



School & Gymnasium Retrofit – Volga, IA

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Project Scope

The community of Volga, IA has asked our group to repurpose the outdated school building located on the eastern edge of town along the Volga River. The gymnasium part of the building currently serves as a recreation space for the Calvary Bible Church, and the school building is privately owned by a town local. Representatives of the community provided ideas for the space that promote continuous and productive use accessible to all residents. Community storage, wedding venue, bed and breakfast, as well as office space were the main ideas implemented in this design.

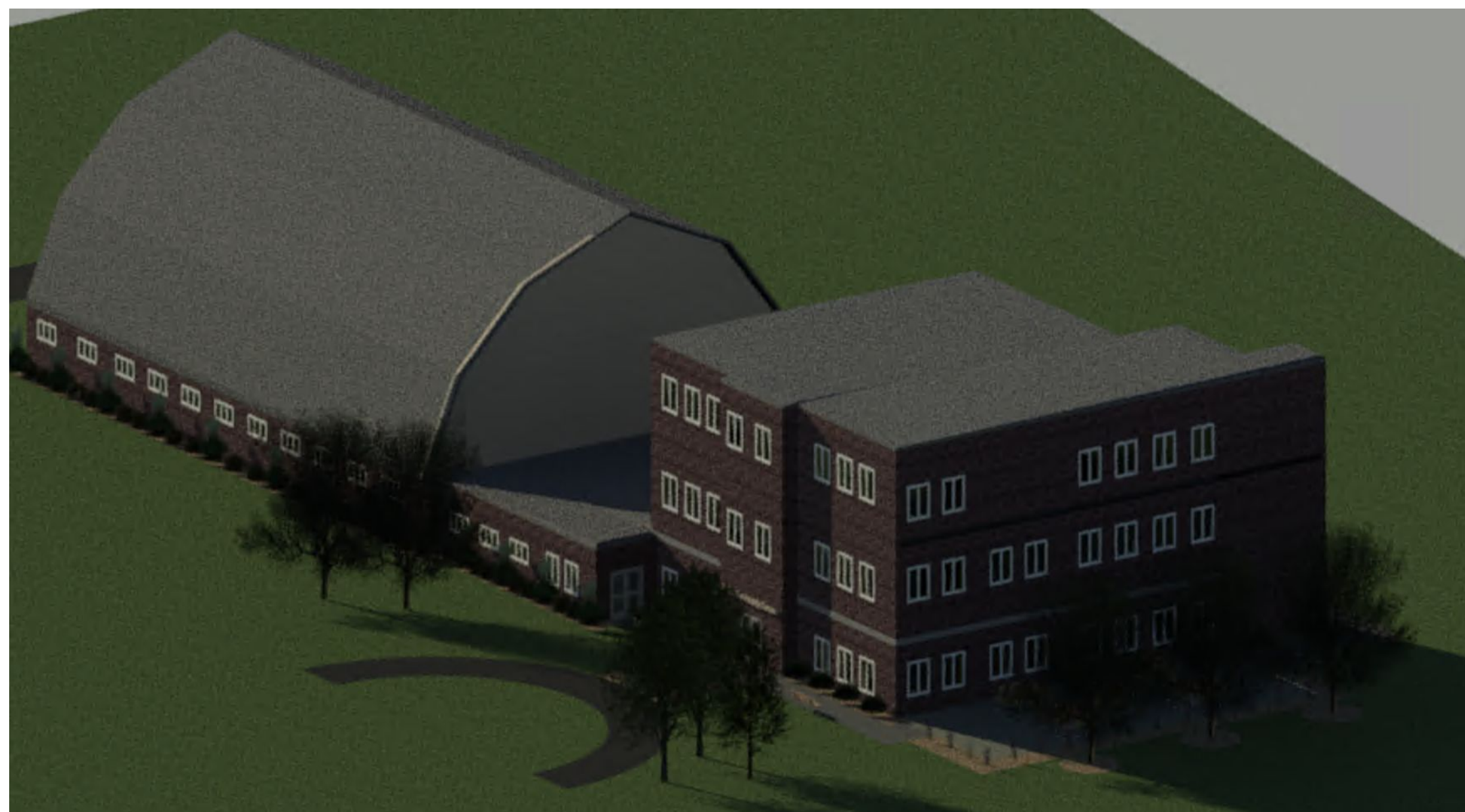


Figure 1. Aerial view of the school building in Volga, IA.

Second & Third Floor

The second floor will be reconfigured into office space use by locals who wish to have more space for business start-ups or existing companies. Offices will also be available for officials in the town to have for meetings, record-keeping, and more.

The community representatives emphasized the need for lodging in Volga, which is why the third floor will be partitioned into six bedrooms, a common area, and pod-style bathrooms.



Figure 3. A typical second floor office or meeting space.

Gymnasium & First Floor

The gymnasium will be upgraded by resurfacing the floor and relocating the bathrooms for a better recreational space. Behind the stage, restrooms and individual storage units will be constructed in the open space. The locker rooms below the stage will be refurbished for use by campers and recurring gymnasium users.

A new entrance connecting the gymnasium to the first floor school building will be added, along with a main lobby for welcoming visitors.. The kitchen will be relocated with laundry units for use by guests and community members.



Figure 2. The proposed main entrance and lobby on the south side of the building.

Outdoor Additions

An elevator and stairwell shaft will be built on the southwest corner of the school, allowing for ADA access to all levels. A main entrance will be constructed on the south side of the building, allowing for ADA accessibility in a better location. This entrance will connect with paved handicap parking spaces directly outside.

A large paver patio will be put together on the western edge of the school building for ceremonies, receptions, and community events.



Figure 4. The outdoor patio addition used for receptions and community gatherings.

Cost Opinion

Item	Amount	Units	Unit Price	Cost
General Construction				\$ 111,000.00
Elevator/Stair Shaft				\$ 100,000.00
Front Canopy				\$ 4,425.00
Interior Finishes	18,000	SF	\$ 15.00	\$ 270,000.00
Interior Furnishings	18,000	SF	\$ 20.00	\$ 360,000.00
Repairs				\$ 200,000.00
Construction Subtotal				\$ 1,045,500.00
Contingencies	10%	%		\$ 105,000.00
Engineering and Administration	20%	%		\$ 209,500.00
Total Project Cost				\$ 1,360,000.00