



MCKINNEY
a seed project
foundation
initiative **ROOTS**
AT GRAY BRANCH PARKLAND



Introductory Overview

The Harvest Seed Project Foundation (doing business as the Seed Project Foundation), was formed in 2015. The mission of the Seed Project Foundation is to fund educational, agricultural, and community initiatives that support sustainability through our donation farm, McKinney Roots. At the same time, we strive to help reduce hunger by improving food access for the food insecure in Collin County.

Last year McKinney Roots produced-

- 8,000 dozen eggs
- 15,000 heads of lettuce
- 15 tons of seasonal crops
- 15 gallons of honey from 240,000 Bees

With the support of our full-time farmers, staff, hundreds of volunteers, and generous donors, McKinney Roots helps to put food on the tables of 350 food-insecure families every week.





Project Description


McKinney Roots expansion to Gray Branch Park. The expanded operation will include-

- An innovatively planted production garden with 21 varieties of organic fruits and vegetables
- A larger greenhouse to double our current output
- A learning garden that is ADA compliant
- Double our current flock of chickens
- A 200-tree fruit orchard
- A community center
- Processing area and kitchen
- Continue maintaining the 4.5 miles of existing hike and bike trails on the 45-acre park.





Project Timeline

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- 1) **Mar 31** Temp parking is constructed and silt fence and safety fence are installed. 2 days
 - 2) **Apr 2** Grading on orchard begins. 1 week
 - a) Garden grading begins. 1 week
 - b) Parking grading. 1 week
 - 3) **Apr 20** Disc in amendments and compost in orchard and garden. 1-2 days.
 - 4) **Apr 21** Orchard trees arrive
 - 5) **Apr 23** Irrigation work begins. 3 weeks construction time.
 - 6) **May 14** Orchard planting begins
 - 7) **May 21** Garden planting begins
 - 8) **Jun 1** Coop arrival
 - 9) **Jun 1** Begin construction of renovated barn and parking lot
 - 10) **Jun 15** Begin construction of greenhouse
 - 11) **Jun 23** Chicks and feed arrive
 - 12) **Dec 2026** Completion of project

Summary of Project Budget

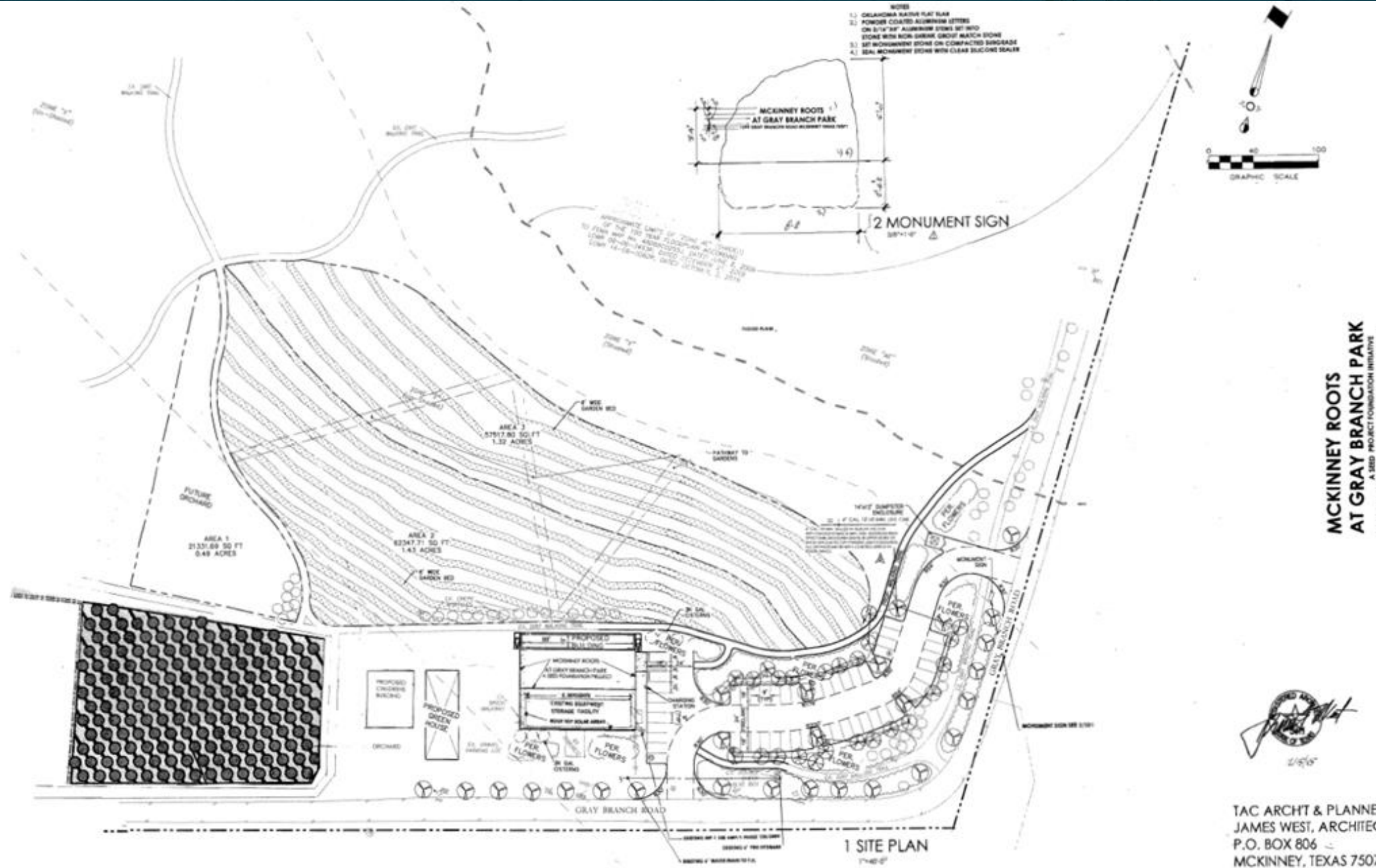
Harvest Seed Project Foundation	
McKinney Roots at Gray Branch Park	
Total Project Budget	
Item	Amount
Bath Accessories	1,600
Toilet Rental	2,000
Windows	2,200
Final Grade	2,700
Glass Doors and Mirrors	3,000
Final Clean	3,200
LEGAL FEES	4,000
Gutters	4,185
BUILDERS RISK INS	4,500
STRUCTURAL ENGINEERING FEES	5,000
Hardware Labor	6,000
Trash Removal	7,000
ARCHITECT FEES	8,000
Security and Media	8,000
Garage Doors	8,100
Exterior Doors	10,000
Hardware	10,000
Permits/Termite Treatment/Printing of Plans	10,000
Learning Garden	10,238
Insulation	10,800
Light Fixtures	12,000
Orchard	12,177
Countertops	14,800

UNDERGROUND UTILITIES (WATER AND STORM WATER)	15,000
Tape, Texture, Sheetrock, Labor	15,890
Septic Tanks, Design, Permit Fees/Propane	16,000
Trim and Doors Labor	16,200
Flooring	16,200
Appliances	20,000
CIVIL ENGINEERING FEES	22,000
Drop ceiling and walls	22,000
Consulting Fees	25,000
Dirtwork	25,000
Plumbing Fixtures	26,000
Trim and Doors Materials	28,000
Landscape	28,159
Cabinets	32,000
Chickens	37,925
Equipment	42,207
AC/Heat	48,000
FF&E COST	50,000
Framing Labor	50,220
Paint	55,000
Lumber	75,330
Foundation	76,000
Plumbing - Rough In/Top Out	78,000
Roof	80,700
Garden	81,769
Irrigation	96,795
Greenhouse	100,000
CONTINGENCY	130,000
Electrical - Rough In/Final	130,700
Overhead Cost and Fees	140,000
SANITARY	200,000
Driveway 23,880 sq ft	238,800
Total Project Budget	2,178,394.82

Infrastructure Budget	
Underground utilities (Water and storm water)	15,000
Dirtwork	25,000
Irrigation	96,795
SANITARY	200,000
Driveway 23,880 sq ft	238,800
	575,595.00



Site Plan / Project Design



- NOTES
- 1) DELAWARE SANDS PLANT MARK
 - 2) POWDER COATED ALUMINUM LETTERS ON 1/2" X 1/2" ALUMINUM STONE 30" WIDE STONE WITH BOLD SERIF GROUND MATCH STONE
 - 3) 30" MONUMENT STONE ON COMPACTED SBRGRADE
 - 4) SEAL MONUMENT STONE WITH CLEAR SILICONE GRAUL



**MCKINNEY ROOTS
AT GRAY BRANCH PARK**
A SEED PROJECT FOUNDATION INITIATIVE
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NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

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Impact on McKinney's economy & quality of life

Direct Market Value of Food Production

The total annual value of food produced is estimated using conservative retail pricing benchmarks.

Estimated Values:

Produce (60,000 lbs)

Average value: \$2.75 per lb

Estimated value: **\$165,000**

Lettuce (30,000 heads)

Average value: \$3.00 per head

Estimated value: **\$90,000**

Eggs (16,000 dozen)

Average value: \$4.50 per dozen

Estimated value: **\$72,000**

Total Direct Food Value: Approximately \$327,000 annually

Household Economic Impact

Food distributed through McKinney Roots provides significant financial relief to households.

60,000 lbs. of produce equates to approximately **50,000 meals**

Egg production provides an additional **high-quality protein source across thousands of servings**

Household Reach:

Estimated **350 households served weekly**

Economic Relief:

Average annual food assistance value per household: **\$930**

This relief allows families to redirect limited income toward:

- Housing and utilities
- Healthcare and medications
- Transportation and employment needs





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