

# MARIN ALANO CLUB

## BACKYARD PROJECT PROPOSAL

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**EXECUTIVE SUMMARY**

Studies show that 20 million Americans suffer from alcoholism and drug addiction, and only 8% of these people seek treatment. For those seeking treatment, less than 30% fully embrace abstinence and work a program to support and enhance the odds of long-term recovery.

Alcohol and drug addiction costs our nation \$250 billion each year: \$28B in healthcare costs, \$179B in lost productivity in the workplace, \$13B in collision accidents, and \$25B in the criminal justice system.

Since 1965, The Marin Alano Club (MAC) has been providing a safe and clean place for alcoholics to meet, find support, work a recovery program, and transform their lives. MAC facilities include one large indoor meeting room, one small indoor meeting room, a full food service café and seating area, and an undeveloped outdoor assembly and event space at the rear of the property, located at 1360 Lincoln Ave. in San Rafael, CA.

Mandated by Marin County Health COVID Protocols for essential services back in July 2020, the MAC was forced to transform our undeveloped backyard into a meeting space so that our fellowship could continue to find recovery. The transformation proved to be relatively effective in supporting our goal of providing a haven for alcoholics to meet, find recovery, and work a program.

After 3 years, however, the undeveloped backyard area has proven to have limitations. Limitations that if not addressed and remedied, will impact our ability to fulfill and support our mission of supporting recovery and transforming lives.

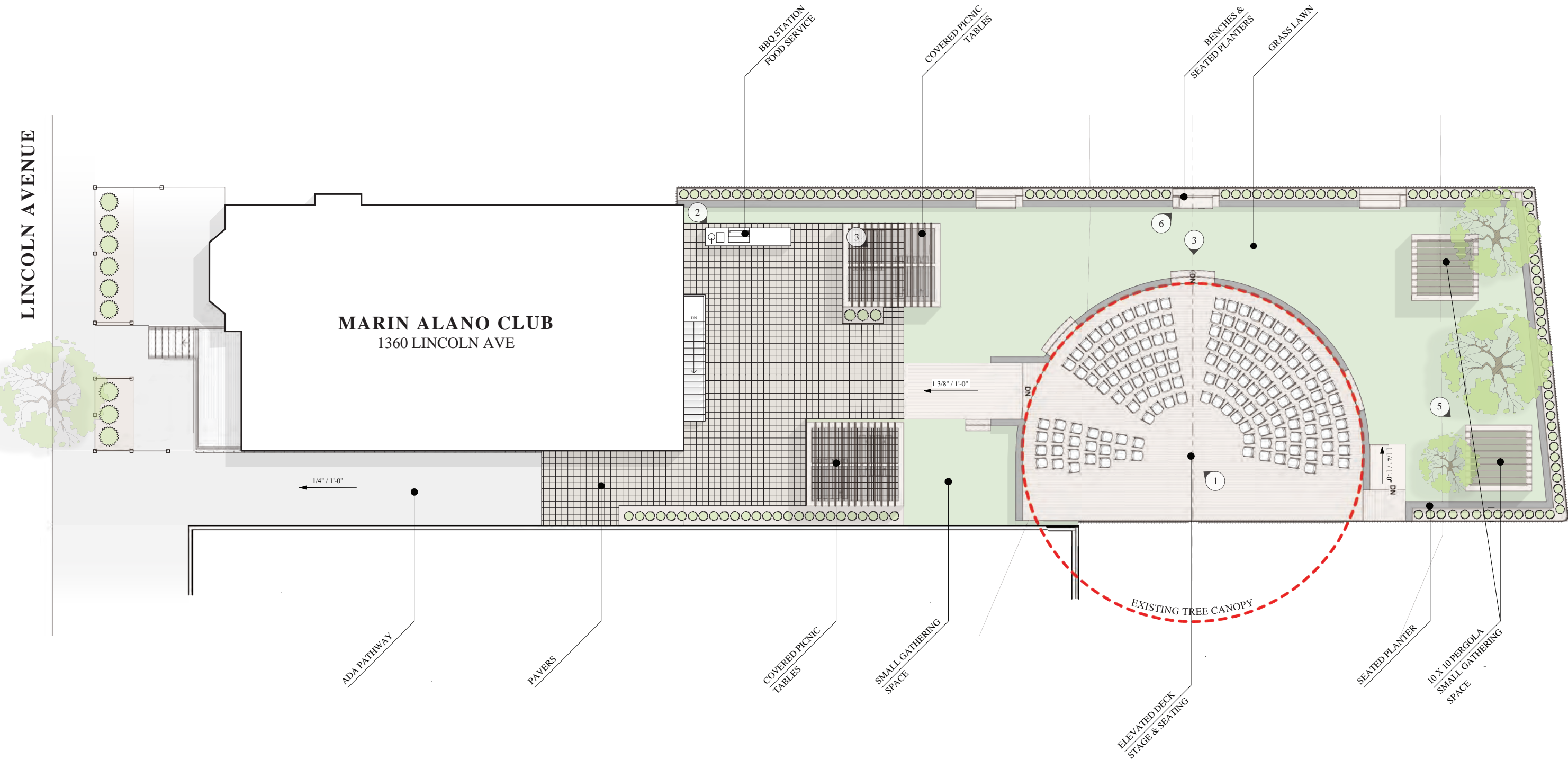
In June 2022, the MAC Board engaged Holscher Architects to help prepare a vision, program, and conceptual design for this undeveloped backyard area. The process began with a goal setting/visioning session between Holscher and the MAC Board, who collectively have many decades of sobriety.

The conceptual design captures all initial goals and the overall vision of the Board. Once constructed, the improvements will act as a magnet to attract and retain more and more people seeking recovery. Meeting spaces, both large and small, have been planned. Currently, MAC hosts only three outdoor holiday events each year. With this plan, the outdoor BBQ area will receive proper food service upgrades so that our traditional events will be upgraded with higher compliance and efficiency. As part of the overall planned improvements, we'll be able to address and solve the lack of ADA access into our backyard, as well as solve drainage issues we've been hampered with for decades.

**Bottom line:** We believe the Marin Alano Club stands as a beacon of hope and recovery throughout the County and beyond. And like the founders, we are dedicated to meeting the challenges of the future for those who will be seeking recovery in coming decades. May they find not only sobriety, but a place where their lives are changed forever. We are seeking underwriting from the community to fund these needed improvements, and we want to thank you in advance for your generous consideration of this endeavor. We are grateful for your help in our worthy mission.

A project timeline, conceptual design and budget follow this Executive Summary for your review. Should you have any other questions, please don't hesitate to call.

Sincerely,  
The Marin Alano Club  
Scott Reay | 415-686-1289





## PROPOSED RENDERINGS

1. STAGE AREA UNDER EXISTING OAK TREE



4. COVERED PICNIC TABLES



2. BBQ AND FOOD SERVICE AREA



5. OPEN TRELLIS FOR SMALL GATHERINGS



3. DECK STAGE AREA WITH LOW SEAT WALLS



6. PLANTER BENCH SEATING



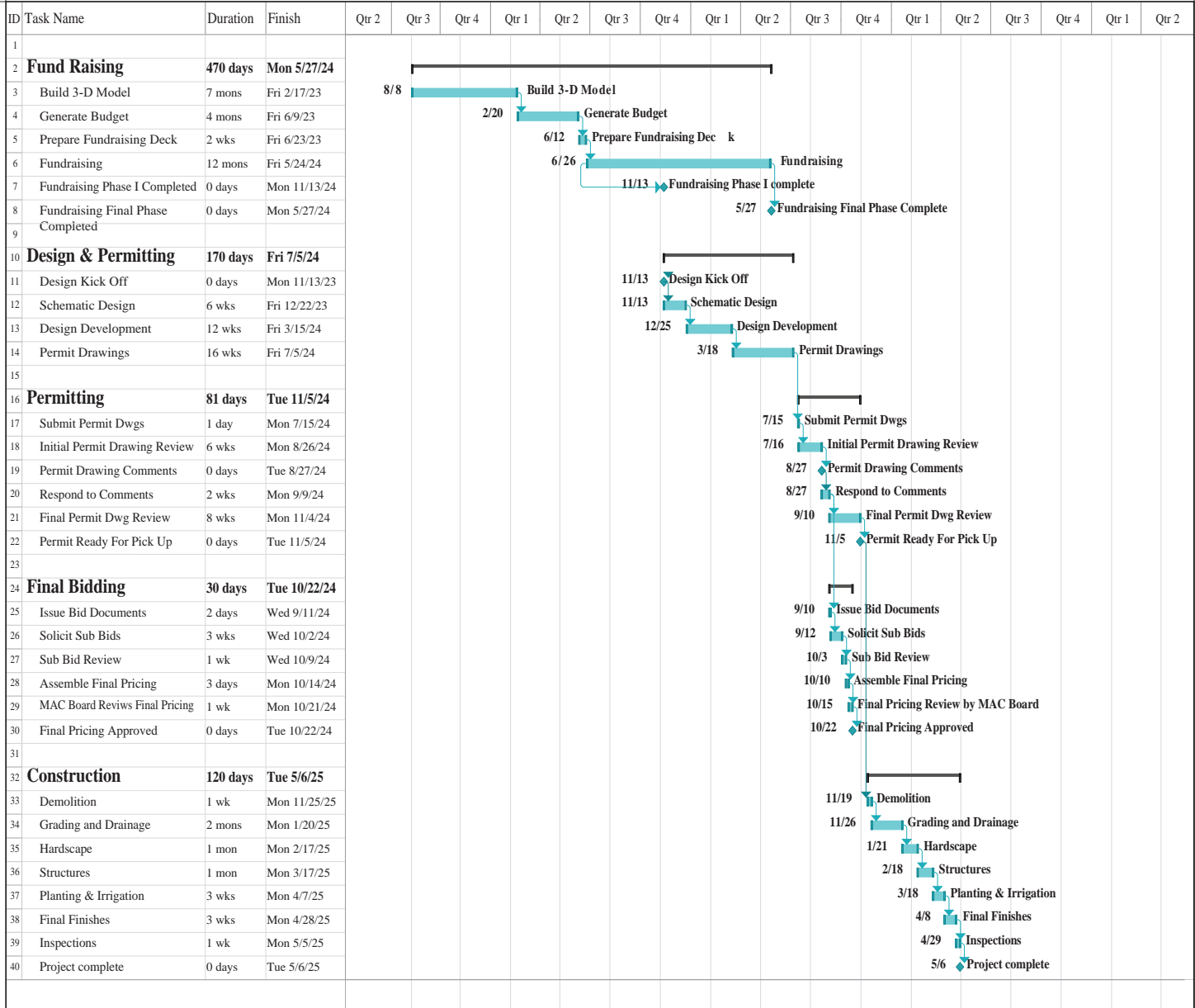
BUDGET ESTIMATE

**Project Name:** Backyard Project  
**Location:** 1360 Lincoln Ave-San Rafael, CA  
**Architect:** Holscher Architecture  
**RSF:** NA

**Job #:** 0.00  
**Estimator:** SR  
**Date:** 5/31/23

DESCRIPTION	TOTAL COST	COST/SF
Construction	\$ 300,000	
Permit and Plan Check Fees4%	\$ 12,000	
Architectural Design Fees	\$ 30,000	
Structural Engineering Fees	\$ 15,000	
Civil Engineering Fees	\$ 25,000	
Project Total	\$ 382,000	
Design & Construction Contingency-10%	\$ 38,200	
PROJECT TOTAL	\$ 420,200	

# CONCEPT SCHEDULE





You likely already know that alcoholism and drug addiction are taking a terrible toll on our society. The CDC said in 2019 that the costs alone were nearly \$250 billion. This study took into account \$28B in healthcare costs, \$13B in traffic accidents, \$179B in workplace productivity, and \$25B in criminal justice costs. But if you have an alcoholic or an addict in your family, you know personally how the true cost in human suffering is not quantifiable.

You likely know someone who is suffering from the disease. You have possibly seen how it effects the family members and the children. You may know first-hand how heartbreaking it is to love someone so effected. There are many paths to recovery, but Alcoholics Anonymous is the best known method for treating the illness and helping people “stay stopped.”

**AA began in 1935** in Ohio when a New York stockbroker and a surgeon (both alcoholics) met each other and were able to find recovery. Together they stayed sober. Together they went about looking for others they could help. These were alcoholics who had suffered greatly and wanted to have a new way of life. Of course, from those humble beginnings, AA is now a global program with over 2 million members and its primary textbook, Alcoholics Anonymous, has been translated into over 80 languages. There are no dues or fees for AA Membership, and AA is fully self-supporting, taking no outside contributions. Even members of AA are limited to what they are allowed to give in monetary donations.

**All around the country** and the world, individual members of AA have created what are called “Clubhouses” which operate with the mission to undergird the efforts of AA in the community. They are not AA. They are what is called “outside enterprises” which have 501(c)(3) non-profit status. These Clubs charge nominal rent for the recovery meetings held there and also have paid monthly Members who pay dues to cover the expenses and keep the doors open. But of course, all are welcome to attend 12-step meetings held at these Clubs.

**Marin Alano Club** is one such Club. In 1965, several members of AA got together and purchased the property at 1360 Lincoln Avenue in San Rafael where it stands to this day, nearly 60 years later. Marin Alano Club’s mission is to provide meeting space for AA and other 12-step meetings and to provide fellowship opportunities to those seeking recovery. As a separate entity, we are able to accept outside contributions, both from members and non-members. Over the decades this is how we have been able to survive, to pay off our mortgage, to buy a wheelchair lift, even to recover from a devastating fire in our kitchen years ago which closed our doors for a time.

Despite our property getting a lot of use over these years, we have been able to maintain the interior which includes two meeting rooms, a dining room, and a fully licensed kitchen. We do have a large backyard space, but it was sparsely used. We held BBQ’s a few times a year with a big AA speaker meeting, and individuals used it to meet with newcomers to read the AA literature together and work the Steps of the AA program.

**Then Covid arrived** in early 2020 and we had to close. How in the world could our members and others in Marin get to meetings?

Under the careful guidance of our Board of Directors, Marin Alano Club did open in the summer of 2020 and started providing safe meeting space outdoors for the AA community. We had an entry portal where we checked temperatures and required masks. We measured the entire yard and installed markers which indicated where each chair would go 6 feet apart. We used our stage and our PA system so that everyone could hear. We rented an ADA porto-potty restroom as well as two hand-washing stations. We interacted with our local government to ensure we were following all health protocols. And people came! Many people came! And people were able to get sober! Homeless people! Elderly people! People without access to the Zoom meetings online. And many people found sobriety for the first time ever. Where would these folks have gone without us being open? We participated in regional meetings with other such “outside enterprises” who provide space for meetings, and MAC was a real example and encouragement to them.

**And now, three years later, those outside meetings continue.** All of our noon meetings are still held outside in the back yard! We are able to have 85-100 people at a meeting instead of being limited by the fire code inside the building. We still have the BBQ’s, which are attended by several hundred people seeking the help and hope that AA and other 12-step programs offer.

**And this is why we are writing to you:** We would like to secure this back yard space the way our predecessors secured the building for us decades ago. We want to continue to carry the message of recovery to more and more people in our community. To do this, we are launching a capital campaign to raise \$440,000 over the next year.

We will need to make structural changes that will undergird a new backyard space. We will need fencing, landscaping, new seating areas, a new stage and seating for more people, a proper food service area, as well as groundcover that will not require water. Of course, once completed, we can also then begin monetizing this new space for people to hold Memorial Services, Weddings, Birthday parties, and more.

**It is a huge undertaking.** But, like those early founders, we believe that Marin Alano Club stands as a beacon of hope and recovery throughout the entire county and beyond. And like those founders, we are dedicated to meeting the challenges of the future for those who are coming into the rooms behind us. May they find not only sobriety, but a place where their lives are changed forever.



# MARIN ALANO CLUB

## BACKYARD PROJECT PROPOSAL

