



Morgan Hill Historical Society

To preserve and share the history of Morgan Hill, and its environs, to inspire a sense of community.

February 29, 2016

Chris Ghione, Director Community Services
City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037

Re: Villa Mira Monte Funding Request for 2016 – 2017 Budget Year

Dear Chris:

For the first year of our partnership with the City, the Morgan Hill Historical Society is requesting funding for the following Villa Mira Monte (VMM) priority projects in the 2016-2017 budget.

Please let me know if you need additional information.

PROJECT I - Back of Site Development: Phase1 Cost with Landscape, Walks, Arbor, Fence:

This project will allow Villa Mira Monte to:

- develop site to provide maximum rental income
- showcase visual impact for train passengers and visitors (marketing)
- maximize onsite parking & safety
- provide for handicap parking – does not currently exist
- minimize dust on the site which increases cleaning costs and is detrimental to the historic buildings

Cost Estimate:

- Every effort will be made to minimize costs through in-kind services.
- We were able to reduce the previous estimate if \$1.6 million by \$368,000.

Description:	Total
Surface Improvements (driveway, parking & curbing)	238,853
Storm Drainage	124,308
Water	50,700
Sanitary Sewer	20,360
Rear Retaining Wall	12,800
Site Lighting	78,600
Electric Service upgrading	50,000
Landscape & Irrigation	56,600
Walks, Arbor, Walls, Platform	97,375
Wrought Iron Fence	52,600
Stak'g, Soil Test'g, Demo	49,750

Trash Encl.	15,000
subtotal	846,946
10% Contingency	84,695
subtotal	931,641
15% Project Manang't/Design	139,746
subtotal	1,071,387
City Fees est. 15%	160,708
Grand Total	1,232,095

Project II - Lawn Irrigation System

Need: Because of the site status as a national Landmark and the need to rent it for events, the lawn and gardens must be maintained in pristine condition. The current drip irrigation systems are a constant source of problems and waste of water. Water pooling on the concrete deteriorates it and causes a slipping hazard.

Solution: Replace existing front lawn irrigation with KISS (sub-surface textile irrigation)
Area: approximately 6,000 square feet. Retail cost about \$7 per square foot. Total approximately \$42,000.
I have this general information from Erin Gill at the Grass Farm and understand that Tony Eulo is discussing City projects with him.

Project III - Paid Employee

Need: Consistent, reliable and accountable management for the site, oversee business functions and manage day-to-day operations & rentals. This will take a considerable load off the Board of Directors to enable them to focus more on Governance and Fundraising.

Solution: Villa Mira Monte Site Coordinator (comparable to City of Morgan Hill Community Services Coordinator)
40 hours per week, annual salary of \$63,528 – 81,072 with benefits.
We are refining the job description over the next few weeks.

Best regards,

Kathy Sullivan, President