



CITY OF MARTINEZ

PARKS, RECREATION, MARINA & CULTURAL
COMMISSION

DATE: July 14, 2010
TO: Parks, Recreation, Marina & Cultural Commission
FROM: Mitch Austin, Recreation Manager
SUBJECT: Review of Ferry Point Park Improvement Proposal

RECOMMENDATION

Review the attached proposal and discuss scope of the proposal and desired elements to that could be included in the next round of Proposition 84 grant application.

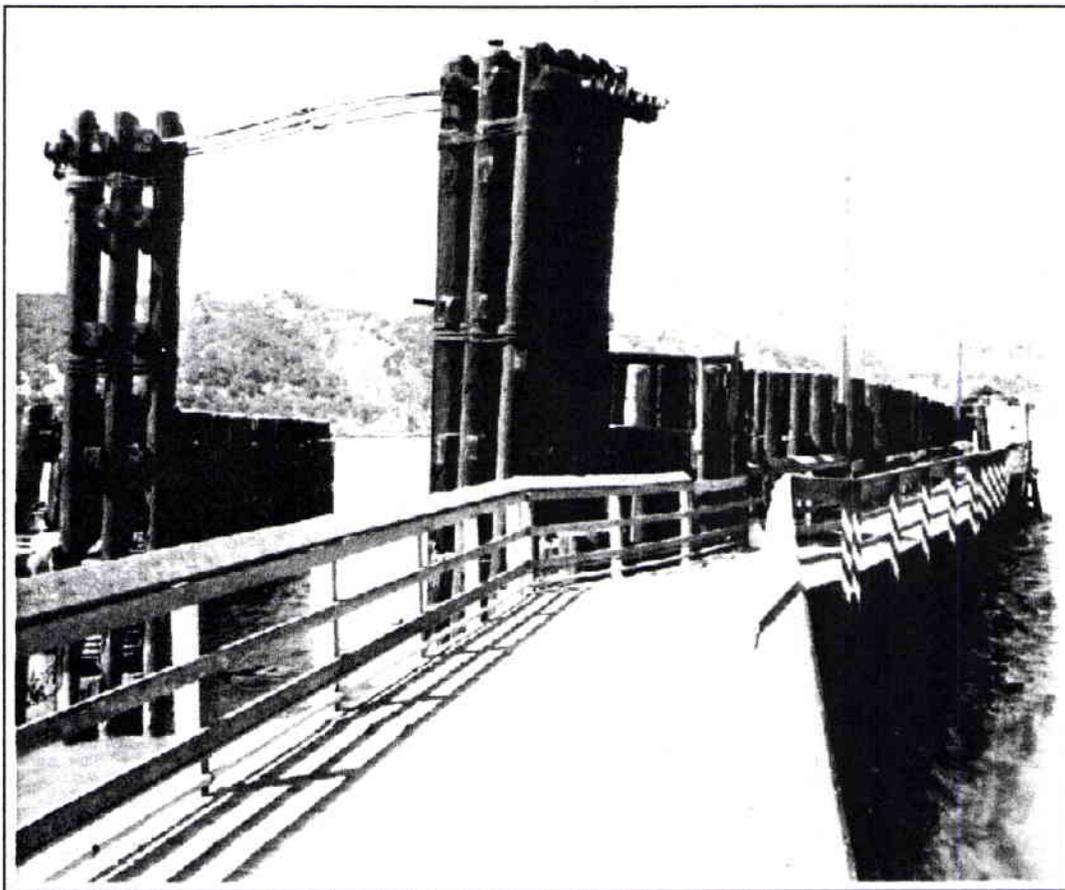
BACKGROUND

Last year Phil Ciaramitaro presented his ideas for improvements contained in the attached Ferry Point Park Improvement Proposal. This proposal was discussed during a Grant Subcommittee meeting as a potential project for the next round of Proposition 84 grant money. The Commission expressed a desire to review the project scope and refine the scope into to meet needs of the community and provide a competitive application for Proposition 84 grant money. The budget provided in the proposal provides for a certain level of amenities that the Commission may want to revisit. For instance the bathroom estimate is to install a restroom trailer that utilizes a septic tank. The Commission may want to entertain a permanent restroom structure that is serviced by a sewer line.

Tonight marks a general discussion of scope and needs for Ferry Point Park and the Fishing Pier. The ideas explored at tonight's meeting will result in a revised cost estimate, competitiveness of the proposal based on grant criteria and key considerations before deciding on the application for Proposition 84 grant funds.

Attached: Ferry Point Park Improvement Proposal from Phil Ciaramitaro

Ferry Point Park Improvement Project



Structural & Capital Improvements

City of Martinez

A Community-based Project

Project Overview

A broad majority of citizens have talked about developing the waterfront area for some years. There used to be a restaurant there, the Albatross. It was torn down and nothing has replaced it since.

Although there is much talk and speculation about a ferry service in Martinez, it has been suggested that work wouldn't begin on that project for 5 to 7 years. What is being proposed would not necessarily be an obstruction or detriment to future plans for the ferry dock & depot, which would also include a restaurant and necessary vehicle & pedestrian approaches.

Structural work must be done at the fishing pier to insure its safety and usability for years to come.

A rest area is proposed – basically a wood deck with a railing at the marina's edge to utilize a dead zone. The addition of a snack bar & tables with umbrellas will make for a pleasant site to meet, snack and enjoy the shoreline & marina views and the ever-present Pacific breezes.

A bathroom is desperately needed at or near the fishing pier. More and more visitors are going out to fish, walk and enjoy the view. More and more visitors not only from Martinez but from out of town are seen bringing their entire families to fish and enjoy a day at water's edge. Some view benches have been added and 3 picnic tables. But much more needs to be done as cited in the report.

Setting the Joltin' Joe here is the right move. Previously it was set here but in an obscure place and in the elements. It was a disaster causing thousands of dollars in damage. Providing a covered, protective structure to house the runabout given to Martinez-born Joe DiMaggio makes good sense as does the placement of it in close proximity to the monument that commemorates the Italian fishermen that settled and plied their trade here.

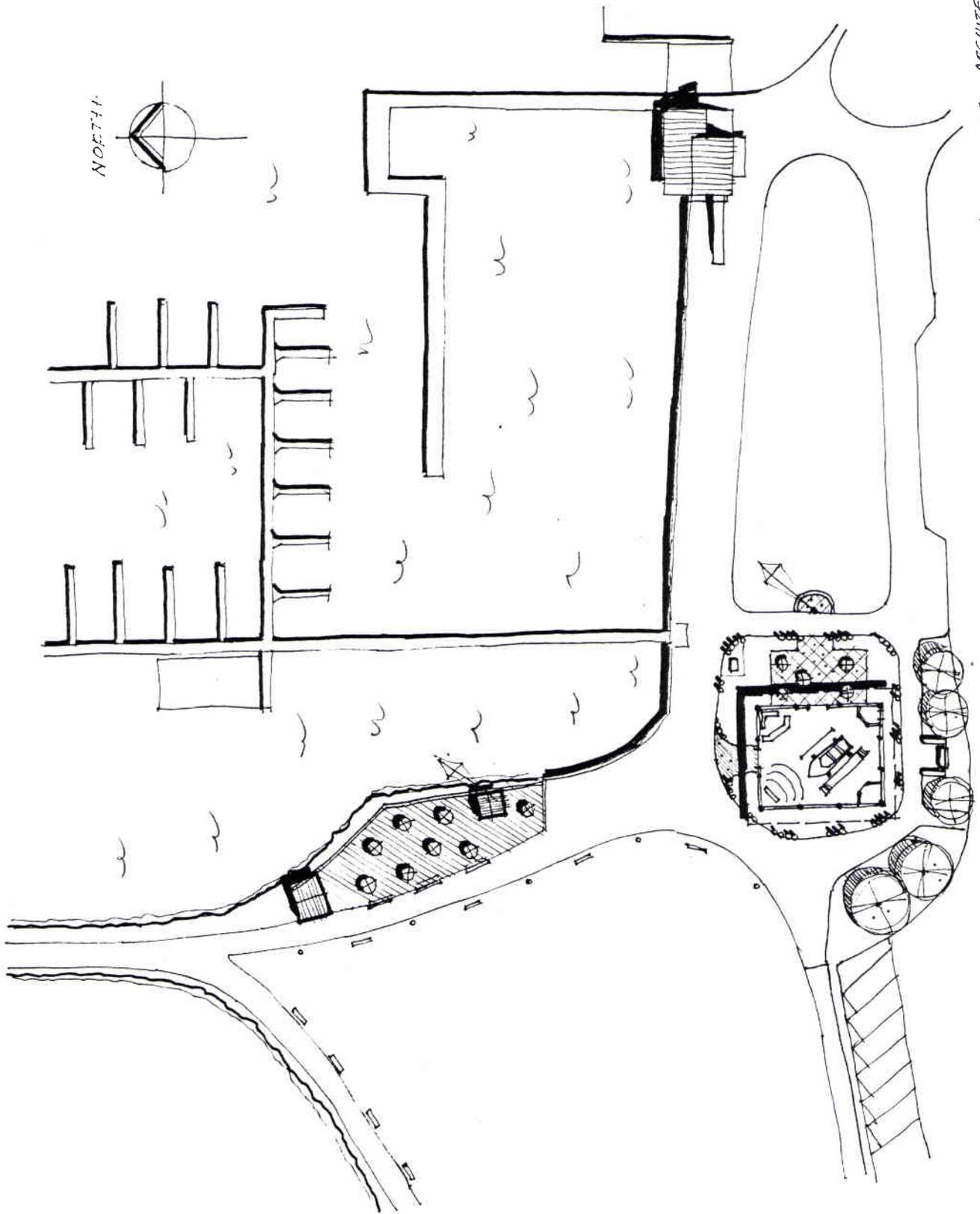
This is a wonderful opportunity to fill the need for action in this area. There's been so much talk through the years from nearly everyone about Martinez being a destination. With the improvements & upgrades listed in the report we will be able to actualize that idea:

A refurbished and structurally sound fishing pier with a bathroom

A Joe DiMaggio, Joltin' Joe museum

A waterfront patio with tables & chairs and snack bar

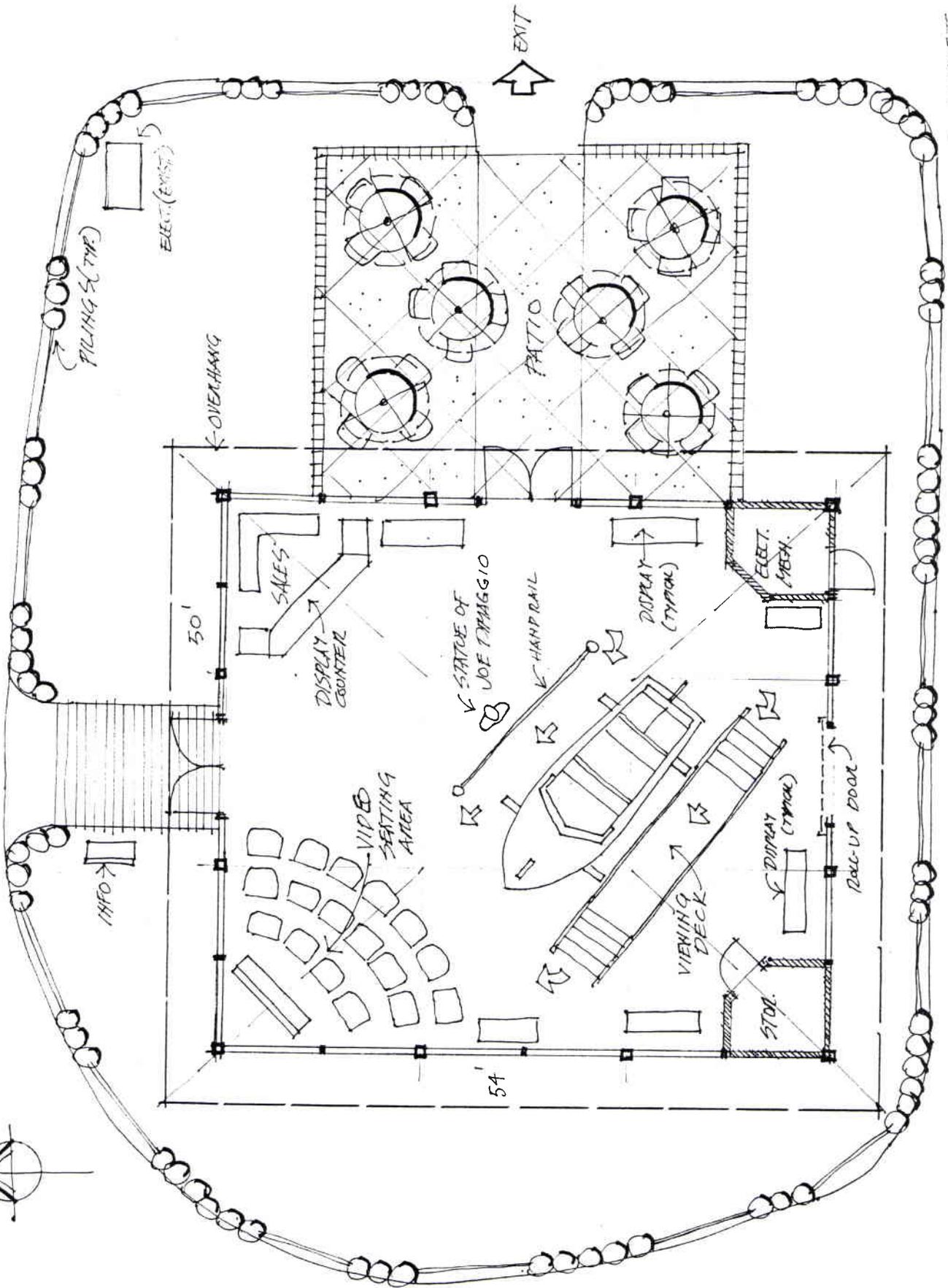
A volunteer park ranger program to police the area and provide information & guidance



AL DUHAIME - ARCHITECT

No. 274

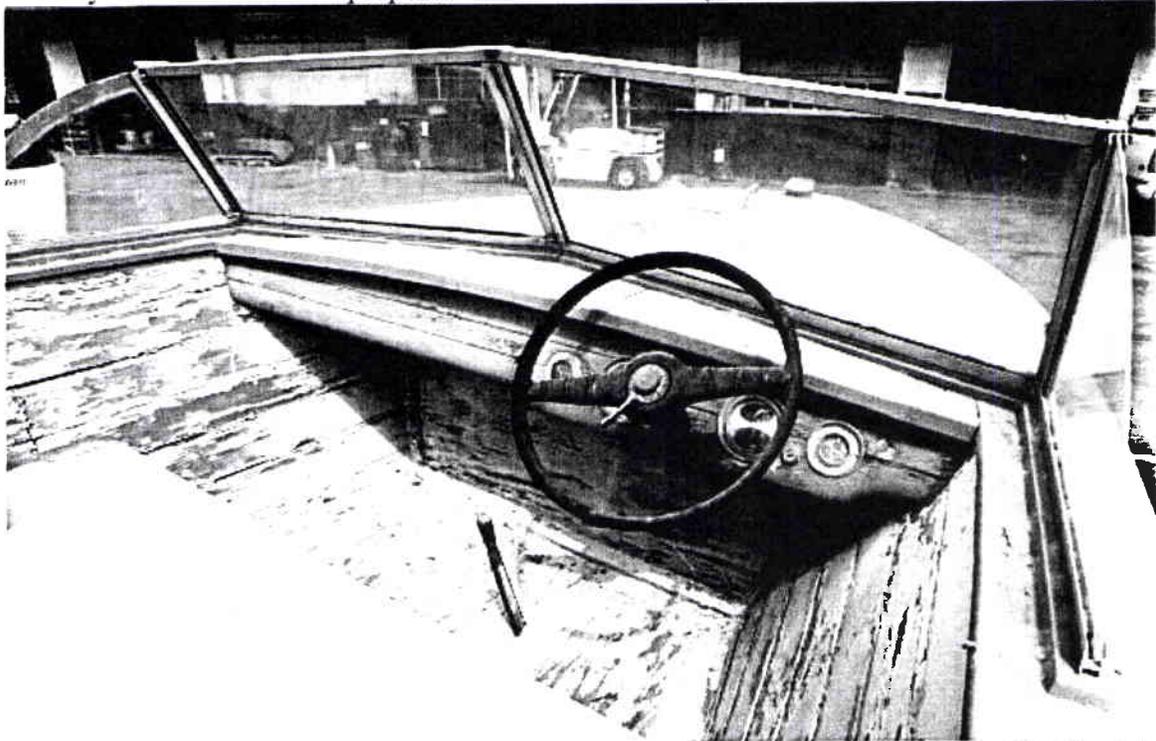
ENTRY



AC DUHAME ARCHITECT

Fans embrace effort to restore Joltin' Joe

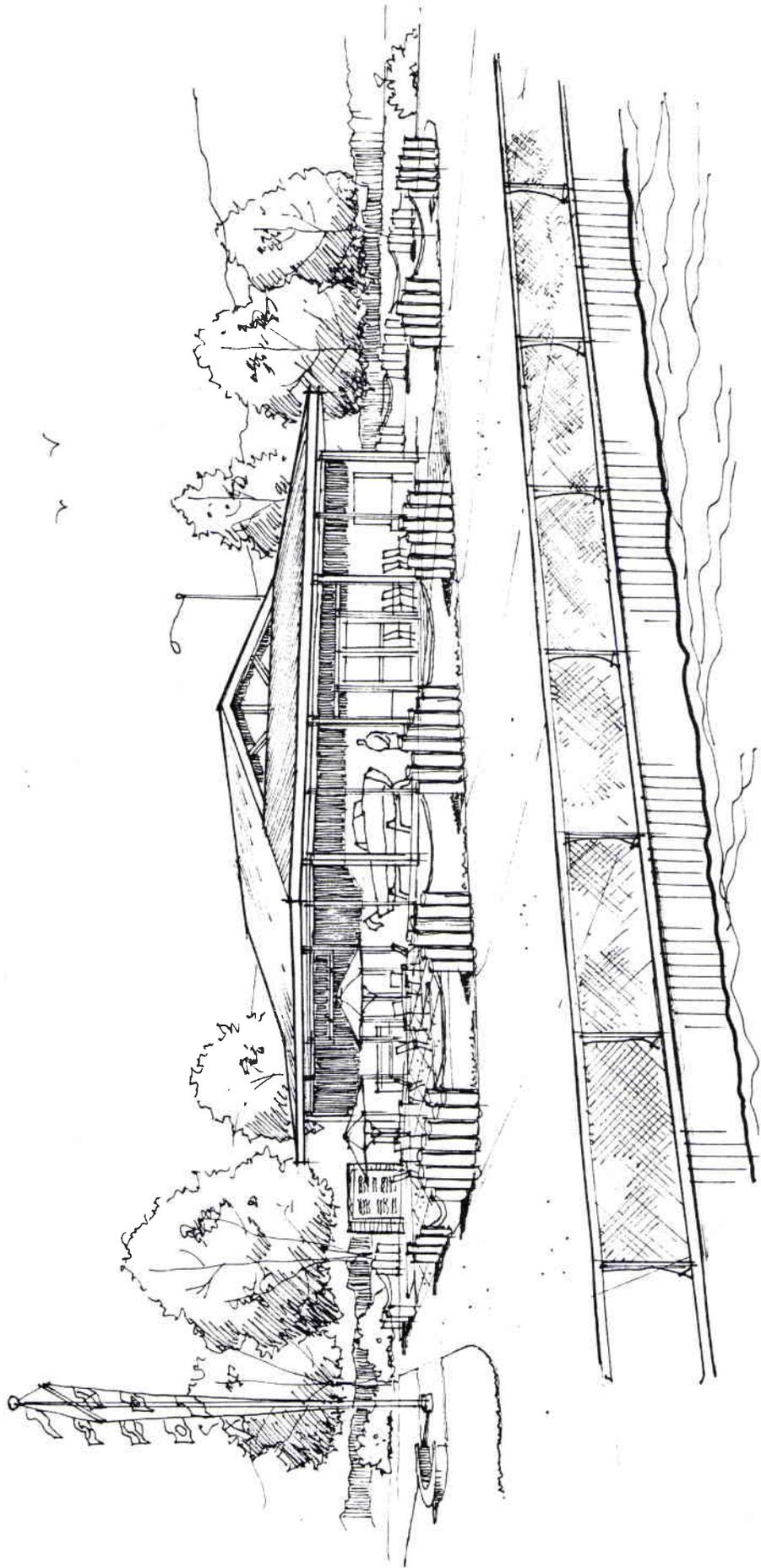
Tom Leontini of the Sons of Italy climbs higher to get a closer look at DiMaggio's brutally weathered boat in preparation for restoration. (Lance Iversen / The Chronicle)



Lance Iversen / The Chronicle



Lance Iversen / The Chronicle



AL TOULMAINE ARCHITECT

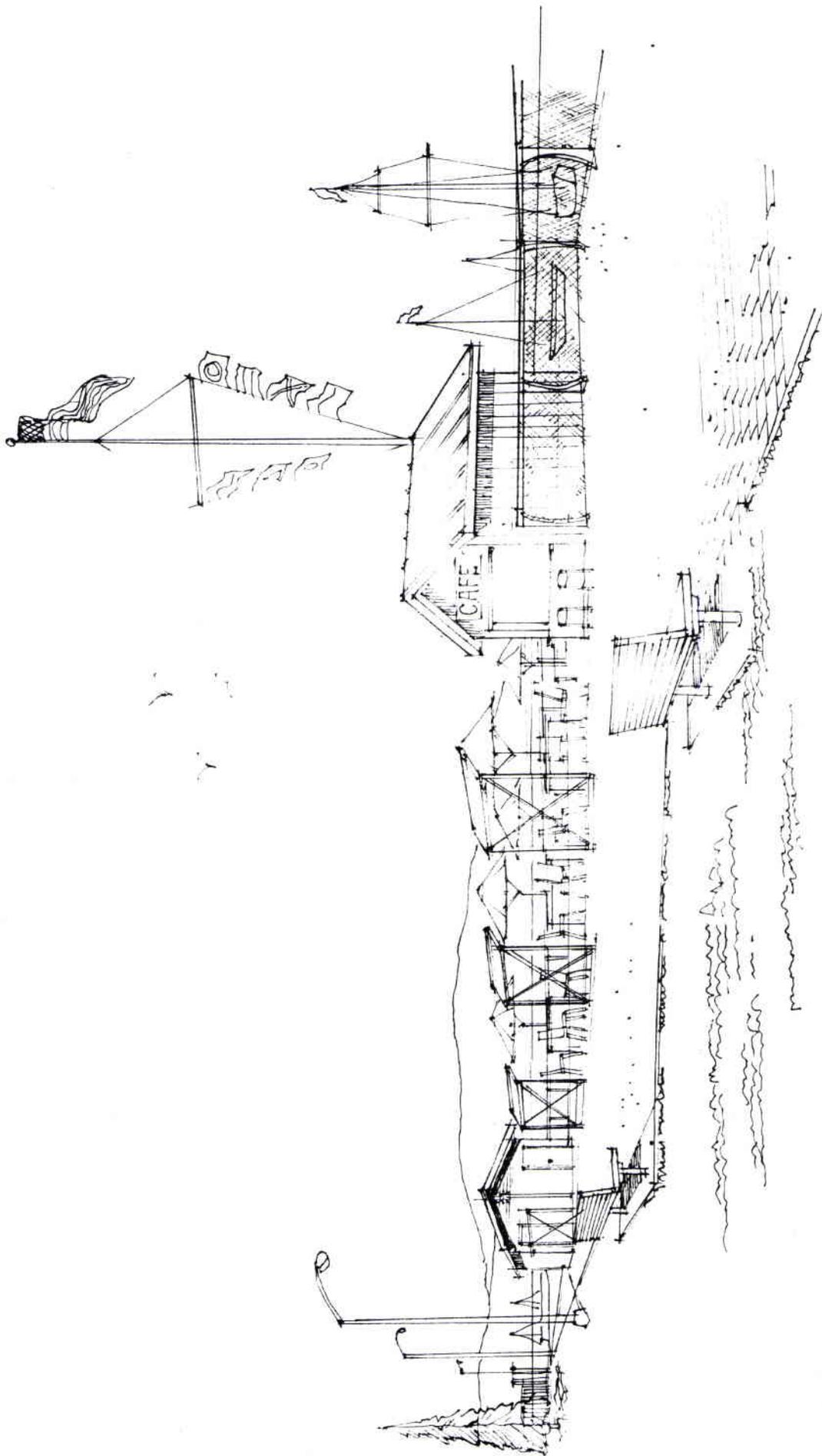
Little League

California District 4 Leagues

Alameda	Albany	Antioch
Clayton Valley	Concord	East County
Lafayette	Martinez	North/South Oakland
Pinole-Hercules	Pittsburgh	Walnut Creek

Each league has from 6 to 10 teams or more with 13 players per team plus head coach & assistant coach. All of these teams could at some time visit the Joltin' Joe Museum. The Rec. Dept. could set up a schedule for visiting teams. Also, other league districts in northern California could be notified. We would have a never ending pool of visitors just to see the Joltin' Joe.

San Francisco visitors, especially from New York may want to see where Joe DiMaggio was born & visit the Joltin' Joe Museum at our waterfront park. Baseball aficionados will want to see the museum. We could market an Amtrak getaway from the "city by the bay" to our city by the bay. And when the ferry system begins.....



AL DUNAYME ARCHITECT

BEACH CLUB CAFE OPENS



DEAN COPPOLA/STAFF

CARLY PRICCO pours an icy drink at the newly remodeled Lake Anza Beach Club cafe at Lake Anza in Tilden Park in Berkeley. "There's a legacy here. That snack bar has been there forever," Supervisor Davio Santos says.

New snack bar brightens Lake Anza

By **Marta Yamamoto**
CORRESPONDENT

A metamorphosis has taken place at Tilden Park's Lake Anza.

After three-plus years of shuttered windows, the snack bar — long a lake tradition at the park in the Berkeley hills — has re-emerged like a shiny penny.

Gone is the dark, dim interior, the pink-brick popcorn and flaming cotton candy. In its place are bright white walls and gleaming stainless-

steel fixtures; colorful inflatable float-tubes and whales suspended from the ceiling; Mr. and Mrs. Potato Head flanking a bright orange bucket on a shelf; and windows hung with neatly arranged snack options, from chips and candy to teas.

The Lake Anza Beach Club cafe, run by Eddie Lundeen and Daniel Bergerac, is open and ready for business.

Lundeen and Bergerac are the operators of Mudpuppy's Tub & Scrub and the Sit and

Stay Café at Richmond's Point Isabel Regional Shoreline, where patrons can sip coffee and give their dogs a bath.

The snack bar is an important part of Tilden Park's history, park Supervisor Davio Santos said.

"There's a legacy here. That snack bar has been there forever," Santos said. "The park district understands what their core mission is, and for Tilden Park, it's to provide 'Tilden attractions' for generations to come."

As with many projects involving older buildings, upgrading the snack bar was a challenge.

What at first appeared an offseason repair, grew larger and more expensive, especially when it was determined that an entire electrical upgrade of the building was needed.

"Part of the reason it was closed so long is that we needed to identify a plan that

See SNACK BAR, Page 20



DEAN COPPOLA/STAFF

CARLY PRICCO takes an order Tuesday in the newly remodeled Lake Anza Beach Club snack bar at Tilden Park in Berkeley. The Beach Club cafe will remain open seven days a week through October.

Snack bar

FROM PAGE 17

would work and not have us stop and shut down again, and we needed to come up with funding," Santos said.

Consultants were hired, the inside was refitted, and the remodel was approved by Contra Costa County, all up to 2009 building codes.

To get the facility open in an expedient manner, the district turned to someone already within the system.

"We knew that Mudpuppy's was already very successful, and we really liked Lundeen and Bergerac — how they manage, what they want to do, their vision," Santos said.

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— Davio Santos,
park supervisor

get a toehold into Tilden and re-prove what we've done at Isabel," Bergerac said.

Added Lundeen: "We want to provide great food and great services for park users to enhance their expe-

ing of a tree, sun and some water underneath seems lifted from the pages of a child's sketchbook, brightly painted and expertly executed.

The cafe menu features fresh picnic foods and beverages.

There's a full espresso bar featuring locally roasted Catahoula Coffee, hot chocolate, bagels and pastries for mornings; fresh deli sandwiches, nachos, chili and hot dogs for lunch; and to cap the day, frozen blended smoothies, Ices and soft-serve ice cream.

The cafe adheres to the East Bay Park District's desire to use environmentally friendly products.

"It has always been our focus to keep everything

remain open seven days a week for the Lake Anza season, through October.

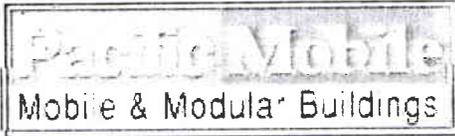
The concessionaires have not determined what they will do after the summer season, possibly opening the cafe only for morning coffee drinks, pastries and bagels.

"If people let us know that's what they want, we'll definitely look at it," Lundeen said.

Right now, the equation equals triple success: for the park district, Bergerac and Lundeen, and park users.

"We're really happy being part of this community," Lundeen said.

"This is an old-fashioned day by the lake; to me it would be a success to see



Northern CA Branch
 4375 Farm Supply Drive
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 Ph: (209) 524-9128 Fx: (209) 577-5765
 Website: www.pacificmobile.com

Date: 6/11/2009
Quotation#: 66568
Sales Agent: Stuart Kamstra
Email: stuart@pacificmobile.com

RENTAL QUOTE

Customer
Site Location: Martinez
Email: letsgosolar@yahoo.com

To: Phillip Ciaramitaro
Phone: 925/917-0441
Fax:

Lease Term: 12 months *Refer to provided floor plan for standard building features, layout, and finishes*

Approx. Del. Date:
Unit #:
Building Size:
Additional Information:

Unit 1		
8x14		
Double Restroom		

Rental Information

Rental Rate (per calendar month)-----
 OSHA Compliant Aluminum Steps-----
 Delivery Freight* -----
 Return Freight* -----
 Standard Set (block and level)-----
 Standard Breakdown (tear down or unblock)---
 Cleaning / Damage Deposit -----

	\$250.00	
	\$10/mo. (per door)	
	\$225.00	
	\$225.00	
	\$50.00	
	\$50.00	
	billed at end of lease	

Optional Items:

Monthly billing, not every 28 days -----
 -12 payments per year not 13 -----
 Monthly license fees -----
 Return costs deferred to return date -----
 Plumbing waste manifold -----
 Waste Holding Tank -----
 Seismic Tie-Downs -----
 Matching Skirting -----
 Metal Handicap ramp -----
 Purchase price (Built in 1999) -----

	Included	
	Not Included	
	Upon Request	
	Upon Request	
	Upon Request	
	\$12750.00	

*Pricing does not include applicable sales tax, personal property tax, and fuel surcharges.
 Quote is good for 30 days and limited to availability of stock on hand.*

Furniture & Other Available Equipment

Plan Table	\$5/mo.	File Cabinet 4 Drawer	\$15/mo.	Window Security Bars	\$10/mo.
Steel Desk w/Chair	\$25/mo.	Folding Table 6' or 8'	\$10/mo.	Door Security Bar(s) each	\$5/mo.
File Cabinet 2 Drawer	\$10/mo.	Stackable / Folding Chair	\$4/mo.		\$ /mo.

Exceptions / Clarifications:

Site improvements, utility connections, handicap accessibility to building, permits and fees **provided by others**. Customer site must be dry, compacted, level, and accessible for normal truck delivery. All costs to roll, crane, or forklift the building into position will be paid by customer. All ramp quoting is assuming that the site is level and the door threshold can be set at 30" above grade.
 *Delivery and return pricing does not include pilot cars and special transportation permits if required. These will be billed separately.
 The **standard installation** does not include the removal of axles, tires, and tow bars. The costs to remove these items are available upon request. Liability and property insurance required on all rental units.

Ferry Point Park Improvement Project

The Waterfront Marina Park & the East Bay Regional Shoreline Park are the most visited and utilized areas in all of Martinez. The existing assets in the Ferry Point Park need to be brought back to their original condition and further enhanced. The following is a prioritized list of major & minor projects, that when completed, will produce a noticeably positive outcome that will encourage greater usage by our own citizens & will be an exciting, diverse destination for visitors from the greater bay area who will enjoy our recreational, environmental, cultural and scenic offerings:

Phase 1: Health, Structure & Safety:

General Waterfront Park Area:

1. Provide another dog litter bags/dispensers and signage at approach to beachhead from the northwest corner of the northwest parking lot
2. Maintain lighting in all areas – pier, path & parking lots
3. Signage - Post park rules in conspicuous places
4. Upgrade trash receptacles & add more at access path to fishing pier
5. Repair heaved areas in northwest & northeast parking lots
6. Continue regular drive by surveillance by police department

Fishing Pier:

1. Shore up fishing pier as needed - bolster or replace existing support timbers
2. Upgrade deck, handrails (clean & stain) & add fishing pole holders
3. Inspect and replace top & side rails of railings as needed – ongoing maintenance
4. Purchase & install HP accessible drinking fountain
5. Design & construct (a) bathroom(s) & sewer & water system to service them
6. Replace decking where damaged, overly worn or patched – to conform to existing
7. Replace lenses of pole lights at gravel access path to fishing pier
8. Address lighting system at fishing pier – replace lamps & bulbs as needed
9. Replace missing conduit covers at fishing pier
10. Properly support conduit along railings, scrape/wire brush & paint

Phase 2: Infrastructure, Maintenance & General Appearance:

General Waterfront Park Area:

1. Pave North Court Street & rotary as needed – partial paving
2. Remove deteriorated curbing in all areas of parking lots & North Court Street & rotary island & replace with new
3. Upgrade shoulders along North Court Street – gravel infill & maintain or pave & mark parking slots
4. Improve landscaping at parking lots & surrounding areas & maintain – add fresh redwood chips
5. Remove weeds from brick pavers & keep swept clean
6. Remove or relocate unsightly storage bins & debris at northeast parking lot
7. More regular street cleaning & trash removal esp. during spring & summer
8. Replace stolen honor bench plates with tastefully laminated plastic plaques or stainless steel etched plates.

Phase 3: Upgrades:

General Waterfront Park Area Upgrades:

1. Install and equip a concession stand at approach to Fishing Pier approach path.
2. Develop a picnic site with tables at water's edge at west end of galvanized metal railing
3. Purchase & Install concrete chessboard tables at west end of new galvanized railing & dining tables in proximity of snack bar. Snack bar will have umbrellas that attendant sets up & takes down daily. 4 – 6 tables.

Joltin' Joe Museum:

1. Design & build a protective covered structure to house the Joltin' Joe runabout
2. Select site in close proximity to Italian Fisherman Commemorative plaque
3. Provide a comprehensive museum format including informational easels, video viewing area, memorabilia & postcard counter, etc.
4. Information & videos to focus on Joe DiMaggio's history & career, etc. & histories of the Italian fishermen, the ferry system and the waterfront & marina through the years.

Fishing Pier Upgrades:

1. Add more view benches
2. Add picnic tables once used in covered picnic area - add 3 more
3. Fish cleaning area; make useable – water is working but it needs enhancing
4. Provide bait cutting boards – at strategic locations
5. Provide a few windbreakers with benches at strategic locations
6. Design & build canopy(s) at strategic locations for shade and appeal
7. Replace existing non-operable water fountain with new ADA water fountain

Phase 4: Citizen Patrol:

- Establish a volunteer Park Ranger program staffed by seniors, high school students and others to maintain and oversee park area. Provide shifts with walkie-talkies and a golf cart.
- ***See attached page entitled: VOLUNTEER PARK RANGER PROGRAM
- Optional Voluntary Security: Install an electrical tower with 30 amp rated outlet at a strategic location in one of the parking lots for 1 resident volunteer camper – park attendant. Consider various scenarios such as rotating volunteer campers; degree of oversight and responsibilities, etc.
- Presently, daily campers and visitors are picking up debris, calling police if there are any incidents and generally taking a responsible stance in regard to the level of activity and general cleanliness of the area.

Cost Analysis:

Phase 1: Health, Structure & Safety:

Priority Projects:	Structural work to Fishing Pier	\$85,000
	Bathrooms @ Fishing Pier	100,000
All items under General Waterfront Park Area:		5,000
Remaining items under Fishing Pier:		<u>10,000</u>
Total Phase 1 Anticipated Expenditures		\$200,000

Phase 2: Infrastructure, Maintenance & General Appearance:

Priority Projects: 1, 2 & 3:		\$30,000
Remaining Items:		<u>10,000</u>
Total Phase 2 Anticipated Expenditures:		\$40,000

Phase 3: Upgrades:

Priority Projects: All General Waterfront Park Area Upgrades:		\$80,000
Joltin' Joe Museum		200,000
Fishing Pier Upgrades:		<u>15,000</u>
Total Phase 3 Anticipated Expenditures:		\$295,000

Phase 4: Citizen Patrol:

Total Ferry Point Improvement Project Anticipated Expenditures: \$545,000

Note: Structural work at fishing pier will be an ongoing maintenance project whereby every 2 to 3 years work ranging from \$30k to \$50k will need to be performed over the next 5 years as recommended by marine construction companies. Condition of structural members will need to be assessed on a regular basis through the future.

Ferry Point Park Improvement Project

Funding sources:

- Measure H - \$30 million bond for park, library & marina improvements.
- Measure WW - \$1.65 million allotted to City of Martinez from EBRPD to be used for park improvements.
- \$50,000 award to the Dept. of Fish & Game by Shell Oil for a recent oil spill in the bay. That money is available to the City of Martinez to be used for Waterfront Park improvements.
- 100 hours labor grant for electrical work from LMCC -- the Labor Management Cooperative Commission -- headed by IBEW & management. \$10,000 value.
- VIPS (Volunteers in Police Service) funding.