

LEO CARRILLO RANCH PARK MASTER PLAN

Phase 3 Priorities and Cost Estimate Update
February 2015



Prepared for:



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Planning • Landscape Architecture
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PHASE 3 PRIORITIZATION

The projects listed below were outlined in the 1998 Master Plan for Leo Carrillo Ranch as part of the Phase 3 improvements. In 2014, the City of Carlsbad held a public workshop to discuss the prioritization of these projects. The following information provides a prioritized list of projects that was developed as a result of resident feedback collected at the workshop.



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| <ul style="list-style-type: none"> 1. Entrance Paving at the Caretaker's Cottage 2. Wood Hitching Post 3. Stable 4. Chicken Coop/New Restroom 5. Botanical Garden 6. West Meadow 7. Botanical Trail 8. Arbor (Ramada) 9. Cantina 10. Carriage House 11. Feed Storage Building/Tack Shed | <ul style="list-style-type: none"> 12. Amphitheater 13. Equipment Shed 14. Storage Shed 15. Cattle Chute 16. Interior Ranch Fencing 17. Wood Picnic Tables 18. Fish (Koi) Ponds 19. Water Tank 20. Historic Pedestrian Bridge <p>*Grouped projects should be completed together</p> |
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COMMUNITY WORKSHOP SUMMARY

The workshop began with a brief introduction of the City of Carlsbad staff and consultant team. Mick Calarco, Special Projects and Historic Sites Manager for the City of Carlsbad, provided a history of the 1998 Master Plan and KTU+A and Heritage Architecture’s involvement. Mick emphasized that the focus of the workshop was prioritizing the remaining projects while considering the following:

- Deterioration of structures & Secretary of the Interior Standards
- Public use of the park - How does the community access it?
- Private Events - How do service vehicles access the park?
- Community desires from the City of Carlsbad Parks and Recreation Department Needs Assessment and Comprehensive Action Plan, Dec. 2013 (referred to as the needs assessment)

One of the key statements to remember when prioritizing master planned projects is from the Secretary of the Interior Standards, “A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.” This is one of the ten guides for rehabilitation (which the majority of the park falls into).

The needs assessment was an extensive document that the City of Carlsbad Parks & Recreation Department completed in December 2013. It highlighted community identified facility and program priorities. The top ten list for facilities and programs included:

Facility Priority Ranking

1. Family Picnic Areas*
2. Outdoor Swimming Pools
3. Botanical Ornamental Gardens*
4. Community Gardens
5. Off leash dog park
6. Amphitheater*
7. Playground Equipment
8. Dining/Retail
9. Senior Center
10. Youth Multi-Purpose Fields

Program Priority Ranking

1. Adult wellness program*
2. Culinary arts*
3. Aquatics programming
4. Adult sports programs
5. Cultural arts programs*
6. City sponsored special events*
7. Dancing*
8. Outdoor skills program
9. Youth sports program
10. Senior program*
11. Environmental education programs*

(*) Items noted in 1998 LCR Master Plan

The workshop attendees were asked to consider how the remaining projects should be prioritized based on the above four focus areas. Kurt Carlson and Eileen Magno from the consultant team then provided a brief overview of each of the remaining projects and provided a brief overview of why three phases were created. The phases were designated based on cost estimates developed in the late nineties and need for certain facilities. Some projects were completed out of phase and sometimes in temporary locations. The workshop attendees were advised of these instances for the prioritization exercise. The map at the left highlights the master plan along with the remaining projects and locations.

There were eleven community members present at the community workshop. Themes raised in the prioritization discussion included the following:

- The Leo Carrillo Ranch should be a “working ranch” - It should have the capabilities to demonstrate what certain activities might be like such as metal work.
- The “old” parts give the ranch character and are not necessarily a bad thing.
- Although there may have been more fencing once, the open feel of the ranch today is desirable - Kids need to be able to roam and imagine themselves in a different time.

Section 6 - Phase 3 Prioritization & Cost Estimate

- Money should be spent on existing facilities not new ones - There is a lot of work that needs to be done in the existing facilities.
- Consideration should be given as to how the park facilities and programs can generate revenue - i.e. tours of a “working ranch”, “farm to table” dinner on the ranch.
- Small projects should be completed if possible early to alleviate safety issues.

Adjacent Neighbors

- Some of the surrounding residential community had concerns regarding rodents- i.e. a grove of orange trees would not be desirable. Consider substituting non-fruiting trees instead.
- It is important to consider peafowl and rats and what they would do to any of the proposed planting.

Landscapes

- The current park views from the surrounding community trails are of an unsightly blank parking lot and some random sheds - the proposed landscape improvements such as the botanical trail, garden, and flowering west meadow hydroseed landscape could alleviate view concerns in addition to strategic plantings that could create a visual “screen.”
- Incorporating a romantic California look such as eucalyptus, purple hills, lavender, and similar type landscape could attract artists.
- Community gardens would not work here but a demonstration garden could be considered.
- Demonstration garden creates an opportunity for a culinary arts farm to table concept that could help generate revenue, however, maintenance and operations would need to be considered.
- The botanical trail, garden, and west meadow hydroseed should be completed together.
- Fencing would be good along the “arcade” and south of the cattle chute to give a sense of the how a ranch functioned but open areas are good.
- The arbor (ramada/planted trellis) should be combined with the cantina and completed.

Facilities

- The equipment shed and storage shed might be an opportunity to have an on-site metal artist or blacksmith demonstration area for kids.
- Additional restrooms are important for senior tour buses, private events, and school program but the location may be better served near the parking lot.
- Projects should grouped together in order to help keep costs low (i.e. the cantina, carriage house, feed storage, and tack shed should be completed simultaneously).

PHASE 3 COST ESTIMATE

PHASE 3				
ITEMS	QUANTITY	UNIT	UNIT COST	TOTAL COST
1. Entrance Paving at Caretaker's Cottage	1	LS	\$8,810	\$8,810
2. Wood Hitching Post	1	LS	\$8,810	\$8,810
3. Stable	1	LS	\$349,978	\$349,978
4. Chicken Coop/New Restroom	1	LS	\$277,522	\$277,522
5. Botanical Garden	1	LS	\$120,516	\$120,516
6. West Meadow	1	LS	\$74,931	\$74,931
7. Botanical Trail	1	LS	\$145,075	\$145,075
8. Arbor (Ramada)	1	LS	\$66,077	\$66,077
9. Cantina	1	LS	\$33,185	\$33,185
10. Carriage House	1	LS	\$24,889	\$24,889
11. Feed Storage Building/Tack Shed	1	LS	\$64,080	\$64,080
12. Amphitheater	1	LS	\$81,017	\$81,017
13. Equipment Shed	1	LS	\$80,026	\$80,026
14. Storage Shed	1	LS	\$27,179	\$27,179
15. Cattle Chute	1	LS	\$20,557	\$20,557
16. Interior Ranch Fencing (Various)	1	LS	\$154,179	\$154,179
17. Wood Picnic Tables	1	LS	\$73,418	\$73,418
18. Fish (Koi) Ponds				
Large Pond (south of the pool)	1	LS	\$ 33,699	\$ 33,699
Small Pond (Hacienda courtyard)	1	LS	\$ 6,608	\$ 6,608
19. Water Tank	1	LS	\$25,696	\$25,696
20. Historic Pedestrian Bridge	1	LS	\$32,267	\$32,267
SUBTOTAL				\$1,708,520
Design Fees - Architect, Landscape Architect, Civil Engineer, Soils (10%)				\$170,852
Inspection / Administration / Testing (8%)				\$136,682
TOTAL ESTIMATED PHASE 3 COST				\$2,016,053

* The Mark Up for each item includes General Conditions (10%), Overhead and Profit (8%), Bonds & Insurances (3%), and Project Contingency (20%)

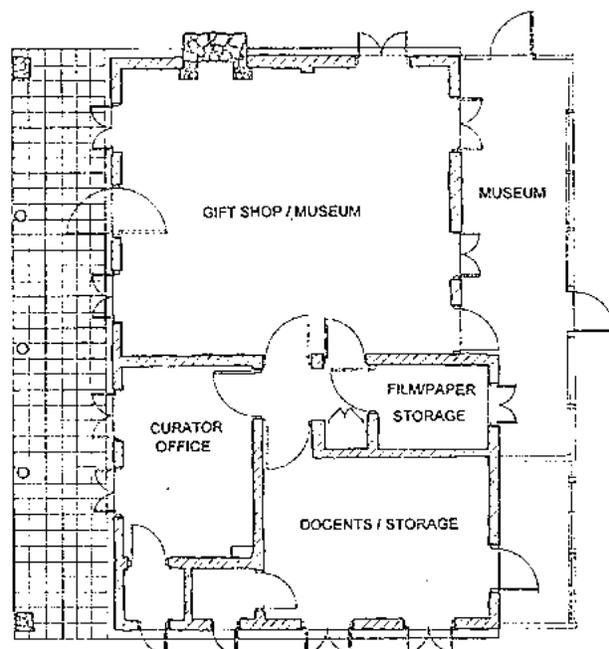
ENTRANCE PAVING AT CARETAKER'S COTTAGE

The historic paving surface around the caretakers cottage were originally hard surface materials such as concrete, flagstone and tile. Today, there is some cracking, uplifting and deterioration of the these areas that will need to be repaired or completely replaced. The area to be repaired is approximately 300 square feet.



Project Location

ENTRANCE PAVING AT CARETAKER'S COTTAGE						
DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM COST	MARK UP*	TOTAL COST
Repair & enhance entrance paving	300	SF	\$20	\$6,000	\$2,810	\$8,810
Total						\$8,810



Caretaker's Cottage Proposed Floor Plan

WOOD HITCHING POST



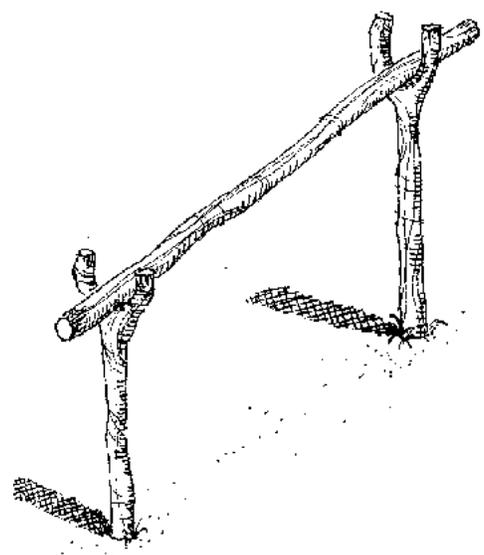
Project Location

There are currently a variety of hitching posts located throughout the ranch. An additional three (3) hitching posts will be incorporated into the main Hacienda and courtyard areas. These hitching posts should mimic the historic hitching posts (see drawing below) and should be incorporated into the Ranch scene in an authentic and sensitive manner.

WOOD HITCHING POST						
DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM COST	MARK UP*	TOTAL COST
Wood hitching post	3	EA	\$2,000	\$6,000	\$2,810	\$8,810
Total						\$8,810



Existing Hitching Post



Historic Hitching Post

STABLE

The stable will be used to house farm animals such as horses and sheep while the bunkhouse will be used to display furnishings and artifacts used by the ranch workers during Carrillo's stay at the Ranch. The area will be included as part of the docent tour as well as the self-guided tour.

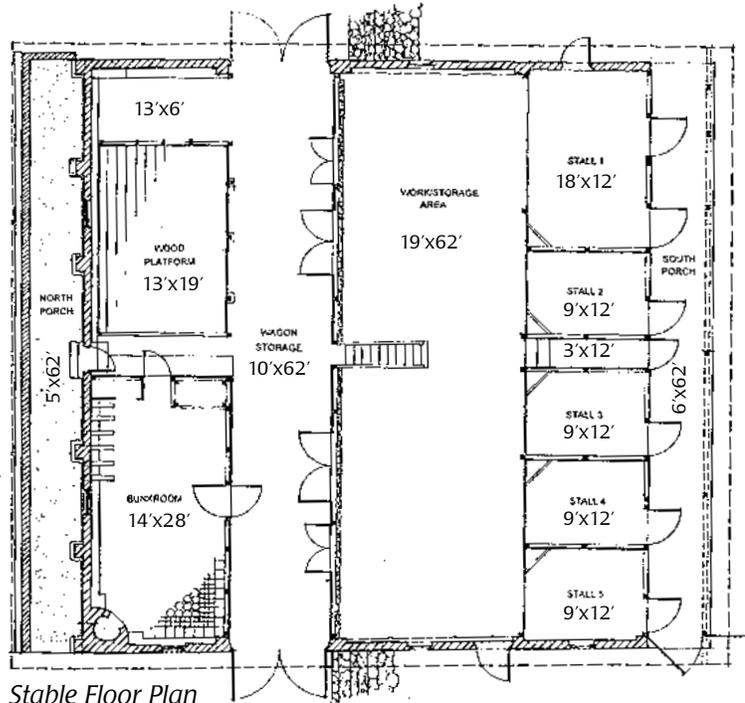
The stable is approximately 62' wide x 70' long x 17' high (average). The walls of the stable were seismically stabilized in 1992. In order to accommodate the activities outlined above, the stable will need to provide stabilized decomposed granite flooring, repair the existing clay tile flooring, repair worn wood features, provide interior lighting and security system, improve drainage, and replace the 20-year-old wood shingle roof.



Project Location



Existing Conditions



Stable Floor Plan

STABLE						
DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM COST	MARK UP*	TOTAL COST
General adobe maintenance	1	LS	\$20,000	\$20,000	\$9,367	\$29,367
Replace wood shingle roof	4,340	SF	\$15	\$65,100	\$30,491	\$95,591
General maintenance for wood structure; repair wood structure, termite & wood rot damage	1	LS	\$40,000	\$40,000	\$18,735	\$58,735
Improve perimeter drainage on north & east sides	140	LF	\$73	\$10,220	\$4,787	\$15,007
Provide bat removal & clean-up	1	LS	\$7,500	\$7,500	\$3,513	\$11,013
Stone retaining wall minor repair at west entrance	1	LS	\$5,000	\$5,000	\$2,342	\$7,342
Electrical / general interior lighting	4,340	SF	\$10	\$43,400	\$20,327	\$63,727
Security system	4,340	SF	\$2.75	\$11,935	\$5,590	\$17,525
Landscape repair	900	SF	\$6	\$5,400	\$2,529	\$7,929
Irrigation	900	SF	\$3	\$2,700	\$1,265	\$3,965
Bunkhouse Interpretive Display:						
Provide stabilized DG in Wagon Storage corridor	750	SF	\$9	\$6,750	\$3,161	\$9,911
Repair existing clay tile flooring	392	SF	\$12.50	\$4,900	\$2,295	\$7,195
Modify existing south bunkroom entry door for disabled access	1	EA	\$3,000	\$3,000	\$1,405	\$4,405
Repair deteriorated raised wood platform	247	SF	\$20	\$4,940	\$2,314	\$7,254
Repair existing bunkhouse wood features	1	LS	\$7,500	\$7,500	\$3,513	\$11,013
Total - Stable						\$349,978

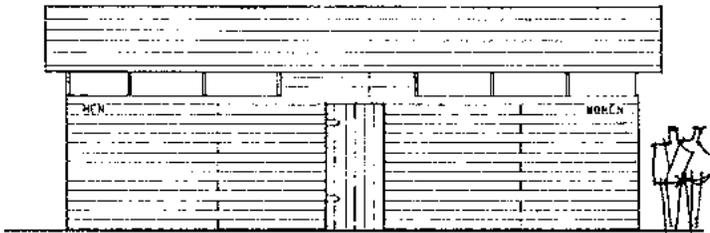
CHICKEN COOP/NEW RESTROOM

The Chicken Coop will be reintroduced to the ranch site as a public restroom facility with modern plumbing and a janitorial storage area. The exterior of the Chicken Coop/Restroom will replicate original facades as shown on historical photographs.

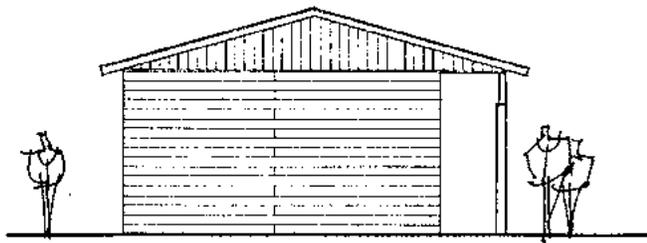
The structure will be approximately 22' wide x 34' long x 12' high and include lighting, mechanical and plumbing fixtures. The structure will incorporate wood cladding to replicate the historic chicken coop. In addition, the surrounding area will include landscaping and irrigation. See the images below for the preliminary design of the new facility.



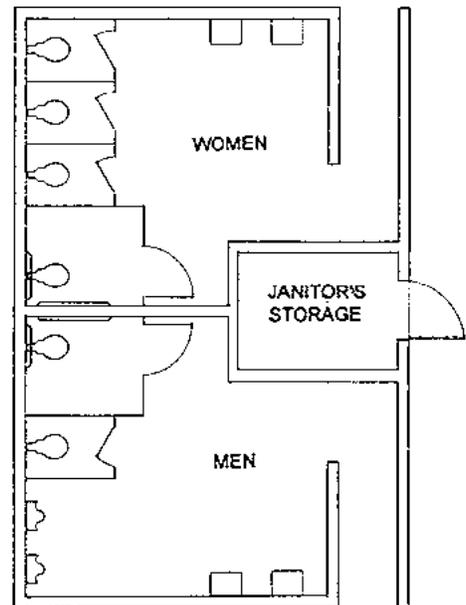
Project Location



East Elevation

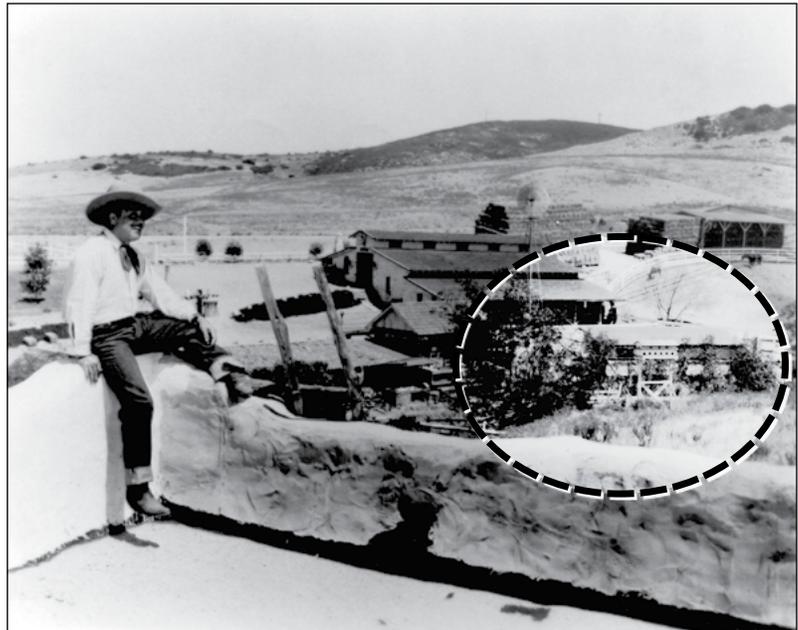


South Elevation



Floor Plan

CHICKEN COOP & NEW RESTROOM						
DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM COST	MARK UP*	TOTAL COST
New restroom building to replicate historic chicken coop, 22' x 34':						
New structure per Parks standards	748	SF	\$150	\$112,200	\$52,551	\$164,751
Wood cladding to replicate historic chicken coop	1	LS	\$25,000	\$25,000	\$11,709	\$36,709
Mechanical & plumbing fixtures	1	LS	\$40,000	\$40,000	\$18,735	\$58,735
Electrical lighting	1	LS	\$10,000	\$10,000	\$4,684	\$14,684
Landscaping	100	SF	\$12	\$1,200	\$562	\$1,762
Irrigation	100	SF	\$6	\$600	\$281	\$881
Total						\$277,522



Historic Photos of the Chicken Coop

BOTANICAL GARDEN

The botanical collection of Leo Carrillo Ranch was special and exceptional, and plays just as important of a role in the historic importance to the ranch as the adobe structures. There have been many documented references to the native vegetation for which Leo expressed such a strong appreciation, including their forgotten Native American names and their medicinal qualities.

The variety of plant material types and habitats of the Ranch are diverse. The unique rural site includes riparian habitat, freshwater marsh, baccharis scrub, non-native grassland, eucalyptus woodland, cactus/succulent theme, and subtropical plantings.



Project Location

The area identified for the Botanical Garden is approximately 21,500 square feet in size - 6,850 square feet for the botanical garden and 14,650 square feet for the orange grove. Prior to installation, this area will require weed/plant removal and grading. The botanical garden will include installation of approximately 250 plants and 26 orange trees (or other suitable alternative) along with irrigation. Garden amenities will include identification and educational signage. The Botanical Garden will also incorporate stabilized decomposed granite pathways (included in Botanical Trail cost estimate) built on the natural contours of the land that meander through various botanical collections and gardens:

1. The Southwestern Desert Garden would display the more distinctive and dramatic looking plants that Leo promoted in his plantings throughout the Ranch with collections of all types of cacti, succulents and giant yuccas. The species would provide a variety of color, shapes and forms, but the emphasis would be placed on plant species more suited to intermediate and low desert regions.
2. The Native Plant Garden would be an expression of Leo's love for western native plants. The emphasis would be placed on species that are native to California only, especially those that had natural medicinal attributes. Additional features would be included to enhance the garden atmosphere, such as boulders and gravel mulch.
3. Although the Herb Garden would usually be located closer to the kitchen, this botanical exhibit would be solely for education and decoration. Herbs in this garden would be identified for their unique ornamental or medicinal qualities.
4. The Riparian Garden Walk would identify the sensitive riparian species that are prevalent along the existing riparian corridor. Interpretive signage would be provided at key points to explain the habitat.
5. A demonstration garden would grow a variety of crops and be used as an educational component of the ranch.
6. The Orange Grove would include approximately 26 orange trees (or suitable, drought-tolerant alternative species).

In order to accommodate new uses and events on the ranch, a service road has been built through the Botanical Garden area and into the service area located behind the Cabana. Future design for the Botanical Garden must incorporate this road into the project design.

BOTANICAL GARDEN						
DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM COST	MARK UP*	TOTAL COST
Weed removal & rough grading	21,500	SF	\$0.45	\$9,675	\$4,531	\$14,206
Soil prep & fine grade	21,500	SF	\$0.55	\$11,825	\$5,538	\$17,363
Orange trees or suitable, drought-tolerant alternative species (15 gal)	26	EA	\$175	\$4,550	\$2,131	\$6,681
Botanical garden plants, 1 gal	187	EA	\$15	\$2,805	\$1,314	\$4,119
Botanical garden plants, 5 gal	63	EA	\$40	\$2,520	\$1,180	\$3,700
Irrigation, orange grove	14,650	SF	\$1.50	\$21,975	\$10,292	\$32,267
Irrigation, botanical garden	6,850	SF	\$2.00	\$13,700	\$6,417	\$20,117
Clean-up & maintenance (90 days)	21,500	SF	\$0.35	\$7,525	\$3,524	\$11,049
Signage, botanical garden	1	LS	\$7,500	\$7,500	\$3,513	\$11,013
Total						\$120,516



Historic Botanical Garden



Existing Conditions

WEST MEADOW AND BOTANICAL TRAIL

Open lawn and meadow areas will provide a range of opportunities for passive and active recreation elements, such as hiking, walking, picnicking and sightseeing, and will include group picnic areas, open play, and pathways.

The west meadow area is approximately 56,700 square feet. The existing area would require weed removal and grading prior to hydroseeding. Meadows will retain existing pepper trees and selective vegetation. Replanting natural grasses and wildflowers will also help maintain a naturalized look while addressing weed overgrowth and fire control.

The Botanical Trail is approximately 2,250 linear feet of natural trail that will meander through the west meadow and botanical garden. The trail will be 6' wide and constructed of a stabilized decomposed granite surface with bender board edging. Benches will be located in various locations along the trail. Trail guidelines within the Ranch include:

1. Trail widths should be 6 feet wide minimum. Location of trails should not be determined until all environmental assessment is completed.
2. Trail alignment should follow the contours of the land and consist of a series of gently sweeping curves. Long straight stretches (tangents) and sharp angular turns should be avoided as much as possible.
3. Cross Sections: 1-3% optimum, 6% maximum in approved locations only
4. A slight downhill grade will be necessary for crossing drainages and to provide grade undulations for drainage purposes.
5. Vertical Grade: 0-5% optimum, 0-100% maximum for distance over 500 feet, 0-15% maximum for distance limited to 250 feet, 15-20% maximum for short distances under 100 feet
6. Pedestrian Trail Surface: Excavate to six inches depth, apply City surface approved soil sterilant and install paving with thickened edge and compact afterwards. A 6" square concrete curb or 2' x 6' redwood header may be utilized for containment.

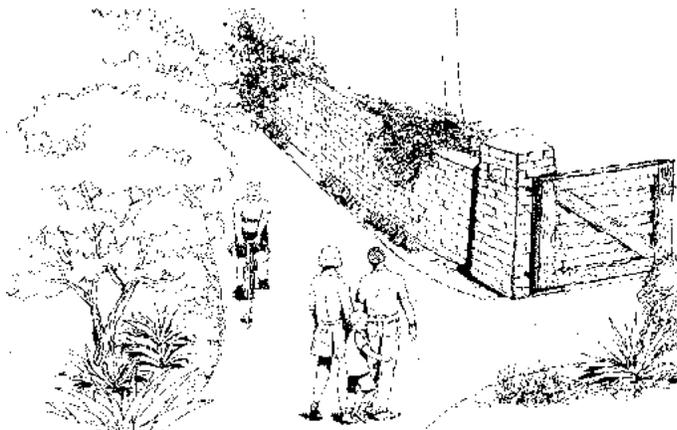


Project Location



Existing Conditions

WEST MEADOW AND BOTANICAL TRAIL						
DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM COST	MARK UP*	TOTAL COST
West Meadow						
Weed removal & grading	56,700	SF	\$0.35	\$19,845	\$9,295	\$29,140
Temporary irrigation	56,700	SF	\$0.25	\$14,175	\$6,639	\$20,814
Hydroseed with non-irrigated lawn mix	56,700	SF	\$0.30	\$17,010	\$7,967	\$24,977
<i>Subtotal - West Meadow</i>						<i>\$74,931</i>
Botanical Trail						
Rough & fine grading	13,500	SF	\$0.60	\$8,100	\$3,794	\$11,894
Nature trail, stabilized DG, 2,250' x 6' wide	13,500	SF	\$5	\$67,500	\$31,615	\$99,115
Bender board edging	4,500	LF	\$3.60	\$16,200	\$7,588	\$23,788
Benches	7	EA	\$1,000	\$7,000	\$3,279	\$10,279
<i>Subtotal - West Meadow</i>						<i>\$145,075</i>
Total						\$220,006



Botanical Trail



Proposed Trail Conditions

ARBOR (RAMADA)

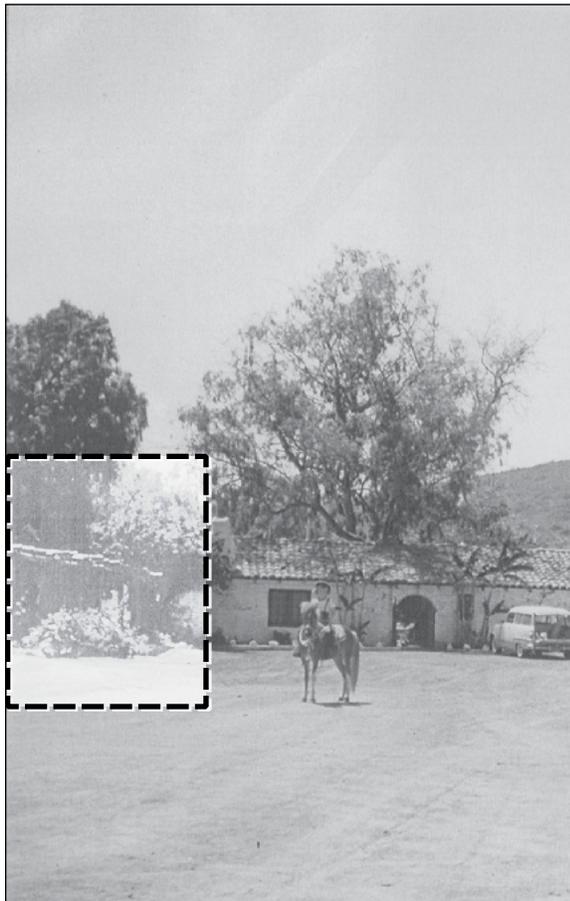
The original trellis and ramadas located between the hacienda and the cantina will be restored to their original design using photo documentation.

The arbor will be 9' high x 60' long and include 8" diameter posts, 6" diameter beams, and 4" diameter joists. Building materials will include clean peeled redwood lodge poles, clear all heart that has been weathered by either sandblasting or other acceptable means. The redwood should be allowed to weather to a "silver-gray" color.



Project Location

ARBOR (RAMADA)						
DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM COST	MARK UP*	TOTAL COST
Concrete footings, pad	10	EA	\$600	\$6,000	\$2,810	\$8,810
Lodge poles / posts, 8" diameter, 12' long	10	EA	\$1,000	\$10,000	\$4,684	\$14,684
Beams, 6" diameter, 15' long	8	EA	\$750	\$6,000	\$2,810	\$8,810
Joists, 4" diameter, 8' long	60	EA	\$250	\$15,000	\$7,026	\$22,026
Rough hardware	1	LS	\$8,000	\$8,000	\$3,747	\$11,747
Total						\$66,077



Historic Ramada (background left)



Existing structures at Leo Carrillo Ranch with similar characteristics - arbor in picnic area (left) and trash enclosure (right).

CANTINA

The Cantina will replicate the furnishings and artifacts present during the time of Carrillo when the ranch workers were active at the site. The area will be included as part of the docent tour as well as for self-guided tours.

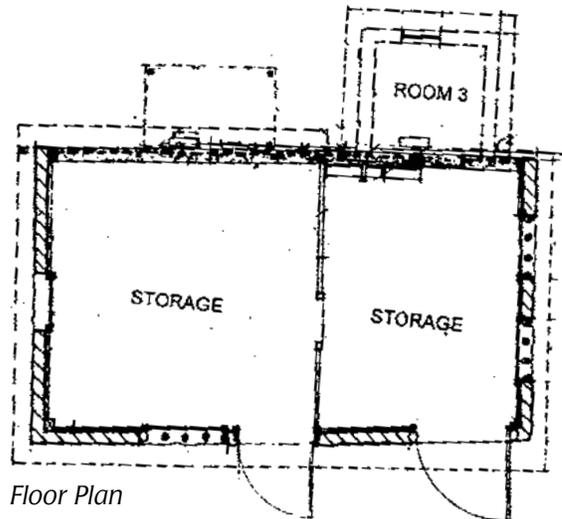
The Cantina is approximately 14' wide x 26' long x 12' high. The walls of the Cantina were seismically stabilized in 1992, however, additional roof, landscape, and wood repairs will be needed. Miscellaneous items stored in the Cantina will need to be removed and placed in a permanent storage area. See cost estimate for a full list of repairs.



Project Location



North Elevation



Floor Plan

CANTINA						
DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM COST	MARK UP*	TOTAL COST
General adobe maintenance needed	960	SF	\$5	\$4,800	\$2,248	\$7,048
Replace wood shingle roof	500	SF	\$15	\$7,500	\$3,513	\$11,013
Repair roof eaves, termite & dry rot damage	1	LS	\$2,000	\$2,000	\$937	\$2,937
Repair wood headers & branch framing, termite & dry rot damage	1	LS	\$3,500	\$3,500	\$1,639	\$5,139
Landscape repair	400	SF	\$8	\$3,200	\$1,499	\$4,699
Irrigation	400	SF	\$4	\$1,600	\$749	\$2,349
Total						\$33,185



Existing Conditions



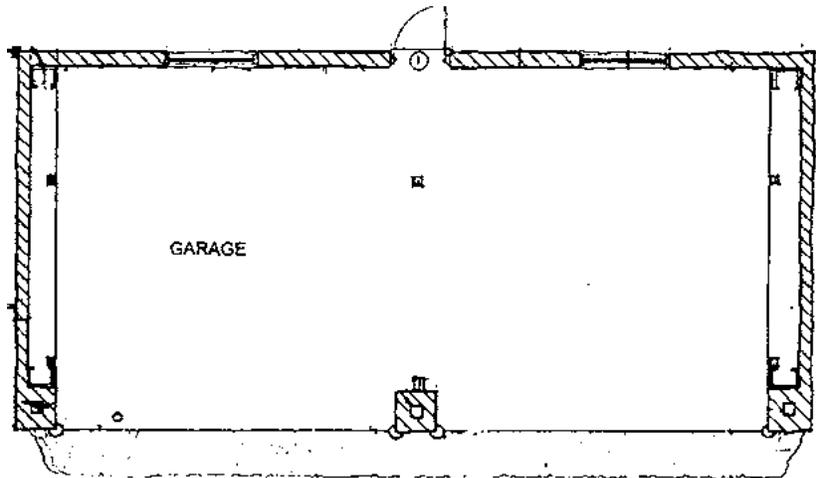
CARRIAGE HOUSE

The Carriage House will display large ranch artifacts such as tractors, carriages, or Leo's 1948 Bullhead Chrysler. The area will be part of the docent tour and self-guided tour.

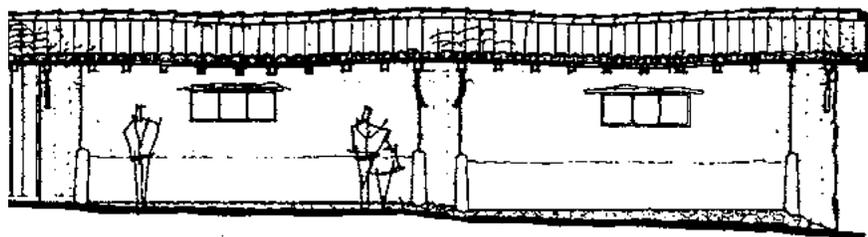
The Carriage House is approximately 21' wide x 43' long x 12' high. The existing clay tile roof is in need of minor repair to reattach loose tiles. Most of the rawhide strap connections a the wood trusses need replacing. A number of other repairs are needed to repair termite and dry rot damage. See cost estimate for a full list of repairs.



Project Location



Floor Plan



North Elevation

CARRIAGE HOUSE						
DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM COST	MARK UP*	TOTAL COST
General adobe maintenance needed	1,550	SF	\$5	\$7,750	\$3,630	\$11,380
Clay tile roof repair - reattach loose tiles	1	LS	\$3,400	\$3,400	\$1,592	\$4,992
Replace rawhide strap connections at the wood trusses	1	LS	\$1,500	\$1,500	\$703	\$2,203
Repair wood headers & branch framing, termite & dry rot damage	1	LS	\$4,000	\$4,000	\$1,873	\$5,873
Post warning signs for uneven floor condition	1	LS	\$300	\$300	\$141	\$441
Total						\$24,889



Existing Conditions



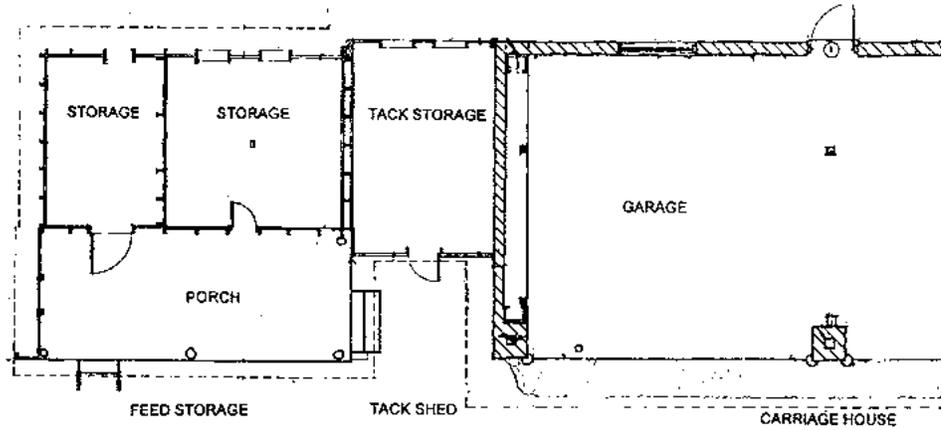
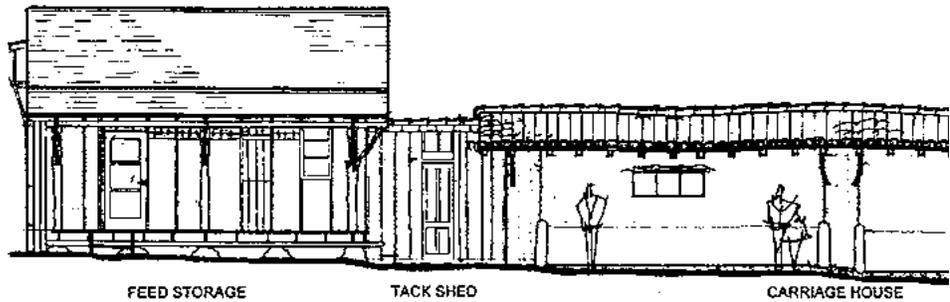
FEED STORAGE BUILDING/TACK SHED

The Feed Storage will continue to be used as a storage facility. The Tack Shed will contain interpretive tack and saddles to help define the story of a "working ranch" during the life and times of Leo Carrillo. The area will be part of the docent tour and self-guided tour.

The Feed Storage Building is approximately 20' wide x 20' long x 16' high. The Tack Shed is approximately 9' wide x 14' long x 16' high. The roof for these structures will need to be replaced and the foundation will need to undergo a structural evaluation to determine stabilization requirements. In addition, wood members will be replaced to repair termite and dry rot damage. See cost estimate for a full list of repairs.



Project Location



Floor Plans & Elevations for Tack Shed & Feed Storage Building

FEED STORAGE BUILDING/TACK SHED						
DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM COST	MARK UP*	TOTAL COST
Tack Shed						
General maintenance for wood structures	1	LS	\$1,000	\$1,000	\$468	\$1,468
Demo & replace wood shingle roof	130	SF	\$28	\$3,640	\$1,705	\$5,345
Repair entire wood structure, termite & dry rot damage	1	LS	\$3,000	\$3,000	\$1,405	\$4,405
Stabilize foundation	1	LS	\$3,000	\$3,000	\$1,405	\$4,405
<i>Subtotal - Tack Shed</i>						<i>\$15,623</i>
Feed Storage Building						
General maintenance for wood structures	1	LS	\$3,500	\$3,500	\$1,639	\$5,139
Demo & replace wood shingle roof	400	SF	\$28	\$11,200	\$5,246	\$16,446
Repair entire wood structure, termite & dry rot damage	1	LS	\$7,500	\$7,500	\$3,513	\$11,013
Stabilize foundation	1	LS	\$9,000	\$9,000	\$4,215	\$13,215
Landscaping	100	SF	\$12	\$1,200	\$562	\$1,762
Irrigation	100	SF	\$6	\$600	\$281	\$881
<i>Subtotal - Feed Storage</i>						<i>\$48,456</i>
Total						\$64,080



Feed Storage Building (left) and Tack Shed (right)

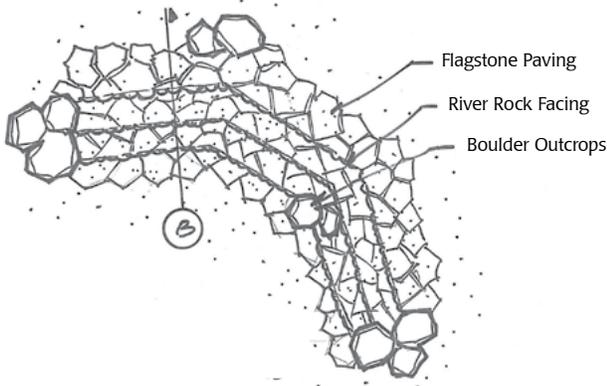
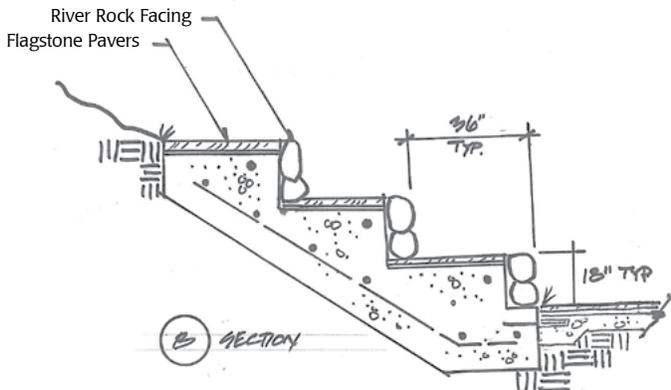
AMPHITHEATER

A small outdoor amphitheater/gathering area would be a tremendous asset to the Ranch and the place for story-telling or performance events, as well as for uses envisioned for the interpretive program proposed for the Ranch.

The gathering area could take advantage of and conform to the shaded sloping topography south of the stable and wood barn. The design for the amphitheater could incorporate 3 levels of seating (each seat/stair approximately 36" wide by 18" high), rebar reinforced concrete base with river rock facing and flagstone paver top, and boulder outcrops located throughout.



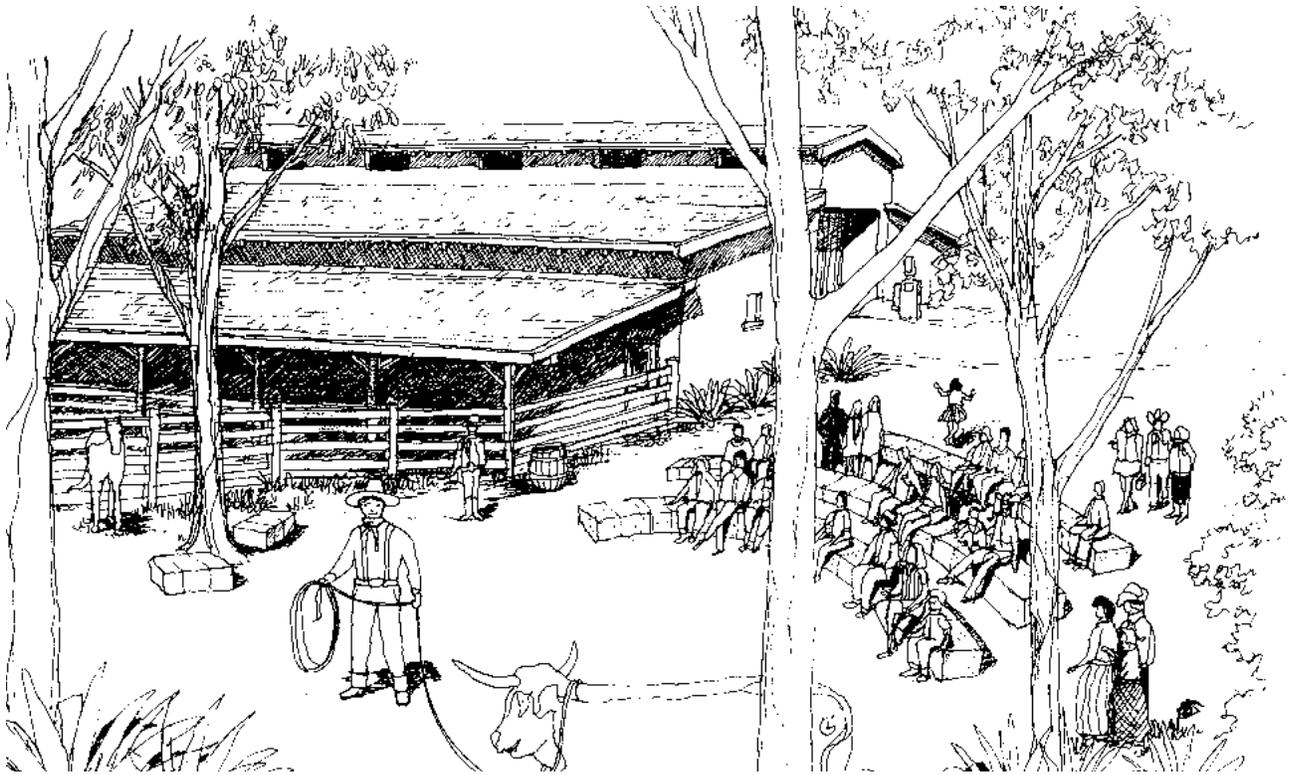
Project Location



Section & Plan View of Amphitheater Steps

Existing Conditions

AMPHITHEATER						
DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM COST	MARK UP*	TOTAL COST
Grading for amphitheater	650	SF	\$5	\$3,250	\$1,522	\$4,772
Concrete stepped base, 3 levels 36" wide x 18" high	650	SF	\$37.50	\$24,375	\$11,416	\$35,791
Flagstone pavers	650	SF	\$25	\$16,250	\$7,611	\$23,861
River rock facing, 18" high	210	LF	\$30	\$6,300	\$2,951	\$9,251
Boulder outcrops	1	LS	\$5,000	\$5,000	\$2,342	\$7,342
Total						\$81,017



Proposed Amphitheater

EQUIPMENT SHED

The equipment shed will continue to serve as a storage areas for ranch equipment. The structure is approximately 27' wide x 62' long x 12' high.

The adobe wall at the blacksmith's shop will need to be seismically stabilized. The stone foundation wall needs repairs and the wood structure needs reinforcement to the foundation. The metal seam roof and siding will need repair and wood with termite and dryrot damage will need to be replaced throughout the structure. See cost estimate for a full list of repairs.



Project Location



Historic Equipment Shed



Existing Conditions

EQUIPMENT SHED						
DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM COST	MARK UP*	TOTAL COST
General adobe maintenance needed	1	LS	\$3,700	\$3,700	\$1,733	\$5,433
Stabilize adobe wall at the black-smith's shop	12	LF	\$500	\$6,000	\$2,810	\$8,810
General maintenance & repair for wood structures	1	LS	\$10,000	\$10,000	\$4,684	\$14,684
Repair roof eaves, termite & dry rot damage	1	LS	\$3,500	\$3,500	\$1,639	\$5,139
Repair wood headers & branch framing, termite & dry rot damage	1	LS	\$5,000	\$5,000	\$2,342	\$7,342
Repair / reconstruct stone foundation wall	1	LS	\$12,000	\$12,000	\$5,620	\$17,620
Reinforce, brace & anchor wood structure to the foundation	1	LS	\$5,000	\$5,000	\$2,342	\$7,342
Repair metal seam roof & siding	1	LS	\$7,500	\$7,500	\$3,513	\$11,013
Landscaping	100	SF	\$12	\$1,200	\$562	\$1,762
Irrigation	100	SF	\$6	\$600	\$281	\$881
Total						\$80,026

STORAGE SHED

The storage shed will remain as an area used by the curatorial staff to house artifacts for possible use in the museum and archival materials not currently on display. The structure should be temperature controlled and provided with adequate shelves.

The storage shed is approximately 12 feet wide x 14 feet long x 9 feet high. The roof is currently missing and should be replaced with wood shingles or other material that is consistent with historic materials used on the ranch. The wood doors will need to be restored/replaced and the retaining wall and foundation will need repairs. Some of the wood has been damaged by termites/dryrot and needs replacement as well.



Project Location



Storage Shed (1998)



Storage Shed (2014)

STORAGE SHED						
DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM COST	MARK UP*	TOTAL COST
General maintenance for wood structures	1	LS	\$2,500	\$2,500	\$1,171	\$3,671
Provide wood shingle roof, replace missing sheathing	168	SF	\$20	\$3,360	\$1,574	\$4,934
Repair entire wood structure, termite & dry rot damage	1	LS	\$5,000	\$4,100	\$1,920	\$6,020
Restore existing rolling wood door	1	EA	\$1,000	\$1,000	\$468	\$1,468
Replace missing wood side door	1	EA	\$750	\$750	\$351	\$1,101
Stabilize foundation, Repair existing stone retaining wall/foundation	1	LS	\$6,800	\$6,800	\$3,185	\$9,985
Total						\$27,179

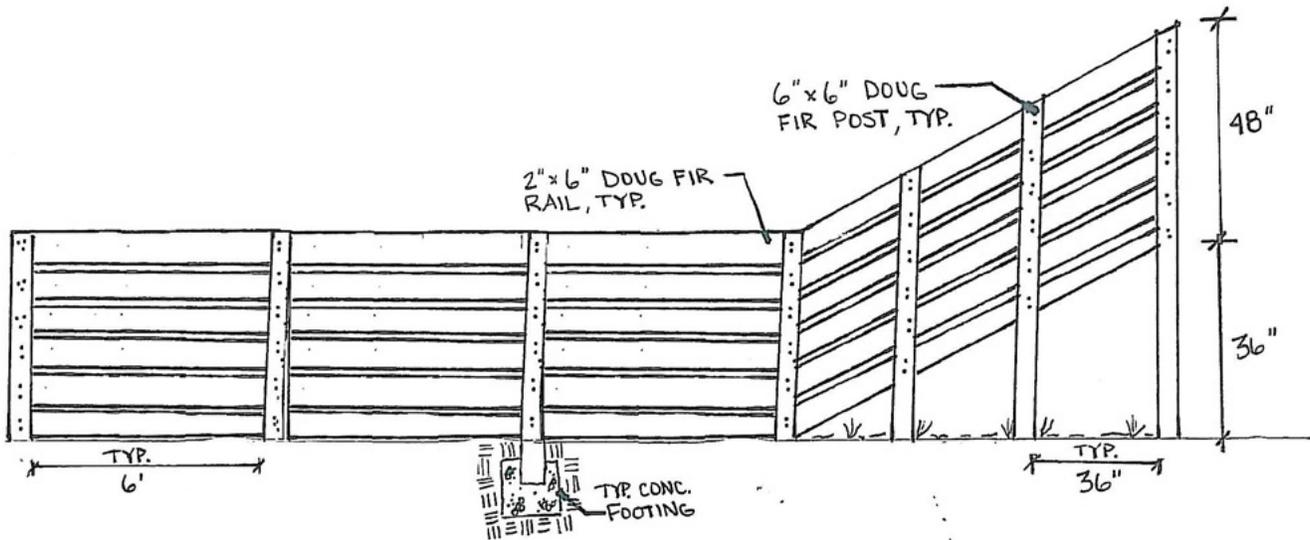
CATTLE CHUTE

The cattle chute is located along the main road leading into the ranch. It is currently in a state of disrepair and will need to be rebuilt. The new cattle chute will mimic the historic cattle chute as closely as possible.

The new cattle chute will be constructed with douglas fir with wood preservative. It will be approximately 4' wide x 30' long with concrete footings (see sketch below).



Project Location



Proposed Cattle Chute

CATTLE CHUTE						
DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM COST	MARK UP*	TOTAL COST
Concrete footings at posts	1	LS	\$2,000	\$2,000	\$937	\$2,937
Douglas fir posts, 6"x6"	100	LF	\$40	\$4,000	\$1,873	\$5,873
Douglas fir rails each side	60	SF	\$125	\$7,500	\$3,513	\$11,013
Rough hardware	1	LS	\$500	\$500	\$234	\$734
Total						\$20,557



Existing Conditions - Cattle Chute location along main road (left) and deteriorating condition of existing cattle chute (right).

INTERIOR RANCH FENCING

The original five (5) foot high white corral fencing will be restored per the fence plan. Various areas of fencing around the ranch have already been restored to match the style and character of the original fence. An additional 1,750 linear feet of fencing will be installed in the south eastern portion of the ranch.

The white corral fencing throughout the ranch will occasionally be repainted after reconstruction. The fence will match the same style and character of the restored fencing located throughout the ranch.



Project Location

INTERIOR RANCH FENCING						
DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM COST	MARK UP*	TOTAL COST
Coral fencing, white, 5' high	1,750	LF	\$60	\$105,000	\$49,179	\$154,179
Total - Interior Ranch Fencing						\$154,179



Existing Conditions

WOOD PICNIC TABLES



There are currently a number of picnic tables located throughout the ranch. An additional two (2) picnic will be placed in the area south of the parking lot. These tables will be prefabricated and will look similar to existing picnic tables within the ranch.

Project Location

WOOD PICNIC TABLES						
DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM COST	MARK UP*	TOTAL COST
Wood picnic tables	4	EA	\$2,500	\$10,000	\$4,684	\$14,684
Stabilized DG for access path and picnic table area	700	SF	\$5	\$3,500	\$1,639	\$5,139
Trellis	1	LS	\$35,000	\$35,000	\$16,393	\$51,393
Vines and Irrigation	1	LS	\$1,500	\$1,500	\$703	\$2,203
Total						\$73,418



Proposed Picnic Table Area will Mimic Existing Seating Areas

FISH PONDS

There are two fish ponds located on the ranch. The smaller pond (located in the hacienda courtyard) is currently used as a planting area with a small water area. The total pond area is approximately 60 square feet. The water area will be expanded to include 1/3 of the total pond area while retaining some of the existing plants.

The larger pond (located to the south of the pool) is approximately 450 square feet. This pond is a unique feature that creates interest for the backyard area. The pond is currently used as a planting area so the existing vegetation will need to be removed. In addition, the bottom and perimeter walls have many cracks that need to be repaired, the plumbing lines need repair, and the bottom will need to be sealed. The new pond will include 18" of water, and island area (1/3 of total pond area), circulating pump and overflow box, aquatic vegetation, natural rock, boulders and aquatic wildlife.



Project Location



Small Fish Pond

FISH PONDS						
DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM COST	MARK UP*	TOTAL COST
Large Pond (South of the Pool)						
Remove vegetation	450	SF	\$3	\$1,350	\$632	\$1,982
Install new pond bottom, liner, perimeter walls, & seal	450	SF	\$26	\$11,700	\$5,480	\$17,180
Provide new plumbing lines & circulation pump	1	LS	\$3,000	\$3,000	\$1,405	\$4,405
Aquatic vegetation, 1 gallon plants	30	EA	\$30	\$900	\$422	\$1,322
Boulders, 2 - 3 feet wide	10	EA	\$500	\$5,000	\$2,342	\$7,342
Fish (allowance)	1	LS	\$1,000	\$1,000	\$468	\$1,468
<i>Subtotal - Large Pond</i>						\$33,699
Small Pond (Hacienda courtyard)						
Partially remove existing vegetation	1	LS	\$500	\$500	\$234	\$734
Expand water area to 1/3 of total pond area (60 sf) with new pond bottom, liner, and equipment	1	LS	\$4,000	\$4,000	\$1,873	\$5,873
<i>Subtotal - Small Pond</i>						\$6,608
Total						\$40,307



Large Fish Pond Perimeter Wall



Large Fish Pond Planting Area

WATER TANK

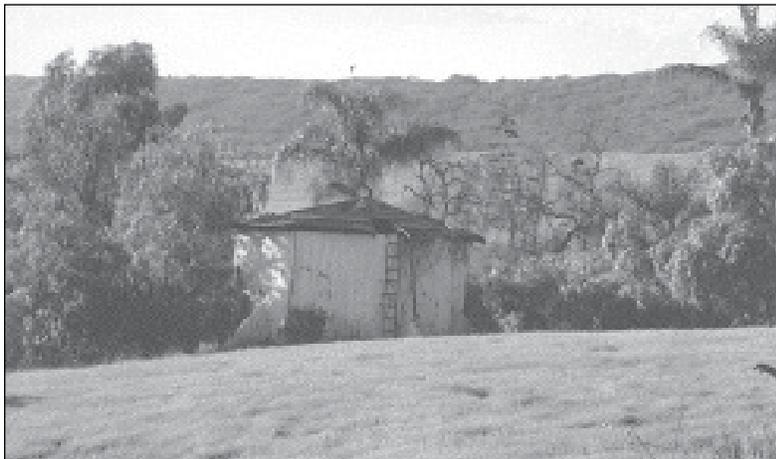
The existing water tank is an enneagon shaped (9-sided) concrete structure. The roof will be replaced but the tank will not hold water. It will be utilized as a permanent display for self-guided tours and docent tours.

The water tank is approximately 20' wide x 10'-12' high. There are two large vertical cracks that need repair by epoxy anchoring and grout crack injection. The existing concrete buttresses are separating from the walls and will be anchored to the walls using epoxy. In addition, the temporary roof structure will be replaced with a historically accurate conical roof structure. Finally, all vegetation adjacent to the concrete walls will be removed.



Project Location

WATER TANK						
DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM COST	MARK UP*	TOTAL COST
Repair two large vert cracks, epoxy anchoring & grout crack injection	2	EA	\$2,500	\$5,000	\$2,342	\$7,342
Epoxy anchor concrete buttresses to the walls	1	LS	\$4,500	\$4,500	\$2,108	\$6,608
Replace temp roof structure with historically accurate conical roof	1	LS	\$7,500	\$7,500	\$3,513	\$11,013
Remove vegetation adjacent to the concrete walls	1	EA	\$500	\$500	\$234	\$734
Total						\$25,696



Water Tank (1998)



Water Tank (2014)

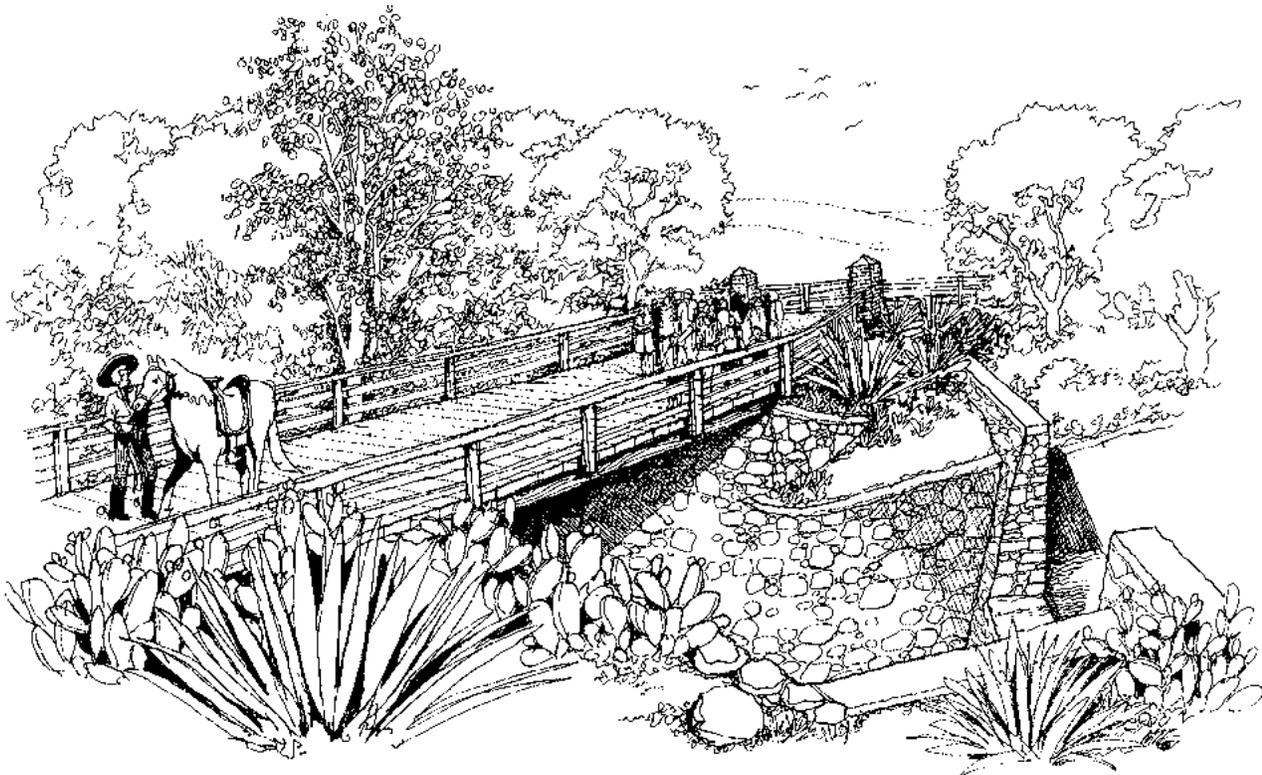
HISTORIC PEDESTRIAN BRIDGE

There are currently two pedestrian bridges that provide pedestrian access to Deedie's House. These bridges were rebuilt as part of the Phase Two of the Master Plan. A third bridge will be constructed south of the Cantina and will be constructed to match the existing pedestrian bridges.

The new pedestrian bridge will be approximately 17' long x 5' wide and made of douglas fir lodge poles with a redwood decking. Simple steel bolts will be used as fasteners, and should be hidden where possible. See construction documents from Phase 2 for more information on construction details.



Project Location



Historic Bridge

HISTORIC PEDESTRIAN BRIDGE						
DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM COST	MARK UP*	TOTAL COST
Concrete footings at each end & at lodge poles, abutments	1	LS	\$6,800	\$6,800	\$3,185	\$9,985
Douglas fir lodge poles, 6" diameter & 3" diameter horizontal for railing	38	LF	\$250	\$9,500	\$4,449	\$13,949
Redwood decking over douglas fir beams, 17' long x 5' wide	85	SF	\$55	\$4,675	\$2,190	\$6,865
Rough hardware	1	LS	\$1,000	\$1,000	\$468	\$1,468
Total						\$32,267



Existing Bridges - New bridge will be constructed to match existing bridges