

November 7, 2023

Yolo Food Hub Network Update

Presentation to the
Yolo County Board of Supervisors

By: New Season CDC/Valley Vision

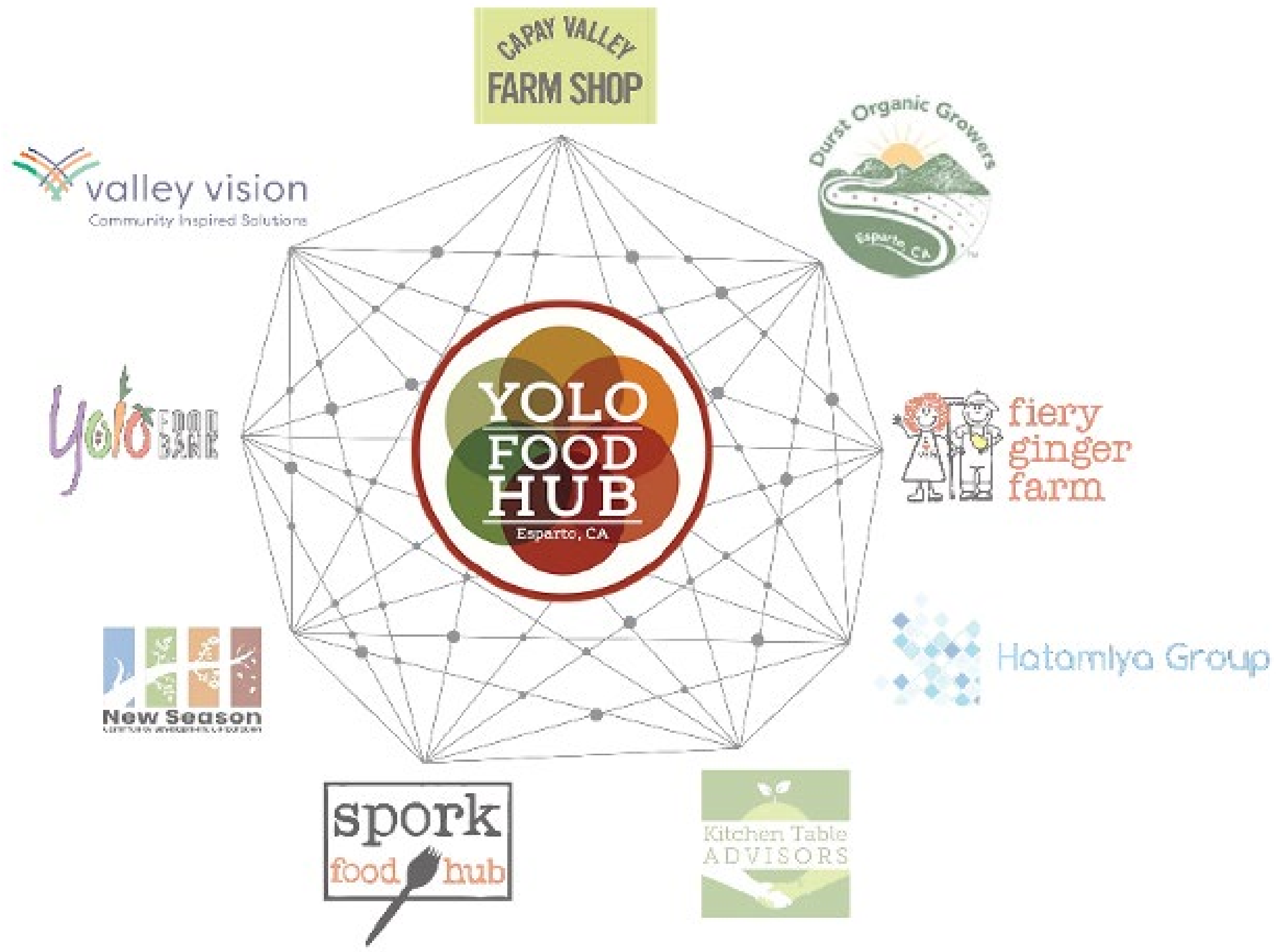


Project Overview



- Yolo Food County Board of Supervisors provided \$2 million in ARP funding in 2022 to New Season CDC to support development of the Yolo County Food Hub for economic recovery and food system resilience. New Season purchased the historic Oakdale Barn Site and has been working on site planning, design, and fundraising in partnership with the Yolo Food Hub Network.
- Valley Vision received USDA funding to assist community partners with development of the Hub business/development plan and project facilitation.
- Resilient Cities Catalyst joined as a technical assistance and funding partner in 2023, supporting both the concept design for the Barn site and a pilot to demonstrate the opportunity for more sourcing of local grown products by institutions.

Who are the Yolo Food Hub Network Partners?



The Yolo Food Hub Network functions as a catalytic partner within a broader network of food hubs, farmers, nonprofit partners, and other stakeholders in Yolo County and beyond.



Historic Oakdale Barn



Regional Context

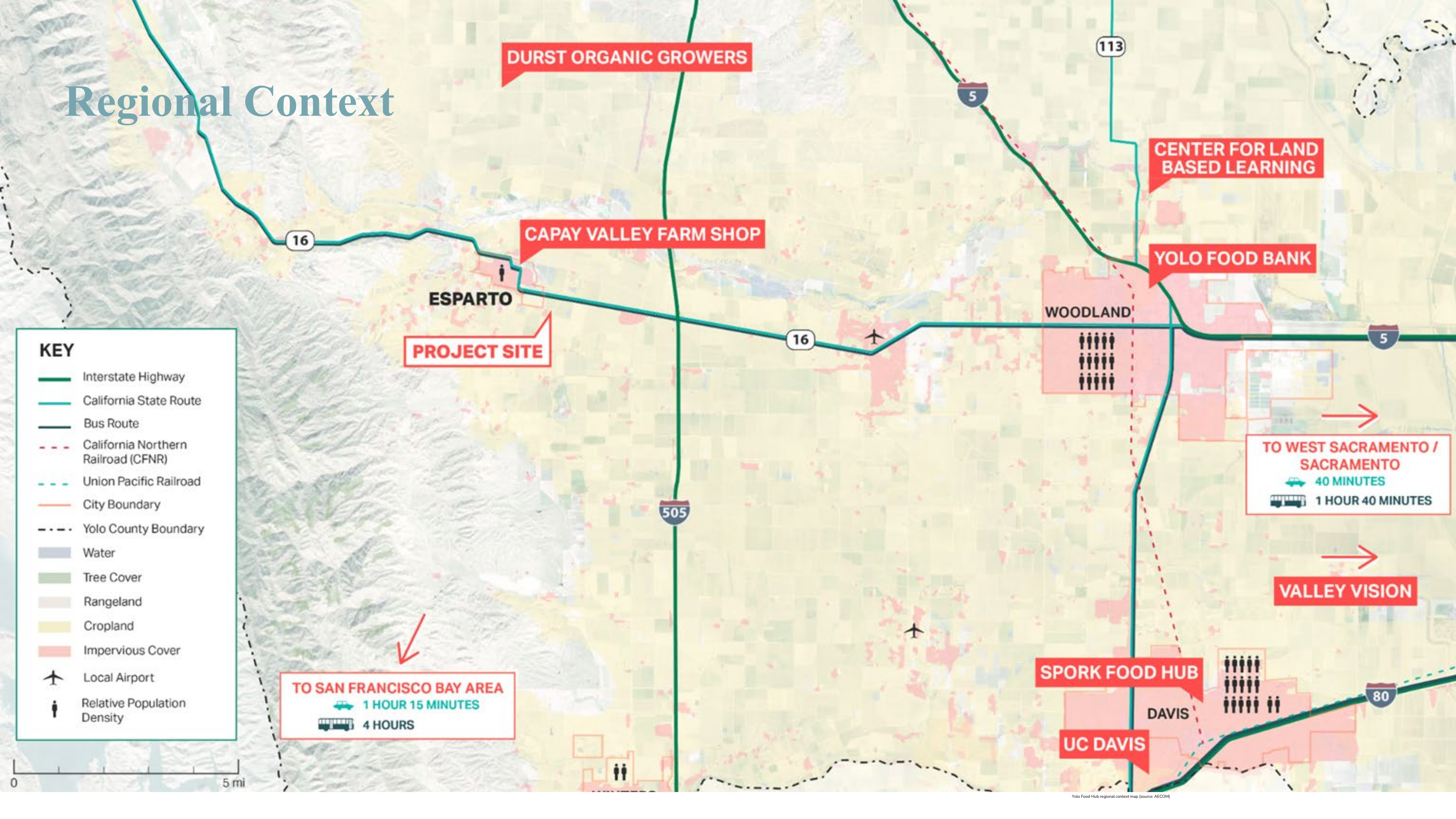
KEY

- Interstate Highway
- California State Route
- Bus Route
- California Northern Railroad (CFNR)
- Union Pacific Railroad
- City Boundary
- Yolo County Boundary
- Water
- Tree Cover
- Rangeland
- Cropland
- Impervious Cover
- Local Airport
- Relative Population Density

TO SAN FRANCISCO BAY AREA
1 HOUR 15 MINUTES
4 HOURS

TO WEST SACRAMENTO / SACRAMENTO
40 MINUTES
1 HOUR 40 MINUTES

VALLEY VISION



Yolo Food Hub regional context map (source: AECOM)

Resilient Cities Catalyst's Role

RCC has been working alongside the Yolo Food Hub team as part of RCC's California Project Preparation Initiative (CPPI), funded by the Hilton Foundation. CPPI provides support and technical assistance for community-led projects in the state that build equity and resilience.

RCC has provided expertise and support in project development, concept design, and fundraising, and co-facilitated four workshops with project stakeholders, with a total commitment of \$350,000 in funding support for the project. Approximately \$270,000 has been subgranted or committed thus far for the following:

- AECOM architecture, design, and sustainability team for concept design work
- FoodPro International for expert consultation on food systems engineering and planning
- SupplyChange for expert consultation on regional food systems and partnerships
- Valley Vision for program leadership and management
- Support for a pilot of a large sale of tomatoes to an institutional buyer



Yolo Food Hub Summary Report

October 27, 2023

AECOM Sacramento
2020 L St.
Sacramento, CA 95811



**RESILIENT
CITIES
CATALYST**

AECOM

Final Concept

The final concept design recognizes the Yolo Food Hub's desire to take the most efficient route to making the barn useful. Preserving and renovating the barn is a key priority due to its connections and value for community members. The design proposes:

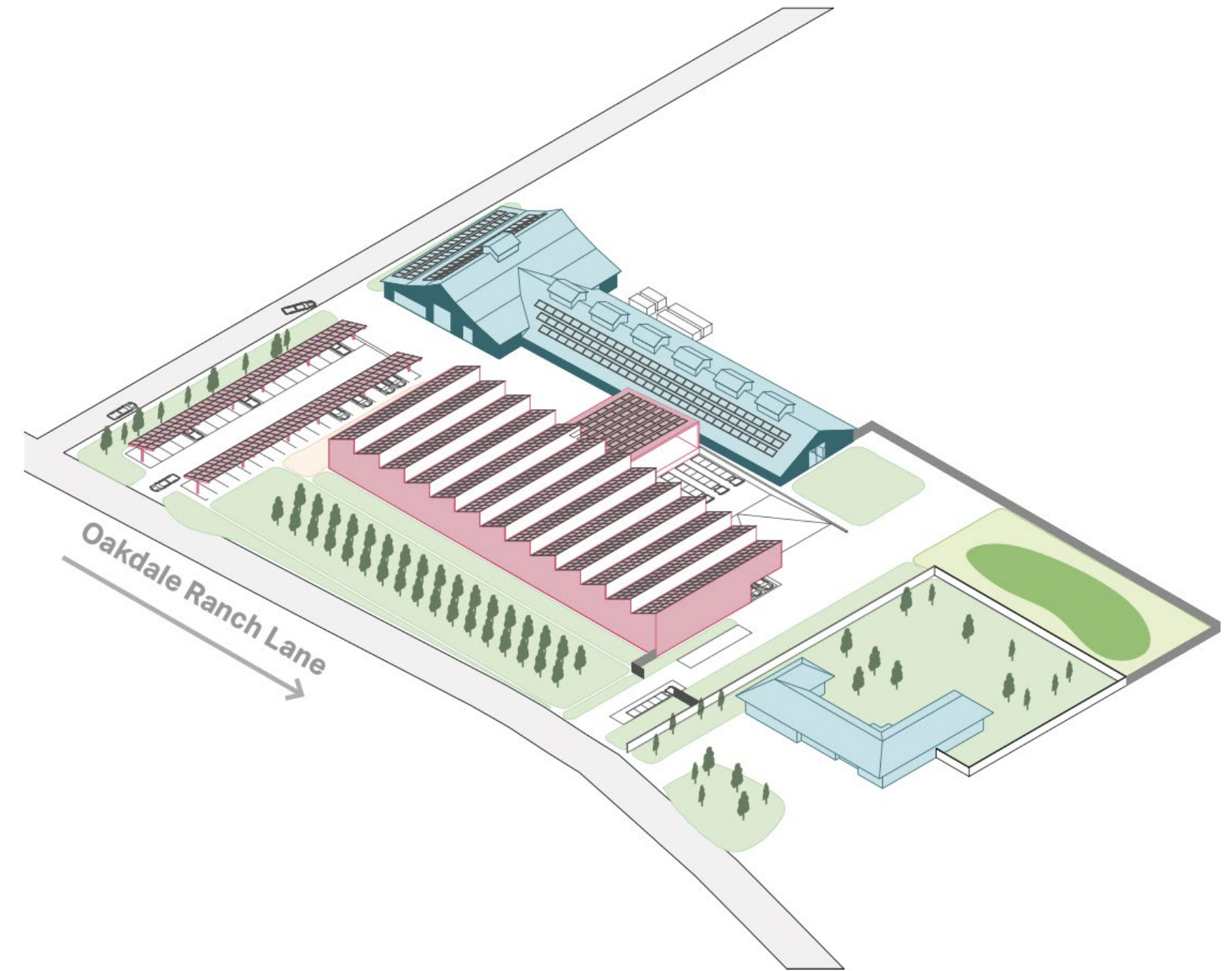
- Light renovations to the southern extension of the barn to allow it to hold modular refrigeration and storage units on a fast timeline. More extensive renovations would allow the northern end of the barn to hold dry storage, light processing, and administrative spaces.
- A new building to the east of the barn which will house dedicated space for wet and dry food processing and additional cold storage.
- The buildings incorporate sustainable design including solar and other energy efficiencies, water efficiencies, and so forth.



Final Concept Design

Existing Barn

The concept recognizes the Yolo Food Hub's desire to take the fastest and least-expensive route to making the barn useful, through the use of modular and mobile refrigeration and storage units in the southern barn and part of the northern barn. These can be installed without requiring expensive structural upgrades to meet current building code. The remaining portion of the northern barn (5,500 sq ft) is proposed to be renovated up to current code, and subsequently used for dry storage / light processing and administrative space.



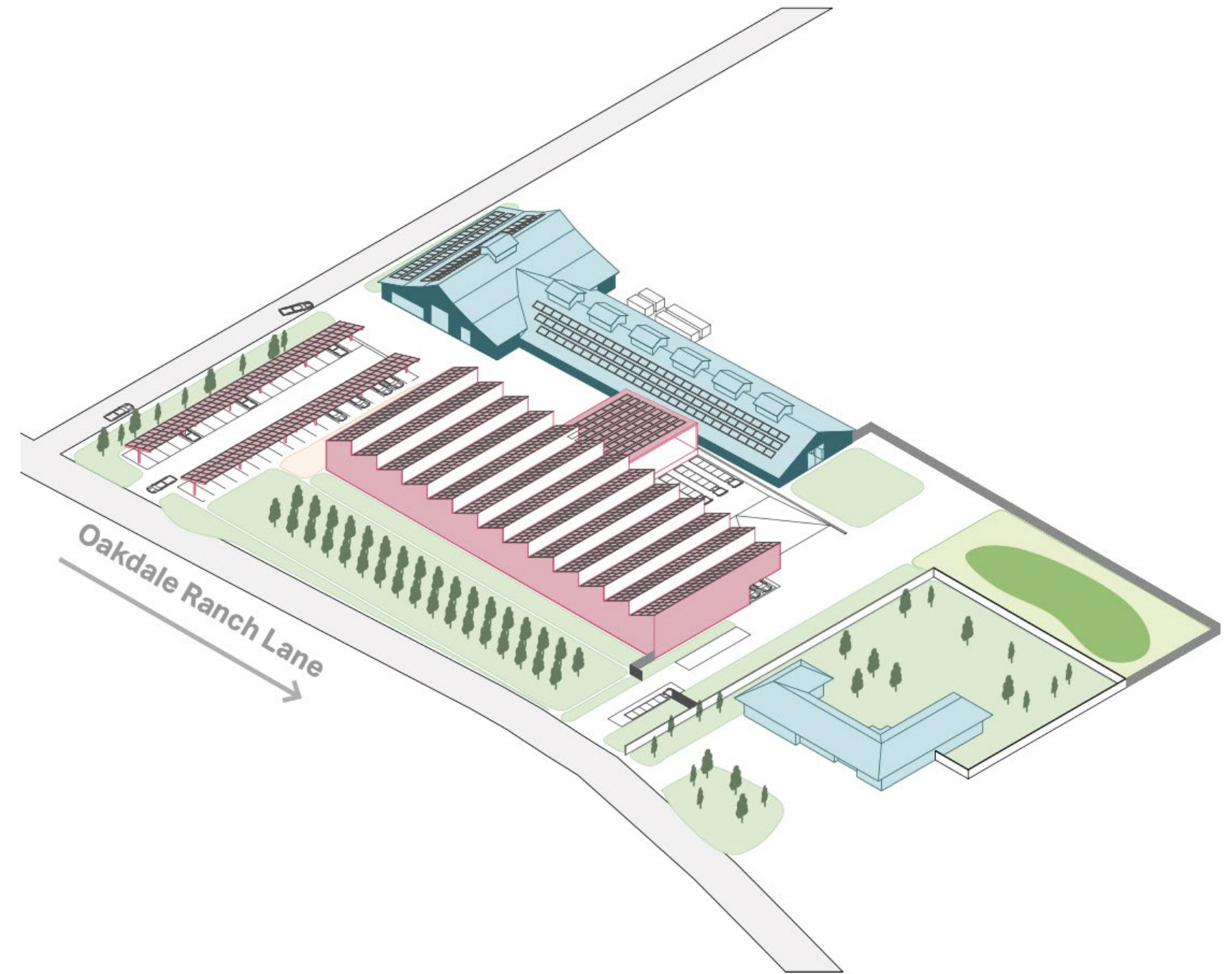
Final Concept Design

New Facility

To meet demand for processing and increased cold storage, a new facility is proposed east of the existing barn. This new 26,000 sq ft facility will be scaled to complement the barn and site. A new building designed to optimize food handling, processing, and storage leads to a significantly more efficient building than the barn would allow. It would include:

- 2,000 sq ft pre-cooling loop
- 10,000 sq ft cold storage
- 5,000 sq ft wet processing area
- 2,000 sq ft dry processing area

The new building's south side is public-facing space and greets visitors and employees. This side will include administrative space, employee restrooms, and a small assembly space.



Yolo Food Hub final concept rendering (source: AECOM)

Final Concept Design

Space Allocation



Final Concept



Implementation

To support project advancement, the preferred concept scenario was evaluated from a phasing and cost perspective. Understanding that the overall concept is not immediately feasible due to cost and infrastructure requirements, this report proposes a prioritized sequence of enabling and early-phase activities. These advance the overall project mission, allow for early demonstration, and manage initial investments. The long-term vision will require significant funding support that will need to be secured over time.



Phasing Strategy

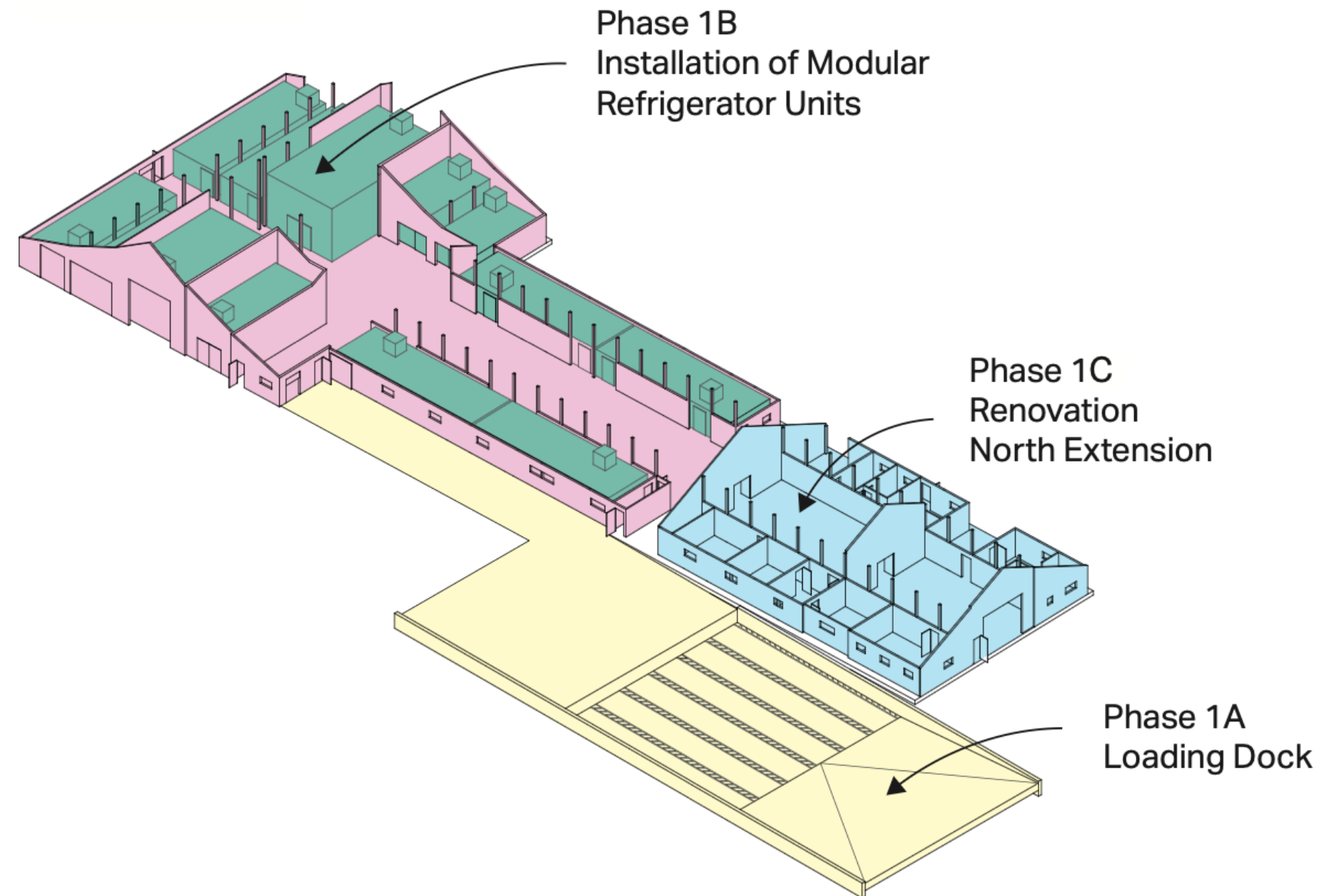
Phase 1 – Barn Retrofit

The first phase of work focuses on the existing barn and is broken into three sub-phases of work.

1A – The first priority is to establish drive access, staging and turning area, and a level loading dock that will allow delivery vehicles to access the barn.

1B – This subphase will bring the barn into service to provide cold and dry storage for local farms and producers. The units will be sized to fit the existing bay space.

1C – The final subphase will include the renovation of the northern extension of the barn, and will focus on renovations to support the intended uses.

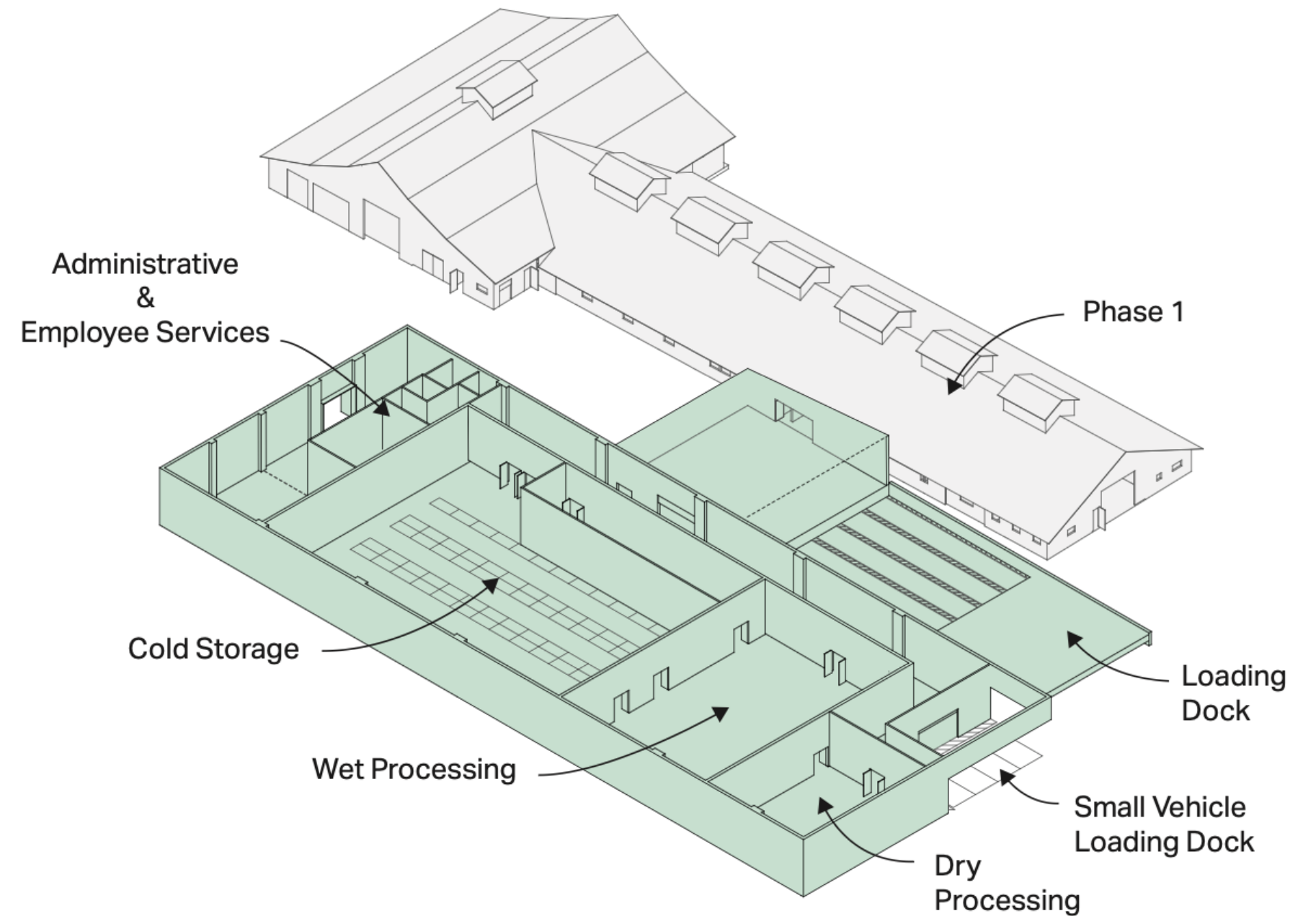


Phasing Strategy

Phase 2 – New Facility

The second phase will construct a flexible facility built according to the specific needs and infrastructure requirements of a food processing facility. The 23,000 sq ft facility will be directly connected to the loading dock and delivery area. The shared covered loading dock will allow for efficient movement of agricultural goods between the barn and new facility while protecting them from the effects of weather and heat.

This new facility will feature a rooftop solar PV system to advance the sustainability goals of the Yolo Food Hub. The facility will include administrative offices and employee spaces on the east end. Directly adjacent is a parking area shaded by cantilevered solar canopy.



Cost Estimates

Phase 1

Projects	Estimated Gross Square Feet (GSF)	Estimated Cost (Q4 2023)			
		Construction \$ / GSF	Building + Site Total Direct Cost	Total Construction Cost	
Phase 1					
1.1	Barn Refurbishment	20,226	\$ 356 /GSF	\$ 4,967,594	\$ 7,197,889
1.2	Loading Dock Construction	22,049	\$ 78 /GSF	\$ 1,183,416	\$ 1,714,733
1.3	Upgrade Electrical Services	0	\$ 0/GSF	\$ 165,700	\$ 240,094
1.4	Modular Refrigerated Storage Units	8,910	\$ 227 /GSF	\$ 1,395,000	\$ 2,021,312
1.5	Fences	0	\$ 0 /GSF	\$ 89,010	\$ 128,973
Total		51,185		\$ 7,800,720	\$ 11,303,000

Cost Estimates

Phase 2

Ref.	Projects	Estimated Gross Square Feet (GSF)	Estimated Cost (Q4 2023)		
			Construction \$ / GSF	Building + Site Total Direct Cost	Total Construction Cost
Phase 2					
2.1	Site Development	49,094	\$ 23 /GSF	\$ 848,659	\$ 1,148,974
2.2	New Facility	26,000	\$ 407 /GSF	\$ 7,806,599	\$ 10,569,119
2.3	Site Parking Lot	12,013	\$ 22 /GSF	\$ 196,857	\$ 266,519
2.4	Wastewater Treatment	12,500	\$ 46 /GSF	\$ 420,180	\$ 568,869
2.5	Solar PV Array on New Facility Roof	22,000	\$ 95 /GSF	\$ 1,540,000	\$ 2,084,960
2.6	Solar Carport	3,500	\$ 325 /GSF	\$ 840,000	\$ 1,137,251
2.7	Drill additional Well	0	\$ 0 /GSF	\$ 80,000	\$ 108,310
Total				\$ 11,732,295	\$ 15,884,000

Costing Summary

Phase 1 estimate	11,303,000
Phase 2 estimate	15,884,000
Total cost	27,187,000

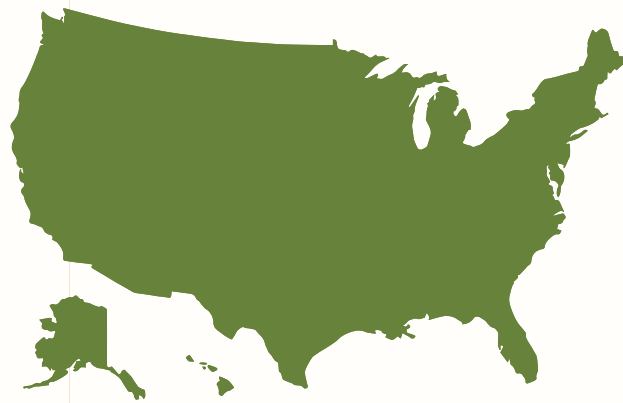
The full cost estimate report is in Appendix E of the report document and contains a full list of assumptions and exclusions behind the estimates.



Financing Strategy

The Yolo Food Hub project team is leveraging Yolo County's funding commitment through the following resources:

Federal



USDA, US EDA, Federal Agency Funding Scan, Congressional request

State



CERF (Community Economic Resilience Fund), CDFA Food Hub and Infrastructure grants, State budget request

Private



Philanthropy, Private sector investors, Utilities

The Yolo Food Hub Network has met with the following agencies, California Department of Food and Agriculture, U.S. Department of Commerce, Economic Development Administration, United States Department of Agriculture, the Resilient Cities Catalyst, and philanthropic organizations.



Thank you!

For questions please contact:

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