

Desert Discovery Park Implementation Plan

Barstow, California

The Desert Discovery Center Park, located on 12 acres of public land in Barstow, CA, is envisioned to include a loop trail that connects themed activity stations, interpretive panels and public art. The conceptual plan, completed in June 2013 through a collaborative planning process of the Desert Discovery Center Partnership, documents this community vision. In order to complete the park, Desert Discovery Park Implementation was developed, which contains the following elements: A) Team Action Plan, B) Potential Phasing Priorities, C) Cost Estimates and D) Potential Funding Sources.

About the Parkland Advisory Team

The Desert Discovery Park Implementation Plan is intended guide the “Parkland Advisory Team”, a subset of the Desert Discovery Park Partnership established to manage the design and construction of the Desert Discovery Park. Led by the BLM, members of the Parkland Advisory Team include Mojave National Preserve (NPS), City of Barstow, Barstow Unified School District, Friends of Desert Discovery Center/Main Street Murals/Off-Limits Design, and Edison International.

The Implementation Plan is intended for internal use by the Desert Discovery Center Partnership and Parkland Advisory Team. Tables included in this document may be updated on an ongoing basis in order to support project coordination and progress tracking.

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A. Team Action Plan

The following action plan identifies responsibilities for key steps in project completion, including overall coordination, facilitating community involvement, obtaining funding, completing site studies, surveys and plans (i.e. interpretation, signs, wayfinding, and marketing), developing management plans and agreements, completing park design, engineering, park construction, and long-term operations and maintenance. This action plan may be updated in the future to include specific timelines for each task.

Action	Lead	Support or Review Roles
Coordination		
Identify a project manager(s)	BLM	N/A
Identify project team	Parkland Advisory Team	
Review progress with managers	BLM, Friends of DDC	Parkland Advisory Team
Establish roles and decision making process	Parkland Advisory Team	
Obtain agency approvals as needed (i.e. agreements)	Parkland Advisory Team	
Review progress with DDC Partners and City Planning	BLM	
Coordinate with related plans (WEMO)	BLM	
Community Involvement		
Final review of concept plan	BLM	
Review of more detailed designs as they are developed – include review by groups such as school district, seniors, community groups, etc.	Parkland Advisory Team	
Celebrate successes – plan ribbon cutting events, write news stories, etc.	BLM, Friends	Parkland Advisory Team
Press releases – identify points to distribute	BLM PIO, Friends	Parkland Advisory Team – provide drafts, distribute
Review progress with public (i.e. community meeting, Council review)	BLM PIO, Friends	Parkland Advisory Team
Obtain Funding and In-Kind Resources/Donations		
Line up funding for design	Parkland Advisory Team	Team
Line up funding for construction (phased where possible)	Parkland Advisory Team	Team
Line up funding for operations and maintenance	Parkland Advisory Team	Team
Identify opportunities for in-kind services (i.e. construction)	Friends	Team

Action	Lead	Support or Review Roles
Obtain Funding and In-Kind Resources/Donations (continued)		
Obtain Funding and In-Kind Resources/Donations		
Track volunteer hours	Friends	Team
Track funding resources/grants	Friends	Team
Site Surveys and Studies		
Complete site analysis to identify potential issues	BLM	Team
Complete surveys of topography, property lines, utilities, sensitive resources, etc.	BLM	Team
Complete other studies as needed (zip lines, camp host residence details, environmental assessments, etc.) in order to finalize decisions	BLM	Team
Complete studies resulting from environmental review process	BLM	Team
Wayfinding and Sign Plan		
Analysis of public awareness of general public (how are people getting here, how to they know about the center?)	City of Barstow (confirm), Friends	Caltrans, Team
Interpretation and Education Plan		
Create an interpretive plan for the Desert Discovery Park and Center together. Complete at same time of management plans.	BLM, NPS, Friends	Team
Complete Management Plans and Agreements		
Before money is spent on design, engineering or construction, all partners should sign on to management agreements that clarify roles and responsibilities for programming, operations, maintenance, liability, etc.	BLM, Partnership, Team	All involved parties
Design and Engineering <i>(detailed plans based on the concept plan)</i>		
Write specifications/scope of work and prepare bid package.	City/County assistance and BLM in-house engineering (confirm), pro bono engineers	

Action	Lead	Support or Review Roles
Design and Engineering <i>(continued)</i>		
Complete detailed design and engineering drawings as needed by the partners and required by agencies.	Contractor hired by funding recipient, managed by contracting/ engineering staff	District Engineer (BLM), City Planning, Team – review
Approvals, Permits and Compliance		
Complete environmental documents	BLM	Team
Obtain permits from regulatory agencies and local jurisdictions	BLM, City	Team
Construction		
Phased according to agreed upon priorities (See Section B)	BLM	Team
Marketing and Communications Strategy/Plan		
Website, social media, etc.	Friends/TBD	Team
Ongoing Operations, Maintenance and Monitoring		
Operate the site based on the Management Plans and Agreements developed before construction.	Friends, TBD	Partnership

B. Potential Phasing Priorities

The following factors should be considered when developing phasing priorities. Additionally, the environmental review phase may reveal other phasing priorities that should also be considered.

Public Safety

- ☐ Review risk management for the site and complete any actions identified.

Resource Protection

- ☐ Complete a grading and drainage plan to prevent further erosion.
- ☐ Revegetate disturbed areas after grading is complete.
- ☐ Review other resources on site to check for potential impacts

Economies of Scale

- ☐ Complete grading and drainage for entire site, grade pads for all learning stations.
- ☐ Complete the “accessible pathway” for the entire site.
- ☐ Install all hardscape elements within the same trade at the same time (poured concrete, asphalt, pavers, decomposed granite, etc.).
- ☐ Install irrigation for entire site; activate valves as each area is planted; OR plant entire site at same time.
- ☐ Complete interpretive signs for ALL stations at the same time (based on the same design). Each sign can identify theme related funding sources as appropriate.

Public Support and Involvement

- ☐ Determine the level of community involvement during plan implementation since community input may influence the priorities for developing the site. The community may also want to put their energy and resources into specific tasks or elements of the plan.

DESERT DISCOVERY PARK BUDGET 04/25/2011

Scope	Cost in Dollars
1 Construct 250 seat natural outdoor amphitheater	180,000
2 Construct cultural and natural history parkland with interpretive exhibits	368,000
3 Welcome Plaza with art and sustainable design features and picnic area	
4 Desert Expressions, street frontage space with art and sign features	
5 1 Mile long Desert Discovery Fitness Trail, Adventure Play Zone	245,000
6 Community Garden & Concession	150,000
7 Renovation of Visitor Center	331,000
8 Landscaping 11 acres, support amenity	345,000
9 Bathrooms, Park Program support amenity (575 SF, 7W, 6M + 4W, 4M exist.)	220,000
10 Parking lot renovation, support amenity	125,000
11 Security measures, Camp Post, Support amenity	175,000
12 Management Fees @ 10%	235,290
13 Preconstruction, Engineering management services and fees (See below)	286,815
Total Project Budget	2,661,105
Architectural/ Engineering/LEED Fees	
A/E	181,815
Soils & Topo	20000
LEED	60000
Commissioning	25000
Totals (14)	286,815

Figure 1: In 2011, the preliminary cost for the Desert Discovery Park and Desert Discovery Center renovations was estimated to be \$2.6M.

C. Cost Estimates

According to a 2011 estimate (Figure 1), the cost of the Desert Discovery Park, including improvements to the Desert Discovery Center building, is approximately \$3M. An update to this estimate that reflects the *Desert Discovery Center Conceptual Plan, completed in June 2013*, would provide a more accurate cost estimate.

Design and engineering for all projects/stations should be completed first so the scope and cost of the overall project is clear before starting construction on any one element. Cost estimates can be organized by priority projects, or combined into one overall project. Elements within the project can be identified for thematic funding; for example, interpretive panels, site furniture and replica artifacts at each station can be obtained with earmarked funds from various interest groups.

The cost estimate working on the following page includes a breakdown of typical cost items for this type of project. Detailed cost estimates will need to be completed by a qualified designer and/or engineer during the development of construction documents. Installation of some elements is separated out to allow for the potential use of force-account/in-house crews.

Activity		Resources Available?		Contractor Needed? (Y/N)	Cost Estimate
		In-House	Donation		
a.	Detailed topographic surveys				
b.	Site analysis and/or studies as required by environmental review process				
c.	Design and engineering (could be approx. 20% of construction cost)				
d.	Environmental documents and permits				
e.	Mobilization/move in				
f.	Demolition (removal and disposal of old structures and materials)				
g.	Grading (staking, hauling and placement of excavation and fill, finish grading)				
h.	Paving (concrete, pavers, gravel, etc.)				
i.	Trail construction and improvements				
j.	Drainage, erosion control improvements (culverts, rock drains, drain pipe, bio-swales)				
k.	Relocate and/or install utilities; stub outs to future amphitheater and solar panels				
l.	Water spigots/fountains				
m.	Purchase/construct site furniture (tables, shade structures, benches, trash receptacles)				
n.	Install site furniture				
o.	Custom designed structures (trading post, restroom screens, camp host enclosure)				
p.	Safety fencing and barriers (at top of cut slope along Helen Runyon Way; around playground; along property lines)				
q.	Mural walls				
r.	Design interpretive elements (animal sculptures, scopes, replica artifacts, etc.)				
s.	Install interpretive elements				
t.	Install rock curbing along trail and stations				
u.	Materials for raised planting beds				
v.	Install planting beds				
w.	Purchase and install portable toilets (standard and accessible)				
x.	Amphitheater (seats, steps, stage, screen, utilities) – separate element for later phase				
y.	Solar panels and support structures (parking lot and amphitheater)				
z.	Planting and vegetation of disturbed areas				
aa.	Purchase irrigation equipment				
bb.	Install (temporary?) irrigation				
cc.	Sign design and fabrication (information, safety, interpretive)				
dd.	Sign installation				
ee.	Purchase/obtain sculptures				
ff.	Install sculptures				
gg.	Climbing rock/meteorite purchase and installation				
hh.	Zip-line design and installation				
ii.	Other playground elements (safety surface, etc.)				
jj.	Project administration (site inspections, contract supervision, crew supervision)				
Total					

D. Funding Strategies

1. Continue to secure funding from public agencies.

As part of annual budget requests, BLM and NPS staff plans to continue to submit requests that support park implementation for activities such as engineering and interpretive planning. Due to declining federal budgets, such funding opportunities are limited.

2. Explore on-site power generation from solar panels.

The installation of solar panels in the parking lot could provide power to the park, thereby reducing overall energy costs. Opportunities to sell unused power could also be explored.

3. Investigate potential mitigation funds provided by solar and wind companies.

Surrounded by desert with over 300 days of sunshine annually, the Barstow area is home to many planned solar and wind projects. Mitigation funds could be a potential source of funding.

4. Expand fundraising efforts led by Friends.

The Friends of Desert Discovery Park plans to develop a PR and Marketing Plan for fundraising, promotion of the park and communications with park visitors and supporters. Methods of private and community fundraising may include:

- Develop online fundraising opportunities including an option to donate through the Friends website and Facebook page, marketed through Facebook ads and e-newsletters.
- Solicit optional donations for field trips, or an opportunity to sponsor another student.
- Request optional donations to the Friends via text message, promoted through park signs.
- Host fundraising events.
- Conduct one-on-one fundraising meetings with potential donors.

5. Develop a recognition program for park supporters.

Initiate a recognition program for individuals and organizations that support the park through funding, in-kind services, or volunteer time.

6. Apply for grants from agencies, foundations and local businesses.

Potential grants for park development, art exhibits, programming have been identified, as shown on pages 8-9.

Grant	Due Date	Organization	Annual Total	Matching Requirement	Eligible Applicants	Eligible Projects	Comments
Federal, State and Local Government							
Environmental Enhancement Mitigation Funds	January	California Natural Resources Agency and California Department of Transportation (Caltrans)	\$10 million	Cash match is not required. In-kind, volunteer services and donated materials are viewed favorably as demonstration as local support.	Local, state, and federal governmental agencies and to nonprofit organizations	Directly or indirectly related to the environmental impact of the modification of an existing transportation facility or construction of a new transportation facility	Nearby freeway expansion may have resulted in available funds.
Environmental Education Grants Program	December	Environmental Protection Agency (EPA)	\$2-3 million	25% non-federal match	Local education agency, state education or environmental agency, college or university, non-profit, tribal education agency	Environmental education	
Recreational Trails Grant	January	Administered by California State Parks	\$5.3M in federal fiscal year 2014	12% from state, local or private funds, donations, or other federal funds	Cities, counties, state and federal agencies, non-profits with responsibilities in managing public lands	Recreational trails and trails-related projects	

Grant	Due Date	Organization	Annual Total	Matching Requirement	Eligible Applicants	Eligible Projects	Comments
Non-Profits							
ArtWorks: Design	March and August (Guidelines available in January)	National Endowment for the Arts	Not listed. Grants range from \$10,000-\$100,000.	Nonfederal match of 1:1	Partnerships	Creation of art, develop art related programming, landscape design	Grants range from \$10-100k. Capital campaigns and construction costs are not eligible.
Community Impact Fund	February	The Community Foundation	Not listed. Maximum award of \$10,000.	Not required	Non-profits with operational budget of less than \$1 million with 501(c)3 status for 3+ years	Youth development, arts and culture, programming	Foundation serves Counties of Riverside and San Bernardino
The Meteoritical Society Endowment Fund	Ongoing	The Meteoritical Society	Not listed. Typical grant amounts between \$1500-\$3000.	"Viewed favorably but are not required"	Society members, non-members also considered	Projects designed to educate the public about meteorites, asteroids, etc.	Potential funding source for meteorite in the Adventure Play Zone.
Urban and Community Forestry Program	July	California Releaf administers program on behalf of State of California, EPA and USFS	\$250,000	50% of total grant	Non-profits, local agencies and community-based groups	Urban forestry efforts ranging from education and outreach to tree-planting	Grants up to \$10k

Grant	Due Date	Organization	Annual Total	Matching Requirement	Eligible Applicants	Eligible Projects	Comments
Businesses							
Burlington Northern Santa Fe (BNSF) Railway Foundation Grants	Open application system; monthly meetings to review requests	BNSF Railway Foundation	\$1 million	Not listed	Non-profit, local government, school or university	Parks and recreation, opportunities for underserved children to experience cultural events, education, youth	Project funding amounts \$1-10k; however, "major gifts" may also be considered. Preference given where BNSF employee involved in project.
Wells Fargo Charitable Giving	Open application system; decisions within 120 days	Wells Fargo	Not listed	Not listed	Non-profits, tribal and government agencies, public schools	Education, projects that enhance quality of life (i.e. art, cultural, civic), natural resource preservation	Focus in low and moderate income communities
State Farm Service Learning Grant	February	State Farm	\$5 million	None	Non-profits that collaborate with and engage with K-12 public school curriculums	Service learning that addresses social issues, including environmental responsibility	Grants between \$25-100K