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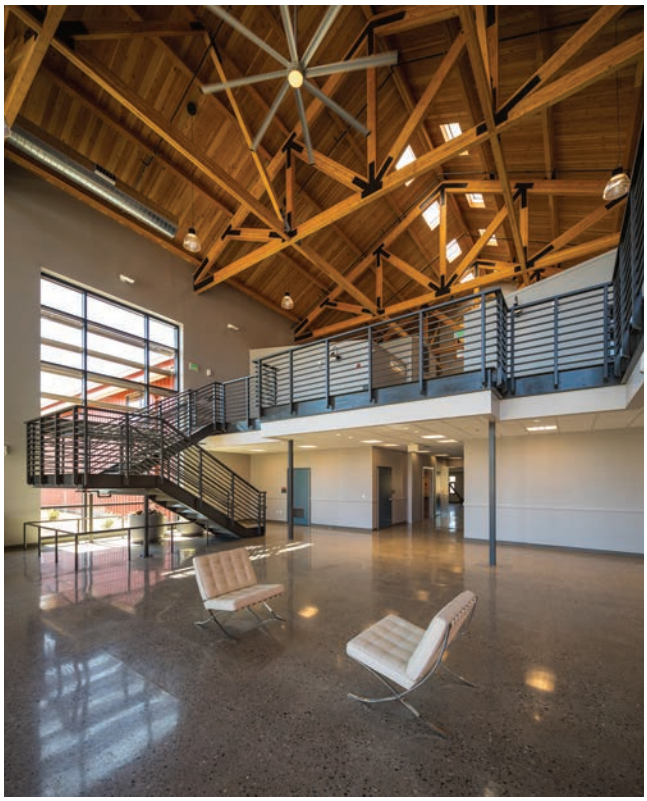
CASE STUDY

RANCHO CIELO YOUTH CAMPUS TED TAYLOR AG VOCATIONAL CENTER



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As a leader in innovation, Nucor Building Systems works continuously to develop products that are some of the most versatile, energy-efficient and cost-effective building solutions on the market today. We work closely with our customers to gain a deeper understanding of their needs then develop new solutions or improve existing ones that provide them with high-performance, competitive products. From our flexible custom-engineered building solutions, to our insulated metal panels with cool coating technology, our products allow our customers to increase efficiency and qualify for LEED® points.

As an industry leader, our strength, capacity and resources offer unprecedented value to our customers. Our integrated infrastructure allows us direct access to an uninterrupted supply of steel and the ability to provide our customers with single source solutions for a wide range of products.

For young adults who have never heard the words “I am proud of you,” Rancho Cielo is transformative.

Rancho Cielo is a comprehensive learning and social services center for underserved and disconnected youth in Monterey County, CA. The at-risk youth program empowers participants through education, job training and individualized counseling. Participants, age 16-25, learn how to make good choices – choices for the future, choices to stay out of trouble, choices to be productive and to act as positive role models for their children.

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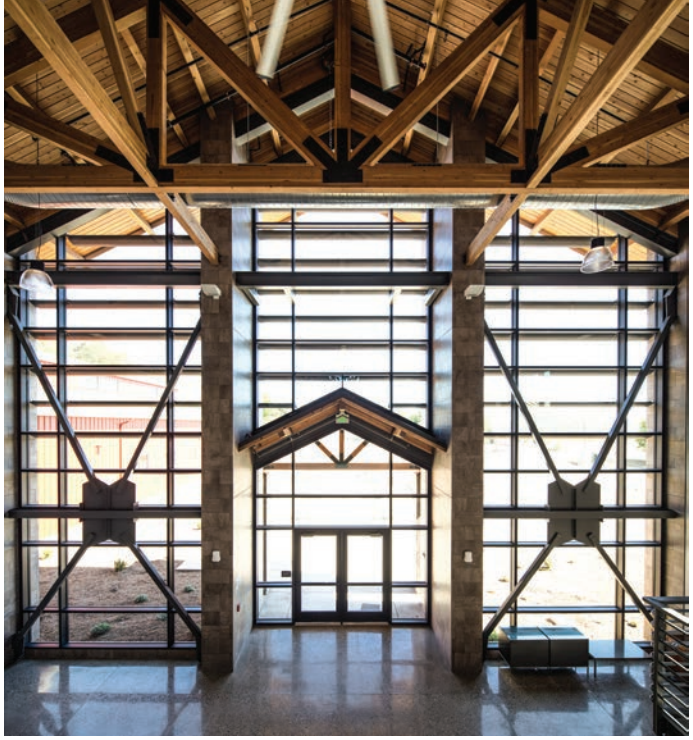
Rancho Cielo invests in education, training, and counseling for youth who face challenges. The Ranch’s vision, began by Judge John M. Phillips, is to transform the lives of at-risk youth and empower them to become accountable, competent, productive and responsible citizens. In the 90s, Judge Phillips could see that young “criminals” would choose a different path, if given the choice.

Rancho Cielo, founded in 2000 as a California 501(c)3 nonprofit organization, became a place where first-time youth offenders could finish their high school diploma and learn job readiness skills, and ultimately earn certifications in Culinary Arts, Ag Processing Mechanics and Electrical, Construction, Tractor Repair, and Ag Futures/Robotics.

This vision is that much more attainable now with the recent opening of the Ted Taylor Ag Vocational Center, built by Avila Construction Company, Monterey, CA. Named after visionary and mentor in the agriculture industry, Ted Taylor, the state-of-the-art structure consists of a 2-story central office building and four vocational wings designed using pre-engineered Nucor steel buildings. Each of the four vocational wings include an open clear span design with 2nd floor classrooms, extensive use of cupolas and windows for natural lighting.

As an Authorized Nucor Building Systems Builder, Avila Construction chose the use of custom Nucor pre-engineered buildings as the ideal solution for the project based on several factors including the ability to achieve clear span capacities, economics, attractiveness and how the design fits in the rural context of Salinas Valley. “The building very much



fits in with the agriculture community around it, you wouldn't know it's a school, it looks like a large barn," said Matt Bouquet, Project Manager for Avila Construction.

"The 100-mile-long Salinas Valley has been called the Salad Bowl of the World," said project architect, Peter Kasavan of Kasavan Architects, Salinas, CA. "The building design is grounded in the working heritage of the Valley, reflecting the industrial aesthetic of the barns, greenhouses, and steel processing structures with antecedents in the 19th century construction of the Spreckels Sugar factory."

Although it may look like a barn — a very nice barn, the design incorporates glass, exposed wood and steel beams, highlighting its beauty. "Initially, we had a simple design, more of a large shop building," said Judge Phillips. "As we started working on the design, the Rancho Cielo campus began to explode. None of us ever realized how great the need was. It became obvious that certainly the biggest need was that of vocational training."

The plans were revised from the simple building to one that would accommodate their growing need. Due to other issues, including a new potable and non-potable water system and an onsite sewage treatment system, the project became a massive investment in infrastructure and therefore justified a building with offices, conference room, meeting room, computer room, and tool room, rather than just shops and classrooms.

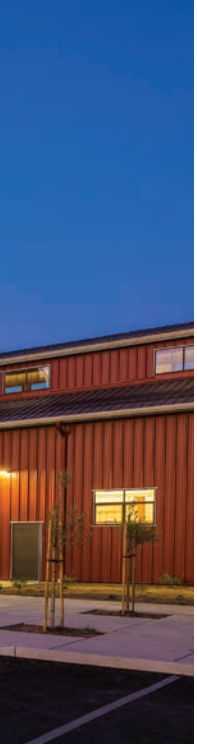
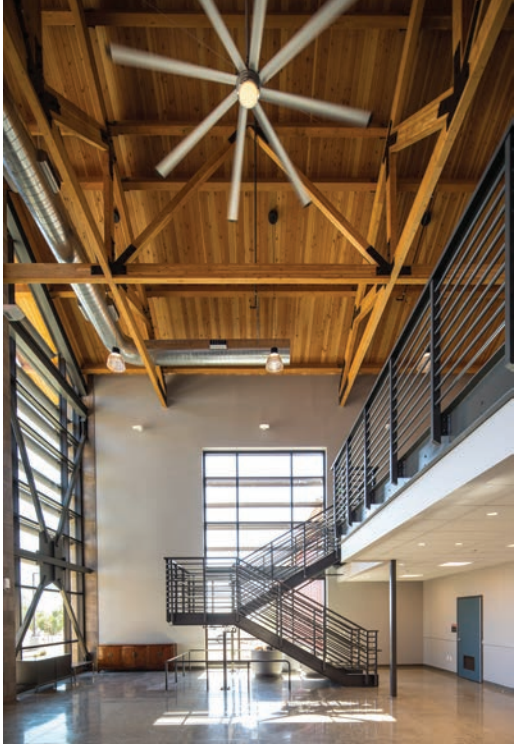
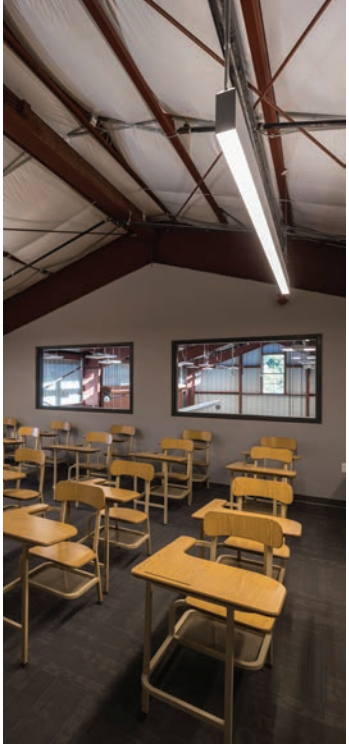
The 2-story central office building is a hybrid structure designed with conventional steel and incorporates a beautiful open beam gluelam truss system across the vaulted ceiling with expansive glass curtain walls. The exterior of the central office building features an R-Panel roof system and R-Panel walls, along with Reverse R-Panels used horizontally that cohesively integrate the office core building with the pre-engineered vocational wings. This stunningly designed building boasts a total of over 30,000 sf.

"It was important that the space looks nice – it sends a message to the student that 'you deserve this'," said Susie Brusa, CEO of Rancho Cielo. "These small messages add up to the transformation we are trying to effect."

The vocational wings, situated in a windmill shape, which surround the central office building, are clad with a R-Panel roof and R-Panel walls. Each wing has a 900 sf mezzanine classroom overlooking the training area. The four wings will offer training in ag processing mechanics and electrical; sustainable construction; tractor and automotive repair; and ag production futures.

"This compact layout clusters the four wings and their second-floor classrooms around a central two-story building," said Kasavan. "This reduces the overall building footprint on the site. Additionally, each wing has generous outdoor areas to support individual program activities and easy vehicular maneuvering space to access the roll-up doors."

In the second-story academic classrooms, windows survey the vocational space below as a visual representation of the integration of the academic curriculum with the vocational curriculum. "Our students


have been unsuccessful in traditional school settings," said Brusa. "The teachers need to be able to demonstrate the applicability of the math they are teaching, for example."

With completion of the buildings in August, the Taylor Farms Wing and the Don Chapin Family Wing has allowed for the Ag Processing Mechanics and Electrical program and Sustainable Construction Academy programs to start. In the Ag Processing Mechanics and Electrical program students learn the mechanics, food safety, electrical of the salad factory line, commonly referred to as "value added." Rancho Cielo partners with several companies such as Taylor Farms, Mann Packing, D'Arrigo, Costa Family Farms, Dole, which all have plants where the students visit and learn from the industry professionals. In addition, this program partners with Hartnell College offering students electrical 1 and 2 classes, and refrigeration technician training and certification.

In the Sustainable Construction Academy students are working with a licensed general contractor building tiny homes. They are learning to read blueprints and through a nationally recognized curriculum they can achieve certification. In addition, students are learning solar panel installation, as the completed tiny homes are fitted with solar panels. Interested students also can learn installation of the finished home.

The new facility allows for more than just space capabilities. "Agriculture is the largest industry in Monterey County and the needs for Monterey County youth are great," said Brusa. "These programs represent a marriage between the needs of the industry for skilled workers and the needs of the community for living wage jobs. They are not jobs that will be outsourced overseas."

All the programs have a high school diploma component, as Rancho Cielo partners with the WASC-accredited John Muir Charter School. "Employers tell us that the diploma shows more perseverance on the part of the student than a GED does," said Brusa.

The Tractor and Automotive Repair program, also curriculum based with Hartnell College, will begin in 2020 in the MY Automotive Group wing, and The D'Arrigo Family wing with training in Ag Tech robotics and entrepreneurism programs begins in 2021.

Due to the new space, a minimum of 90 students can now be enrolled in any of the programs, almost doubling the number of students and the impact in the community that Rancho Cielo serves. With the opening of the two programs this year, 30 new students can be registered.

"The Ted Taylor Ag Vocational Center is greater than ever envisioned," said Judge Phillips. "It's grander and unusually attractive without being opulent. It is functional and efficient for vocational training and teaching, which required unique design issues, compared to a more traditional educational institution."

As a traditional windmill converts the energy of the wind into rotational energy, this "windmill" building is aiding in converting a negative rotation of life decisions into a productive energy for those students putting in the hard work and making significant changes in their life.

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