

Marlboro Agricultural Education Center

Design Update

June 12, 2023

Agenda

1. Introductions
2. Project Team + Schedule
3. Site
4. Design

Project Team + Schedule

End User



Owner/Operator



NYC City Agency



Builder

Studio Gang

Designer

Project Team and Partners

THE CAMPAIGN AGAINST HUNGER

Our mission is to empower our neighbors to live healthier, more productive, and self-sufficient lives by increasing their access to safe, nutritious food and related resources.

We achieve our mission by providing equitable access to nutritious food, benefits access and services, youth workforce development and training, urban farming, and community nutrition education to provoke community activism and engagement to disrupt intergenerational cycles of poverty and disease. TCAH serves upwards of 300,000 New Yorkers annually and provides the resources, connections, and opportunities our communities need to empower and equip them to live an independent life.

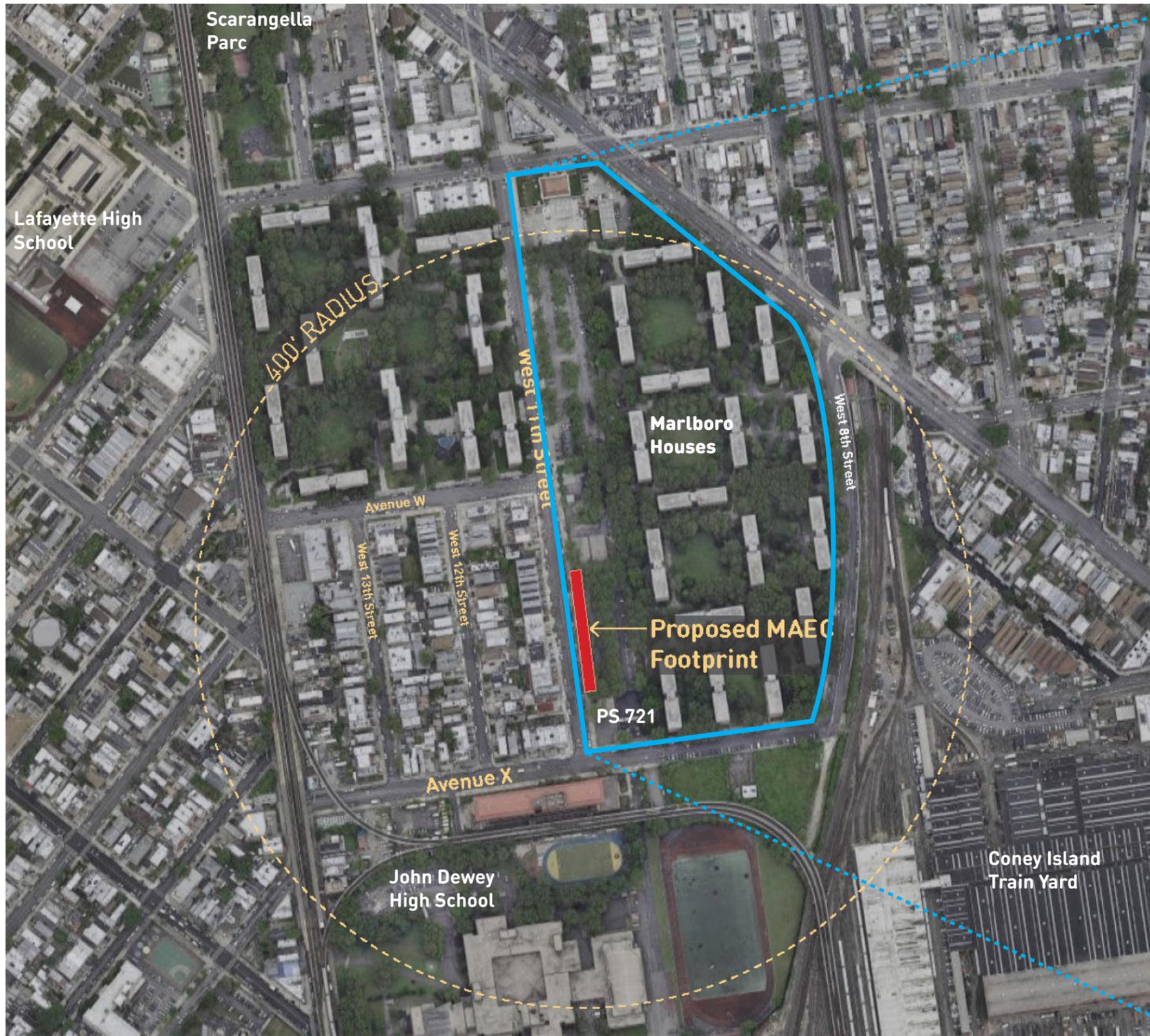


The Campaign Against Hunger

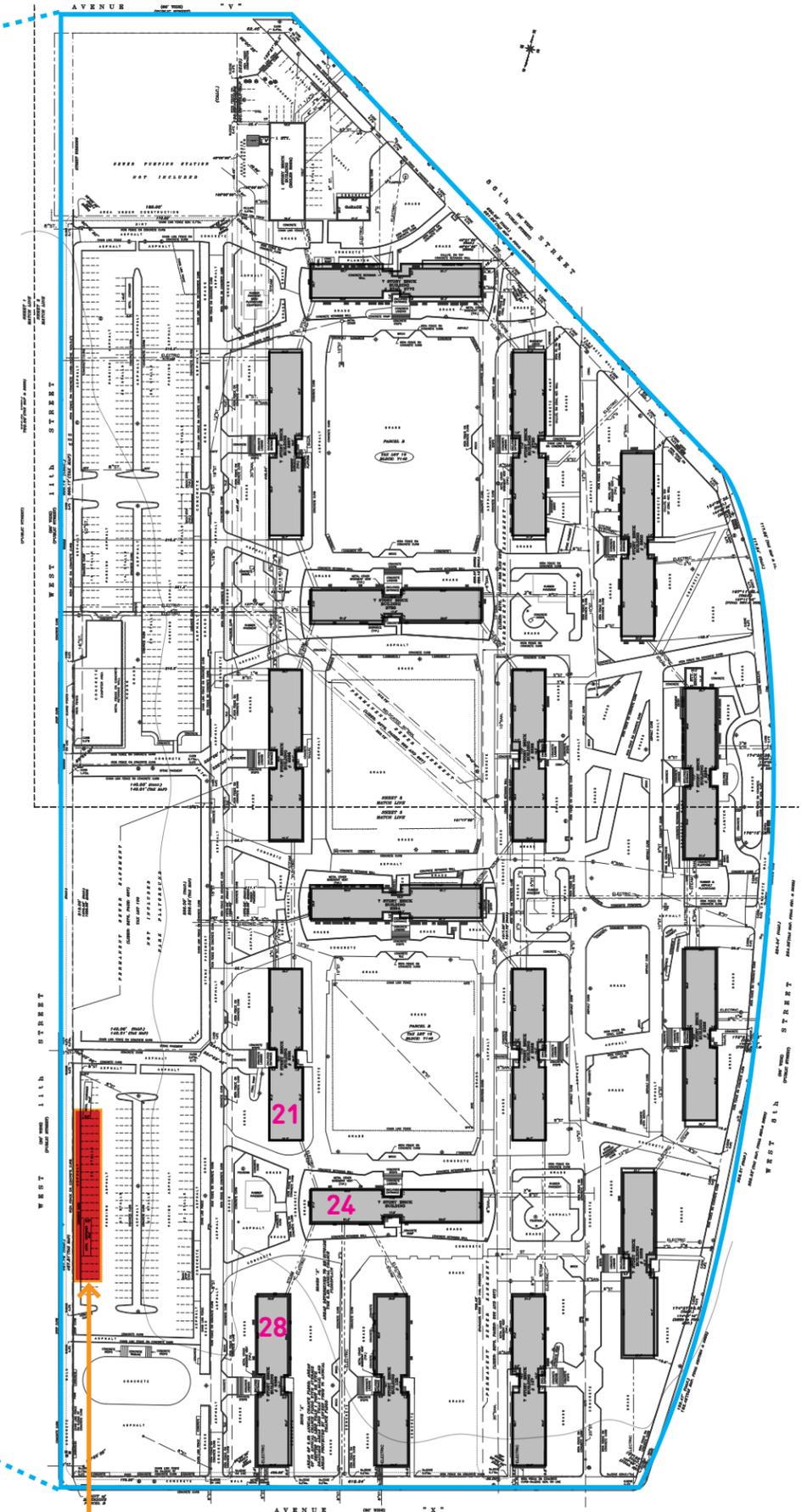


Project Timeline

Site



Project Site

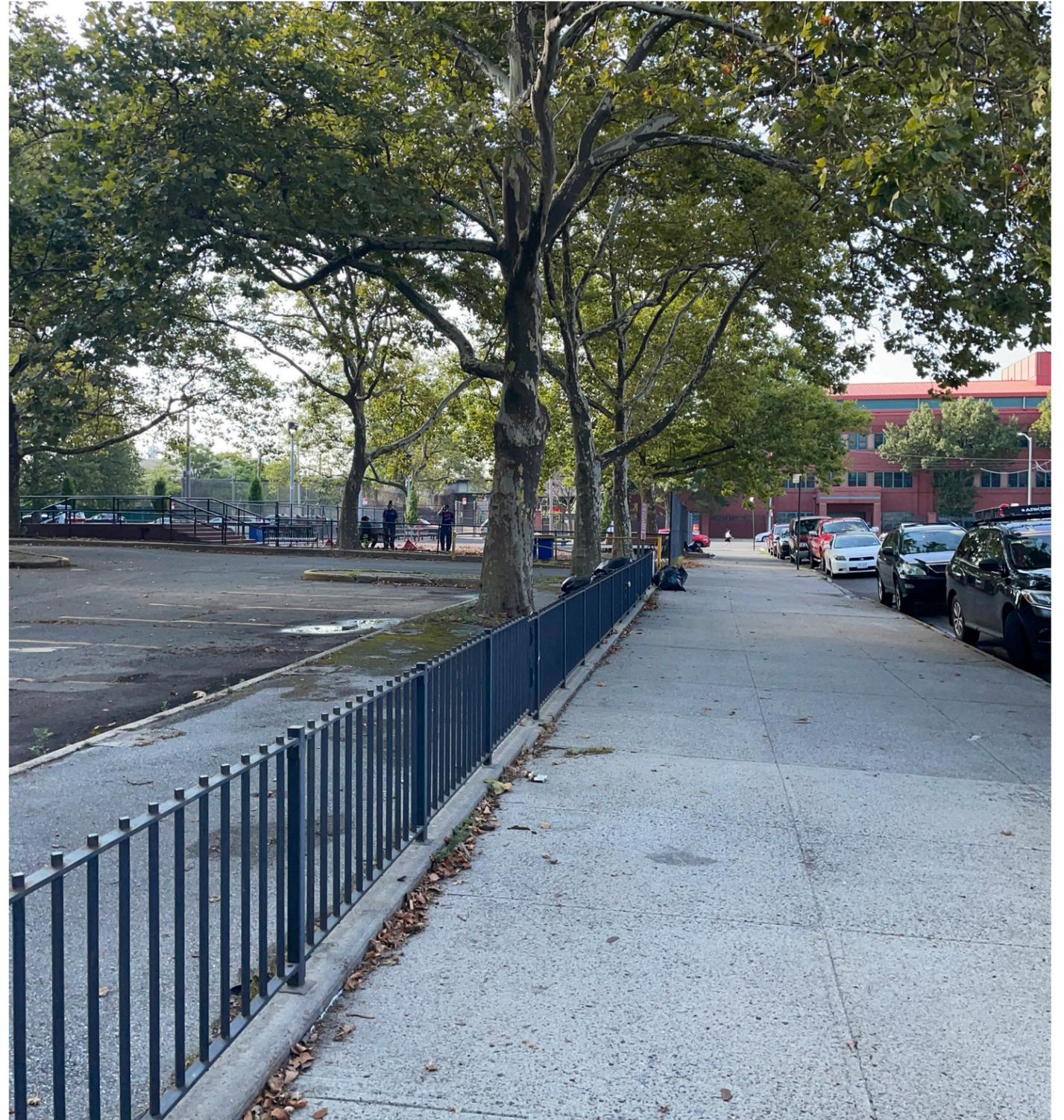


Proposed MAEC Footprint



Site Photos - Existing Conditions

West 11th Street

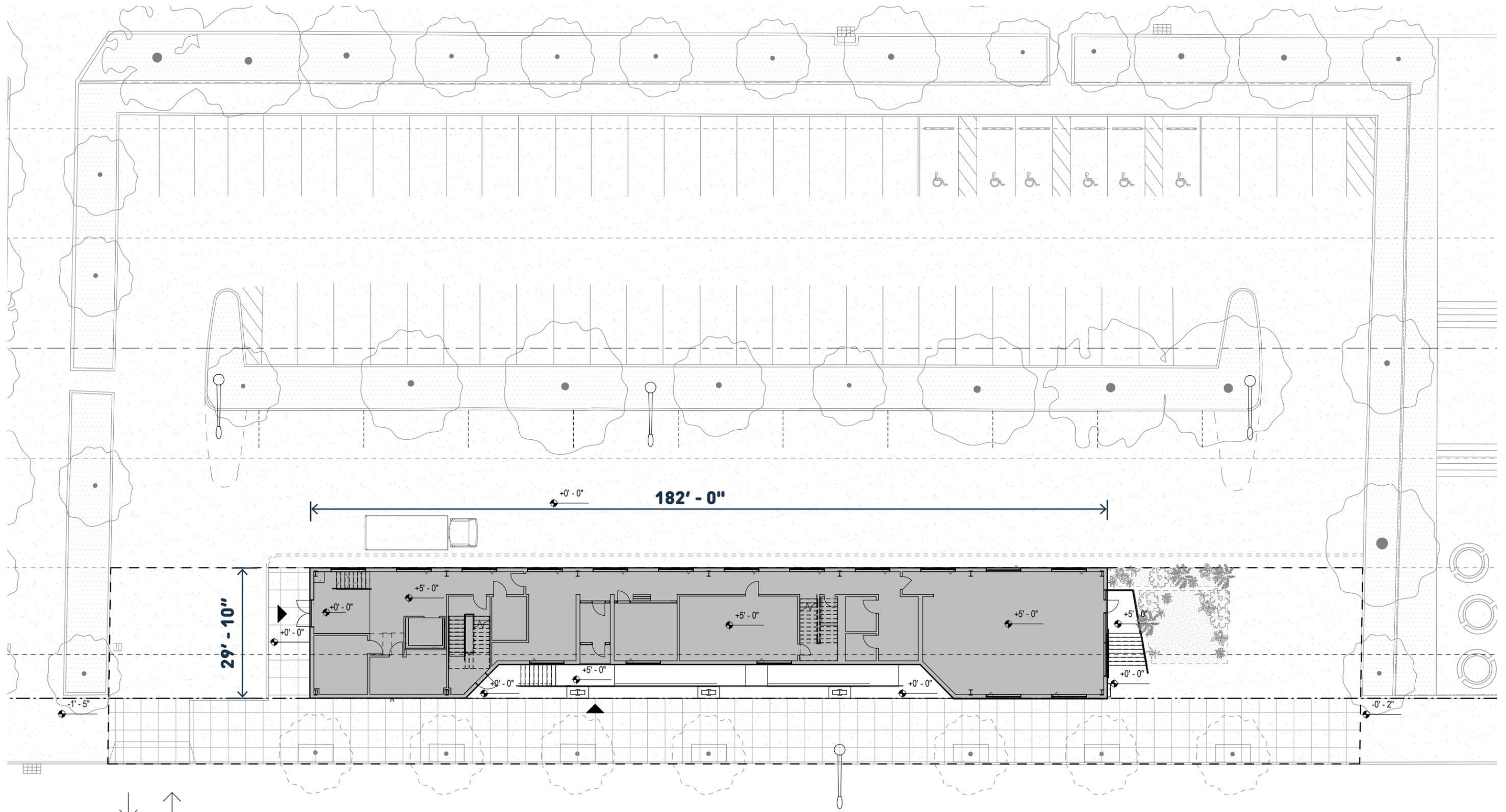


Site Photos - Existing Conditions

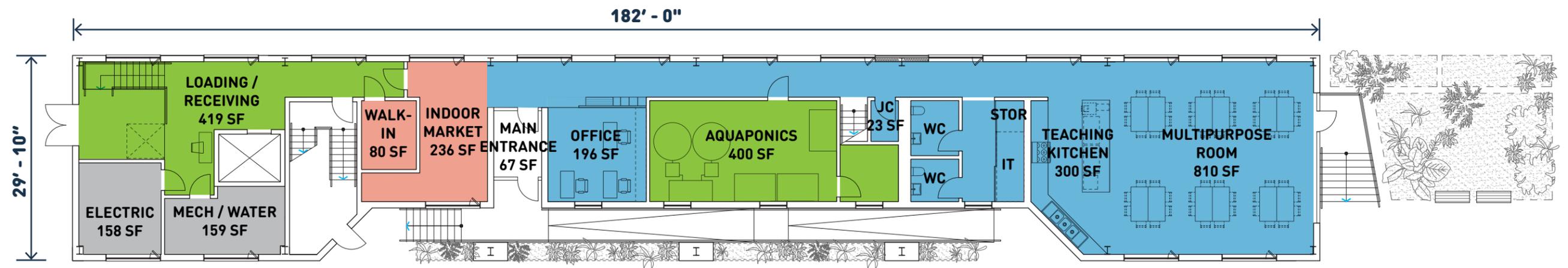
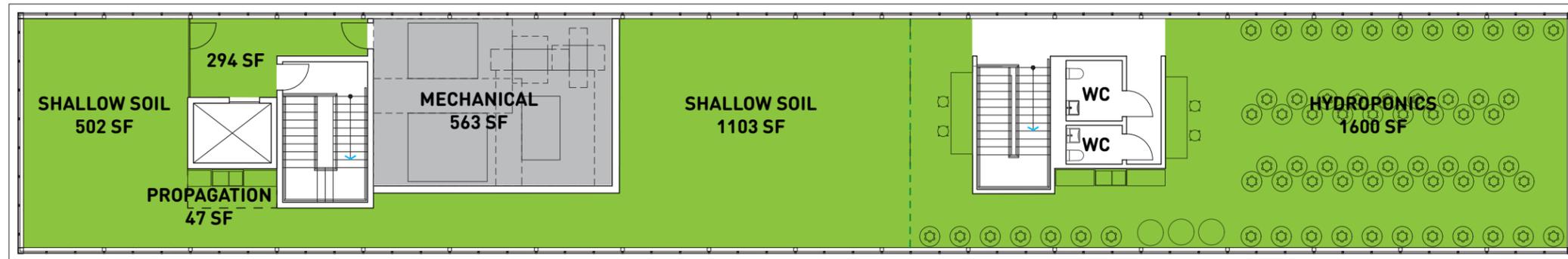
Building Design



Site Model - Schematic Design Concept

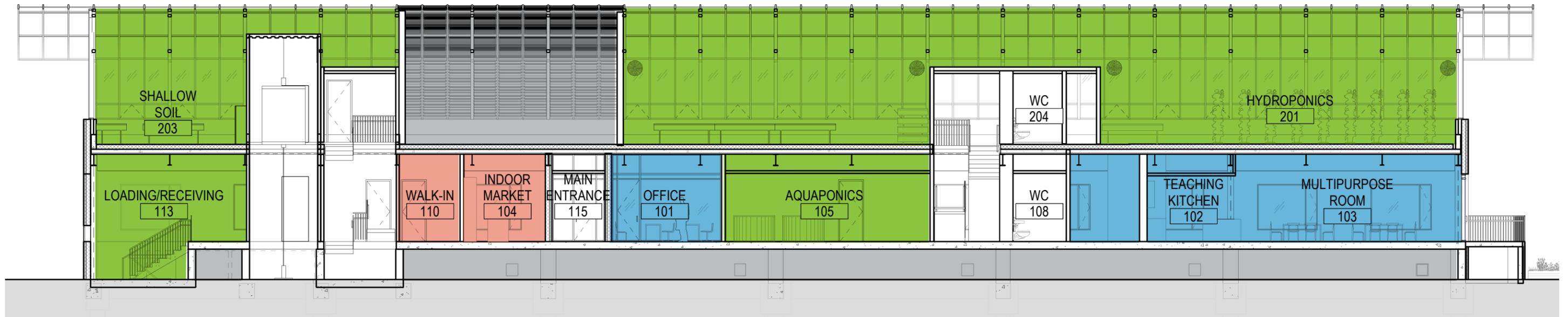


Site Plan - Proposed



Floor Plans

Top Floor: Greenhouse



Bottom Floor: Community Center

Building Section



Model View

Zoomed in at South West Corner

Upcoming milestones:

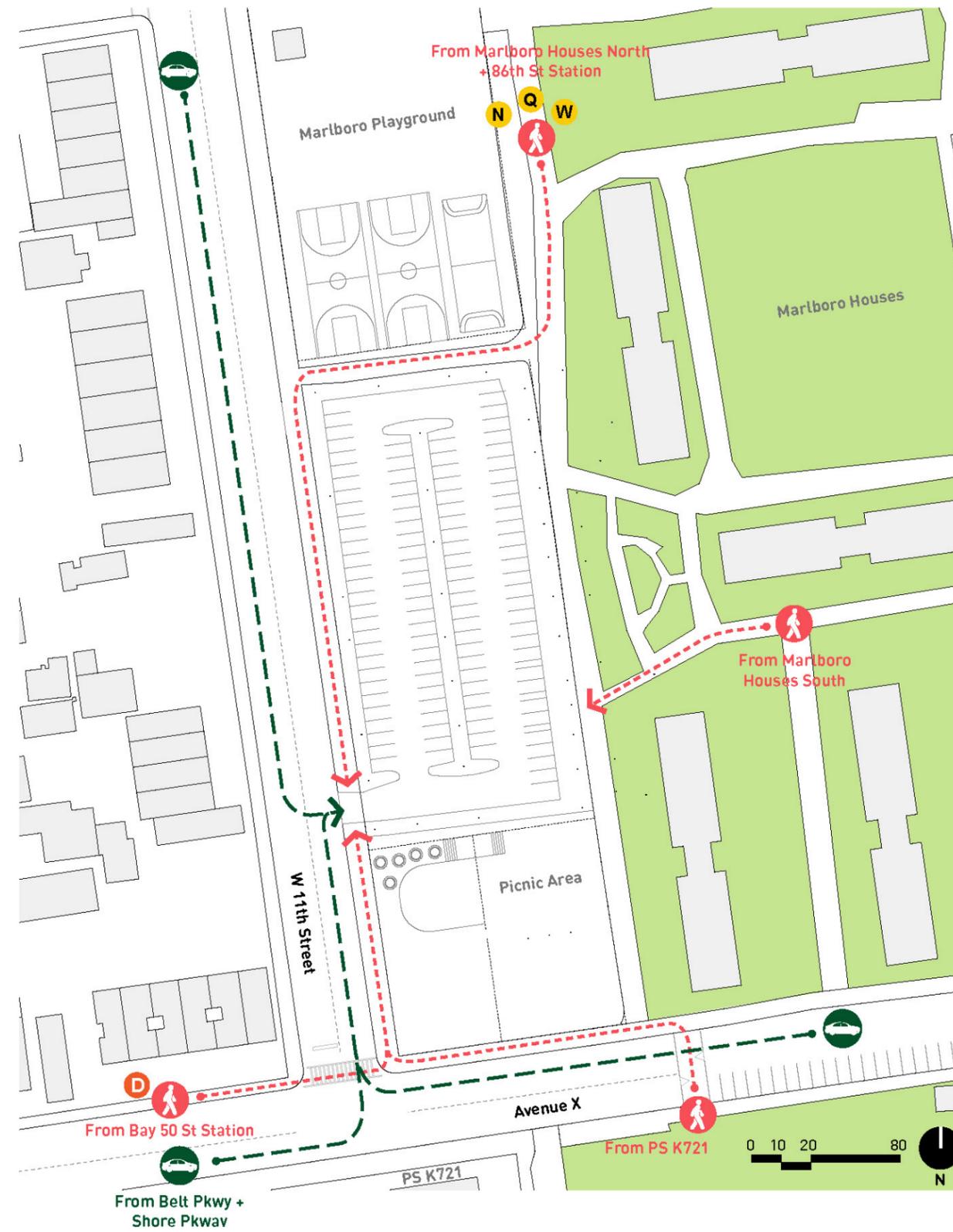
- **Summer 2023** Community Workshop 2
- **Fall/Winter 2023** Complete Design Phase
- **Early Winter 2024** Construction Start
- **Late Spring 2025** Construction Complete

Let's bring a greenhouse to Marlboro!

Email us at marlboro@karpstrategies.com to ask a question or share your ideas.

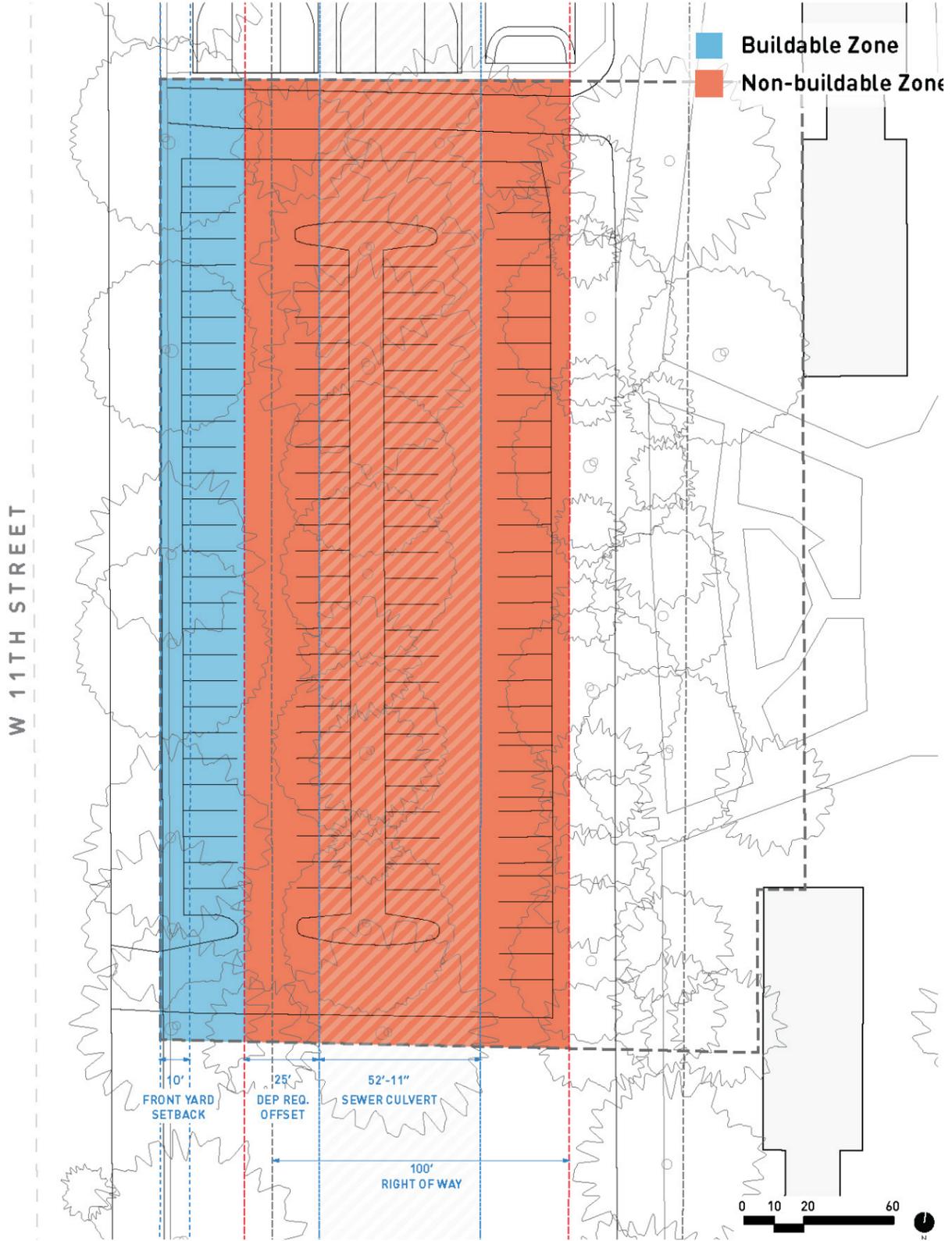
Thank you

Appendix



Project Site - Existing Circulation

An existing DEP stormwater sewer culvert runs through the existing parking lot limiting to MAEC's buildable area to its western edge.



Project Site - Buildable Area

Level 1 of MAEC must be approximately +5'-0" from current grade.

SLR is projected to increase the depth, extent, and frequency of flooding caused by storm surge. Per the CRDG, the future projected 2080 SLR DRE is 14'-4" or 14.33 ft.

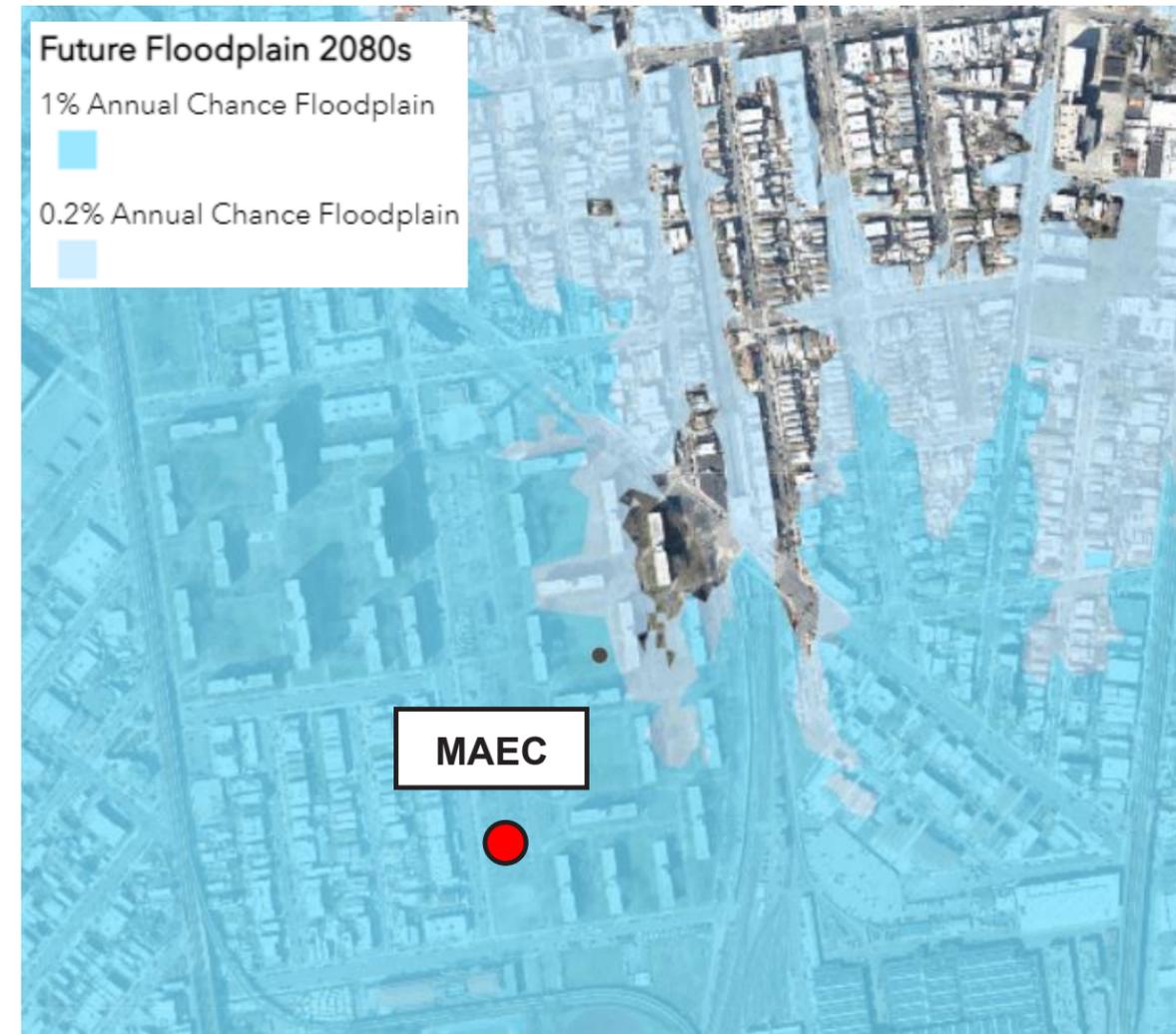


Figure 10: Future projected floodplain for the 2080s. Source: NYC Flood Hazard Mapper

Sea Level Rise (SLR) Adjusted Design Flood Elevation (DFE)

Add Alternates - Owner Modifications

currently under review by DDC

	Owner Modifications	Notes	Cost
a	Aquaponics Located to Level 2	Requested by TCAH and shown in SD Final plans. DB proposed locating at L1 in a study which was rejected by TCAH during SD. However, locating Aquaponics at L2 is not a project requirement.	no direct cost - related to item b
b	Mechanical Mezzanine	Requested by WPA through SD comments. Mechanical mezzanine provides added floor area for significant space required by Mechanical Equipment (not addressed in the Space Data Matrix) contained within Greenhouse Enclosure, introducing an additional level for mechanical results in more efficient floor plan for growing areas at L2.	\$224,650.00
c	<i>Indoor market furniture</i>	<i>TCAH request for division of pantry and market spaces required additional furniture/millwork not listed in contract. Right-sized Indoor market is no longer large enough for division or additional furniture. Removed.</i>	<i>\$4,340.00</i>
d	<i>Office area increase for nonstaff</i>	<i>TCAH request for office at MAEC to operate like Bedstuy Benefits Access Office - to accommodate space and furniture for non-staff waiting and consultation. Right-sized Office no longer accommodates non-staff use. Removed.</i>	<i>\$272,700.00</i>
e	<i>Walk in Freezer</i>	<i>TCAH request for walk in freezer. Right-sized building does not accommodate added area required for freezer or associated mechanical. Not included in this VE exercise.</i>	<i>\$34,744.00</i>
f	Hydroponic in lieu of Shallow Soil	TCAH request for Hydroponic Growing Area and equipment in lieu of shallow soil. Right-sized building can accommodate this. Not included in this VE exercise but could be integrated with no impact on overall building area or greenhouse footprint.	\$59,220.00
g	Parking Lot Redesign	DDC request to design and construct parking area east of building to address transition between existing site and new building. Current scope only included area west of DEP easement edge. Right-sized building can accommodate this. Not included in this VE exercise but could be included with no impact on overall building area.	\$144,714.00

If accepted...

Items a - e would require plan layout changes

Items f - g can be implemented without changing plan layout

Add Alternates - DB Design Upgrades

For Functionality, Durability, Sustainability + Community Benefits
currently under review by DDC

	DB Upgrades	Notes	Cost
1	Increased Area	Comprehensive area increase needed to accommodate owner-requested program modifications and improved circulation.	\$334,600.00
2	Envelope	Glazed brick exterior finish previously selected for durability and vibrance. SPR Minimum Design envelope uses alternate, lower-cost materials. Budget design also removes the relief from the enclosure to further minimize material and details.	\$332,213.00
3	South Deck and Ramp Opt 1	South Deck with ramp and planters designed to create welcoming and accessible entry to Multipurpose Room as well as space to extend programming to outside. Improved sustainability performance (reduced heat island effect, air quality, stormwater management, community connection to landscape and urban agriculture). SPR Minimum Design reduces south deck to smaller landing and stair to meet minimum egress requirements as an exit. Removes accessible ramp and previously added area for programming. Minimize landscaping to meet LEED requirements at grade.	\$128,549.00
3a	South Deck and Ramp Opt 2	Basic ramp and small deck added.	\$73,740.00
4	<i>Greenhouse Enclosure from Polycarbonate to Glass</i>	<i>Glass is significantly more durable and works with current grid spacing. Drawings have always noted glass.</i> <i>Lower cost Polycarbonate is acceptable per contract but is not recommended by DB team. Glass design is currently being held in all studies.</i>	<i>glass included in base budget</i>
5	<i>MEP</i>	<i>Ducted VRF</i>	<i>RTUs in base</i>

**If accepted,
 Items 1 - 3a would require plan layout changes.**

Items 4 - 5 are no longer under consideration