

**Agenda**  
**Sunol Yard Upgrade / Watershed Center Group**  
**July 11, 2016**  
**10:00 a.m.**  
**505 Paloma Way, Sunol**

**Attendees**

Derek Johnson	Alameda County Resource Conservation
Irv Tiessen	District:
Diane Tiessen	Susan Ellsworth
Barry Kaminsky	Amy Evans
Matthew Sylvester	SFPUC:
Kristyn Leach	Amy Dawson
	Neal Fujita
	Tim Ramirez
	Carla Schultheis
	Bryan Dessaure
	Betsy L. Rhodes

I. Welcome and Introductions

Purpose of the meeting is to discuss the changes in the project schedule as a result of the need to separate the Sunol Yard Upgrade and the Watershed Center Projects into two projects. The competitive bid process for construction resulted in fewer than anticipated responses and in the end, no eligible contractors.

We made the construction of the Sunol Yard will be bid separately from the Watershed Center In order to improve our chances of receiving more competitive bids for construction. By grouping the buildings with similar features into two smaller projects, we hope to make each of the projects more desirable to contractors who specialize in certain types of buildings.

II. Schedule Update

a. Sunol Yard

The Bid was repackaged and released at the end of June. We will open the bids on August 11, 2016, with the hope that construction will start February or March of 2017 with an anticipated construction duration of 18 to 20 months.

We will need to relocate the staff from the yard to the land formerly occupied by the Sunol Valley Golf Course. The larger equipment will be moved across the street to the

area we call the Hansen lease near the gate entrance off Four Corners. The move should begin in August 2016.

b. Watershed Center

The Center is undergoing Value Engineering process now, with the hopes of identifying some back-end items that we can change to bring the cost of the center down without altering anything substantive. For example, the concrete work was extremely expensive, so we may revise this in the plans. Likewise, the archaeological issues were also noted as a deterrent to potential bidders. We hope to re-advertise the Watershed Center for Bid at the end of 2016, with construction anticipated to start summer 2017, with a 16 month expected construction duration.

We will also begin removal of bats from the older buildings in the Sunol yard which would include night work starting September 2016.

Likewise archaeological investigations at the Watershed Center site will begin this summer as well. This is not attached to the construction contract, and it will ease the bid process if we handle this separately.

III. Watershed Nursery

Because of the issues of pathogens, all of the plant stock for both the Sunol yard, and the Watershed Center will be grown from seeds at our own nursery to be created somewhere on site. There are three potential locations for the nursery: the persimmon orchard, the area we call the Hansen lease to the left as you enter the main gate from Four corners, and possibly down closer to the Watershed Center site. We have not made a determination yet. We may know more in six months' time.

Questions.

Q. Will you be growing things just for the yard/ Watershed Center projects? Or for other purposes?

A. Both. Primarily for those two projects, with the understanding that new plant stock will be needed constantly. This is a pilot project, and we anticipate that there will be a larger need for this nursery to support efforts throughout our watershed. Not as a commercial nursery, though.

Q. If the persimmon orchard is chosen, could you minimize the number of trees that need to be removed? Since the recent rain, some trees are starting to bear fruit. Would it be possible as a long term goal for some farmers to take it over?

A. We will do our best to work around the trees as best we can. We have not come to any final conclusions, and we do not want to limit our choices at this time.

Q. Will you stay at the Hansen site after construction? Or Does that go away?

A. Our plan is for us to use it only temporarily, and move out of the site after construction.

Q. What ever happened with the plan for the parking lot in the SAGE area?

A. We were able to find alternative temporary space at the golf course property during construction, and try to make due within the existing yard foot print for now.

Q. What are the long term plans for the golf course?

A. Right now we have been focusing on the immediate stabilization of the site for security and fire safety, and for preparations for our staff to move in temporarily. We still do not have any long term plans identified beyond the immediate next couple of years.

Q. What types of facilities will you have at the future Watershed Nursery?

A. We plan on having a green house, shade house, garden sheds. We will need volunteers to help us after it is set up. We will come back to the Sunol community when this plan comes to fruition. We arranged for a thorough inventory of plants on the watershed to be conducted in 2009, and based upon that plant list, helped design the watershed discovery trail and gardens. We are gathering seeds now.

Q. Could we see that list?

A. Of course.

#### IV. Education Master Plan

Just as we conducted focus groups and meetings with you early on about the interpretive master plan for the Watershed Center, likewise we will be doing similar activities around the Education Master Plan. We want to create an education program that is as wonderful as the center.

We will conduct focus groups coming up. We hired Jenny Rigby from Acorn, who designed the interpretive program, to also design the education programs for continuity.

It is our intent to continue with programming at the AgPark through construction, and have basic programs in place at the Watershed Center when it opens.

Q. What are the long term plans for the Hetch Hetchy Corporation Yard in Town?

A. Currently East Bay Regional Park District Staff are housed there during construction of Calaveras Dam. They can stay there as long as they elect to do so during construction. It is anticipated that the use will be the same – half East Bay Regional park District offices half SFPUC yard for the next couple of years.

### III. Next Steps

We should know more information for a meeting before the end of this year.

The meeting will have to held at a different location then, because of construction of the Sunol Yard.