



Schlosser, Newberger, Architects

Date: July 20, 2016

Name: Three Rivers Charter School
Address: 1211 Del Mar Drive
Fort Bragg, CA 95437

Project: Remodel of Existing Sports Club
401 Cypress Street
Fort Bragg, CA 95437

Narrative:

The project consists of a remodel of the existing Mendocino Sports Club for use as a school facility for Three Rivers Charter School. The attached plans illustrate one concept for the remodel. There are 9 potential classroom areas. Some of the spaces designated as classrooms could be repurposed depending upon the needs of the program. It is assumed that the plan will be refined and changed if the project is executed, but that the scope of work will be similar in nature to the design concept and that the spaces themselves would not change appreciably.

No accurate plans could be located that depict the existing conditions. I spent 3 hours on a Sunday measuring the locker rooms as best I could and the resulting plans are close, but a more accurate set of as-builts would be needed if the project goes forward.

I tried to save the existing toilets, urinals and sinks as best I could. We are converting the balance of the locker rooms to one additional classroom and a roofed courtyard with a clear double wall plastic greenhouse roof (similar to the roof at Taka's Restaurant in Fort Bragg).

The Building Department will give us a permit that allows us to provide plumbing fixtures based upon the school enrollment and not the square footage of the building with the condition that, if enrollment expands, more toilets and sinks would have to be added.

The exiting would, however, be based on the square footage. The corridors in the existing building will not accommodate the occupant load for a school and so I added exit doors out of each classroom. This was less expensive than enlarging the existing corridor walls that are load bearing or have plumbing. We also need to add windows in all the classrooms to satisfy light and ventilation requirements.

The Cost Estimate provides for dropped acoustic ceilings in the racquetball courts, but not the basketball court. Leaving the ceilings alone would save a considerable amount of money, but the classroom spaces would be less desirable. We are also allowing for filling-in the existing pool and pouring a new slab in that room for use as a multi-purpose area. There is an allowance for re-roofing a portion of the flat roof. Each of these items could be deferred in

435 North Main Street · Fort Bragg, California 95437
Phone: (707) 961-0911 · Fax: (707) 961-0912 · Email: architects@lsndesign.com

order to save money, but would be desirable to have in the long run in order to make the school run efficiently.

I tried to be realistic in my cost estimating erring on the more expensive side in every case so as not to lead the Board down the garden path. We certainly can achieve cost reductions from the proposed scope of work, but areas such as firesprinkling, fire alarms, and exiting would have to be accomplished regardless of any changes we make to the scope of the project.

Please review the plans and cost estimate and feel free to contact me with any questions you might have.

Sincerely,

A handwritten signature in black ink that reads "Robert Schlosser". The signature is written in a cursive, flowing style.

Robert Schlosser