



CONTRA COSTA COUNTY

AGENDA - PUBLISHED

Alamo Municipal Advisory Council

Tuesday, April 14, 2026

6:00 PM

Hap Magee Park (Swain House) - 1025
La Gonda Way, Danville

Please note the change of location to Hap Magee Park

Agenda Items: Items may be taken out of order based on the business of the day and preference of the Committee

1. Call to Order - Pledge of Allegiance - Roll Call
2. District II Board of Supervisors Staff Update
3. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two minutes).
4. CDVR26-01006 - 43 La Serena Court, Alamo [26-1579](#)
Attachments: [CDVR26-01006 - Staff Report](#)
[CDVR26-01006 Agency Comment Request Packet](#)
5. Livorna Park Revitalization Project Review [26-1580](#)
Attachments: [Livorna Park 65% OPC \(Const Contract Est\)](#)
[Livorna Park AMAC Budget Analysis.docx](#)
6. Subcommittee Reports [26-1581](#)
7. Review and Approve March 2026 Records of Action and Notes [26-1582](#)
Attachments: [Alamo MAC - 3.3.2026 Notes](#)
[MeetingMinutes07-Apr-2026-02-54-20](#)
8. The next meeting is currently scheduled for Tuesday, May 5 at the Alamo Women's Club.
9. Adjourn

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the Committee meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at 309 Diablo Road, Danville, during normal business hours.

For Additional Information Contact: Cameron Collins at Cameron.Collins@bos.cccounty.us



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-1579

Agenda Date: 4/14/2026

Agenda #: 4.

Advisory Board: Alamo Municipal Advisory Council

Subject: CDVR26-01006 - 43 La Serena Court, Alamo

Information:

The applicant requests approval of a variance for a 10-foot side yard (where 15 feet is required) and an aggregate side yard of 22-feet 6-inches (where 35 feet is required) for an 814-square-foot rear addition and 197-square foot front addition to an existing single-family residence with a small lot design review on a residential lot that is substandard in total size and average width.

To: Alamo Municipal Advisory Council (MAC)
From: Cameron Collins, Alamo Liaison
Date: April 7, 2026
Subject: County File #CDVR26-01006 – 43 La Serena Court Addition and Variance

Project Information

- **File Number:** CDVR26-01006
- **Location:** 43 La Serena Court, Alamo, CA 94507
- **Applicant:** Sally Szeto
- **Property Owner:** Christopher Cayabyab
- **Zoning:** R-20 (Single-Family Residential)
- **General Plan:** RL (Residential Low Density)

Project Description

The proposed development involves expanding an existing single-family home on a 15,300-square-foot lot. The scope of work includes:

- **Construction:** A front addition of 197 square feet and a rear addition of 814 square feet.
- **Total Resulting Area:** The primary residence will reach a total conditioned area of 3,460 square feet.
- **Interior Changes:** Reconfiguration of the primary residence to add a fifth bedroom and a fourth bathroom.
- **Ancillary Structures:** Remodeling the existing detached ADU and maintaining the existing 488-square-foot attached garage.

The project planner will be recommending approval of the application, as the project is consistent with the neighborhood's character and development patterns.

The proposal requires a variance for a 10-foot side yard where 15 feet is required, and a 22-foot 6-inch aggregate side yard where 35 feet is required. These requests are necessitated by the lot's narrow width, which is substandard for the current zoning district. Research into the subdivision's history confirms that similar side-yard setback variances have been granted for additions on neighboring properties with comparable site constraints.

Variance Requests

The subject parcel is an existing nonconforming lot within the R-20 district because the lot area is less than the required 20,000 square feet and the lot width is approximately 100 feet. To accommodate the proposed additions, the applicant requires variances for the side yard and aggregate side yard setbacks.

Public Notification

As part of the review process, notification regarding this meeting and the project application has been shared with all neighbors located within 300 feet of the property line.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-1580

Agenda Date: 4/14/2026

Agenda #: 5.

Advisory Board: Alamo Municipal Advisory Council

Subject: **Livorna Park Improvements Project**

Information:

The Livorna Park Improvements project is currently at the **65% design stage**, with a total estimated cost of **\$4.09 million**. While the overall layout and major systems are defined, costs are being refined as the project approaches final bidding decisions.

Please note: The Municipal Advisory Council (MAC) is reviewing the project to consider the elimination of specific high-cost items to manage the budget. It is critical to understand that any redesign of the current plans will result in additional costs and may impact the target opening date of July 2027.

Where the Project Stands

The Livorna Park Improvements project is currently at the **65% design stage**, meaning:

- Overall layout, features, and major systems are defined
- Costs are refined but not final
- The project is approaching 95% design and bidding decisions

Key Upcoming Milestones

- **April 7, 2026:** MAC review
- **May-June 2026:** Final design (95-100%) and Board of Supervisors approvals
- **Summer 2026:** Bid and award
- **Fall 2026:** Construction start
- **July 2027:** Target park opening

Schedule Risks

- Overlap between final design and Board approval could delay bidding
- Construction runs through winter with no clear weather contingency

Total Project Budget

Current Total Estimated Cost: \$4.09 Million

Category	Cost	%
Construction	\$3.30M	80%
Construction Management	\$340K	8%
Design (Consultant + County)	\$442K	11%
Environmental (CEQA)	\$15K	<1%

Construction Cost Breakdown (Key Drivers)

Playground (Largest Cost Driver)

- **\$1.10M (38% of construction)**
- Includes:
 - Equipment: \$442K
 - Safety surfacing: \$246K
 - Shade sails: \$165K
 - Freight + install: ~\$200K

Splash Pad / Water Features

- **\$462K (16%)**

Breakdown:

- Equipment: \$35K
- Installation: \$221K
- Mechanical systems: \$113K

Walls & Structures

- **\$245K (8.6%)**
- Entry arbor alone: **\$115K**

Site Furnishings

- **\$227K (8%)**
- Includes:
 - Benches (\$60K)
 - Tables, trash cans, shade structures
 - \$20K shipping line item

Hardscape (Paving, Courts)

- **~\$290K combined**
- Includes:
 - Concrete walkways
 - Basketball court
 - Bocce improvements

Landscaping & Irrigation

- **\$147K (5%)**

Utilities, Grading & Drainage

- **\$134K (4.7%)**



Livorna Park Improvements
Alamo, CA

2/20/2026

65%-level Opinion of Probable Construction Costs

Bid #	Description	Total Quantity	Unit	Cost/Unit	Cost
Site Preparation					\$54,000
	Construction Staking	1	ls	\$30,000.00	\$30,000.00
	Temporary construction fencing	2,000	lf	\$7.00	\$14,000.00
	Erosion control	1	ls	\$5,000.00	\$5,000.00
	Traffic Control	1	ls	\$5,000.00	\$5,000.00
Demolition					\$85,065
	Site clearing and grubbing (Parking Lot, BB Court)	16,660	sf	\$0.25	\$4,165.00
	Remove and Dispose of existing trees	15	ea	\$800.00	\$12,000.00
	Remove and dispose of concrete curb	125	lf	\$4.00	\$500.00
	Remove Concrete Paving/Stairs Play Area/RR/Walk	12,400	sf	\$3.75	\$46,500.00
	Remove Entry Trellis	1	ls	\$800.00	\$800.00
	Remove Railing of Pavilion-Patch Paint	1	ls	\$800.00	\$800.00
	Remove DF	1	ls	\$1,200.00	\$1,200.00
	Remove Benches	4	ea	\$400.00	\$1,600.00
	Turf Removal	15,000	sf	\$0.50	\$7,500.00
	Bathroom Sink, Fixtures Removal	1	ls	\$5,200.00	\$5,200.00
	Remove BB Hoop, Fence, Tennis Net Posts	1	ls	\$3,200.00	\$3,200.00
	Remove Existing Wood Sign and Footings	1	ls	\$800.00	\$800.00
	Remove Existing Messaging Sign	1	ls	\$800.00	\$800.00
Grading, Drainage, & Utilities					\$133,724
	Site grading-(Playground BB Court)	12,400	sf	\$1.25	\$15,500.00
	Fill in Playground	125	cy	\$40.00	\$5,000.00
	ADA Ramp	2	ea	\$3,000.00	\$6,000.00
	Truncated Domes	52	sf	\$32.00	\$1,664.00
	2" water line	168	lf	\$140.00	\$23,520.00
	4" sewer pipe	80	lf	\$120.00	\$9,600.00
	Sewer cleanout	3	ea	\$1,000.00	\$3,000.00
	4" perforated storm drain pipe (Playground & site walls)	253	lf	\$130.00	\$32,890.00
	6" storm drain pipe	137	lf	\$150.00	\$20,550.00
	12" storm drain pipe	20	lf	\$150.00	\$3,000.00
	12" storm drain inlet (pre-cast concrete)	2	ea	\$3,000.00	\$6,000.00
	18" storm drain inlet (pre-cast concrete)	2	ea	\$3,500.00	\$7,000.00
Paving					\$174,922
	Concrete Paving	13,087	sf	\$12.00	\$157,044.00
	Asphaltic Concrete-Parking Lot	1,081	sf	\$8.00	\$8,648.00
	6" Concrete Curb	405	lf	\$20.00	\$8,100.00
	8" Concrete Mowband	34	lf	\$20.00	\$680.00
	18" Concrete Mowstrip under fence	15	lf	\$30.00	\$450.00
Site Furnishing					\$227,160
	Accessible parking sign	2	ea	\$1,500.00	\$3,000.00

ADA ramp	1	ls	\$5,000.00	\$5,000.00
Benches-6' with back	20	ea	\$3,000.00	\$60,000.00
4' Square Picnic Tables	3	ea	\$5,000.00	\$15,000.00
Café Tables (Bocce)	2	ea	\$5,000.00	\$10,000.00
8' Rectangular Group Picnic	1	ea	\$4,500.00	\$4,500.00
Furniture Shipping	1	ls	\$20,000.00	\$20,000.00
Umbrellas in Sq. Tables (aluminum shades)	3	ea	\$5,500.00	\$16,500.00
Trash/Recycling Receptacles	8	ea	\$3,200.00	\$25,600.00
5' Fence at Parking Lot	15	lf	\$45.00	\$675.00
Shade Structure Over Benches (16' x 10')	1	ea	\$16,000.00	\$16,000.00
Shade Structure Over Benches (32' x 10')	1	ea	\$30,000.00	\$30,000.00
Bike Rack	1	ea	\$900.00	\$900.00
Removeable Bollards	4	ea	\$600.00	\$2,400.00
6' Flat Bench (Bocce)	2	ea	\$2,400.00	\$4,800.00
6' Chain Link Fence (Recirculating tank- Splash Pad)	133	lf	\$45.00	\$5,985.00
6' Chain Link Swing Gate	2	ea	\$2,400.00	\$4,800.00
Pet Relief Station	1	ea	\$2,000.00	\$2,000.00

Lighting and Kiosk				\$45,000
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Kiosk-Interactive/Digital (future, conduit only)	2	ea	\$15,000.00	\$30,000.00
Yard Lights (Parking and Restroom areas)	3	ea	\$5,000.00	\$15,000.00

Playground				\$1,096,654
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Play equipment, CPSI Inspections and ESD's	1	ls	\$442,400.00	\$442,400.00
Play equipment-Installation-includes Sand equipment	1	ls	\$142,000.00	\$142,000.00
Freight/Shipping	1	ls	\$56,500.00	\$56,500.00
PIP Safety Surfacing w/drainage	9,102	sf	\$27.00	\$245,754.00
Turf Mounds and surfacing	1	ls	\$30,000.00	\$30,000.00
Shade Sails	1	ls	\$165,000.00	\$165,000.00
Sand Play Area	1	ls	\$15,000.00	\$15,000.00

Water Features				\$462,904
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Splash Pad Sprays and Features	1	ls	\$35,000.00	\$35,000.00
Splash Pad Concrete Paving	617	sf	\$12.00	\$7,404.00
Splash Pad Water Line From Meter	180	lf	\$25.00	\$4,500.00
Splash Pad Panel Upgrades and Electric Line from RR or Well	1	ls	\$44,000.00	\$44,000.00
Splash Pad Clear Storage Room for Equipment	1	ls	\$8,000.00	\$8,000.00
Splash Pad System Costs UV Treatment, Pumps Piping	1	ls	\$113,000.00	\$113,000.00
Splash Pad Tank-Pre-cast Concrete	1	ls	\$25,000.00	\$25,000.00
Splash Pad Installation	1	ls	\$221,000.00	\$221,000.00
Splash Pad Permit-Health Department	1	ls	\$5,000.00	\$5,000.00

Sports Courts (Grading Included Above)				\$115,410
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Basketball Fencing	300	lf	\$35.00	\$10,500.00
Basketball poles/hoops	2	ea	\$4,600.00	\$9,200.00
French Drain	1	ls	\$5,850.00	\$5,850.00
New concrete paving	5,846	sf	\$10.00	\$58,460.00
Bocce Court Repair/Maintenance	1	ls	\$31,400.00	\$31,400.00

Walls and Structures				\$245,325
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Seat Wall (Stone Faced Block)	140	lf	\$450.00	\$63,000.00
Entry Arbor/Columns	1	ls	\$115,000.00	\$115,000.00

Split-face Block-6' tall	26	lf	\$340.00	\$8,840.00
Retaining Wall - 3-4' @ BB Court (CMU Split face block)	179	lf	\$240.00	\$42,960.00
Keystone Wall -4-5'	69	lf	\$225.00	\$15,525.00

Restroom				\$66,000
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ADA upgrades-Grab Bars, dispensers, second sink, hardware.	1	1s	\$45,000.00	\$45,000.00
Painting and Graffiti Sealants	1	1s	\$15,000.00	\$15,000.00
Downlights	3	ea	\$2,000.00	\$6,000.00

Landscaping				\$146,702
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Irrigation	15,000	sf	\$3.50	\$52,500.00
Trees-24" Box	22	ea	\$350.00	\$7,700.00
Trees-15 Gal	36	ea	\$190.00	\$6,840.00
Shrubs/GC - 1 gal.	216	ea	\$45.00	\$9,720.00
Shrubs - 5 gal	557	ea	\$75.00	\$41,775.00
Renovate Lawn Pending Final Design	10,000	sf	\$0.45	\$4,500.00
Sitting Rocks-Large Pending Final Design	1	1s	\$3,500.00	\$3,500.00
Bark Mulch	139	cy	\$75.00	\$10,416.67
Soil Preparation	15,000	sf	\$0.65	\$9,750.00

Preliminary Construction Subtotal				\$2,852,866
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Mobilization and general conditions @ 5% of subtotal				\$142,643.28
Fixed Contingency per AMAC (20%)				\$300,000.00

Construction Total				\$3,295,509
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Notes:

1. IT IS RECOGNIZED THAT STANTEC HAS NO CONTROL OVER THE COSTS OF MATERIALS, EQUIPMENT, LABOR, OR THE CONTRACTOR'S METHOD OF DETERMINING BID PRICES. PRICES WILL VARY FROM ANY OPINION OF PROBABLE CONSTRUCTION COSTS.

LIVORNA PARK IMPROVEMENTS — AMAC BUDGET & DESIGN REVIEW

Alamo Municipal Advisory Council | Meeting Prep: March 4, 2026 | 65% Design Stage
 Prepared for AMAC Review of Contra Costa County Public Works / Stantec Design Package

1. Executive Summary

The Livorna Park Improvements project has reached the 65% design milestone with a total project cost estimate of \$4,092,064. The documents reveal several material inconsistencies and cost drivers that AMAC should formally question before authorizing progression to the 95% design phase. Key concerns are summarized below and detailed in subsequent sections.

Top-Line Findings:

- The contingency is simultaneously described as '~10%' (project summary) and '20%' (OPC label) — but the actual math yields only 10.5%. This discrepancy must be resolved.
- Splash pad installation (\$221,000) is 6x the cost of the actual splash pad equipment (\$35,000) — an unusual ratio requiring itemized justification.
- The playground + splash pad together consume 54.6% of the entire construction budget (\$1,559,558 combined).
- The entry arbor/columns alone are priced at \$115,000 — a single decorative feature representing nearly half the entire walls & structures budget.
- Design fees total \$441,555, of which \$87,000 is County internal overhead that may not have been originally communicated to AMAC.
- The digital kiosk conduit (for signs not being built) costs \$30,000 — an amount that demands itemization if only conduit is being installed.

2. Total Project Budget Summary

Category	Amount	% of Total	Notes / Concerns
Construction Contract	\$3,295,509	80.5%	Includes ~10% contingency per project summary
Construction Management	\$340,000	8.3%	Full-time inspection ~10+ months
Design (Stantec + County)	\$441,555	10.8%	\$86K spent; \$269K Stantec remaining + \$87K County internal
Environmental (CEQA)	\$15,000	0.4%	NOE in process
TOTAL PROJECT COST	\$4,092,064	100%	

3. Construction Cost Category Breakdown

The following table breaks down all construction categories from the 65%-level Opinion of Probable Construction Costs (OPC) prepared by Stantec on 2/20/2026. Flagged items are color-coded by severity.

Category	Cost	% of Const. Total	Flag
Site Preparation	\$54,000	1.9%	
Demolition	\$85,065	3.0%	
Grading, Drainage & Utilities	\$133,724	4.7%	
Paving	\$174,922	6.1%	
Site Furnishing	\$227,160	8.0%	● \$20K shipping line item; 20 benches @ \$3K ea.
Lighting & Kiosk Conduit	\$45,000	1.6%	● \$30K for conduit only (signs deferred)
Playground	\$1,096,654	38.4%	● Largest single item – 38% of construction
Water Features (Splash Pad)	\$462,904	16.2%	● Very high – installation 6x equipment cost
Sports Courts	\$115,410	4.0%	
Walls & Structures	\$245,325	8.6%	● Entry arbor \$115K alone
Restroom Upgrades	\$66,000	2.3%	
Landscaping	\$146,702	5.1%	
Mobilization (5%)	\$142,643	5.0%	
Contingency (Fixed per AMAC)	\$300,000	10.5%	● Labeled '20%' in OPC but only ~10.5%
CONSTRUCTION TOTAL	\$3,295,509	100%	

4. Top 10 Issues, Inconsistencies & Questions for Public Works / Stantec

The following issues were identified through cross-analysis of the Total Project Estimate, the 65% OPC, the Design Slide Deck, and the Project Schedule. Each has a specific question to raise at the meeting.

#	Severity	Issue	Detail	Question for Public Works
1	● Critical	Contingency math doesn't add up	OPC labels contingency '20% per AMAC' but the fixed \$300K on \$2.85M subtotal = only 10.5%. The project summary calls it '~10%.' Which is correct? A true 20% would be ~\$570K — a \$270K gap.	What is the agreed contingency rate? If 20%, the construction total is understated by ~\$270K.
2	● Critical	Splash pad installation cost is 6x equipment cost	Splash pad sprays/features = \$35,000. Installation = \$221,000. That's a 6:1 ratio. System costs add another \$113K. Total splash pad: \$462,904.	Has this been competitively bid? Is \$221K installation reasonable for this equipment? Request itemized breakdown.
3	● Critical	Playground costs consume 38% of construction budget	At \$1,096,654, the playground alone is more than a third of the entire construction contract. Equipment: \$442K, Install: \$142K, Freight: \$56.5K, Shade Sails: \$165K, Safety surfacing: \$245K.	Were shade sails (\$165K) and freight (\$56.5K) in the original scope? Could phasing or value engineering reduce this?
4	● High	Entry arbor/columns priced at \$115,000	Entry arbor is a single decorative feature in the Walls & Structures category. At \$115K it represents 47% of the entire walls/structures budget and is the 5th largest individual line item.	Is this a new scope addition vs. original design? Was this in the original budget? Can it be value-engineered or deferred?
5	● High	Construction Management at \$340K for 10 months	Full-time inspection is budgeted at \$340,000 over ~10 months = ~\$34,000/month or ~\$1,580/day. This is above typical public works inspection rates and worth comparing to alternatives.	Is this rate consistent with other County park projects? Could part-time inspection suffice for any phases?
6	● High	Design costs at \$441,555 — \$87K is internal County cost	Total design = \$441,555. Of remaining \$355K, \$269K goes to Stantec and \$87K is County internal overhead. The County's internal cost is nearly a third of the remaining design budget.	Is the \$87K County internal cost standard for this project type? Is this additive to what was originally scoped with Stantec?
7	● Moderate	\$30,000 for kiosk conduit on deferred/future signs	The 65% design explicitly states digital signs are 'future' and only conduit is being provided. Yet the OPC prices this at \$15,000 per location x 2 = \$30,000 just for conduit. Conduit typically costs a small fraction of this.	What exactly is included in this \$30K? If truly conduit only, this needs to be itemized and justified.

#	Severity	Issue	Detail	Question for Public Works
8	● Moderate	Furniture shipping listed as separate \$20,000 line item	\$20,000 for furniture shipping is a standalone line item separate from playground freight (\$56,500). This creates a risk of double-counting and lacks detail on what is actually being shipped.	What furniture is included in this shipping cost? Is there any overlap with other shipping/freight line items?
9	● Moderate	Property address inconsistency between 35% and 65% plans	35% design plans list the address as '801 Livorna Rd., Alamo, CA 94507.' The 65% design plans list '2615 Miranda Ave, Alamo, CA 94507.' This may reflect a corner lot, but should be confirmed with the County assessor.	Is there a formal address change? Does this affect permits, CEQA, or any legal filings already submitted?
10	● Moderate	Landscape trees removed vs. preserved creates scope/cost ambiguity	Between 35% and 65%, the design shifted from removing some trees to preserving them (and vice versa). Three landscape trees went from preserved to removed; two trees were preserved that were slated for removal. The cost impact of these changes is not isolated.	What is the net cost impact of tree changes? Were any arborist assessments required that add cost?

5. Project Schedule Overview & Risk Flags

The current schedule targets a park opening of July 13, 2027 with construction beginning September 16, 2026. Several schedule risks are worth noting.

Milestone	Dates	Duration	Risk Flag
65% Plans & Exhibits	Jan 27 – Mar 12, 2026	33 days	
65% County Review for MAC	Mar 13 – Mar 23	7 days	
Update Plans & Exhibits	Mar 24 – Mar 31	6 days	
MAC Meeting (next)	April 7, 2026	0 days milestone	Tomorrow 4/7
95% Plans	Apr 8 – May 5	20 days	
95% County Reviews	May 6 – May 19	10 days	
BOS Authorization to Advertise	May 12 – Jun 9	21 days	⚠ Overlaps 100% submittal
100% Submittal	May 20 – Jun 2	10 days	
Advertise & Bidding	Jun 24 – Jul 28	25 days	
Award	Jul 29 – Aug 25	20 days	
Construction Start	Sep 16, 2026	Mobilization 15 days	⚠ Only 6 wks post-award
Construction Period	Sep 16, 2026 – Jul 13, 2027	215 days	⚠ 7+ months, winter incl.
Park Opens	July 13, 2027	Target open date	✅ Target
Maintenance Period	Jul 14 – Nov 16, 2027	90 days	
Turnover to County	Nov 17, 2027		

Key Schedule Concerns

- BOS Authorization to Advertise (May 12 – Jun 9) overlaps with the 100% Submittal period (May 20 – Jun 2). This tight overlap risks delays if BOS approval is not obtained on schedule.
- Construction runs Sep 2026 through Jul 2027, spanning winter months in Alamo. The schedule does not appear to account for weather-related delays or any contingency time buffer.
- Award to Mobilization is only ~22 days (Jul 29 – Aug 26) — shorter than typical for a \$3.3M public works contract. Ask Public Works if this is achievable given procurement requirements.
- The 90-day Maintenance Period before County Turnover (Jul–Nov 2027) should be confirmed as a contractual obligation in the construction contract.

6. Recommended Questions for the Public Works / Stantec Meeting

Budget & Cost

- **What is the agreed contingency rate — 10% or 20%? The OPC and project summary say different things.**
- **Can Stantec provide an itemized breakdown of the \$221,000 splash pad installation cost? Why is installation 6x the equipment cost?**
- Was the \$115,000 entry arbor/columns in the original approved scope and budget?
- What does the \$30,000 kiosk conduit include? If only conduit, can this be itemized and reduced?
- Is the \$20,000 furniture shipping a separate cost from the \$56,500 playground freight, or is there overlap?
- What was the original budget for this project, and at what design stage did costs exceed that baseline?
- What value engineering options exist that could reduce cost without materially reducing the park's program?

Design & Scope Changes

- Which trees removed vs. preserved and what is the net cost impact of tree decision changes between 35% and 65%?
- The project address changed from 801 Livorna Rd to 2615 Miranda Ave. Does this affect any permits or filings?
- Have the shade sail specifications (\$165,000) been competitively bid, or is this a sole-source design spec?

Schedule & Next Steps

- Has the County confirmed BOS authorization will be ready in May 2026 to meet the bid advertising window?
- Does the construction schedule include any weather contingency for winter months?
- Is the 22-day Award-to-Mobilization window achievable under County procurement rules?

Document prepared for AMAC internal use | Based on 65% design documents provided March 2026



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-1581

Agenda Date: 4/14/2026

Agenda #: 6.

Advisory Board: Alamo Municipal Advisory Council (MAC)

Subject: Subcommittee Reports

Information:

- Alamo Subcommittee for Schools: Straznicka, Parkinson
- Alamo AOB/Roundabout: Struthers, Burke
- Land Use Planning Subcommittee: Brannan, Burke
- Iron Horse Corridor Subcommittee: Struthers
- Parks and Recreation Subcommittee: Struthers, Parkinson, Sene
- Public Safety (Police P-2, Fire, Emergency): Brannan, Straznicka
- Trees and Landscape Subcommittee: Burke, Parkinson



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-1582

Agenda Date: 4/14/2026

Agenda #: 7.

Advisory Board: Alamo Municipal Advisory Council

Subject: Review and Approve March 2026 Record of Action and Notes

Information:

Review of March 2026 Records of Action and Notes

Alamo Municipal Advisory Council (MAC) Meeting Summary
March 3, 2026

Call to Order:

The meeting was called to order at 6:03 p.m. by Vice Chair Sharon Burke. Chair Straznicka arrived at 6:05pm.

Roll Call:

Present: Michaela Straznicka, Sharon Burke, Robert Brannan, Michelle Parkinson, Jenna Mesic

Absent: Michael Sene and Cecily Barclay

District II Update

Cameron Collins, District II Representative

Member Barclay has resigned from the Alamo MAC

Follow up on Tree Planting Plan for Danville Blvd.

Presentation – San Ramon Valley Unified School District Superintendent CJ Cammack

- Superintendent Update: Dr. C.J. Cammack shared that this is his second year serving as Superintendent of the San Ramon Valley Unified School District.
- Enrollment Trends: The district is experiencing the effects of a declining birth rate, which is occurring both within the county and nationally. As a result, the district projects a decline of approximately 10% in student enrollment over the next ten years.
- State Funding: The Superintendent noted that the state funding model remains challenging for the district. Under the Local Control Funding Formula, SRVUSD falls within the bottom 4% of school districts in California in terms of per-pupil funding received from the state.
- Transportation: The district provides transportation for special needs students, as required. The TRAFFIX bus program was also discussed. While expansion of bussing could potentially be considered in the future, additional district bussing is not currently under consideration.
- Stone Valley Middle School: A question was raised regarding Stone Valley Middle School. Superintendent Cammack indicated that he will follow up and provide additional information later.
- Student Transfers: The Superintendent explained that transfer requests are governed by the California Education Code, which allows student transfers provided that space is available and the transfer does not displace another student.
- Overall Trend: The district continues to monitor and plan for declining enrollment as part of its long-term strategic and financial planning.
- A question was raised regarding Stone Valley and what level of public access to the grounds may be permitted, taking into account campus security considerations.

- Regarding student transfers, Mr. Cammack stated that, to date, the District has been able to accommodate all transfer requests without displacing currently enrolled students; however, he noted that this may not be possible in the future.

San Ramon Valley Fire Protection District Fire Chief Aguiar

- Chief Aguiar provided an overview of the status and services of the San Ramon Valley Fire Protection District and responded to questions from the MAC and members of the public.
- A member of the audience expressed appreciation for the Fire Department’s participation at the Alamo Farmers Market.
- A MAC member asked about the emergency evacuation zone signs that have recently been posted in Alamo.
- A MAC member asked about the possibility of the San Ramon Valley Fire Protection District annexing North Alamo in order to provide consistent fire service throughout all of Alamo.

Department of Conservation Development Ruben Hernandez

- Overview of what is a trigger for something coming to the MAC.
- Ministerial and administrative permits do not come for review to the MAC, including all tree permits. Discretionary applications are routed for review to the MAC. There are five categories: variances, development plans, minor and major subdivisions, lot line adjustments and land use permits.
- Tree Permits are ministerial/administrative permits

Public Comment

None

Land Use Applications

CDVR25-01058 – 12 Crest Avenue and 24 Crest Avenue

The applicant requests a Variance Permit to allow a Lot Line Adjustment involving a substandard sized lot (APN:188232020) that remains substandard with the lot line adjustment (Concurrent CDLL25-00013).

Motion to recommend approval by Member Brannan, second by Member Struthers to recommend approval of the Variance Permit to allow a Lot Line Adjustment. Unanimous approval.

Future Presentations

Upcoming presentations are anticipated from:

- Registrar of Voters

CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553



Meeting Minutes

Tuesday, March 3, 2026

6:00 PM

Alamo Women's Club - 1401 Danville Blvd., Alamo

Alamo Municipal Advisory Council

Dr. Michaela Straznicka, Chair, Sharon Burke, Vice Chair, Anne Struthers, Cecily Barclay, Robert Brannan, Michelle Parkinson, Michael Sene and Jenna Mesic

Agenda Items: Items may be taken out of order based on the business of the day and preference of the Committee

1. Call to Order - Pledge of Allegiance - Roll Call
2. District II Board of Supervisors Staff

This was accepted the report.

3.

Attachments: Presenter Bios

4. Public Comment

5.

Attachments: [CDVR25-01058 Agency Comment Packet - updated date](#)

This Discussion Item was approved.

6.

Attachments: [CSA R7 MAC Report FY 25-26 Q2](#)
[LL-2 Zones 36 45 and 54 2025-26 Qrt 2](#)

This Discussion Item was accepted the report.

7.

This Discussion Item was accepted the report.

8.

Attachments: [MeetingMinutes26-Feb-2026-03-05-36](#)
[Alamo MAC - 2.3.2026 Notes](#)

This Discussion Item was approved.

9. Future Presentations

The next meeting is currently scheduled for Tuesday, April 7, 2026 at 6:00pm.

Adjourn

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the Committee meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at 309 Diablo Road, Danville, during normal business hours.

For Additional Information Contact: Cameron.Collins@bos.eccounty.us