Rising from the Ashes: Pepperwood’s Re-build Initiatives

We Can’t Do It Without Your Help!
RISING FROM THE ASHES: PEPPERWOOD’S RE-BUILD INITIATIVES

UP IN FLAMES
The October 2017 Tubbs Fire ripped through the Mayacamas hillsides destroying everything in its path. Wind-whipped flames set into tinder-dry trees and underbrush, surging into a firestorm that travelled 12 miles in three hours, scorching 57 square miles, destroying 5,600 homes and structures, and killing 22 people.

And Pepperwood was at the center of its devastating path. Nearly 95 percent of the 3,200-acre preserve—home to our nationally recognized center for conservation science and education—burned in the conflagration, including several mission-critical facilities. We lost our preserve manager’s home, our main supply barn and field office, our mountain house, and an observatory—nearly 7,500 square feet of well-used spaces crucial to managing the preserve’s natural resources and infrastructure.

A RESILIENCE PLAN
Since the fires, Pepperwood has worked with insurance representatives, architects, board members, and staff to craft designs for replacement facilities that will serve as a model for low-toxicity, fire resilient structures, perfectly aligned with our conservation mission. Our goal for these re-builds is to create innovative living, learning, and working quarters for our staff, collaborative partners, and those we serve. Additionally, in the case of the Mountain House, our design accommodates expansion to include a new Visiting Scholars’ Center. The Center will host research scientists key to our climate and fire resilience initiative and have ample space for community gatherings and events.

With insurance covering only the basics of building replacement, Pepperwood’s re-build will demonstrate fire resilience and environmentally responsible, resource-efficient measures and will serve as an on-site learning resource for sustainable building practices. But these green and fire-resilient features come at a cost. Total estimated cost for the three re-build projects, slated to begin in late spring 2019, is $5 million. Of that, insurance is estimated to cover only 75%. The remaining $1.25M is being raised through private fundraising.

WE NEED YOU!
The following project descriptions outline Pepperwood’s plans for Rising from the Ashes and our fundraising campaign to restore critical facilities destroyed in the fires with higher functionality, green, and fire-resilient buildings.

We can’t do this without you. Please join us as partners in this campaign to restore and improve Pepperwood’s facilities, demonstrate fire-resilient building practices for our community, and ensure that our treasured “living laboratory” is well-equipped to bring science, education, and our community together to find solutions for our earth’s most pressing environmental challenges.

FOR MORE INFORMATION
Please contact our leadership team to discuss giving options.

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THANK YOU!
Replacing a 2,600 square foot, five bedroom residence lost in the fires, the new Mountain House will be a one-story structure comprised of two separate residences and outdoor community space. The duplex facility will accommodate a residence for visiting scholars, a small residence for the Assistant Preserve Manager, and a large courtyard space for public events.

EXTERIOR: GREEN STRATEGIES BEHIND A NEW LIVING ROOM FOR PEPPERWOOD (1,154 SF)

The new Visiting Scholars’ Center will bring the Pepperwood community together in outdoor spaces—including seating and dining areas—designed for gatherings with visiting scientists and collaborators. A palette of fire-resistant materials features non-combustible steel posts, cement plaster walls, cement fiber panel cladding, and dense black locust decking. The roof assembly is designed to achieve the highest Class A fire rating, and its low slope will support future installation of photovoltaic paneling.

INTERIOR: COMING TOGETHER UNDER THE MOUNTAIN (1,574 SF AND 1,484 SF)

Sustainable strategies for interior spaces include optimal cross-ventilation windows and doors, improved day lighting to reduce reliance on electric lighting, and high-efficiency LED fixtures. Solar shade fins protect the living space from direct sunlight, allow for dramatic views, and provide covered display space for research and art exhibitions. A palette of green finishes and materials includes mold-resistant mineral wool insulation, low VOC paint, and zero-VOC clay plaster walls, all to balance fluctuations in humidity and create a soft earthen aesthetic.

NAMING OPPORTUNITIES

Center Naming $500,000  Scholar’s Residence $250,000
Assistant’s Residence $150,000  Courtyard $100,000
Mountain House Garden $50,000

PROJECT COST: $2.5 M
The new Preserve Manager’s Home will replace the former 1,516 square foot tri-level residence that was destroyed by the October 2017 Tubbs Fire. The structure will be a one-story, fire-resistant, and eco-friendly structure. It will provide a permanent on-site residence for the Preserve Manager, who is responsible for oversight of Pepperwood’s natural resources and infrastructure.

**EXTERIOR: GREEN AND IGNITION RESISTANT (957 SF)**
The new design brings living spaces together onto a single floor, with a covered wraparound deck affording views to the landscape and controlling solar heat gain. A robust palette of fire-resistant exterior materials will be used, including non-combustible steel posts, cement plaster walls, cement fiber panel cladding, and dense black locust decking. A photovoltaic-ready metal roof is oriented to the south for optimal energy production and designed to the highest Class A fire rating.

**INTERIOR: SUSTAINABLE APPROACH TO USER COMFORT (1,870 SF)**
Sustainable strategies include clerestory windows for passive ventilation and shielded day lighting, low-Volatile Organic Carbons (VOC) paints, non-toxic mineral wool insulation, and high-efficiency LED lighting. Clay plaster walls will balance fluctuations in humidity, create a soft earthen aesthetic, and emit zero VOCs.

**NAMING OPPORTUNITIES**
Residence Naming $250,000  Exterior Deck $50,000  Exterior Garden $25,000
The new Barn will replace the former 1,922 square foot facility that was destroyed in the fire. The re-built one-story, vaulted-ceiling structure will feature a new Welcome Center and gathering area for Pepperwood guests, as well as a shop, ground-level and lofted storage, office space, and a new restroom.

The new Barn will be built of non-combustible metal materials and will offer expanded outdoor gathering and work spaces. At the entry, a shaded seating area will serve as an informal gathering area for preserve visitors, where groups can orient themselves before going on wilderness excursions. A sloped standing-seam metal roof will support future photovoltaic installation. A cistern will collect rainwater to supplement irrigation for the adjacent shade/greenhouse.

**NAMING OPPORTUNITIES**

<table>
<thead>
<tr>
<th>Barn Naming</th>
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<tbody>
<tr>
<td>Greenhouse</td>
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<tr>
<td>Shop</td>
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<tr>
<td>Welcome Garden</td>
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**PROJECT COST: $1 M**

**EXTERIOR: A NEW WELCOME TO PEPPERWOOD (2,509 SF)**

The new barn will be built of non-combustible metal materials and will offer expanded outdoor gathering and work spaces. At the entry, a shaded seating area will serve as an informal gathering area for preserve visitors, where groups can orient themselves before going on wilderness excursions. A sloped standing-seam metal roof will support future photovoltaic installation. A cistern will collect rainwater to supplement irrigation for the adjacent shade/greenhouse.

**INTERIOR: BACK TO OPERATING ON ALL CYLINDERS (2,044 SF)**

Functional and utilitarian, the shop is the backbone of managing the preserve and maintaining its infrastructure. The new field office will provide conditioned space for three to four staff, and a new restroom will dramatically improve the user experience for Pepperwood’s team. Additional storage will be available on a new mezzanine level. Electric vehicle charging stations will decrease fossil fuel reliance. Electrical consumption will be reduced through thoughtful placement of skylights, north facing clerestory windows, and high-efficiency LED lighting.
Pepperwood’s mission is to advance science-based conservation throughout our region and beyond

www.pepperwoodpreserve.org