

Tenant Improvement for
Nature Nurture Farm's Early Learning Center
3545 7th Avenue SW, Suite 100
Olympia WA 98502
Parcel number: 12817431000

Project Narrative

Scope of work:

Tenant improvement to an existing office building. The improvement will remodel the first floor to house an Early Learning Center (IBC Group-E). The Occupant load factor based on occupancy will be approximately 127. Gross floor area for the first floor is: 6,611. Net floor plan area is: 5,805. Construction will include: partition walls, doors, interior windows, toilets, sinks, new flooring, reconfigured lighting & HVAC, new flooring. A small warming kitchen will be added with a residential dishwasher and range. Work will also include the addition of one door to the exterior (on western elevation) with path to an existing walk-way (114 s.f. of added impervious). Also, fencing will be added to an existing landscape area to serve as the child play yard. Windows will be added in the exterior wall to one of the Preschool rooms (Preschool 3). No structural changes or additions.

Existing building description:

The building contains 3 stories above ground and one daylight basement for a total of 4 levels. The existing building height is approximately 49 feet. The building is the southernmost building in a series of three connected with an enclosed breezeway. This existing complex has existing parking (approximately 85 parking stalls), and fully landscaped. The building was originally built in 1999 and an addition in 2007. Construction is wood frame walls, floor, and roof. Siding is DryVit. Basement is constructed of concrete. Existing HVAC is heat-pump. Fully sprinkled.