

Sierra Nevada Conservancy-Progress Report
Sierra Nevada Conservancy Grant Program
Safe Drinking Water, Water Quality and Supply, Flood Control
River and Coastal Protection Act of 2006 (Proposition 84)

Grantee Name: Audubon California

Project title: AUDUBON CALIFORNIA KERN RIVER PRESERVE
VISITOR FACILITY PLANNING PROJECT

SNC Reference Number: SNC 070178

Submittal Date: 3 April 2012

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Check one:

Progress Report

Final Report

A. Progress Report Summary: This is the final report for this grant.

Caron Architecture was selected to prepare our building and external features blue prints. This is a firm with extensive knowledge about “green” building design and experience with similar “visitor center” and public use buildings.

Nelms Surveying was hired to complete the required topographic survey and mapping information required to inform the design by Caron. This work has been completed and pdf version of the map submitted to SNC.

Soils geotechnical survey for permeability was completed by Salem Engineering Group. Results indicate the soils are suitable for installation of septic system and building up pad to meet floodplain requirements. Requirements for access drive, parking, foundation and floodplain build up were determined.

Caron integrated the survey and geotechnical results and completed the Permit Set of Documents (building and external feature blueprints). A set of these plans have been completed and submitted to SNC in a pdf format.

Caron offered to go over our Permit Set of documents to “value engineer” our plans to increase design efficiency and economy of the structure. The result will be about a 25% reduction in construction cost. In light of a difficult fund raising economy we decided that this would be important and useful.

Final CEQA application and Conditional Use Permits will be submitted when our financial situation improves and we are more confident that we can raise the funds to build as these have time limitations.

Project Schedule:

ACTIVITY DESCRIPTION	TIMELINE
Environmental analysis completed	September 2011
Completion of building and external-feature blueprints	December 2011
Notice of Completion/Project Close-out/Final Report/Final Payment Request	January 31, 2012

Project Cost:

PROJECT BUDGET	SNC PROP 84
Environmental Analysis and Reporting	20,000
Architectural and engineered plan and blueprints for the buildings	112,000
External-feature blueprints	20,000
GRAND TOTAL	\$152,000

B. Deliverables or Outcomes completed during this Reporting Period or Milestones Achieved:

- a. Model Images completed by Caron Architecture,
- b. Topographic Survey and Required Map Completed by Nelms Surveying.
- c. Soils Geotechnical Survey for Permeability completed by Salem Engineering Group, INC.
- d. Permit Set of Documents completed by Caron Architecture (Architectural and engineered plan and blueprints for the buildings and external features) – including
 - i. Grading and Drainage Plans
 - ii. Conceptual Landscape Plans
 - iii. Site Plans
 - iv. Ceiling, Roof, Electrical and Floor Plans
 - v. Structural Details
- e. Cost Estimate for Project – to be used for fund raising and planning.

Objectives	Progress/Process <i>(description of work to-date)</i>	Milestones
Complete planning requirements for a new Audubon visitor center.	Final Permit application to Kern County is pending securing funding for construction.	Initial PARC Hearing and Environmental documentation completed.
Architectural and engineered plan and blueprints for the buildings External features blueprints including ADA trails and access points	.Completed Completed	Survey Work Completed by Nelms Surveying Geotechnical Work Completed by Salem Engineering Permit Set of Plans completed by Caron Architecture

C. Challenges or Opportunities Encountered:

The California budget crisis froze this grant in December 2008 through November 2009; this presented a challenge to the continued work and momentum for the deliverable products.

With the downturn in the economy, Kern River Preserve has faced financial challenges and as a result we have downsized our staff and we currently cannot support a full time Outreach Coordinator. Audubon California has also seen a change in staffing at the California State Director’s level, we will hold off on a capital campaign to raise funds to build and staff this center until this position is re-filled.

We submitted documents for Kern County Planning at the PARC hearing are complete. Since a significant period of time may elapse before Audubon can secure funds for construction pressed we may require another PARC hearing before the submission construction permit requests.

With our architectural and engineered plan for the buildings and external features in hand with an accurate estimate of cost we can now work to raise funds for construction and operations. This information is required by public grants as well as by private foundations.

In the winter and spring of 2011 we experienced a record rainfall and flooding event. This resulted on our current access road being closed for over 2 months. The river also made a major shift in course just below our current visitor center site. These events have further demonstrated that our current center buildings are in increasing danger from flooding.

D. Unanticipated Successes Achieved:

We think that our designs are more compelling than we imagined and they will be critical tools to raise funding from both the public and private sectors.

E. Compare Actual Costs to Budgeted Costs:

The cost of preparing these documents has been very close to the proposed budget. We spend a bit less on external features and a bit more on architectural design and external features plans, but these expenses cancelled out.

Sierra Nevada Conservancy	SNC 070178	Prop 84	
PROJECT BUDGET CATEGORIES	Actual		Budgeted
Environmental Analysis and Reporting	\$20,000.00		20,000
Architectural and engineered plan and blueprints for the buildings	\$121,361.44		112,000
External features blueprints including ADA trails and access points	\$10,346.80		20,000
GRAND TOTAL	\$151,708.24		152,000
See submitted invoices 1,2 and 3 with supporting documents for details.			

F. Were there any other relevant materials produced under the terms of this Agreement that are not a part of the budgeted deliverables? If so, please attach copies.

Audubon staff and Architects from Caron are available to go over the final plan documents with Sierra Nevada Conservancy.

G. Next Steps:

Using final plans and cost estimation begin fund raising to support construction and operations. When funding outlook is appropriate resubmit for Conditional Use Permit final permit application with Kern County Planning Department.