N/A

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**ATTACHMENTS:**  
N/A



# Town of Discovery Bay

*“A Community Services District”*

## STAFF REPORT

**Agenda Title:** Discussion and Possible Feedback Regarding Restriping / Repaving of the Community Center Parking Lot.

**Meeting Date:** May 1, 2024

**Prepared By:** Allan Cantando, Assistant General Manager

**Submitted By:** Dina Breitstein, General Manager

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### RECOMMENDED ACTION:

Discuss and provide feedback regarding restriping / repaving of the Community Center parking lot.

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### EXECUTIVE SUMMARY:

At the March 6, 2024 Parks and Recreation Committee Meeting staff gave an update regarding the towing contract for the Community Center as well as restriping the Community Center Parking lot so the towing could be legally enforced.

During the meeting, Director Gutow asked staff to inquire on a cost to remove the “punchouts” located at each entrance/exit of the Community Center Parking lot as well as removing the roundabout at the south side of the parking lot. See attached picture.

Staff recontacted G&S Paving who provided two separate quotes for the Community Center lot. The first quote to restripe the lot, paint red curbs within the parking lot and repaint existing handicap signage would cost \$3,350.

To remove the punchouts and the roundabout the contractor would need to remove the existing asphalt and resurface the entire parking lot. The cost for the removal of the punchouts and roundabout would be an additional \$40,075.

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### FISCAL IMPACT:

Restriping the Community Center Parking Lot: \$3,350

Removing Roundabout and Punchouts in the Community Center Parking Lot: \$40,075

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### PREVIOUS RELEVANT BOARD ACTIONS FOR THIS ITEM:

N/A

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### ATTACHMENTS:

1. Quote for restriping the Community Center Parking Lot.
2. Quote for repaving the Community Center Parking Lot.
3. Aerial View of Community Center Parking Lot.



State Lic. #961703

\*\*\*Page 1 of 2\*\*\*

PROPOSAL/CONTRACT

State License #961703

March 7, 2024

To: **Town of Discovery Bay**  
**Mr. Allan Cantando**  
**1601 Discovery Bay Blvd.**  
**Discovery Bay, CA 94505**  
**Phone: 925-628-6732**  
**Email: ACantando@todb.ca.gov**

Re: **Town of Discovery Bay, 1601 Discovery Bay Blvd., Discovery Bay, CA 94505 - Striping**

We propose to furnish all materials and labor to complete the following: **Included in Base Bid:**

| Item: | Unit Type: | Scope of Work:   | Amount:    |
|-------|------------|--|------------|
| 1.    | LS         | <b>Striping:</b><br>▶ Re-stripe with traffic paint per existing or provided layout.<br>▶ Stripe 200 LF of Red curb.<br>▶ Re-stripe with traffic paint per existing or provided layout for x2 Handicap poles and signs. | \$3,350.00 |

|   |  |  |                   |
|---|--|--|-------------------|
| All of the above work to be completed and material supplied in a manner according to standard industry practices for a <b>total sum of:</b><br><b>Three Thousand Three Hundred Fifty Dollars and No Cents</b> |  |  | <b>\$3,350.00</b> |
|---|--|--|-------------------|

- ▶ **NOTE:** Price is based on package rate of all items in Scope of Work being completed. If items are completed separately, add mobilization fee of \$2,850.00 per item.
- ▶ **NOTE:** Price for additional / alternate work is based on work being completed with the Scope of Work in the base bid.
- ▶ **NOTE:** If a Street Sweeper is required to adequately clean the asphalt surface, cost will be billed at \$150.00 per hour.
- ▶ **NOTE:** Additional dump fees will be applied if existing asphalt contains Petromat or other fabric interlayer membranes.
- ▶ **Price is good for 7 days. Any questions please call: (925) 679-1940.**
- ▶ **Price includes one (1) move-in / mobilization only.**
- ▶ **Price DOES NOT include weekend work.**
- ▶ **Price DOES NOT include Thermo-Plastic Striping.**
- ▶ **DIR Registration Number 1000004524 Expires 06/30/2024.**
- ▶ **G&S Paving Small Business Certification Number 1003154, Expires 12/31/2023.**

**Exclusions / Not Included in Bid:**

1. Engineering, compaction test, staking, subsidence, permits, fees, bonds, prevailing wage, temporary facilities, soil testing, handling of contaminated unsuitable material, trench plate removal, cold patch removal, cold patch disposal, erosion control, de-watering, traffic control, prime coat, weekend work.
2. Damage to irrigation systems, sod and/or landscaping unless specifically addressed in proposal/contract.

**If Cal Tran Spec Traffic Control is required, please see below daily rate(s):**

|    |                                       |            |
|----|---------------------------------------|------------|
| 1. | 2 Flagmen, Signage, Radios - Per Day. | \$2,850.00 |
| 2. | Arrow Board - Per Day.                |            |

**Terms:**

1. 10 % down due upon acceptance of contract.
2. Monthly progress payments if applicable.
3. Balance due upon completion of project.
4. Any alterations or additions to the above scope of work involving extra cost of materials and labor will only be executed upon written orders for the same and will become an extra charge over the sum mentioned in this contract. All agreements must be in writing.

RESPECTFULLY SUBMITTED,

BY: *Jerry R. Stanley*

Owner: Jerry R. Stanley  
 March 7, 2024

Acceptance of proposal - the above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

ACCEPTED BY: \_\_\_\_\_

DATE: \_\_\_\_\_





March 7, 2024

To: **Town of Discovery Bay  
Mr. Allan Cantando  
1601 Discovery Bay Blvd.  
Discovery Bay, CA 94505  
Phone: 925-628-6732  
Email: ACantando@todb.ca.gov**

Re: **Town of Discovery Bay, 1601 Discovery Bay Blvd., Discovery Bay, CA 94505 - Striping**

THE FOLLOWING **TERMS AND CONDITIONS** TERM A PART OF THE AGREEMENT ON PAGE 1 OF THIS PROPOSAL, TO WHICH THE CUSTOMER AGREES BY HIS/THEIR SIGNATURE(S);

1. **EXTRAS:**  
DETERMINED BY SPECIFIC UNIT PRICES TO INSTALL

2. **GUARANTEE:**

ALL MATERIALS AND WORKMANSHIP ARE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR WITH THE FOLLOWING EXCEPTED CONDITIONS:

- A. AVAILABLE SLOPE: NOT RESPONSIBLE FOR DRAINAGE WHERE AVAILABLE SLOPE OF PAVING IS LESS THAN 1%.
- B. EXISTING CONDITIONS: G&S PAVING NOT RESPONSIBLE FOR DEFECTS IN THE PAVING DUE TO EXISTING CONDITIONS SUCH AS SETTLEMENT, SLIDES, SPRINGS, OLD PAVING OR BASE ROCK, WEEDS OR TREE ROOTS.
- C. G&S PAVING ASSUMES NO RESPONSIBILITY FOR STRUCTURAL INTEGRITY OF SUBGRADE DUE TO NO SOILS REPORT BEING PROVIDED.
- D. G&S PAVING NOT RESPONSIBLE FOR DEFECTS IN WORK CAUSED BY IMPROPER CARE BY OWNER. IE: DRIPPING OF PETROLEUM PRODUCTS, STATIC LOADS, POWER STEERING, ETC, BEFORE PAVING IS COMPLETELY CURED.
- E. CRACK SEALING: G&S PAVING NOT RESPONSIBLE FOR CRACKS REOPENING. ASPHALT EXPANDS AND CONTRACTS BASED ON WEATHER CONDITIONS.
- F. SHOULD OWNER DESIRE INSTALLATION OF PAVING DURING WEATHER CONDITIONS NOT ACCEPTABLE FOR STATE HIGHWAY WORK, OWNER BEARS RESPONSIBILITY FOR OUTCOME.

3. **NON-RESPONSIBILITY:**

- A. G&S PAVING IS NOT RESPONSIBLE FOR THE DAMAGE OF ANY UTILITY LINE, PIPE, CONDUIT, OR OTHER SERVICE DURING PAVING PROCESS OF EXCAVATING OR PAVING WHICH IS NOT EXPOSED IN AT LEAST ONE SPOT EVERY TWENTY FEET AND PLAINLY MARKED.
- B. G&S PAVING SHALL NOT BE LIABLE FOR ANY CHARGES FOR LIQUIDATED DAMAGES RESULTING FROM DELAY ON COMPLETION OF WORK CAUSED BY FACTORS BEYOND HIS CONTROL.

4. **PAYMENTS:**

THE CUSTOMER AGREES TO MAKE ALL PAYMENTS ACCORDING TO TERMS LISTED, AND THAT HE WILL PAY INTEREST FOR EACH MONTH OR FRACTION THERE OF AT THE RATE OF 1 ½% PER MONTH PLUS ANY REASONABLE ATTORNEYS FEES OR COURT COSTS FOR SUIT TO RECOVER SUCH PAYMENT.

5. **NOTICE:**

UNDER THE MECHANICS LIEN LAW (CALIFORNIA CIVIL CODE OF PROCEDURE, SECTION 1181 ET SEQ) ANY CONTRACTOR, LABORER, SUPPLIER OR ANY OTHER PERSON WHO HELPS TO IMPROVE YOUR PROPERTY BUT IS NOT PAID FOR HIS/HER WORK OR SUPPLIES, HAS A RIGHT TO ENFORCE A CLAIM AGAINST YOUR PROPERTY. THIS MEANS THAT AFTER A COURT HEARING, YOUR PROPERTY COULD BE SOLD BY A COURT OFFICER AND THE PROCEEDS OF THE SALE USED TO SATISFY THE INDEBTEDNESS. THIS CAN OCCUR EVEN IF YOU HAVE PAID YOUR OWN CONTRATOR IN FULL, IF THE SUBCONTRACTOR, LABORER TO SUPPLIER REMAINS UNPAID.



March 20, 2024

\*\* Page 1 of 2 \*\*  
**PROPOSAL/CONTRACT**

State License #961703

To: **Town of Discovery Bay**  
**Allan Cantando**  
**1601 Discovery Bay Blvd.**  
**Discovery Bay, CA 94505**  
**Phone: 925-628-6732**  
**Email: acantando@todb.ca.gov**

Re: **Town of Discovery Bay, 1601 Discovery Bay Blvd., Discovery Bay, CA 94505 - Asphalt Repairs**

We propose to furnish all materials and labor to complete the following: **Included in Base Bid:**

| Item:  | Unit Type: | Scope of Work:  | Amount:            |
|--|------------|---|--------------------|
| 1.   | LS         | <b>Initial Mobilization:</b><br>► Mobilization of trucks and fuel costs, machinery, tools, materials and supplies.  | \$5,500.00         |
| 2.   | 900 SF     | <b>Grind, Remove and Pave:</b><br>► Remove, off-haul and dispose of existing earthen material to a depth of up to 9 inches.<br>► Furnish, install, fine grade and compact 6" of ¾" Class II Recycled Base Rock.<br>► Place and compact up to 3" of PG- 6410 ½" max (15% RAP) hot plant mix. | \$5,850.00         |
| 3.   | 1,250 SF   | <b>Grind, Remove and Pave:</b><br>► Remove, off-haul and dispose of existing earthen material to a depth of up to 9 inches.<br>► Furnish, install, fine grade and compact 6" of ¾" Class II Recycled Base Rock.<br>► Place and compact up to 3" of PG- 6410 ½" max (15% RAP) hot plant mix. | \$8,125.00         |
| 4.   | 1,250 SF   | <b>Grind, Remove and Pave:</b><br>► Remove, off-haul and dispose of existing earthen material to a depth of up to 9 inches.<br>► Furnish, install, fine grade and compact 6" of ¾" Class II Recycled Base Rock.<br>► Place and compact up to 3" of PG- 6410 ½" max (15% RAP) hot plant mix. | \$8,125.00         |
| 5.   | 1,250 SF   | <b>Grind, Remove and Pave:</b><br>► Remove, off-haul and dispose of existing earthen material to a depth of up to 9 inches.<br>► Furnish, install, fine grade and compact 6" of ¾" Class II Recycled Base Rock.<br>► Place and compact up to 3" of PG- 6410 ½" max (15% RAP) hot plant mix. | \$8,125.00         |
| 6.   | LS         | <b>Striping:</b><br>► Re-stripe with traffic paint per existing or provided layout.   | \$4,350.00         |
| All of the above work to be completed and material supplied in a manner according to standard industry practices for a <b>total sum of:</b><br><b>Forty Thousand Seventy Five Dollars and No Cents</b> |            |   | <b>\$40,075.00</b> |

- **NOTE:** Price is based on package rate of all items in Scope of Work being completed. If items are completed separately, add mobilization fee of \$2,850.00 per item.
- **NOTE:** Price for additional / alternate work is based on work being completed with the Scope of Work in the base bid.
- **NOTE:** If a Street Sweeper is required to adequately clean the asphalt surface, cost will be billed at \$150.00 per hour.
- **NOTE:** Additional dump fees will be applied if existing asphalt contains Petromat or other fabric interlayer membranes.
- **Price is good for 7 days. Any questions please call: (925) 679-1940.**
- **Price includes one (1.92982456140351) move-in / mobilization only.**
- **Price DOES NOT include weekend work.**
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- **DIR Registration Number 1000004524 Expires 06/30/2024.**
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**Exclusions / Not Included in Bid:**

1. Engineering, compaction test, staking, subsidence, permits, fees, bonds, prevailing wage, temporary facilities, soil testing, handling of contaminated unsuitable material, trench plate removal, cold patch removal, cold patch disposal, erosion control, de-watering, traffic control, prime coat, weekend work.
2. Damage to irrigation systems, sod and/or landscaping unless specifically addressed in proposal/contract.

**If Cal Tran Spec Traffic Control is required, please see below daily rate(s):**

|    |                                       |            |
|----|---------------------------------------|------------|
| 1. | 2 Flagmen, Signage, Radios - Per Day. | \$2,850.00 |
| 2. | Arrow Board - Per Day.                |            |

**Terms:**

1. 10 % down due upon acceptance of contract.
2. Monthly progress payments if applicable.
3. Balance due upon completion of project.
4. Any alterations or additions to the above scope of work involving extra cost of materials and labor will only be executed upon written orders for the same and will become an extra charge over the sum mentioned in this contract. All agreements must be in writing.

RESPECTFULLY SUBMITTED,

BY: \_\_\_\_\_  
 Owner: Jerry R. Stanley  
 March 20, 2024

Acceptance of proposal - the above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

ACCEPTED BY: \_\_\_\_\_

DATE: \_\_\_\_\_



March 20, 2024

**\*\* \*Page 2 of 2 \*\*\***  
**PROPOSAL/CONTRACT**

**State License #961703**

To: **Town of Discovery Bay**  
**Allan Cantando**  
**1601 Discovery Bay Blvd.**  
**Discovery Bay, CA 94505**  
**Phone: 925-628-6732**  
**Email: acantando@todb.ca.gov**

Re: **Town of Discovery Bay, 1601 Discovery Bay Blvd., Discovery Bay, CA 94505 - Asphalt Repairs**

THE FOLLOWING **TERMS AND CONDITIONS** TERM A PART OF THE AGREEMENT ON PAGE 1 OF THIS PROPOSAL, TO WHICH THE CUSTOMER AGREES BY HIS/THEIR SIGNATURE(S);

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- E. CRACK SEALING: G&S PAVING NOT RESPONSIBLE FOR CRACKS REOPENING. ASPHALT EXPANDS AND CONTRACTS BASED ON WEATHER CONDITIONS.
- F. SHOULD OWNER DESIRE INSTALLATION OF PAVING DURING WEATHER CONDITIONS NOT ACCEPTABLE FOR STATE HIGHWAY WORK, OWNER BEARS RESPONSIBILITY FOR OUTCOME.

3. **NON-RESPONSIBILITY:**

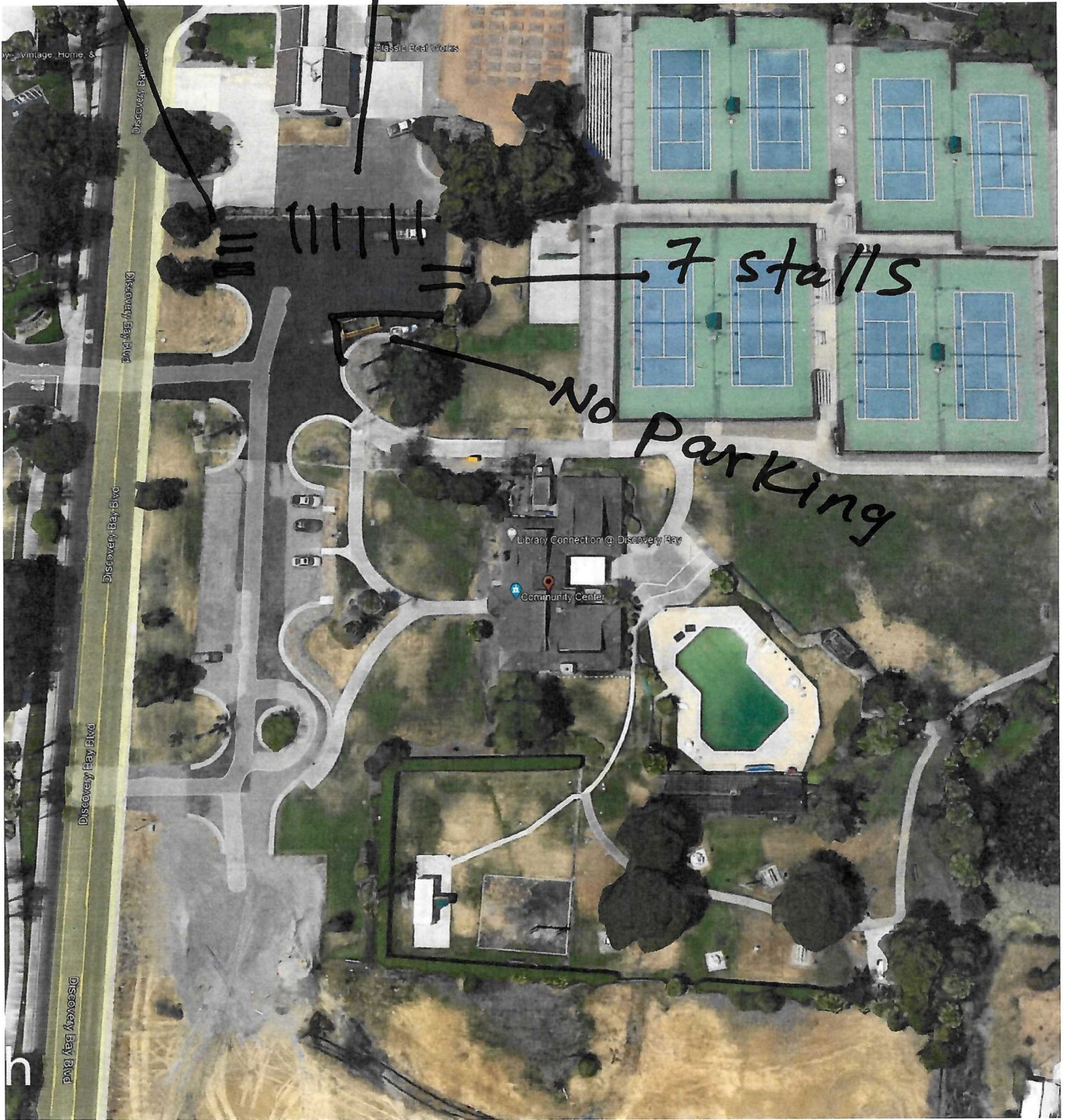
- A. G&S PAVING IS NOT RESPONSIBLE FOR THE DAMAGE OF ANY UTILITY LINE, PIPE, CONDUIT, OR OTHER SERVICE DURING PAVING PROCESS OF EXCAVATING OR PAVING WHICH IS NOT EXPOSED IN AT LEAST ONE SPOT EVERY TWENTY FEET AND PLAINLY MARKED.
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5 stalls

6 stalls

7 stalls

NO parking



# Town of Discovery Bay

*“A Community Services District”*

## STAFF REPORT

**Agenda Title:** Discussion and Possible Feedback Regarding the Security of the Cornell Bathrooms.

**Meeting Date:** May 1, 2024

**Prepared By:** Allan Cantando, Assistant General Manager

**Submitted By:** Dina Breitstein, General Manager

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### RECOMMENDED ACTION:

Discuss and provide feedback regarding the security of the Cornell bathrooms.

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### EXECUTIVE SUMMARY:

At the November 15, 2023, Board of Directors meeting, the Board approved security fencing for the two (2) Cornell Park bathroom buildings. The cost for the fencing at that time totaled \$26,810.

The Board of Directors approved the security fencing with a caveat that staff returns to the Park and Recreation Committee with additional information on how to secure the bathrooms, potentially having staff lock/unlock the bathrooms during business hours or researching a programmable time lock on the four (4) gates to the two (2) bathroom buildings.

Staff did receive one quote from a lock vendor specializing in programmable locks as well as one electrical estimate to provide power to the locks. The quote from the lock vendor includes the 4 locks, necessary hardware and labor to install and program the locks on the four (4) fencing gates. The quote from the electrical vendor includes labor to run electrical conduit as well as removing and installing new energy efficient overhead light fixtures in both bathroom buildings.

The quotes from the lock vendor and electrical vendor totaled \$24,985.95. With the fencing cost (\$26,810) and the two above-mentioned quotes, the new cost of this project is now \$51,758.95.

**Limitations:** As noted in the November 15, 2023, Board of Directors meeting, we do not have the staff to unlock the bathrooms on weekends if there is a park rental. In short, the staff has the ability to unlock the bathrooms at 7:30 AM and lock the bathrooms at 3:00 PM during spring, fall and winter hours. During the summer months, landscaping staff adjust their hours. During the summer months, the bathrooms would be unlocked at 6:30AM and locked at 2:00 PM.

At this time, staff have yet to enter into a contract with the fence vendor and no work has been completed.

**Most Recent Vandalism:** It should be noted that during the time between February 23, 2024, to February 26, 2024, the women’s bathroom at the North end of the park was vandalized. The bathrooms were left open during the weekend due to a baseball field rental. See attached photos.

Staff asked the Parks and Recreation Committee to provide direction with any suggestions, to include, but not limited to:

- Continue to get two (2) more quotes for programmable locks; and two (2) more quotes for electrical.
- Move forward with the security fencing and forgo the programmable locks and electrical.
- Remove the bathrooms or permanently lock the bathrooms.
- Have staff explore other possible solutions.

At the March 6, 2024 Parks and Recreation Committee meeting staff was directed to look at further options with an emphasis on getting fencing on the upper part (roof area) as soon as possible. Unfortunately, the original fencing vendor does not want to start a project like this until all vendors come together and complete the project as a total package due to the possibility that once fencing and gating is secured, the project may have to be retrofitted to accommodate the vendor providing the locking mechanism and necessary hardware.

**UPDATE:** Since the March 6, 2024 Parks and Recreation Committee, Staff reached out to approximately fifteen (15) General Contractors in an attempt to get additional bids. Of the Fifteen (15) vendors contacted, a majority told staff they do not engage in this type of work and focus on kitchens, bathrooms, bedroom remodels or insurance repair work.

Staff was able to get three (3) General Contractor Companies (Go Securities, Construction West and Giant Construction) to visit the site. Giant Construction advised he would have to sub out vendors for the fencing and electrical. Construction West advised he is having difficulty finding the lock mechanism for the gates, while a third vendor (Go Securities) specializes in these types of projects. Go Securities advised his bid would include a cell site at one of the buildings to allow the locks to be programmed electronically through a laptop computer. Although there is a monthly cell phone charge for this project, it would mitigate the issues of having staff unlock / lock the bathrooms and having staff add / remove entry codes into the bathrooms.

After speaking with the three (3) vendors, Giant Construction failed to submit a bid for the project.

The two (2) bids are attached from General Contractors who would install and oversee the bathroom project. The bids are \$53,588 from Go Securities and \$58,465 from Construction West.

Staff also received bids from three (3) independent vendors (Delta Fence, Access Door Solutions and Lucas Electric) to complete the project in a piecemeal method. The combined cost using the 3 independent vendors totals \$50,525. By completing the project using three (3) independent vendors, there is no General Contractor and staff is concerned that if there are issues with construction, it may be difficult to hold the vendors accountable for problems that might arise.

Staff is recommending the Town of Discovery Bay contracts with Go Securities as they are the only vendor that provide a cellular solution (costing between \$44 to \$54 monthly depending on data updates) that would allow staff to program the locks remotely via laptop computer, saving staff time from manually reprogramming the locks after a park rental.

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**FISCAL IMPACT:**

\$53,588

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**PREVIOUS RELEVANT BOARD ACTIONS FOR THIS ITEM:**

November 15, 2023, Board of Directors Meeting.

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**ATTACHMENTS:**

1. Pictures of recent vandalism in the women's bathroom at Cornell Park.
2. Bid from Go Securities.
3. Bid from Construction West.
4. Bids from Delta Fence, Access Door Solutions and Lucas Electric.
5. Pictures of gate and fencing.







**GO SECURITIES**  
**Automated Gate Systems**  
**Access Control**



105 Fuschia Court Martinez CA 94553 5037 \* LIC #644526  
 (925) 671-2565 \* gosecurities@hotmail.com \* Cell (925) 383-3644

**DATE: 4/19/2024**

**QUOTE**

Allan Cantando  
 Assistant General Manager  
**TO:** Town of Discovery Bay  
 1800 Willow Lake Road  
 Discovery Bay, CA 94505

Cell (925) 628-6732  
 Work (925) 308-9042  
 acantando@todb.ca.gov

**SUBJECT: Access Control System DKS -1838 for 4 Bathrooms**

|   |   |              |
|---|---|--------------|
| 1 | DOO - 1838-081    Controller:Access Controller (3000 Mem) Multi-Door  | \$ 2,680.00  |
| 4 | DOO - 1815-051 - Keypad:Weigand, Surface Mnt, SS Face Plate @ \$700.00 each   | \$ 2,800.00  |
| 4 | DOO - 2351-085 - Enclosure:Sm, Tracker Board, Wireless, 900Mhz.@ \$1,324.00 each  | \$ 5,296.00  |
| 1 | DOO - 2333-080 - Wireless Baseboard Kit, 915 MHz  | \$ 810.00    |
| 1 | DOO - 2332-080 - Wireless SystemDualCHRepeater, 900 MHz   | \$ 752.00    |
| 1 | DOO - 1800-080 Cellular Box:- initial programming and training - 3 months   | \$ 2,100.00  |
| 1 | DOO - 1514-014 - Antenna: Long Range Cellular (4G LTE)  | \$ 150.00    |
|   | <b>Installation of all electronics</b>  | \$ 3,850.00  |
|   | Walk Gates - UL -325 compliant - self closing - self latching and free exit.  |              |
| 4 | Level locks and electric strikes. Powder coat black @ \$4800.00 - includes install  | \$ 19,200.00 |
|   | Restroom # 1 -Steel picket fencing to enclose the upper openings of the entire restroom areas (prevents anyone from climbing into the restrooms). | \$ 2,625.00  |
|   | Restroom # 1 -Enclosure of area to the roof peak  | \$ 3,350.00  |
|   | Restroom # 2 -Steel picket fencing to enclose the upper openings of the entire restroom areas (prevents anyone from climbing into the restrooms). | \$ 2,625.00  |
|   | Restroom # 2 -Enclosure of area to the roof peak  | \$ 3,350.00  |
|   | Removal and Disposal of existing gates  | \$ 500.00    |
|   | <b>Prevailing Wage Rate Cost</b>  | \$ 3,500.00  |

All steel fencing powder coated black

**TOTAL PROJECT \$ 53,588.00**  
**Deposit Required \$ 17,862.67**  
**Balance Remaining \$ 35,725.33**

**Authorized Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Terms: 1/3 Deposit - 1/3 Upon Delivery of Materials and Balance Upon Completion**

**WARRANTIES: 24 Months Service Warranty on materials and service under normal usage. Any damage caused by conditions outside of normal usage will be charged according to parts and labor.**

**QUOTE**



# Construction West

Services, Inc.

Lic #964217

Town of Discovery Bay  
1800 Willow Lake Road  
Discovery Bay, Ca 94505  
Martinez, CA 94553

April 17, 2024

Attention: Allan Cantando

Re: Restroom repairs and modifications  
Located at: Walter Cornell Park

CW029-24

Construction West is pleased to submit our proposal for the above-referenced project. Our proposal is based upon our site visit and information received

**Scope of Work** (two identical buildings, 4 restrooms)

Remove existing gates and patch concrete at posts  
Furnish and install new steel gates and as requested. Gates painted with black enamel paint  
Furnish and install new expanded metal screens to upper portion of block wall to complete a secured restroom, screens painted with black enamel to match gates.

**Price for this work** **\$ 38,857.00**

Furnish and install new hardware as requested to open and lock gate with override, closer and panic hardware, includes power to new strike.

Lock set *Mechanical push button lever handle model:*  
*Simplex L1011 Mechanical Pushbutton Cylindrical Lever Lock, Combination Entry Function Only, 2-3/4" Backset, 1/2" Throw Latch*

Panic hardware *Von Duprin model:*  
*Von Duprin 22EO Panic Rim Exit Device*

Closer *Norton, 7500 Door Closer*

Electric strike and timer, TBD

Power to electric strike plate (surface mounted run from existing lighting circuit)  
**Price for this work** **\$19,608.00**

Pressure wash interior and exterior of both buildings.  
**Price for this work** **\$ 1,942.00**

Paint interiors  
**Price for this work** **\$ 4,338.00**

Paint exteriors  
**Price for this work** **\$ 5,182.00**

# DELTA FENCE CO. INCORPORATED®



## PROPOSAL/CONTRACT

51036 - Revised

"WE'LL FENCE YOU IN-OR THEM OUT"  
LICENSE NO. 470301

P.O. BOX 830  
BRENTWOOD, CA 94513  
PHONE 925-634-5990  
FAX 925-634-0520

|   |   |
|---|---|
| Proposal To: TOWN OF DISCOVERY BAY<br>Address: 1601 DISCOVERY BAY BLVD<br>City: DISCOVERY BAY State: CA ZIP: 94505<br>Attn: (acantando@todb.ca.gov) | Date: 4-19-24<br>Phone No.: 925-628-7906<br>Fax No.:<br>Site Phone:<br>PO Number:<br>Job No.:<br>Material Installed: <input checked="" type="checkbox"/><br>Material Only: <input type="checkbox"/> |
| Ship To: CORNEL PARK RESTROOMS<br>Address:<br>City: State: ZIP:   |   |

|   |  |   |
|---|--|---|
| Style of Fence: Chain Link<br>Style of Fabric: Galvanized<br>Line Post: -- Spaced: -- Set/Driven in Concrete: -- Terminal Posts Set in Concrete: Flanged<br>Top: 1 5/8" OD Rail Brace Rail: -- Bottom: 1 5/8" OD Gate Frame/Swing: 1 5/8" OD Gate Frame/Slide: -- | Overall Height: --<br>Gauge: 9 ga Mesh: 1" Knuckle-up: <input checked="" type="checkbox"/> Barb-up: <input type="checkbox"/> | Height of Fabric: --<br>Knuckle-up: <input checked="" type="checkbox"/> Barb-up: <input type="checkbox"/> |
| Required Deposit: \$7789.00   |  |   |

156 Lin. Ft. Complete Chain Link 19" H + Gables Ends

Ea. Walk Gates:  
Ea. Drive Gates:  
Ea. Slide Gates:

End Posts:  
Corner Posts:  
Gate Posts:

Specials: Install Panels in all opening of existing restrooms with 1" mesh, galvanized chain link fabric.

Prevailing Wages

Customer responsible for repairs to underground lines should any be damaged during construction.

|                                 |             |
|---------------------------------|-------------|
| 2ea Complete Erection Restrooms | \$25,964.00 |
| Complete Erection               |             |
| Complete Removal                |             |

Total Complete: \$25,964.00

Sketch  
ON SITE - MR ALAN CANTANDO  
925-308-9042

\*\*PRICES ARE GOOD FOR 30 DAYS ONLY\*\*

Acceptance: The above proposal when accepted by Credit and an officer of Delta Fence Co., Inc, of its main office, becomes two parties and is not subject to cancellation.

ACCEPTED – DELTA FENCE CO., INC

ACCEPTED-PLEASE SIGN AND RETURN W/DEPOSIT

X Steve Caldwell DATE: 4-19-24

X DATE:



# Proposal

**Access Door Solutions** CA lic#884828  
 235 Westlake Center #164  
 Daly City, CA 94015

|           |            |
|-----------|------------|
| Date      | Proposal # |
| 3/27/2024 | 3656       |

650-766-0719  
 650-290-8355 fax  
 www.accessdoorsolutions.com  
 scott@accessdoorsolutions.com

Name / Address

Lucas Electrical  
 5402 Cherokee Way  
 Antioch, CA 94531  
 Attn: Nick

Job Location  
 505 Discovery Bay Blvd

| Description  | Qty | Cost     | Total     |
|--|-----|----------|-----------|
| Cylindrical lock keypad reader CO100 in US26D finish   | 4   | 1,134.00 | 4,536.00T |
| 24VDC electric strike  | 4   | 716.00   | 2,864.00T |
| Norton tri-- pack door closer in aluminum finish   | 4   | 418.00   | 1,672.00T |
| Power supply 24 Volt DC  | 2   | 395.00   | 790.00T   |
| Programmable timer card  | 2   | 325.00   | 650.00T   |
| Labor to install four cylindrical locksets and four door closers on the 4 gate doors to Restrooms. Install four electric strikes and two power supplies at 505 Discovery Bay Blvd on the 4 restroom entry gates. | 20  | 225.00   | 4,500.00  |

This price includes a one year warranty on above material and labor.

Work by other's- The two gate doors to be prepped for cylindrical lockset with 2-3/4" backset. Two gate frames with prep for HES 5200 electric strike. Low voltage wiring from both gate frames to the power supplies. Low voltage wiring from electric strike to power supplies. 110 Volt circuit ran to the power supplies. Painting and patching. Keying of new locks to match the existing key system.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work, and completed in a substantial workmanlike manner for the sum of

**Subtotal** \$15,012.00

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and become an extra charge over and above the proposal. All agreements contingent upon strikes, accidents, or delays beyond our control. Note this proposal may be withdrawn by us if not accepted within 60 days

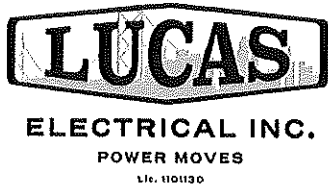
**Sales Tax (8.75%)** \$919.80

**Total** \$15,931.80

Respectfully submitted \_\_\_\_\_

Acceptance of Proposal  
 The above prices specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as follows net 30 days or by credit card 1.5% interest will be assessed on the balance after 30 days there will be a \$25 charge for all returned checks. Sign and fax to  
 650-290-8355  
 Signature \_\_\_\_\_ Printname \_\_\_\_\_ Date \_\_\_\_\_

ESTIMATE



Prepared For

Town of Discovery Bay Attn: Allan Cantando  
1800 Willow Lake Road  
Discovery Bay, Ca 94505-9376  
(925) 634-1131

Lucas Electrical Inc

5402 Cherokee  
Antioch, CA 94531  
Phone: (925) 813-8188  
Email: lucas.electrical@outlook.com  
Fax: (925) 756-2556  
Web: www.lucaselectricalantioch.com

Estimate # 24-26  
Date 02/15/2024  
Business / Tax # 92-0801123

| Description | Total |
|-------------|-------|
|-------------|-------|

|   |                   |
|---|-------------------|
| <b>Electrical Wiring for Electric Release at Restroom Entry and Overhead Lighting Replacement</b> | <b>\$8,630.00</b> |
|---|-------------------|

|  |            |
|--|------------|
| Electrical for both bathroom buildings<br>Scope of Work (SOW): | \$8,630.00 |
|--|------------|

1. Electrical Installation for Restroom Buildings:

- \* Execute the electrical installation for both restroom buildings, encompassing the setup of necessary infrastructure for the timer, release mechanism, and keypad.
- \* Ensure compliance with all applicable electrical codes and safety standards throughout the installation process.

2. Overhead Lighting Replacement:

- \* Remove and replace overhead lighting fixtures in both restroom buildings.
- \* Install new fixtures with consideration for energy efficiency, optimal illumination, and aesthetic appeal.
- \* Dispose of the old fixtures in accordance with environmental regulations.

Exclusions:

Fire suppression system and smoke detectors need to be installed by authorized vendor, fees,



