

Concept Phase Report

1. Program Narrative
2. Code Analysis
3. Concept Cost Estimate
4. Attachments:
 - a. Project Schedule
 - b. Site Analysis
 - c. Site Plan – two options for parking and fire truck access
 - d. Floor Plans
 - e. Sketch-up Model Screen Shots.

1. Program Narrative

In a collaborative effort with the Organic Farm Transition Team, faculty and administration, the following program has been set for the Classroom Buildings. To meet schedule and budget, the classroom buildings will be modular. The modular design will be a pre-approved design with the DSA to allow for over-the-counter review and approval. There is limited customization allowed with this approach, so additional walls cannot be added or else the pre-approval no longer applies.

2 Classrooms at 960 sf with moveable partition

1 Classroom at 960 sf with sink

1 Demonstration Kitchen Classroom at 960 sf with one master teaching island and a minimum of 2 replica islands. Allow for lecture-style seating between islands. Master teaching island and adjacent cabinetry to house gas range, gas grille, induction cooking, two ovens, multiple sinks, two dishwashers, lockable wine refrigerator, refrigerator, freezer. Storage will be in cabinetry for dry goods and serve ware. Replica islands will have gas range and one oven, with near-by sink. Overhead doors or large doors that open to the exterior is desired.

Classrooms shall be planned for a maximum of 40 students, although most class sizes are typically 20 – 30 students. Storage is not required. Marker boards and technology to support active learning is required.

The need for a soils lab was debated by the group, with outcome that soils lab will be located in a building more adaptable to a lab-style classroom. The priority for this project is to support the organic farm, and anything that might jeopardize this certification should be avoided.

Support Building at 960 sf will house Men, Women, and Gender Neutral Restroom, Drinking Fountains, Janitor, Office, Farm Manager Office and Flex Office Space for workspace for 3.

Exterior events will be hosted a few times a year with up to 100 guests. Exterior shade needed. Exterior dining and seating preferred to encourage students to use this area for meals, studies, and gathering. Site furniture including bike racks, trash and recycling cans needed.

Maintenance Building will largely remain the way it is. The farm stand will occupy the east end of the building. Wash sinks for cleaning vegetables as they come in from the farm to be moved from shade structure to west end exterior of building. Other improvements if allowed by budget include additional walk-in cooler, climatized seed storage.

Formal entry to Organic Farm will require relocation of existing shade structure to new location within farm, convenient to green house. Existing green house to be reorganized to open up form entry area. Move any tractor activities such as moving mulch to farm, limit need for tractor to come into yard area.

Area around Classroom Building will not be fenced in, providing the same level of security as the rest of the campus.

Two options are under consideration for the lower parking lot, based upon fire truck access. LPAS met with the local fire chief to review site access, and it is acceptable and preferable to continue to use the access road. The new design provides a space next to the existing fire hydrant for truck staging.

2. Code Analysis

Classroom Buildings:

Occupancy Type B

Classroom Construction Type VB, combustible

Fire Sprinklers: not required by DSA, District to determine direction based on Fire Chief's requirement for fire sprinklers

Hood over residential stove not required to be Class A. Residential hood properly sized to fit over appliance is required, ventilated to exterior.

Demonstration kitchen is not required to have a commercial rating if food is not prepared for sale. Food is prepared as part of educational experience.

Existing Maintenance Building:

Occupancy: Type S/M

Construction Type VB, fire sprinkler system is existing

Toilets Required:

Classroom Occupancy B: Women: 4 water closets, 2 lavatories. Men: 2 water closets, 2 urinals, 2 lavatories. Note: Adding another classroom would double the water closet requirements

Maintenance Building Storage Occupancy: 1 water closet, 1 lavatory

Additional plumbing fixtures required: mop sink, drinking fountains

Budget:

Soft costs inclusive of fees and Owner Construction Contingency	\$590,000
Classroom Buildings Total – detailed budget attached	\$1,200,000
Site (exclusive of lower parking lot)	\$765,000
Maintenance Building Improvements	\$400,000
Demonstration Kitchen Cabinetry & Appliances	\$75,000
	Total \$3,030,000

Budget excludes Audio/Visual equipment and furnishings.

See attachments for further information.