



CITY OF FAIRFIELD

Founded 1856

Incorporated December 12, 1903

PUBLIC WORKS DEPARTMENT Park Planning Division

November 23, 2009

Rolling Hills Neighborhood Network Board of Directors
c/o Linda Bisby, Member-at-Large
2151 Cobblestone Avenue
Fairfield, CA 94534-7904

Re: Dunnell Master Plan Project Implementation Status

Dear Rolling Hills Neighborhood Network Board of Directors:

The goal of making improvements to the Dunnell property was first conceived in 1997 when the City learned that a 6.2 acre parcel would be dedicated to the City by the Dunnell Living Trust. In 1999, the City formed the Peafowl Research Committee to study what to do with the inherited peafowl flock residing on the property. The Committee submitted its recommendation in 2001. In 2000, the City formed the Dunnell Master Planning Committee to develop a strategic Master Plan for the property and to incorporate the recommendations of the Peafowl Research Committee. A key component of the Master Plan is the rehabilitation of the large house on the property into a Neighborhood Center that would serve as a facility for Community Resources Department programming and as a multi-purpose community meeting and rental facility. City Council adopted the Development Master Plan in 2004. Noll and Tam Architects were hired by the City in 2005 to convert the Development Master Plan into a constructible project. In June 2008, after numerous failed attempts to reconcile funding with the project estimates, the City Council directed staff to defer the project.

Three things have changed the City's perspective on this project since June 2008:

- 1) The City is successfully operating a "Life After School" program at the Rolling Hills Elementary School campus;
- 2) Construction costs have declined; and,
- 3) The City's General Fund revenues, the funds that pay for maintenance and operations have also declined.

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The Fairfield-Suisun Unified School District indicates they may not be able to supply the City with space to operate the City program on their campus beginning with the 2010/2011 school year. City staff, in conjunction with Noll and Tam, has developed a scaled down project that will support the "Life After School" program by slightly altering the renovation plans for the large house. It is believed that the proposed scaled back project is now possible with available funding. Additional improvements in accordance with the approved Development Master Plan such as completion of the parking area, creation of the outdoor plaza area and further site improvements could be considered if additional funding is secured. The Safe Drinking Water Bond Act of 2006 (Proposition 84) may provide the City the opportunity to secure supplemental funding for the improvements mentioned above. Staff will work with both the project's architect and landscape architect in submitting a Nature Education Facilities Program grant application. State guidelines for this competitive grant are still under development and should be available for review next month. The State has not yet determined a deadline for this grant, but its deadline will likely not be until the middle of next year.

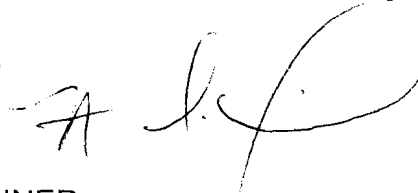
One of the project's challenges has been to identify and secure a source of long-term maintenance dollars for this facility. The scaled back project helps decrease that cost. Operating revenues from the "Life After School" program will also help to off-set the maintenance cost. Should a Nature Education Facility Program Grant be secured, the improvements associated with it will be focused on conservation and will have minimal financial impact on the facilities long-term maintenance. The peafowl aviary component of the approved Development Master Plan is a long-term maintenance burden. Based on the initial 2001 Peafowl Research Committee report, the cost to care for the contained peafowl was estimated at \$30,100 a year. Inclusive of inflation, the cost to maintain the flock of peafowl over the last nine years would have exceeded \$300,000. The City's current budget forecast indicates a \$15 million dollar deficit over the next few years. Therefore, the City has elected not to build the peafowl aviary and contain the birds. Additionally, following discussions with both the Dunnell Property Master Planning and Peafowl Research Committees on November 19, 2009, the feeding of the birds will stop and the majority of the birds will be adopted out to qualified homes. Approximately 5-10 peafowl will be retained.

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Plans will be completed over the next several months. Construction of the improvements to the large house is anticipated to start next summer.

If you have any questions regarding the project or information presented here please call me at 428-7431 or e-mail fbeiner@ci.fairfield.ca.us.

Sincerely,

A handwritten signature in black ink, appearing to read 'F. Beiner', written over a light blue horizontal line.

FRED BEINER
Park Planning Manager

FSB/fsb

c: City Council
City Manager
Community Services Commission
Public Works Department
Community Resources Department