



Annex - H

Project Brief

On The

Department of Environment and Natural Resources

Proposed Agricultural Service Centre

#38 Schools Drive, Devonshire

Date: January 12, 2021



Objective

This project aims to fulfill that commitment in providing a new energy-efficient and sustainable facility to house the function currently provided by the Agricultural Service Centre (ASC) to the local food producers of Bermuda.

Design Objectives:

- Aesthetically pleasing when viewed from Frog Lane and Cedar Bridge
- Sensitive to its surround context
- Cost-effective
- Secure Facility
- Efficient space utilization
- Operates Efficiently
- Operates Effectively

Existing Facility and Site

Background information:

The existing building measures approx. 11,246 sqft in a long narrow rectangular configuration that has been adapted from an alternative use historically during the Victorian Era.

The facility is the Government's main point of contact with the agriculture industry. The ASC is an income-producing asset for the Government with the following revenue being recorded over the last three financial years:

- **2015-16:** \$192,000
- **2016-17:** \$183,500
- **2017-18:** \$177,500

The facility accommodates the following number of employees:

- Three (3) Full Time Employees
 - Manager
 - Two (2) staff members

The stakeholders that are to be consulted:

- Department of Environment and Natural Resources
- Bermuda Farmers Associations
- Authorities Having Jurisdiction

The existing building provides the following services to Bermuda's agricultural sector:

- Cold storage for fresh produce
- Banana ripening
- Supply flaked ice for packing



Architects Section

- Supply of agricultural-related products (i.e., Boxes, bags, punnets)
- Supply agricultural chemical products
- Supply of seeds

Existing conditions of facility: *built in the 1940s*

- Asbestos cement roof is in poor condition
- Termite infested roof timbers
- Rusting steel roof frame
- Damage ceiling tiles in existing cold storage rooms
- Mold growth in existing cold storage rooms
- Staff welfare facilities in disrepair
- Overall, building quality is in a poor state
- The building has no water storage capacity and is reliant on the Prospect piped water supply, which is often cut and/or subject to quality issues
- The size of the building does not fit the Clients program requirements

Existing Site Information:

Lot Size: TBC (Government Owned)

Building size: approximately 11,246 sqft NIA

Zoning: Open Space

Existing room sizes:

Large cold-storage room: 1,124.87 sqft

Chemical storage: 240.472 sqft

Seed storage room: 122.222 sqft

Administration: 148.958 sqft

Reception: 124.287 sqft

Kitchenette: 48.594 sqft

Shower room: 25.492 sqft

Bathroom: 28.266 sqft

Service room: 136.258 sqft

2x Banana cold storage rooms: 126.0 sqft each

4x Cold-storage/humidity controlled rooms: 3,405.488 sqft

2x raised loading bays: 754.660 sqft

Proposed Facility Requirements

Proposed options for redevelopment and longevity:

1. Utilize the open land to the south of the existing building and remain operational from the existing structure until they can switch facilities, or
2. The building material for the proposed facility will be a steel frame with cladding, or



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3. The building material for the proposed facility will be a steel frame with a combination of cladding and masonry
4. Or, other

The new building accommodations should include but not be limited to the following:

(To be confirmed by Client Department)

- Energy Management System
- Building Management System
- Circulation space
- Office and reception area with (3) workstations
- Staff washrooms facilities, including a shower
- (1) Humidity controlled storage for farming supplies
- (1) Humidity controlled storage for seed repository
- (1) Dry storage for farming chemicals
- 4x cold storage rooms with ethylene scrubbers (38-55 degrees)
- (1) Dedicated root storage unit (34-35 degrees)
- Hydro cooler room
- 2x Banana cold storage rooms
- Area for flake ice making machine
- Potable Rainwater collection and water tank
- Back up water supply
- Renewable energy sources to ensure the new building is energy efficient and uses renewable energy sources like solar energy
- Back-up power supply
- Raised loading dock with scissor jack or forklift (rear vehicle loading)
- Anteroom
- Dedicated sorting area (packing/cleaning)
- Quarantine and inspection room
- Utility's room
- Cold Storage Mechanical Room
- Staff and visitors parking
- Room for expansion
- Cold rooms to have a pitched floor with floor drain
- CCTV – Access Control – Burgular Alarm