

Attachment D, while substantially the same as submitted by GRP 2011, LLC has been modified in the following ways: yellow highlighting indicates staff comments, and blue highlighting delineates projects that have been carried forward from the 2011, 2012 and 2013 Deferred Maintenance Project Lists, respectively. Following the Deferred Maintenance Project List is a narrative provided by GRP 2011, LLC describing the status of the Deferred Maintenance Projects from previous years.

KEY: Staff comments

Projects highlighted in blue have been carried forward from 2011 and 2012

GRP 2011 LLC Proposed 2014 – Deferred Maintenance Projects

The work on a ranch never ends. Much has been accomplished since last year and much remains to be done. The projects identified in the original approval are either finished or continue to be worked on as funding allows. In particular, the sprinkler and flood irrigation systems remain a challenge. Due to cost, functionality and liability reasons, converting open irrigation ditches underground pipe and backfilling the ditches remains a priority.

The following list closely mirrors the list from last year. Many of these projects are multi-year efforts. The only absolute prioritization is with the first project listed. All projects proceed only as funding allows.

Replace the flood irrigation system with underground sprinklers. Fill in open ditches. Staff does not recommend filling in the open ditches.

Replace existing park sign along Elverta Road. Staff recommends that sign will be required to be consistent with Department signs at other facilities; this requires a full submittal to be approved at a later date by the DCPAC and RPC

Repair the roof on the swim hole structures. Paint the swim hole structures.

Continue to replace pasture fencing where needed. Many of the posts and boards are rotted.

Continue to repair/replace the post and cable system. Many of the posts are rotted.

Continue to repair the picnic tables throughout the park.

Complete the eradication of star thistle and blackberry growth

Repair the horse shoe pits.

Update and upgrade the irrigation system in the turf areas of the park.

Finish replacing the barbeques throughout the park.

Repair the sewer line connection that services the horse washout area.

Repair the sewer line connection that services the Ranch Store and bunkhouse.

Clear the fire hazard brush and undergrowth along the toe of the west levee.

Complete the repairs to the bathrooms and showers near the rental cabins.

Continue to trim trees to eight foot "bottom branch" height. Staff recommends that the language be amended to read "trees should be trimmed to the appropriate height."

Level and rehabilitate pasture 3 – 4 – 5 and install replacement irrigation system.

Clear and level the 23 acres and convert to additional pasture.

The following narrative is an excerpt from the addendum provided by GRP 2011 LLC.

2011

In April, we expended \$5,000.00 to begin the cleanup of the park landscaping; additional funds were spent in following months. We spent \$4,244.18 for lumber to begin the repairs to the picnic tables. We spent \$1,476.63 for lumber to repair pasture fencing.

In May, we spent \$7009.00 repairing the plumbing throughout the bathrooms in the park. We spent \$4,899.19 on janitorial cleanup throughout the park. We expended \$14,552.00 to continue to clean up the park landscaping. We spent \$598.50 cleaning the picnic tables.

In June, we spent \$5,305.00 continuing to clean up the landscaping throughout the park.

In July, we spent \$401.50 repairing the irrigation to the front pasture. We spent \$4,000.00 continuing to clean up the park landscaping. We spent \$775.00 beginning to repair the rental cabins.

In August, we spent \$9,000.00 continuing to clean up the park landscaping. We spent \$2,575.00 cleaning up the overflow parking area in the northwest. We spent \$3,520.00 on weed abatement in the pastures and turf areas. We spent \$469.00 cleaning the corporate office. We spent \$775.00 on continuing work with the rental cabins.

In September, we spent \$3,647.00 on continuing to clean up the park landscaping. We spent \$600.00 on continuing work with the rental cabins.

In October, we spent \$1,425.00 eradicating wasps, hornets and other pests that had infested the property.

In November, we spent \$600.00 on continuing work on the rental cabins.

2012

In January, we had a licensed electrician inspect the swim hole area to determine how bad were at a cost of \$200.00.

In March, we had expended \$737.40 on irrigation supplies for valves and sprinklers in Area 1, Area 2 and Area 3 that needed repair. We also expended \$6,265.00 repairing the sheet drainage in the area known as pasture 1. We also spent \$1,420.06 installing security fencing to protect the HVAC equipment at the Ranch House from being destroyed by vandals seeking recyclables. (This was a Boy Scout Eagle project, which is why it was so affordable.) In May and June there are additional charges for the HVAC fencing.

In April, we worked with a local church to perform limited deferred maintenance on the rental cabins in the amount of \$88.18. Also, there was the aforementioned HVAC cost of \$238.60.

In May, we began the repairs to the rental cabins by having four of them power cleaned at the cost of \$375.00. Then, we repaired the interior of these four cabins at a cost of \$1,225.00, including metal doors, new air conditioners, new windows, and incidental interior repairs but excluding materials. We also paid the last bill of \$53.31 associated with the security fencing for the HVAC equipment.

In June, we spent \$950.00 getting the sewer and water systems in the rental cabin area into working order.

In July, we spent \$7209.82 on pasture cleanup of pasture 3, 4 and 5, and weed abatement throughout the entire park.

In September, we spent \$1,329.72 on valves and sprinklers for Area 2 and Area 3. We also spent \$484.36 for concrete removal and new paint as we initiated repairs to the swim hole area.

In October, we spent \$475.00 for new concrete in the swim hole area. We spent \$2,354.00 to repair and replace the fixtures and wiring in the swim hole area that had been destroyed by vandals prior to 4/1/11. We spent \$7,250.00 to repair and replace plumbing fixtures in the swim hole area that had been destroyed by vandals prior to 4/1/11. We spent \$3363.36 acquiring lumber to repair picnic tables in the park. We spent \$800.00 for delivery of the lumber.

2013

In March, we installed security lighting to replace the SMUD equipment that was being rented. The cost to install the new lighting equipment was \$2,586. The net effect is to reduce our monthly SMUD bill by over \$100.00 while increasing the amount of security lighting.

In April, we performed repairs to the roadway near the entry kiosk and along the road into the swim hole area. The roadways are the responsibility of the County for maintenance per the lease. These two spots were in dire need of repair. After discussions with the County, for safety reasons the work was done under the Deferred Maintenance Program at a cost of \$3,405.

In April, at the strong urging of the Director, we replaced the ten year old wood chips underneath the children's' play equipment at a cost of \$2,193. These wood chips are specifically designed to cushion a body if someone falls off the equipment.

In May, we continued to upgrade the irrigation system sprinkler heads and valves primarily in Area 1 and Area 2. We are methodically working our way through the system installing new valves and more efficient sprinklers. In May the total cost was \$446.49; in June an additional \$759.24 was spent; in July we spent \$394.74. We are presently working in Area 2 and Area 3. Also in May, we partnered with a nearby church to perform exterior deferred maintenance on the rental cabins. Our contribution was to provide the paint at a cost of \$696.07. Members of the church provided the labor. This completed the exterior painting for the rental cabins excluding the bathroom building and walkway overhangs.

Also in May but paid in June, we completed the repairs to the interior of the four southern cabins, including new metal doors with security peepholes, new air conditioners and complete cleanup of the interior of the cabins so as to make them usable. The \$1,100 shown for June was what we paid a contractor to assist us with some of the technical aspects of siding, electrical and door hanging. This number does not include the cost of materials acquired. All eight cabins are now fully furnished and available for rent.

GRP 2011, LLC has held the invoices for much of this work. We expect to present these invoices for reimbursement in the near future.