

## **THE SAVORY CENTER WEST RANCH FIELD STATION**

Facilities Rehab & Adaptation

Alternatives

3/26/2007

### **Requirements:**

Item

1. Upgraded accommodations for 4 interns: resident year-round
2. New Toilet/Laundry facilities for interns
3. Accommodations for 12 students: monthly year-round
4. Accommodations for 2 trainers
5. Classroom facilities for 12
6. Assembly space for 100 w/ Interpretive overlay
7. Additional Toilet facilities for intermittent day-use: as many as 100 participants
8. RV sites w/ potable water
9. Tent sites

### **Scope of Work:**

Item

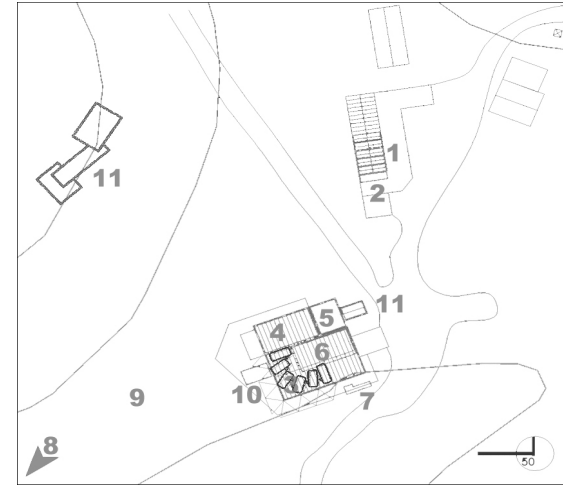
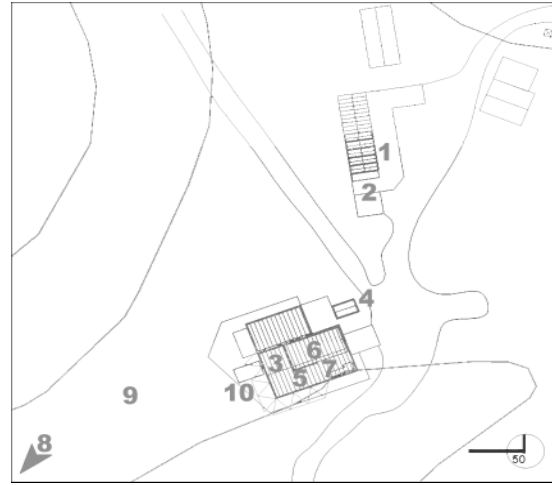
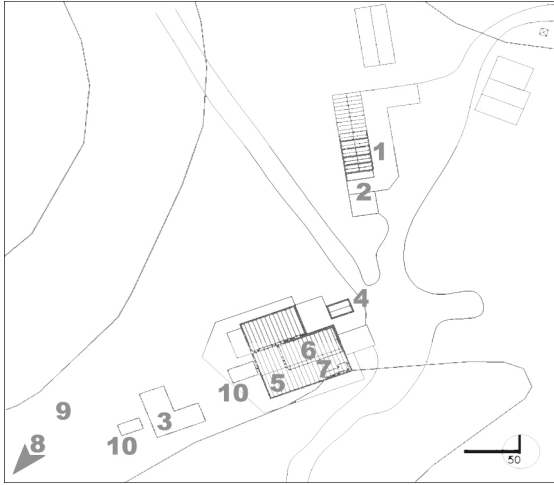
1. New window each room, scrubbed & repainted, exterior fronts stuccoed, kitchen rehabed
2. New Construction at South end of Strip Mall, 8'x20', 4 WCs & 2 showers, small laundry room
3. New construction in or around the Metal Barn, 6 units accommodating 2 students ea., toilet & bath facilities
4. Individual accommodations adapted from existing space for residential living
5. Existing space adapted to use
6. Existing space adapted to use w/ portable interpretive exhibits & AV equipment integrated
7. 6 new WCs including one ADA accessible, hand sinks external
8. Cleared sites for as many as 12 RVs West of grain hopper
9. Cleared sites for as many as 6 tents West of Metal Barn
10. Shared facilities: Constructed Wetland, new Waste Collection Tanks, Site Demolition etc.
11. New Managers' Residence/Ranch Office in Casita

**Strategies:**

**A.** Intern accommodations & toilets standard requirement. New construction for 12 students. Casita accommodates 2 trainers. Classrooms, assembly space & day-use toilets "carved out" of metal barn. RV & Tent sites standard requirement.

**B.** Intern accommodations & toilets standard requirement. New demountable construction for 12 students within metal barn. Casita accommodates 2 trainers. Classrooms, assembly space & day-use toilets "carved out" of metal barn. RV & Tent sites standard requirement.

**C.** Intern accommodations & toilets standard requirement. Casita converted to Ranch Office. New residence for Ranch Managers. 12 students housed in Airstreams within metal barn. 2 trainers housed in Airstreams within metal barn. 2 trainers housed in existing residence. Classrooms in existing residence and courtyard. Assembly space & Field Research Labs housed in Metal Barn. Composting Day-use toilets at SE corner of metal barn. RV & Tent sites standard requirement.



**Cost Comparison:**

A. Conventional Design & Construction				
Item	Size	Units	Cost	Extension
1.	800 sq. ft.		10.00	\$ 8,000
2.	160 sq. ft.		85.00	\$ 13,600
3.	1500 sq. ft.		90.00	\$ 135,000
4.	300 sq. ft.		20.00	\$ 6,000
5.	500 sq. ft.		15.00	\$ 7,500
6.	1500 sq. ft.		15.00	\$ 22,500
7.	224 sq. ft.		90.00	\$ 20,160
8.	12 site		100.00	\$ 1,200
9.	6 site		100.00	\$ 600
10.	1 site		15,000.00	\$ 15,000
Total Hard Costs				\$ 229,560
Contingency @ 15% of Costs				\$ 34,434
Design & Soft costs @ 12% of Costs				\$ 27,547
Total				\$ 291,541

B. Pre-engineered Demountable Construction				
Item	Size	Units	Cost	Extension
1.	800 sq. ft.		10.00	\$ 8,000
2.	160 sq. ft.		85.00	\$ 13,600
3.	1500 sq. ft.		70.00	\$ 105,000
4.	300 sq. ft.		20.00	\$ 6,000
5.	500 sq. ft.		15.00	\$ 7,500
6.	1500 sq. ft.		15.00	\$ 22,500
7.	224 sq. ft.		90.00	\$ 20,160
8.	12 site		100.00	\$ 1,200
9.	6 site		100.00	\$ 600
10.	1 site		10,000.00	\$ 10,000
Total Hard Costs				\$ 194,560
Contingency @ 15% of Costs				\$ 29,184
Design & Soft costs @ 12% of Costs				\$ 23,347
Total				\$ 247,091

C. Airstreams & Demountable Construction				
Item	Size	Units	Cost	Extension
1.	800 sq. ft.		10.00	\$ 8,000
2.	160 sq. ft.		85.00	\$ 13,600
3.	6 Airstream		15,000.00	\$ 90,000
4.	300 sq. ft.		7.50	\$ 2,250
5.	500 sq. ft.		7.50	\$ 3,750
6.	1500 sq. ft.		15.00	\$ 22,500
7.	224 sq. ft.		25.00	\$ 5,600
8.	12 site		100.00	\$ 1,200
9.	6 site		100.00	\$ 600
10.	1 site		10,000.00	\$ 10,000
11.	1500 sq. ft.		60.00	\$ 90,000
Total Hard Costs				\$ 247,500
Contingency @ 15% of Costs				\$ 37,125
Design & Soft costs @ 12% of Costs				\$ 29,700
Total				\$ 314,325

- NOTES:
1. Airstreams are a fungible investment. They are portable, offering flexibility for future Ranch needs, and hold their value as collectibles.
  2. If we employ a crew that would remain on site for the duration of the project, the savings over commuter crews (with associated travel time and shortened work days) would be considerable. The costs associated with maintaining on-site crews would easily be eclipsed by the increased efficiencies.