



Greater Vallejo Recreation District

GVRD promotes wellness and healthy lifestyles
by providing safe parks and innovative and fun
recreation programs for all residents.

BOARD OF DIRECTORS

Rizal Aliga
Robert Briseño
Thomas Judt
Stacey Kennington
Tom Starnes

GENERAL MANAGER

Gabe Lanusse

In compliance with the Americans with Disabilities Act, Special assistance for participating in this meeting can be obtained by contacting the District Office at 707-648-4604. A 48-hour notification would enable the District to make reasonable accommodations to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II).

Facility and Development Committee Agenda

Directors: Briseño and Starnes

Tuesday, February 27, 2024 - 1:30 p.m.

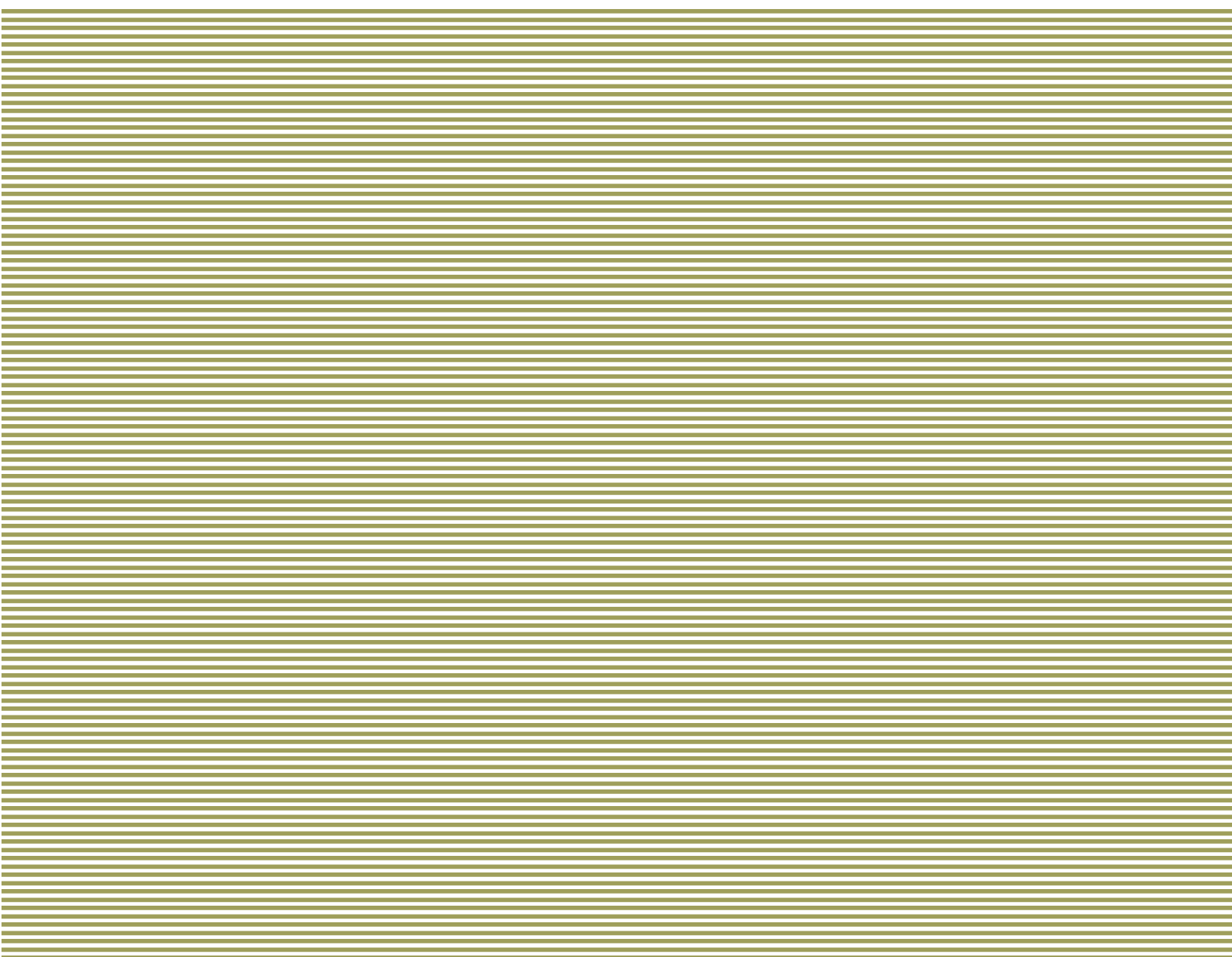
Administrative Building – Board Room, 401 Amador Street

This committee shall study and recommend the compensation and welfare of District staff. This committee shall include a meet and confer with the General Manager regarding the terms and conditions of the General Manager's employment by the district. This committee shall review the functions of District staff and other policies not assigned to other committees.

1. Public Comment:
 - a. Members of the public may speak on items within the jurisdiction of the Committee. Each speaker is limited to 3 minutes and a spokesperson for an organization is limited to 5 minutes.
2. Assign Committee Chairperson:
 - a. Policy 4060, Committees of the Board of Directors:
3. Presentation: Vallejo Project-McIntyre Ranch Proposal (Adjoa McDonald)
4. Bicycle Related Projects-Requested by Dave Belef
5. McIntyre Ranch Site Assessment Proposal
6. 395/401 Amador Street Upgrades
7. Dan Foley Artificial Field Replacement
8. Cunningham Aquatic Complex Restroom Improvements
9. Lake Dalwigk Park Improvements
10. Terrace Park Playground Replacement-Prop. 68
11. Capital Improvement Projects List
12. Meeting Adjourn

VALLEJO PROJECT

URBAN FARM PROPOSAL



VALLEJO PROJECT—URBAN FARM

I. PROPOSAL OVERVIEW

HISTORY

Vallejo Project was initiated in early 2020 in response to chronic social and economic issues impacting this community. Vallejo Project is a passionate volunteer team of educators, students, artists, and community advocates dedicated to helping engage our diverse Vallejo citizens in civic responsibilities through community service and professional training in arts, technology, culture, education, and wellness.

And there are big gaps in the youth services area of non-profit offerings in Vallejo. There isn't a history of collaboration between city, county, and school district services and community-based organizations. Vallejo Project has been working to fill service gaps and to build bridges between these entities. Filling these gaps means fewer people fall through the cracks and shows that society cares about them – sorely needed in these turbulent times.

VISION

Vallejo Project envisions a world where every young person is equipped to build a sustainable, healthy, meaningful life despite the barriers of poverty and trauma that they may face. We imagine Vallejo strengthened by new generations of youth and young adults who are inspired to give back to their community as role models, advocates, entrepreneurs, and leaders, who are able to efficiently articulate and implement solutions to challenges in the community based on their learned experience and knowledge gained through our youth development programs.

OVERVIEW

In partnership with Solano Land Trust (SLT), Vallejo Project proposes to support the operation of an urban farm (McIntyre Ranch will be the focus of this proposal because of our relationship with their current program directors. But this program could be implemented at a number of SLT properties.) with sustainable agricultural educational programming for youth. Vallejo Project intends to lease 5 acres of land

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from SLT to create a demonstration farm where youth will upgrade, maintain, and run the farm. Youth program participants will build leadership and work readiness through mentorship, youth programming, and vocational training during their times at the farm: three rounds of 5-week stints per year.

With the Southern Land Company's support, we will be able to offer unique resources and programs that will further the students' skill sets and prepare them for work in a sustainable agriculture field. This program will promote tomorrow's workforce in sustainable agriculture through innovative educational programming that highlights the need to preserve Solano County's agricultural history and character through community-based activities.

Vallejo Project at McIntyre Ranch, or similar location, will be an urban demonstration farm with an opportunity for youth engagement.

II. THE NEED – Tapping into the power of Vallejo's youth & how urban farming can play a role

Solano County has the highest percentage of children living in poverty compared to all other San Francisco Bay Area counties. According to the official Solano County website, Solano also has the highest rates of youth and children without secure parental employment.

According to the Vallejo Police Department website, aggravated assault victims ages 0-17 have increased 60% from 2017 to 2020, providing evidence of increased violence among young people in the city. Vallejo Project is working to create a community that supports and encourages young people to reach their goals and to have autonomy over themselves and their decisions about their futures.

Approximately 72% of the students of Vallejo City Unified School District (VCUSD) have high needs, which is 11% higher than the state average and 18% higher than Solano County average (CALPADS, 2019). In addition, Vallejo is 18% higher and 10% higher than the state for students eligible for free and reduced lunch. Vallejo

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also has more at-risk and Long-Term English learners than the state and county averages.

Vallejo Project offers a lifeline to lost youth in our area. Once these young adults pass through Vallejo Project's Leadership Program, they are ready to serve their community. This community includes the unhoused of Vallejo, transitionally housed families, and at-risk youth.

Youth in our programs have a need to garner the ability to follow directions and complete tasks; to learn to trust themselves and advocate for themselves; to participate more fully in society.

Learning to work in an urban agricultural setting can help Vallejo's opportunity youth be self-sufficient, learn responsibility and the value of hard work. The tactile and sensory experiences of gardening can help youth be mindful. This mindfulness can help them self-regulate. Gardens can help youth learn to work independently as they plant seeds or pick produce. They practice patience as they wait for seeds to sprout and experience the benefit of delayed gratification as they wait for produce to ripen. These traits will add structure and consistency to their lives.

An Urban Agriculture program makes sense for Vallejo as a pathway to provide youth who need opportunities with the skills to gain employment and earn a living wage. It will provide workforce training in growing fresh herbs and other produce year-round using hydroponic technology, all while making a stipend of \$12 an hour for 30 hours a week over a 3-month period.

We will sell the produce to area retailers so this project can be revenue-generating and lessen its dependency on grant funding. Youth involved will learn soft skills to help in the workforce, like following directions, communication, and interacting with a supervisor, while increasing their access to nutritious food and healthy eating habits.

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III. PROPOSED PRACTICES AND SCOPE

A. URBAN FARM MANAGEMENT

1. **Sustainable Grazing.** We plan to graze goats and sheep for milk and wool; we also plan to raise chickens for eggs. We will recycle farm materials to activate some microbes in the soil that can fix nitrogen and help unlock phosphorus naturally.
2. **Planting.** We will have a mix of seasonal vegetables, an aquaponics set up (with both plants and fish) inside a greenhouse, along with a food forest. We propose three five-week modules of 25 youth each, where they will learn how to grow, maintain, harvest, and replant vegetables for each season.
3. **Outbuilding and Maintenance.** Youth in Vallejo Project's Carpentry pathway will use their carpentry skills to build and maintain various small structures on the farm: raised garden beds, fencing, the greenhouse, sheds, coops, etc.
4. **Aquaponics.** Aquaponics, a symbiotic tank with fish, soil, and greens that self-cleans and self-feeds, are both manageable and sustainable. Students will learn to plant and maintain a sustainable aquaponics garden.

B. URBAN AGRICULTURE TRADES PATHWAY FOR YOUTH AGES 16-24

1. **Vallejo Project Urban Sustainable Agriculture Pathway.** Vallejo Project at McIntyre Ranch (or similar location) will provide a hands-on outdoor classroom setting on a working demonstration farm, the ideal space for our Urban Sustainable Agriculture Pathway, a core part of our trades training program, developed by UC Berkeley undergraduate and Toro graduate students, for Vallejo youth ages 16-24.

Our dream is that this ranch space be an anchor for young people at the margins in Vallejo—a space that plants and nurtures the seeds of healing, learning, hard work, self-care, autonomy, and prosperity. A space that prepares

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these young lights for success on a pathway that is alternative to a four-year college and is also one full of growth and opportunity right here in their own neighborhood in northern California.

C. COMMUNITY OUTREACH & EDUCATION

In addition to the Urban Sustainable Agriculture Pathway, we will utilize our space at McIntyre Ranch (or similar location) for community outreach and education. This is where the youth will invite small children to the farm through Vallejo Unified School District in order to show and teach the children simple farming and husbandry science. We expect to introduce this aspect of programming in our second year of operation (2023).

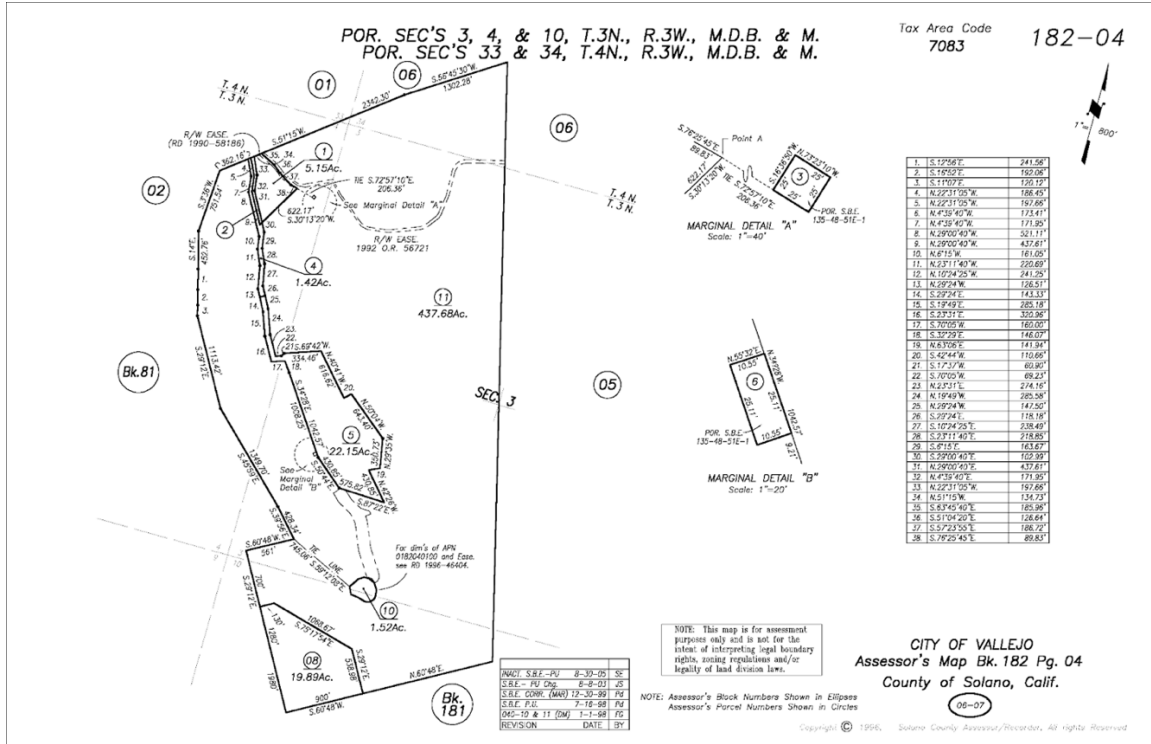
D. GVRD MANAGES ALL OF THE FACILITY & RESOURCE MANAGEMENT NOT PRODUCED BY THE FARM, INCLUDING PROPERTY MANAGEMENT & DEVELOPMENT

IV. PLANNING PHASE – 6 MONTHS FOR DESIGN & BUILD-OUT

A. PROJECT LOCATION - MCINTYRE RANCH (OR SIMILAR LOCATION)

1. Solano County Assessor's Parcel & Google Earth.

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B. DESIGN

1. Build-Out – Carpentry Pathway Students

We will use the Build-Out phase of this project to provide hands-on experience for youth that are enrolled in Vallejo Project’s Leadership Program – Carpentry Trades Pathway. Under the direction of VP’s Urban Farm Design Team, students will build fencing, chicken coops, mobile walls, garden beds, pens, greenhouses, worm bins, aquaponics tanks, and any other agriculture structures deemed necessary.

Vallejo Project’s Carpentry Trades Pathway Background

Vallejo Project’s **Youth Leadership Program** (YLP) was initiated in early 2020 in response to chronic social, policing, and economic issues impacting this community. The YLP consists of a 3-week work-readiness bootcamp for under-funded Vallejo youth, followed by a choice of one of four, 5-week long internship pathways. At the end of the eight weeks, each youth leader receives a \$350 stipend and attends apprenticeship and job interviews with one of our partners.

The Carpentry Pathway is one of the four internship pathways. This pathway ensures that all youth participants have the skills and training they need to successfully make the transition to a career in carpentry. We are the first youth program to have a memorandum of understanding (MOU) with the Carpenters Union Local 180 in Vallejo: students who finish the carpentry pathway will get preferred entry to Local 180's pre-apprenticeship program. To date, Vallejo Project youth in this program have built and delivered forty raised garden beds to urban gardeners in our city.

Through our MOU with Carpenters Local 180, Vallejo Project is teaching the carpenter’s curriculum as an introduction to carpentry. This trades program will ensure that all youth have the skills and training they need to successfully make the transition into the union’s preferred entry pre-apprenticeship program. Our program uses a Union-created and approved curriculum that will take 15 hours a week to implement.

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There will be a class section teaching the basics and a hands-on training lab. The hands-on training lab will be facilitated by a journeyman carpenter. One of the work projects will be to construct material for use in Urban Agriculture.

Following this, Vallejo Project's partners Local 180, Factory OS in Vallejo and the Solano County Office of Education, through their *Career in Focus - Out of School Youth Works*, will grant our youth participants an interview with the potential to be hired or apprenticed into their companies. All pathways include OSHA 10 training.

2. Project Design Team – Qualifications

Aaron Kim: Aaron is a Vallejo Project Youth Leader and college student with a passion for local politics and sustainability. His research has led to innovative solutions for our garden project. Aaron co-leads the Urban Agriculture program at the Vallejo Unity Garden with Thomas.

Thomas Silva: Thomas is a Vallejo Project Youth Leader who is passionate about gardening, music and sustainability. Thomas co-leads the Urban Agriculture program at the Vallejo Unity Garden at Renaissance Family Center around the principles of sustainable and equitable food production for the community.

Kweku Middleton: Kweku is project lead for construction at the Sac Street Garden and resident trades expert for training and youth experience. He is passionate about trades and a point of contact for careers in the industry.

Fredd Lucero: Fred manages the nationally recognized RichmondBUILD Academy and Richmond YouthBUILD pre-apprentice job training program with over 1,200 job placements.

David Fairbrother: A retired sheriff, David currently ran a ranch in Oregon and has experience in husbandry, farming, and ranch maintenance.

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V. SUSTAINABLE FARM MANAGEMENT

Vallejo Project will carry out this project on a 5-acre parcel at the Greater Vallejo Recreation Department's McIntyre Ranch, located in the hills of northeast Vallejo close to Auto Mall Plaza.

GRAZING

The Ranch's grazing activities will focus on modeling sustainable animal and land management practices for small properties (1-7 acres). Some of this acreage will be permanently dedicated to grazing, while a different portion will allow for seasonal grazing and temporary placement of animals. The goal is to provide for livestock needs through grazing the onsite pastures.

Ranch animals will also be a draw for families with young children, giving them the opportunity to interact with animals during planned activities. Animals that already live at the Ranch include: 20 Chickens, 15 sheep, 3 goats, and 2 alpacas.

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PLANTING

Vallejo Project has plans for several types of plantings in different areas of the Ranch. These include:

Annual Production Beds. The existing Urban Farm at McIntyre Ranch currently has 6 raised beds for vegetable production, located within an area that is cordoned off from the grazing animals and other roaming wildlife. This mini-ecosystem is coastal climate, per the Sunset Western Garden Collection manual. The beds vary in size from 6'x12' to 12'x12'.

The property also has a set of eucalyptus trees that block the sun's path for part of the day, which needs to be taken into account. Plants that do well here include greens like kale, okra, lettuce, and mustard greens, herbs, and winter crops like broccoli, cabbage, and cauliflower. Corn and tomatoes don't do particularly well.

There's an arbor down the middle between the beds for vines like pumpkins, cucumbers, and zucchini. It's a great source of fun for kids.

There are all kinds of opportunities to partner with agricultural programs at UC-Davis or Solano Community College. They can guest lecture, advise us on expanding, and so forth.

One of the most critical aspects of maintaining these beds is ensuring daily watering, which can be done by volunteers in 2-hour shifts. There is a well onsite, so water supply is good.

Fruit Tree Establishment. There are currently a number of fruit bearing trees on the property, and the upper pasture used to be an orchard. We have pear, apple, and plenty of berry bushes.

Ornamental and Landscape Plants. The property is sparsely planted with ornamental landscape plants. There are multiple other opportunities around the property's perimeter and buildings to install plants providing a variety of benefits such as improved aesthetics, wildlife habitat, and carbon sequestration. With our

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onsite well, water isn't as much of an issue, so we are not limited to drought-tolerant plants.

Oak Tree Restoration. In the mid-term, we'd like to consider restoring native trees to the upper pasture. There were a lot of trees, but pine beetles infested and most of them died. PG&E is removing trees that are close to electric wires, but they won't be able to remove them all. This could be another area in which to join forces with Solano Community College and/or UC-Davis.

California Native Hedgerow. The viability of a native plant hedgerow featuring small and large native shrubs will be explored at a strategic spot on the 5-acre parcel.

Smaller shrubs, forbs and ground-cover plants will also be included. The hedgerow will be a source of beauty, while also providing valuable habitat for birds and beneficial insects. It will ideally feature plants that allow for year-round flowering to keep beneficial insects onsite. The hedgerow will sequester carbon, providing a beneficial above-ground and below-ground carbon sink. It will be an excellent demonstration opportunity for people visiting Vallejo Project at McIntyre Ranch, offering an opportunity to learn about resource benefits of native plant hedgerows.

DELIVERABLES	INSTALL
Annual production beds	6 raised beds
Fruit tree establishment	6 fruit trees
California native hedgerow	1'x75' row
Ornamental and landscape plants	20 plants per year
Native tree restoration: Over mid- to long-term, conduct a restoration of CA native trees on the hillside/upper pasture	

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VI. URBAN AGRICULTURE TRADES PATHWAY

1. Student Outcomes

- a. Learning Outcomes 1: Students will be able to demonstrate knowledge of urban agriculture in our present food system as well as future prospects.
- b. Learning Outcome 2: Students will be able to apply knowledge of urban agriculture as evidenced through course related activities and assignments.
- c. Learning Outcome 3: Students will be able to view themselves as engaged citizens within the context of urban agriculture and its relevance to food security in our region and parts of the world.

2. Program Instructional Objectives

- a. Recognize historical and contemporary issues in urban agriculture
- b. Identify, analyze, and utilize various sources/types of information in order to discuss case studies of urban agricultural initiatives, distinguish between commercial and subsistence enterprises, determine relevant sources of training and professional development.
- c. Evaluate advantages and disadvantages of different urban farming methods.
- d. Examine barriers and incentives to urban agriculture
- e. Identify sources of influences in the development of regulations and policies affecting the production, distribution, and management of food grown in urban settings

3. Activities and Program Evaluation

- a. Critically read Rangarajan, A., & Riordan, M. (2019) *The Promise of Urban Agriculture: National Study of Commercial Farming in Urban Areas* and Cather, A. (2008) *Urban Grower’s Manual*.
- b. Present contrasting and/or informative viewpoints in a civil and effective manner during 12 online discussions
- c. Compose expository and argumentative essays on relevant topics
- d. Develop and deliver informative presentations through both static and video media
- e. Compose an Experiential Learning summary and reflection
- f. Take a final exam

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DELIVERABLES

Facebook video | expository essay | argumentative essay | reflection essay

VII. MAINTENANCE & UPKEEP, PROPERTY DEVELOPMENT

Maintenance & Upkeep. GVRD, Vallejo Project, and ACC, a gardening and fabric farming community organization, will be collaborators in property maintenance and upkeep. ACC will manage the day-to-day operations on the Ranch, ensuring that the environment is aesthetically pleasing and inviting. The City will provide periodic support that leverages its stable resources.

Property Development: Vallejo Project will develop the property for the activities described in Component A. GVRD and the City of Vallejo will collaborate with Vallejo Project on the development of the Ranch's educational spaces. Additionally, the yurt and upper lot remain undeveloped, but have the potential to serve as a dynamic multi-purpose community hub if designed with flexibility and mission in mind. Vallejo Project intends to act as fundraising and development partners with GVRD. Potential uses include but are not limited to the following: classrooms, event/meeting space; art studio/gallery space for shows, small performances, dance recitals, and photo shoots; dining events that highlight local cuisine and responsibly sourced food and beverages; and other similar functions.

DELIVERABLES

Build raised garden beds

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Fence and other minor carpentry repairs

Watering, planting and harvesting

VII. IMPLEMENTATION TEAM & QUALIFICATIONS

Adjoa McDonald, Executive Director: Mrs. McDonald has been an urban teacher for ten years, is a credentialed administrator, has a Masters in Educational Leadership, has a certificated Yoga instructor, and a talent for team building. She is a Vallejo homeowner and longtime resident.

Katherine Dang: Katherine is a research project manager at Kaiser where she manages physician residents and public health interns in their scholarly projects (i.e. community based research and quality improvement) and is the Research Director for the Medical Scholars Pathway for pipeline students. She has a passion for community medicine, public health, and youth development programs.

Mylene Rucker, M.D.: Dr. Rucker is a Family Practice Physician and Teaching Doctor who holds wellness workshops on mental and physical health.

Jessa Alexander: Clinical Research Coordinator for the Wilson Neuroimmunology Lab at UCSF, Coordinating participant involvement in clinical research studies of MS and unusual autoimmune diseases and conducting monoclonal antibody experiments for those studies.

Fred Lucero: Manages the nationally recognized pre-apprentice job training program, the RichmondBUILD Academy, in Richmond, CA. Mr. Lucero graduated over 1,200 people from the academy with solid placements into the solar and construction industry.

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IX. TIMELINE

YEAR ONE	QUARTER
Secure 5-acre Property Lease	1 st QTR 2022
Set up Vallejo Project Space & Farm at McIntyre Ranch	2 nd QTR 2022
Prepare raised garden beds for planting	2 nd QTR 2022

XI. COST PROPOSAL

- A. Land Leasing
- B. Staffing Costs
- C. Urban Farm Management
- D. Urban Agriculture Trades Pathway
- E. Outreach & Education
- F. Facility Management & Property Development
- E. Overhead

McIntyre Ranch Site Assessment & Recommendations

Draft Scope of Work

PROJECT UNDERSTANDING

We understand that Greater Vallejo Recreation District's (GVRD) goal is to make the McIntyre Ranch a safe and usable space for the public.

To that end, this project would provide enough information on potential improvements and related costs for the GVRD Board to make decisions on which improvements to move forward with and when.

The process, which is expanded below, includes a site assessment, determination of potential public uses and related infrastructure and the cost of the improvements.

We understand that figuring out the entry road access is not included in this scope. For the purposes of this project, we assume site access will be from St Johns Mine Road and any access issues will be dealt with by GVRD prior to any site improvements.

Note for the ease of tracking scope and fees, the following tasks are divided based on subconsultant activities. The work of the subconsultants will overlap between tasks.

Task 1 – Programmatic Site Assessment (Zander Design)

1.1 Project Management

Consultant will be responsible for maintaining an up-to-date project schedule and budget and scheduling regular check in calls. It is assumed that the project will run for **14 months**, during which there will be one kick-off meeting and monthly check-in calls.

Task 1.1 Deliverables:

- Updated project schedule
- Meeting notes

1.2 Site Assessment

This task would answer the question: What are the current site conditions?

This would include a high-level review of what is on-site. It would focus on what is existing and the condition of what is existing.

- **Program Assessment**

This task would develop a concise list of all potential programming. This would help limit the assessments below to a reasonable set of options.

- **Structure assessment**

This would include assessments of existing buildings to determine current structural integrity, compliance with accessibility codes and fire codes, and any other relevant information.

- **Resources assessment**

This would be a high-level review of sensitive resources that have the potential to be impacted by future projects. This includes biological resources, historic resources, and archaeological resources.

- **Infrastructure Assessments**

This would include a high-level review of existing infrastructure, including: water, wastewater, electrical, communication, drainage, circulation (including pedestrian, emergency, vehicle, and parking).

Task 1.1 Deliverables

- **Overview Site Diagram** – showing location of all existing features. (note that this site plan will be based on existing aerial photographs and site investigations conducted as part of this project. The location of site features and any dimensions will be approximate and will not be based on a ground or aerial survey.)
- **Assessment Memo** – summarizing assessment. This narrative memo will reference the site diagram and will include photographs where appropriate.

1.2 – Site Program, Infrastructure & Cost Recommendations

This task would answer the question: What needs to be done and how much will it cost to make the site safe and usable by the public?

This task could either be organized by feature (ie. listing recommendations for each building) and/or by program (eg. listing recommendations to provide meeting facilities).

We would provide recommendations for programmatic elements, infrastructure improvements and the associated planning-level cost estimates for each recommendation.

Note that no actual construction plans will be developed. Cost estimates will include future design, planning, and permitting work, to the extent those are knowable, as well as probable construction costs. Actual planning, design, permitting, and construction will be done by others or under a separate contract.

Task 1.2 Deliverables

- Programmatic and Infrastructure Recommendations Memo
- Associated Cost Estimates

Task 2 – Biological Resources (Stillwater Sciences)

2.1 – Biological Resources Evaluation (\$31,000)

Background Review and Preliminary Scoping of Biological Resources

Site Visit and Habitat Assessment

Task 2.1 Deliverables

- Results of database inquiries will be included as appendices in the Biological Resources Evaluation Report
- A draft Biological Resources Evaluation report for Zander review and comment
- A revised draft Biological Resources report for District review and comment
- A final Biological Resources Evaluation report

2.2 – Meetings and Design Support (\$4,000)

OPTIONAL 2.3: Environmental Compliance Outline and Costs (\$10,250)

Task 2.2 Deliverables

- A draft Environmental Compliance Outline for Zander review and comment
- A revised draft Environmental Compliance Outline for District review and comment
- A final Environmental Compliance Outline

TASK 3 – Civil Infrastructure and Cost Recommendations (LCC Engineering & Surveying)

3.1 – Existing Site and Document Review (\$27,000)

Document Review

Utility Research

Site Visits (up to 3)

Assist with Site Diagram and Assessment Memo

Task 3.1 Deliverables

- 1 draft submittal and 1 final submittal of site diagram and assessment memo

3.2 – Civil Infrastructure and Cost Recommendations (\$20,000)

3.2 Assist with Recommendations Memo and Cost Estimates

Task 3.2.0 Deliverables

- 1 draft submittal and one final submittal of infrastructure recommendations memo and cost estimates

TASK 4 – Structural and Architectural Assessment (Sunset Annex)

4.1 – Site Visit (\$4,000)

4.2 – Structural Assessment (\$3,000)

Task 4.2 Deliverables

- Site overview diagram utilizing an aerial view
- Provide a report for identifying deficiencies of existing infrastructures for as-is use cases.
- Provide a rating score identifying preserve, rehabilitate, upgrade, or abandon
- Provide recommendations for upgrades for as-is use case

4.3 – Architectural Assessment (\$4,000)

Task 4.3 Deliverables

- Site overview diagram utilizing an aerial view
- Provide a report for identifying existing deficiencies
- Provide a rating score identifying preserve, rehabilitate, upgrade, or abandon
- Provide a report for upgrades for as-is use case to meet current California Building Codes

4.4 – Program assessment (\$5,000)

Task 4.4 Deliverables

- After programming discussions, provide report proposing preliminary structural systems or upgrades to meet current California Building Codes

4.5 – Meetings & Correspondence (\$16,200 Not To Exceed Allowance)

OPTIONAL 4.6 – Conceptual Master Plan and Conceptual Design (\$10,000)

TASK 4.5.0 DELIVERABLES

- In collaboration with Zander Design, provide conceptual master plan, conceptual design imagery, and propose preliminary structural systems for cost estimation

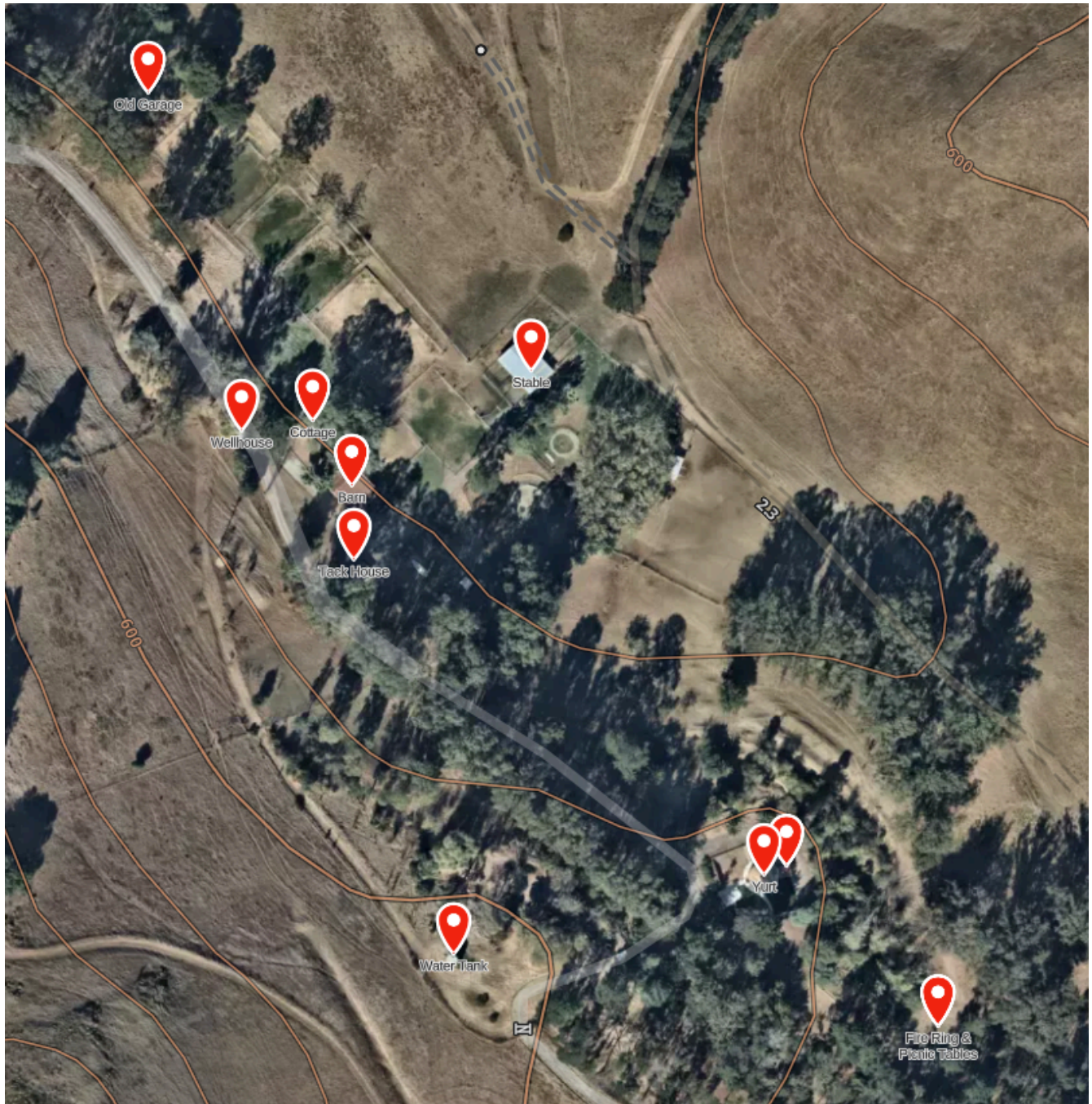
Fee Summary

	Total without Optional Tasks	Total With Optional Tasks
Task 1 Programmatic Site Assessment (Zander Design)	\$ 39,870	\$ 39,870
1.1 Project Management	\$ 10,700	\$ 10,700
1.2 Site Assessment	\$ 14,245	\$ 14,245
1.3 Site Program, Infrastructure, and Cost Recommendations	\$ 14,925	\$ 14,925
Task 2 Biological Resources (Stillwater Sciences)	\$ 35,000	\$ 45,250
2.1 Biological Resources Evaluation	\$ 31,000	\$ 31,000
2.2 OPTIONAL: Environmental Compliance Outline and Costs		\$ 10,250
2.3 Meetings and Design Support	\$ 4,000	\$ 4,000
Civil Infrastructure and Cost Recommendations (LCC Task 3 Engineering & Surveying)	\$ 46,600	\$ 46,600
3.1 Review of Existing Site and Documents		
Document Review	\$ 4,140	\$ 4,140
Utility Research	\$ 4,780	\$ 4,780
Site Visits (up to 3)	\$ 5,550	\$ 5,550
Assist with Site Diagram and Assessment memo	\$ 12,180	\$ 12,180
3.2 Civil Infrastructure and Cost Recommendations		
Assist with Recommendations Memo and Cost Estimates	\$ 19,950	\$ 19,950
Task 4 Structural and Architectural Assessment (Sunset Annex)	\$ 32,200	\$ 42,200
4.1 Site Visit / Observation / Documentation	\$ 4,000	\$ 4,000
4.2 Structural Assessment & Report	\$ 3,000	\$ 3,000
4.3 Architectural Assessment & Report	\$ 4,000	\$ 4,000
4.4 Program Assessment (NTE allowance)	\$ 5,000	\$ 5,000
4.5 Meetings & Correspondence (NTE allowance)	\$ 16,200	\$ 16,200
4.6 OPTIONAL: Conceptual Master Plan and Design		\$ 10,000
Total for all Tasks	\$ 153,670	\$ 173,920

Appendix: Project Background

- Greater Vallejo Recreation District Project Website: <https://www.gvrd.org/mcintyre-ranch>
- Google Map Site Location: <https://maps.app.goo.gl/Z2ZpMJEMtFuTBDkr6>

Site Map of Existing Structures and Related Notes



Structure	Current conditions
Old Garage	Very dilapidated, likely needs to be torn down
Stable	Recently renovated and rebuilt. GVRD has plans.
Cottage	
Well House	Point of connection for the electrical
Barn	
Tack House	
Yurt (& Shed)	Location of the former house. The pool is gone and rock walls are still in place. Built in 2015/16. GVRD has plans. Additional shed built behind the yurt;
Water Tank	
Fire Ring & Picnic Tables	Majority of the trees in this area were removed after a wildfire 3-4 years ago

Other site infrastructure

- **Wastewater** – no sewer connection, no known septic tanks or leachfields currently in use. Temporary portable chemical toilet is used. Assume RV has septic pumped out. Location of former septic treatment is known.
- **Water** – well has been tested and is potable. Status of water tank is not know
- **Driveways/Roads** – no improvements have been made

Other Elements from Plan

- **USGS Research Center** – No action on this since the report. No known grant funds available.
- **Covered Area** – no action since the report
- **Improved Parking** – ADA parking at yurt
- **Greenhouse** – no action since the report
- **Garden** – no action since the report
- **Agriculture Out Buildings** – no action since the report
- **Nature Center & Environmental Camp** – No action on conference center, tent cabins, ropes course, etc.
- **Caretaker residence** – is currently an RV close to the stables (note: resident has been asked to leave in November 2023)

Line #	Project Name	Budget Code	New Funding	Priority	Maintain Usability	Deferred Maint	Increase Usability	24-25	25-26
51	HVAC								
52	Distribution System								
53	Electrical								
54	Branch Wiring								
55	Service Distribution								
56	401 OFFICE BLDG								
57	Exterior Enclosure								
58	Exterior Walls (Finishes)								
59	Exterior Windows								
60	Roofing								
62	Interiors								
63	Floor Finishes								
64	Plumbing								
65	Domestic Water Distribution								
66	Sanitary Waste								
67	HVAC								
68	Distribution System								
69	Electrical								
70	Branch Wiring								
72	Site Infrastructure								
73	Vehicular Pavements								
74	AMADOR GARAGE								
75	Exterior Enclosure								
76	Exterior Walls (Finishes)								
77	Exterior Doors								
78	Roofing								
80	Interior Construction								
81	Interior Doors								
82	Interiors								
83	Ceiling Finishes								
84	Wall Finishes								
85	Electrical								
86	Branch Wiring								
87		Subtotal Amador	\$ 450,000		\$ -	\$ 432,000	\$ -		
88									
89	BEVERLY HILLS								
90	Pathway Lights	GF	\$ 100,000				\$ 100,000		
91	Playground Replacement		\$ 100,000			\$ 100,000			
92	Reduce Size/Have City Sell								
93		Subtotal Beverly Hills	\$ 200,000		\$ -	\$ 100,000	\$ 100,000		
94									
95	BLUE ROCK SPRINGS								
98	Lake Clean Up	??	\$ 140,000			\$ 140,000			\$ 190,000.00
99	Block House Improvements	GF	\$ 40,000			\$ 40,000			
101	Shade Structures -	??	\$ 75,000					\$ 90,000.00	

Line #	Project Name	Budget Code	New Funding	Priority	Maintain Usability	Deferred Maint	Increase Usability	24-25	25-26
256	FAIRMOUNT								
260		Subtotal Fairmont	#REF!		#REF!	#REF!	#REF!		
261									
262	GLEN COVE SCHOOL PARK								
263	Fencing/Gates	GF					\$ -		\$ 40,000.00
264	Landscape Front Area	GF	\$ 50,000			\$ 50,000			
267		Subtotal Glen Cove School	\$ 50,000		\$ -	\$ 50,000	\$ -		
268									
269	GLEN COVE WATERFRONT								
270									
271									
272		Subtotal Glen Cove Waterfront	\$ -		\$ -	\$ -	\$ -		
273									
274	GRANT MAHONY								
276	Tot-Lot	GF					\$ -		\$ 100,000.00
277	Landscape Old Pking Lot/Create Pking Area	GF	\$ 250,000			\$ 250,000			\$ 250,000.00
278	Perimeter Fence around bldg	GF				\$ -			
	Add restroom								
280	GRANT MAHONY BLDG								
281	Exterior Enclosure								
282	Exterior Walls (Finishes)					\$ 29,610			
283	Roofing								
284	Roof Coverings					\$ 34,848		\$ 60,000.00	
285	Interior Constuction								
286	Interior Doors				\$ 19,201				
287	Specialties				\$ 20,237				
288	Interiors								
289	Ceiling Finishes				\$ 2,798				
290	Floor Finishes					\$ 8,343			
291	Wall Finishes					\$ 3,730			
292	Plumbing								
293	Domestic Water Distribution					\$ 8,599			
294	Plumbing Fixtures					\$ 20,306			
295	Sanitary Waste					\$ 20,306			
299	Electrical								
300	Branch Wiring					\$ 16,059			
301	Exit Signs & Emergency Lighting					\$ 7,770			
302	Site Infrastructure								
303	Pedestrian Pavements					\$ 16,500			
304		Subtotal Grant Mahony	\$ 250,000		\$ 42,236	\$ 416,071	\$ -		
305	Remove HVAC off roof							\$ 20,000.00	
306	HANNS PARK								
	ADA path to restrooms							\$ 100,000.00	
308	Pathway lighting to restrooms		\$ 150,000				150000		\$ 150,000.00
309		Subtotal Hanns	\$ 150,000		\$ -	\$ -	\$ 150,000		

Line #	Project Name	Budget Code	New Funding	Priority	Maintain Usability	Deferred Maint	Increase Usability	24-25	25-26
524	Electrical								
525	Branch Wiring					\$ 1,357		\$ 50,000.00	
526	Lighting					\$ 1,357		\$ 50,000.00	
		Subtotal Wilson	\$ -		\$ 17,491	\$ 101,047	\$ -		
	Franklin								
	Roof								\$ 230,000.00
	Portables (2)							\$ 60,000.00	
								\$ 1,560,000.00	\$ 3,110,000.00