

Santa Clara Valley Open Space Authority

2017-2018 Measure Q Urban Open Space Grant Program

1/12/2018 deadline

City of Milpitas - Engineering, Design & Construction 2017 Measure Q/Milpitas McCandless Park, Project #5102

\$ 100,000.00 Requested
\$ 6,821,000 Total Project Cost

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Project Contact

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none entered

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EIN N/A

B. Project Description

Project Overview

1. Grant Category (check all that apply)

- Environmental Stewardship and Restoration
- Parks, Trails, and Public Access
- Environmental Education
- Urban Agriculture / Food Systems

2. What type of project is this (check all that apply)

- Capital improvement
- Planning
- Program

3. Project Location: Address

If the project will be in multiple locations, please list all addresses. If there is no street address, please describe the area(s).
The project (new McCandless Park) is located along the east side of McCandless Drive near the Great Mall shopping center between Montague Expressway and Great Mall Parkway in the southern part of Milpitas. Figure 1 shows the project location map.

4. Project Location: Neighborhood

If unknown, please enter "N/A."

The project is located within Milpitas Transit Area Specific Plan, McCandless/Centre Point subarea.

5. Project Location: OSA District (check all that apply)

A detailed map of the OSA Districts can be found under the Library tab, or online at <http://www.openspaceauthority.org/about/boardmap.html>.

- OSA District 1
- OSA District 2

- e OSA District 3
- e OSA District 4
- e OSA District 5
- e OSA District 6
- e OSA District 7

6. Are there any project partners?

If there are project partners, please list each partner and describe their roles. Required - upload letter from each partner describing their role.

The project is adjacent to a new elementary school to be built by Milpitas Unified School District. To reduce capital and operations costs, joint use areas such as parking, soccer field and basketball courts benefiting the school and the community were established. On June 21, 2016, the City Council approved a Joint Use Agreement between the City and Milpitas Unified School District establishing the general terms and conditions. Milpitas Unified School District will design and construct the parking and basketball courts while the City will design and construct the soccer field. Although Milpitas Unified School District is not a direct project partner for the park, the District is a project partner for the facilities that enhances the user experience. Figure 2 shows the preferred park concept plan including the joint use areas.

7. Project Abstract

(Brief, 3-4 sentences)

This project provides for a new public park adjacent to a new elementary school within a high-density, transit-oriented redevelopment area. The City's 4-acre park will include picnic areas, play structures, walking trail, community garden, and restroom facilities. The school shared soccer field and basketball courts will provide recreational areas for students. The park amenities will provide open space active and passive recreation and community gathering space for new residents.

Community Engagement / Stakeholder Support (10 points)

8. Describe the community support and/or community engagement process.

When applicable, the application should include letters of support from local jurisdiction(s), particularly for capital improvement projects. Please submit letters using the Documents Upload tab.

The project is a mitigation to reduce impacts from the Milpitas Transit Area Specific Plan (<http://www.ci.milpitas.ca.gov/planning-documents/transit-area-specific-plan/>), a plan to redevelop about 437-acres in the southern portion of the City; Figure 3 shows the boundary. Public involvement is in the attached Draft and Final Environmental Impact Reports.

On April 7, 2015, City Council approved the addition of the project into the City's Capital Improvement Program. To develop the design concepts, ideas from a January 11, 2016 community workshop and online survey were used. On March 7, 2016, the City's Parks, Recreation, and Cultural Resources Commission recommended a concept for Council approval. The preferred concept plan in Figure 2 was presented to Council on May 3, 2016. The Mayor, Councilmembers present and the public provided positive feedback. Because full Council was not in session, the item was moved a future Council meeting.

On March 7, 2017, City Council approved the design and installation of a water well within the project area to meet City's needs for potable water in the Transit Area. Phase 1 installed a test well to assess groundwater conditions. Sampling and analysis are in progress; thus, project design is on hold but expected to resume early 2018 when results of the analysis become available. City staff plans to seek Council approval of the concept early 2018 with adjustment to the park area to accommodate the water well if warranted.

Project Planning (20 points)

9. Describe the proposed project

This project provides for a new 4-acre public park in the southern portion of the City. The project is located along the east side of McCandless Drive near Great Mall shopping center between Montague Expressway and Great Mall Parkway. Figure 1 shows the project location map. There will be permanent shade structures with picnic tables and charcoal barbeques, play structures, a walking trail that loops around the park, a community garden, a restroom building with drinking fountain, landscaping, including a central lawn area and safety lighting. The park will also have parking, lighted soccer field and basketball courts to be shared with the Milpitas Unified School District. Arching seat walls are proposed around the play structures, which may provide possible art opportunity for the community and school. The proposed community garden will have 21 plots to be issued to the community (City residents only) on a first-come-first-served basis. Although the produce is to be used for family consumption only, it allows families and individuals with no access to land the chance to grow fresh and nutritious food. Play structures will be for 2-5 year old and 2-12 year old. Each play structure may include sensory play activities, which promotes exploration and discovery for children with sensory processing disorders. Landscaping will include ornamental plants and shade trees and will be irrigated with recycled water. Figure 2 shows the park concept plan and Figure 4 shows images of proposed park amenities.

On June 20, 2017, City Council approved final design for a pedestrian bridge over Penitencia Creek East Channel. The pedestrian bridge will cross over the creek providing access from a new development north of the creek to the new park and elementary school south of the creek as well as access to the multi-use trail along the creek. The design of the park at the northeast corner will be adjusted to allow for the bridge approach. The proposed dog park with separated areas for small and large dogs maybe reduced in size or relocated to another portion of the park. The southeast corner of the park will also be adjusted to allow for the water well if the results of the test well is favorable. As such, the proposed volleyball court maybe realigned or relocated to another portion of the park. Both the pedestrian bridge and the water well are separate City projects. If the water well is constructed then the area of the park will be slightly reduced. Figure 5 shows the possible modifications to the concept plan.

10. What is the lifetime of this project?

For capital improvement projects, applicants must state how long the project would remain on the site AND demonstrate that they have appropriate permissions. Please submit the Land Tenure form and documentation using the Documents Upload tab.

- 5 Years (minimum for capital improvement projects)
- Other time period - explain: Designated as "parks and open space" in the City's 2012 General Plan Land Use Map.
- Perpetuity
- Not applicable

11. Describe your plans for operating and maintaining the project over the next 10 years, and indicate your source of funds for ongoing management.

This question is required for all capital improvement projects. For planning and program projects, please answer if applicable, otherwise enter "N/A."

The City currently has over 30 community parks. Recreation Services Department manages park rentals for all Milpitas residents and visitors. Public Works Department maintains the parks including playground, picnic areas, fields, landscaping, restroom facilities and parking lots. The new park will fall under these above noted operation and maintenance conditions. Majority of the funding for park maintenance comes from general funds. City's attached 2017-2018 Adopted Budget & Financial Plan allotted about \$1.4 million for park maintenance. The maintenance group includes a manager, senior lead workers, equipment maintenance workers, and maintenance and seasonal workers. Contractual services are also available if needed.

Every June of each year, City Council will adopt a budget for the following fiscal year, starting July 1st of that year and ending June 30th of the following year. The City will continue to fund park maintenance through future years to promote two of the City's goals, which is community connection and environment and the City's vision of preserving its close-knit community, enhancing environment and natural landscape, and nurturing family and community connections. Parks provide space for neighborhood residents to interact with each other, meet new people and build lasting friendships; thus allowing people to develop a sense of community. Offering recreational facilities within the parks, such as soccer fields, basketball courts, and even play structures, facilities that will be available at this new park, will also provide neighborhood youths a safe place to interact with one another, keeping them off the streets and out of trouble. Providing open space recreational activities for everyone in the community will also promote health and wellness; thus resulting in a better quality of life.

Engineering Department who manages the design and construction of the City's parks will work closely with Public Works Maintenance and Recreation Services Departments to design the site and select types and materials of amenities including landscaping that promote low operations and maintenance costs including selecting types and materials of amenities that have higher life cycles.

The City is committed to preserving the capital improvement investments associated with the design and construction of the current City parks. Recreation Services Department has a parks master plan, a planning tool to implement future improvements to current City parks. It includes costs analysis associated with improvements obtained from the community through public participation, existing amenities and conditions, current resources at the parks, and federal, state and local upgrades required for public facilities. At some point in the future, the master plan will be updated to include a similar assessment of the new park to preserve the quality of the park at inception. The park is currently listed as a future park in the master plan.

12. Describe the project's readiness for implementation.

Please include the status of any planning, design, or funding development necessary for project completion. This includes the status of CEQA compliance and any permits required for this project. REQUIRED: CEQA form, if applicable.

Environmental: The project is a mitigation to reduce impacts from the Milpitas Transit Area Specific Plan (<http://www.ci.milpitas.ca.gov/planning-documents/transit-area-specific-plan/>), a plan to redevelop about 437-acres in the southern portion of the City. Under public services in the attached Draft Environmental Impact Report, it was noted that "implementation of the Transit Area Specific Plan would result in an increase in the use of existing neighborhood and regional parks and would increase the need for additional parkland; however, the significance after policy implementation was deemed less than significant. Figure 6 shows the project with the school site as part of the adopted Transit Area Plan. The attached Draft and Final Environmental Impact Reports, prepared for the City as the lead agency, was prepared in accordance with

Construction: City staff plans to seek Council approval of the project concept early 2018 with adjustment to the park area to accommodate a proposed City water well if warranted. Sampling and analysis for the viability of the well are in progress and final recommendation is expected early 2108. Project design will resume thereafter and is expected to be completed late 2018 with construction expected to start early 2019 and end mid 2019. Construction for the school started and completion is expected before school starts in August 2018. Attached work plan shows activities, timeframes and deliverables.

Project Budget (15 points)

13. Budget Summary

This is a budget summary only; a detailed Project Budget must be submitted using the Documents Upload Tab. Please note: after the application is submitted, the software will automatically total all lines. This additional TOTAL will not be used.

<input type="text"/>	Grant request: Personnel
<input type="text" value="100,000"/>	Grant request: Contracted Services
<input type="text"/>	Grant request: Supplies/Materials
<input type="text"/>	Grant request: Other Direct Costs
<input type="text"/>	Grant request: Indirect Costs
<input type="text" value="100,000"/>	TOTAL GRANT REQUEST
<input type="text" value="33,000"/>	TOTAL MATCHING FUNDS
<input type="text" value="133,000"/>	TOTAL PROJECT COSTS (grant request + matching funds)
<input type="text" value="33"/>	PERCENT MATCH (matching funds / grant request)
<input type="text" value="366,033.00"/>	TOTAL

Project Goals (15 points)

14. Describe the specific problems, issues, or unserved needs the project will address.

High density, transit oriented development is envisioned for the planned Milpitas Transit Area Specific Plan. Active and passive recreation and community-gathering space are crucial for the new residents in order to have a place to enjoy a landscaped area within an urban setting, engage with each other and meet new people, participate in recreational activities, and have a place where children can be outside to play and learn to appreciate nature.

Within the planned Milpitas Transit Area Specific Plan, there are no public parks located nearby. Majority of the City's 30 plus parks are to the north since the area was generally for industrial, research and development/light industrial, retail and commercial. There is currently a huge demand for playing fields from the community, which will increase with new residents.

The Milpitas Transit Area Specific Plan (<http://www.ci.milpitas.ca.gov/planning-documents/transit-area-specific-plan/>) required a ratio of 3.5 acres of parkland per 1,000 residents with at least 2 acres of park publicly accessible. With the projected population within McCandless/Centre Pointe subarea of 5,905, 11.81 acres of public parks are required. The project will provide a 4-acre public park.

Currently, there are high-density developments that were constructed, are under construction or have been approved by the City for construction along McCandless Drive; see Figure 6. In addition, school construction is expected to be complete before school starts in August 2018. At the time of completion, the new park will provide active and passive recreation and will serve as a community-gathering place for the residents and elementary school students.

Due to the location of the park, residents will also benefit from easy access to pedestrian and bike trails and a walking and jogging loop. Milpitas Transit Area Specific Plan, Land Use, Circulation and Parks describes a network of pedestrian and bike trails and a walking and jogging loop. The pedestrian and bike trails, which will connect to the citywide trail and the walking and jogging loop, which loops around the Transit Area will be accessible to park users via McCandless Drive or Penitencia Creek East Channel since the park is along McCandless Drive adjacent to the creek.

15. Please list the project's goals (both social and environmental).

These should be specific, measurable goals (e.g. 600 people participating in educational programs). Please see Appendix E of the Grant Program Guidelines for a list of sample goals.

The school will serve 250 students when it opens in August 2018. As school enrollment increases, Milpitas Unified School District will implement phase 2 of the school project, which will ultimately serve a maximum of 800 students. Currently, there are 2 developments that were constructed with 476 dwelling units and 3 developments that are under construction with 1,779

dwelling units. Milpitas Transit Specific Plan uses 2.52 persons per household; therefore, the potential residents within about 1/3 of a mile from the park is 5,683 residents. The projected population within the Transit Area is 17,914 residents. Figure 6 shows the developments around the park. At completion of the Project, 250 students will use the joint use soccer field and basketball courts during school and 5,683 potential residents around the park will enjoy the joint use soccer field and basketball courts as well as the park amenities after school and during weekends. As in all community parks, the new park will be available to the City's current resident population of about 70,000.

The park will also have a community garden with 21 plots to be issued to the community (City residents only) on a first-come-first-served basis. Each plot will be 5 feet x 10 feet raised wood boxes. Although the produce is to be used for family consumption only and cannot be distributed to the local community, it allows families and individuals with no access to land the chance to grow fresh and nutritious food.

Impact (15 points)

16. Describe the lasting impact of the project.

Within the planned Milpitas Transit Area Specific Plan, all the designated public parks are on already-developed properties containing industrial or commercial buildings with surface parking and other hardscapes. Requiring the development of parks within redevelopment areas will not have an adverse effect on the environment. Paved surfaces create heat making urban neighborhoods warmer compared to rural neighborhoods. Ornamental plants, shade trees and lawn areas provide a cooling effect during summer months. Plants and trees can also reduce air pollution. Unpaved grounds absorbs water; therefore, there is less runoff into the City's storm drain system. The park design will look into pervious or permeable materials that filter and direct runoff to underground aquifers. The park irrigation will not increase the demand for potable water because landscaping will be irrigated with recycled water that is already available along McCandless Drive.

The project promotes two of the City's goals, which is community connection and the environment, and the City's vision of preserving its close-knit community, enhancing environment and natural landscape, and nurturing family and community connections.

Parks provide space for neighborhood residents to interact with each other, meet new people and build lasting friendships. This allows people to develop a sense of community, a sense of belonging that becomes important when times are difficult and there is a need to lean on someone for support, encouragement and love. Providing open space recreational activities for everyone in the community will promote health and wellness; thus resulting in a better quality of life. Children will learn to seek physical activities in a more natural environment instead of seeking virtual activities, which have become the norm in today's society. This will promote a more healthy lifestyle and more awareness to nature.

The park is currently designated as "parks and open space" in the City's 2012 General Plan Land Use Map and through the passage of Ballot Measure K during the November 2016 election, two-thirds voter approval is required for any effort to rezone parks, parklands or open space. The passage of Measure K reinforces the City's intent to uphold its vision and goal by preserving parks and public open space to maintain a better quality of life, a lasting legacy to pass to future generations.

Leadership & Innovation (10 points)

17. Describe how this project employs innovative approaches or encourages collaboration and partnership in the field of parks, open space, urban agriculture, land conservation, or environmental education.

The project is a product of encouraging partnership and benefits from leadership in land conservation. The Milpitas Transit Area Specific Plan put in motion the partnership between City and Milpitas Unified School District to establish the joint use parking, soccer field and basketball courts. Having a single property serve multiple users and offer multiple services is an effective and efficient use of available funds and valuable real estate. The joint use agreement outlined how and when the shared areas will be used. In general, the school will have exclusive access to shared areas Monday thru Friday during school hours while the community can use shared areas Monday thru Friday outside of school hours and during weekends. A cost sharing agreement will outline how costs will be shared equitably and an operations and maintenance agreement will define the obligations and costs for maintenance. The capital and operations costs are shared thus making the improvements more affordable and the property in a better state of good repair. The community's approval of Ballot Measure K, which requires voter approval before rezoning parks or open spaces, preserves this park and all other City parks.

The project will incorporate measures that improve drainage and water quality, and conserve energy. Similar City projects used bioretention, bioswales, infiltration trench, pervious concrete, permeable pavers, recycled water for irrigation, and light-emitting diode for lighting.

Organizational Capacity (15 points)

18. Briefly describe the organization.

Please include the year the organization was founded and its mission and goals. If the applicant is a Fiscal Sponsor, please describe both the APPLICANT and the SPONSORED ORGANIZATION.

Milpitas has about 70,000 residents. It was incorporated in January 1954 with a council-manager form of government. City Council provides legislative direction and oversees the budget. Council includes Mayor Rich Tran, Vice Mayor Marsha Grilli and Councilmembers Garry Barbadillo, Bob Nunez and Anthony Phan. Fifteen commissions serve in advisory capacity. City Manager administers the operation of City government, implements policies and provides recommendations to Council. City Attorney provides legal advice and services to Council, commissions, and City departments. City Manager manages 12 departments, which are City Clerk, Economic Development, Building & Safety, Information Services, Recreation Services, Human Resources, Finance, Public Works, Engineering, Planning & Neighborhood Services, Police, and Fire.

Mission statement is that City of Milpitas is committed to accomplishing the community's vision by providing fiscally sound, superior services. Community's vision is that Milpitas will preserve its close-knit community and rich cultural diversity as it moves with innovation into the future by supporting sustainable growth and development, ensuring public safety, enhancing the environment and natural landscape, and nurturing landscape, and nurturing family and community connections. City's goals are Superior Customer Service, Public Safety, Growth and Economic Development, Community Connections, Regional Partnerships, Environment, and Fiscal Responsibility.

19. Describe the organization's ability to successfully implement this project. This might include successful past projects, staffing levels, financial resources, etc.

If applicant cannot otherwise demonstrate its capacity, expertise, and experience, please provide names and contact information of individuals knowledgeable about the organization's work.

City Council approved the addition of the project into the Capital Improvement Program in April 2015 with a budget of \$300,000 for conceptual design services. In February 2017, Council approved an additional \$400,000 for design services. The project received \$3,250,000 in July 2017 when Council adopted the City's 2017-2018 Budget & Financial Plan. To date, the project has a budget of \$3,950,000. An additional \$2,871,000 is needed for personnel, contractual services, and other direct costs to cover changes to enhance park amenities and improve the site; see attached overall project budget for breakdown. The request for additional funding will be part of the City's 2018-2023 Capital Improvement Program, expected to go for Council adoption early 2018. The identified 2018-2019 capital improvements in the Program will be classified as capital improvement budget in the 2018-2019 Budget & Financial Plan. The new parks addition to this year's Budget & Financial Plan capital improvement budget is a testament to the commitment to building the new park. The annual budget represents the City's top priorities as evident by assigning funds to what is important to the City. The City's sound financial resources are in the attached adopted Budget & Financial Plan.

The City is committed to the redevelopment within the Milpitas Transit Area Specific Plan since a major land use, which includes retail, office and hotel, is also a major revenue-generating source for the City. Housing and amenities such as parks are needed to boost the growth, which this project will accomplish. Currently, there are 2 developments that were constructed with 476 dwelling units and 3 developments that are under construction with 1,779 dwelling units within about 1/3 of a mile from the park. One of the developments under construction will have 87,023 square feet of commercial space. If the revenue increases, this translates to more funding for City projects.

This year, the City successfully completed the renovation of the historic Jose Higuera Adobe Park, Project #5097. The project included new picnic and BBQ areas, playground structures, walkways, masonry walls, structural shade structure and improvements to existing lighting, planting, irrigation, utilities, and parking lot. The site is 4.8 acres and adjacent to Calera Creek and residential properties, which makes it comparable in size and setting to the project site. Design started in December 2015 and the park re-opened to the public on September 1, 2017. The close working relationship between Engineering, Recreation Services and Public Works Maintenance staff was a major key in completing the project on time and within budget.

In the past 5 years, the City completed similar projects under the Capital Improvement Program. These projects are the Sports Center Sports Fields Renovation, Pinewood Park Renovation and Alviso Adobe Park Renovation, which was a past recipient of the Authority's 20% Funding Program.

20. Briefly describe key staff members and volunteers' qualifications and experience relevant to the project.

Engineering Director/City Engineer, Steve Erickson, PE, is leading the design and construction of the project. Mr. Erickson has directly worked on the following major City projects: City Hall, Sports Center Sports Fields, Milpitas Library, Library Parking Garage, and Barbara Lee Senior Center. He was the Capital Improvement Project Manager, directly responsible for the design, construction and inspection of capital improvement projects for City facilities, parks, streets, water, sewer and storm drain. He also developed the City's 5-year Capital Improvement Program budget. Associate Civil Engineer, Maren Schram, PE, is performing the day-to-day project management tasks and interfacing with design consultants, contractors, other City staff, and outside agencies. Ms. Schram has prior experience in the management, design and construction of improvement projects for state and local agencies. Ms. Schram was the project manager for the recently completed Jose Higuera Adobe Park Renovation Project.

Recreation Services Director, Renee Lorentzen, has closely worked with Engineering Department on numerous design and construction of City facilities and parks. Ms. Lorentzen's support during the planning stages for the park design is critical as she has the knowledge of community and school needs. Since project inception, Ms. Lorentzen has coordinated with Milpitas

Unified School District regarding the joint use areas for the school and park.

BONUS POINTS: Underserved Communities (10 points)

21. Describe how the project addresses open space needs for sensitive populations such as residents of park-poor neighborhoods, underserved or disadvantaged communities, youth, seniors, or is located within a Deep Engagement Community (DEC).

A map of the DECs can be found under the Library tab of online at <http://www.openspaceauthority.org/urban>. This question is optional; please answer if applicable, otherwise enter "N/A."

N/A

BONUS POINTS: Community Building (10 points)

22. Describe how this project actively encourages community building by engaging or accommodating local residents in novel and creative ways.

This question is optional; please answer if applicable, otherwise enter "N/A."

The new park will provide a sense of place to the neighborhood as neighbors meet at the park to enjoy the landscaping and play outdoors, or get together with friends and relatives for a picnic. City of Milpitas arranges citywide special events for the community that includes 4th of July Celebration, Memorial Day Ceremony, Summer Concert Series, Summer Movie Night Out, and Pumpkins in the Park to list a few. These events generally happen at City parks. With the size and amenities offered, it is likely that one or more of these citywide events will be held at the park.

The proposed community garden will connect people to the environment by planting and harvesting fresh produce and plants. This may allow people from diverse backgrounds to work side-by-side to attain a common goal of growing fresh and nutritious food.

BONUS POINTS: Leverage Funding (5 points)

23. Describe how the project leverages funding with more than 25% match by grantee (cash or in-kind).

This question is optional; please answer if applicable, otherwise enter "N/A."

N/A

C. Work Plan

C.1. Project Work Plan

Task Number	Activities	Timeframe	Outcome/Deliverables
1	Apply for Authority's Measure Q grant	Jan 2018	
2	Complete water well technical memorandum	Early 2018	If water well is viable, project area is adjusted to accommodate well
3	City Council approves park concept	Early 2018	Council approval obtained
4	City Council approves additional project funds	Early 2018	Funding secured
5	Authority award notification	May 2018	Potential funding secured
6	Authority executes grant agreements	Aug 2018	Funding agreement in place
7	Complete project design	Late 2018	Project plans, specification and estimates available and ready for bidding

8	Begin project bid phase	Late 2018	Construction contract documents available for bid
9	Begin project construction phase	Early 2019	Construction contract awarded to lowest responsible bidder
10	End project construction phase	Mid 2019	Construction complete and new park opens for school use and the public
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D. Documents Upload

Documents Requested *	Required?	Attached Documents *
Financial statements	✓	Financial Statement
Authorizing Resolution from Governing Body download template	✓	Draft Resolution
Project Budget download template	✓	Project Budget
Acknowledgment Form download template	✓	Acknowledgement Form
Fiscal Sponsorship Agreement download template		
Land Tenure Form download template		Deed
CEQA Compliance Certification Form download template		CEQA EIR
Letters of Support		
Letters from Project Partners		
Maps		Maps
Other		Overall Budget, Photos and Uploads List

* ZoomGrants™ is not responsible for the content of uploaded documents.

Application ID: 100258