

# Operations Order: Seed Eco-Home Build 1

## Situation

OSE is bringing the world's first production Seed Eco-Home to market in December 2022.

Hot:

Marcin's task for Jon:

- Follow up with Registrants
- Temp Agencies
- YouTubers

## Timeline:

1. Teaser Announcement
  - a. [Outlaws Inc. IG](#)
  - b. Outlaws Inc. FB
  - c. Twitter
2. [Detailed Announcement](#)
3. November 9, 2022 Application is Live
4. NOV 14, Mark lot, approve by Maysville inspector - next week
5. **NLT 25 NOV** Grading - 10 days before
6. **NLT 1 Dec** Concrete Pour - one week before
7. November 25-26: pickup Trailer and Truck in MI
8. **TBD** Order Materials - in progress
9. NET **Dec 1, 2022** Crew Leaders arrive for orientation TBD (2 or 3 People 2 weeks before for prep work. Counts as Paid Labor)
10. NLT **Dec 1, 2022** Crew selection and assignments

## Task Organization:

[Crew Tracker](#)

Leadership:

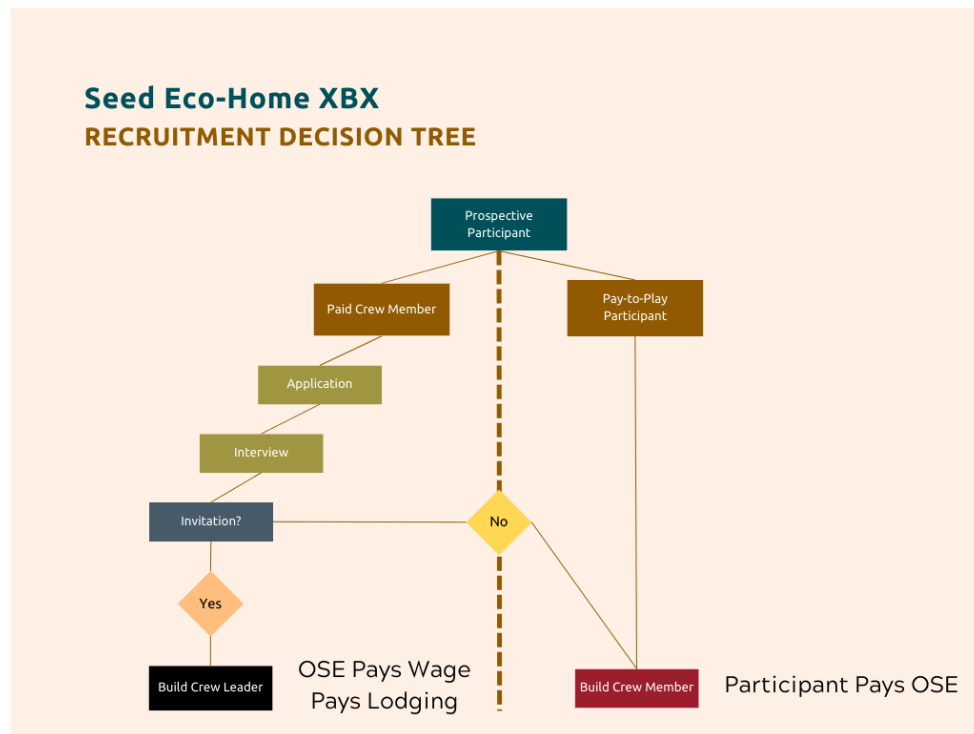
**Marcin Jakubowski** : Project Lead

Jon Miller: Chief of Staff

Catarina Mota: Core Design

Build 1

Build 2



Crew Leaders x 6-18

Arrive NLT 12/1/2022

Paid \$50/hour

Crew Members, max 24

Arrive NLT 12/7/2022

Pay to play

Volunteers: One day of volunteering for one free day of participation

## Terrain Analysis

Build Location: 17 Maple Terrace, Maysville, MO 64469

Utilities:

Land Characteristics:

Key Locations:

1. Transportation:

a. MCI

2. Lodging

- a. Pony Express RV Park
  - b. Cameron Hotels
  - c. St. Joseph Hotels
3. Food
  - a. Slice and Swirl
  - b. Casey's Convenience Store
  - c. Jim Bob's Backyard BBQ
  - d. Pop a Top Saloon and Cafe
  - e. Subway
  - f. DeKalb County Nutrition Site

## Assumptions

## Running Estimates

## Mission

**Open Source Ecology constructs the first two production Seed Eco-Homes in December 2022 in order to prove the financial viability of OSE's product-based strategy.**

## Expanded Purpose:

Establish a feasible pathway to developing the OSE apprenticeship and campus.

## Key Tasks:

- Generate minimum documentation required to accomplish the 5-day Build
- Recruit 6x crew leaders and 18 crew members
- Pass regulatory hurdles
- Find a client and land
- Document and advertise experience

## Endstate:

OSE recoups costs+profit and is prepared for sustained building operations; Interest in the OSE mission increases enough to generate more active collaborators; Funders gain confidence in the OSE model; Government and institutions see OSE model and potential solution to affordable housing.

## Execution

### Concept of Operations:

Phase	Starts	Ends	Days Remaining	Critical Tasks
Planning and Preparation	11/16/2022 2	12/7/2022	<b>21</b>	Teaser Announcement Marketing Campaign Recruiting and Selection Process Scheme of Maneuver Orientation Plan Wage Schedule
Site Preparation	11/15/2022 2	12/7/2022	<b>21</b>	Land Preparation Utility Hookups Foundation Equipment Staging Plan Material Staging Plan Life Support
Construction	12/8/2022	12/12/2022	<b>26</b>	Build Schedule Build Instructions QA/QC
Reconsolidation	12/13/2022 2	12/14/2022 2	<b>28</b>	Tool Rehab and Inventory AAR Data Capture and Marketing

## Scheme of Maneuver

### Phase I: Planning and Preparation

Teaser Announcement

Sample IG Teaser Posted

Marketing Campaign

YouTube Invites

Recruiting and Selection Process -

Two Tracks: Build Crew and Open to the Public

Build Crew: Assigned specific tasks

Expectations Pledge

## [FAQ Page](#)

### Preparation

#### *Site Prep*

- Grading
- Concrete
- Layout

#### *Equipment Prep*

- Tool Inventory/functions check
- Charging Plan
- Consumables

#### *Hab Lab Prep*

- Moving Equipment
- Cleaning
- Checking utilities

#### *Documentation*

- Creating cheat sheets from Marcin's Technical Drawings

#### Orientation Plan

- Webinars
- Curriculum
- Schedule

## [Payroll Model](#)

### Phase II: Site Preparation

#### Land Preparation

- Grading
- Utility Hookups

#### Foundation

- Schedule with contractor
- Equipment Staging Plan

#### Material Staging Plan

- Order material
- Schedule delivery
- Inventory and tracking

## Life Support

Schedule food, water, sanitation services

## Phase III: Construction

Build Schedule

Build Instructions

Webinar Packet + Cheat sheets and QA/QC docs

Each crew leader has a packet. Tasks are completed when QA/QC page is verified by Marcin and physically removed from each packet.

QA/QC

## Phase IV: Reconsolidation

Tool Rehab and Inventory

AAR

Data Capture and Marketing

# Sustainment

## Lodging

Reserved:

[627 Northwest Lakesite Road, Maysville, MO](#)

4x Beds

[9510 Northwest Ridgeline Road, King City, MO 64463](#)

6x Beds

Tentative:

[King City Cabin](#)

4x Beds

## Food

- Lunch is provided daily from 12-1:30pm
- Jermaine? Food Truck. Cost provided by OSE.

## Water

- OSE will provide potable water on-site each day
  - Water Coolers Needed

## Power

- Generator on-site
- Power Strips
- Battery Chargers
- Fuel for generator
- 

## First Aid

- Medical Evacuation Plan
  - Primary: 24-hour Emergency Room at [Cameron Regional Medical Center](#)
    - 19 Miles away
    - 1600 E Evergreen St, Cameron, MO 64429
  - Alternate: 24 Hour Emergency Room at [Mosaic Life Care at St. Joseph](#)
    - 31 Miles away
    - 5325 Faraon St., St. Joseph, MO 64506
- On-Site First Aid Kit
  - Need first aid kits

## Fitness

- Daily Tai Chi Fitness offered by Tom Griffing before each build.

## Liability Protection

- Waivers for all

## Tools

Batteries

## Sanitation

Porta-Johns: \$265 for 1 month. Cheaper than event pricing.  
1 porta-john per 50 people, per 8 hour shift. Weekly Cleaning available.

## Packing List

HardHats provided

Required

- Gloves

- Eye protection
- Ear Protection
- Water Source

#### Suggested

- Thermal layers
- Waterproof/resistant outerwear
- Tape measure

#### Optional

- Tool belt
- Drill/driver
- Pliers
- Utility knife

### Transportation

- All participants are expected to provide their own transportation to and from the job site.
- Possible airport transportation provided

## Command and Control

### Reporting Requirements

- Any injuries
- Changes to availability

### QA/QC

### Documentation

Printer? Do you have one on site or need booklets printed locally?

### Press

Point of Contact [Clifford Black](#) - works for Andrew County Title Ins. Agency and has connections to St. Jo and Savannah Papers.