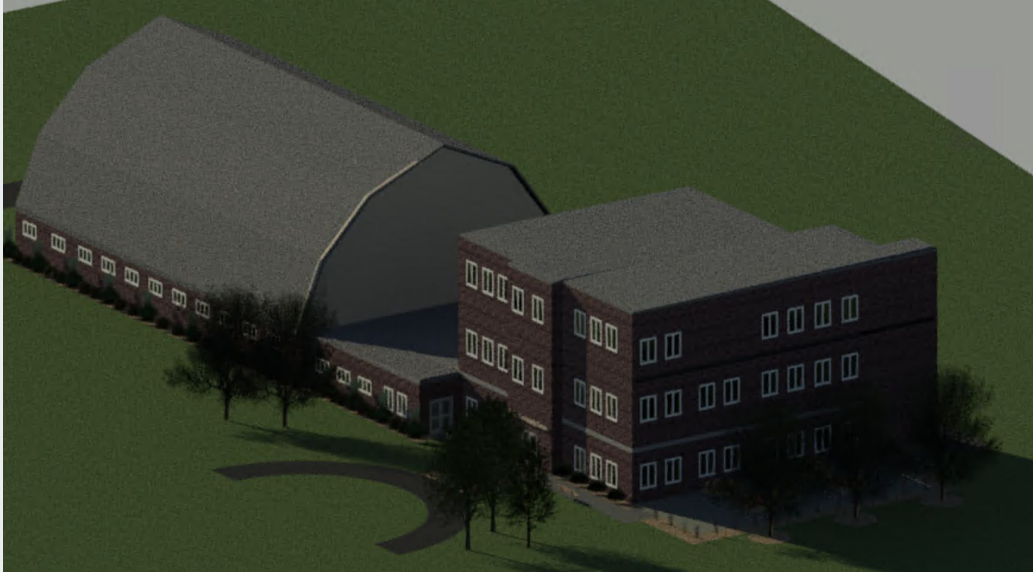




School & Gymnasium Retrofit

Community of Volga, IA



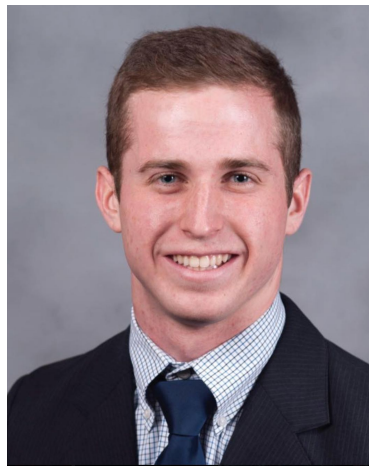
***SBRT* Consultants**



Dallas Smith
Project Manager



Jason Taylor
Report Production



John Bermele
Report Production



Parker Rasmussen
Technology Support

Community of Volga, IA

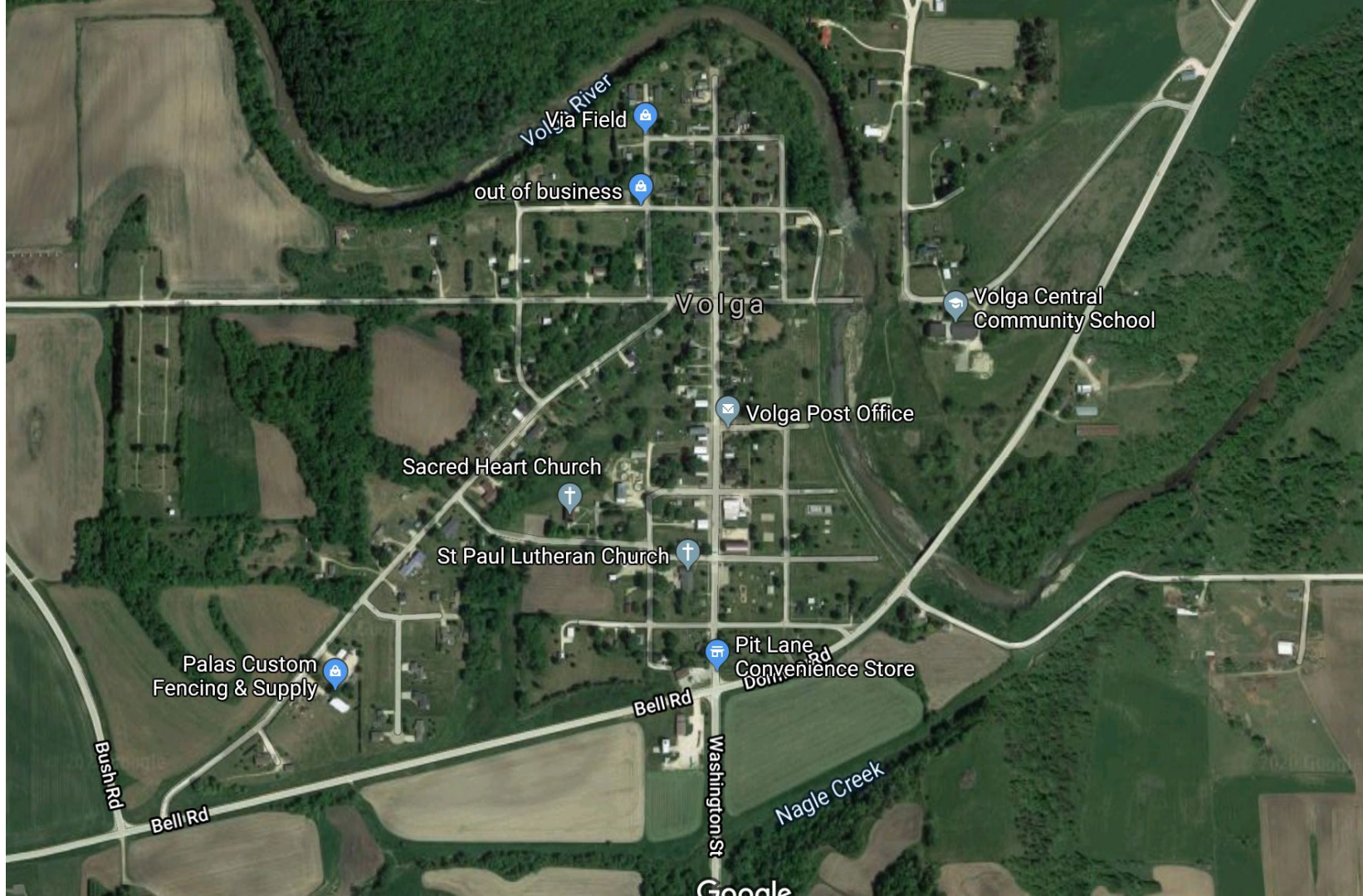
Carrie Taylor - *Mayor of Volga, IA*

Tom Duff - *Current building owner*

Thomas Klingman - *Community member*

Jeff Osmundson - *Community member*





Volga River

Volga Field

out of business

Volga

Volga Central
Community School

Volga Post Office

Sacred Heart Church

St Paul Lutheran Church

Palas Custom
Fencing & Supply

Pit Lane
Convenience Store

Bell Rd

Washington St

Nagle Creek

Bush Rd

Bell Rd

Google





11/26/2008



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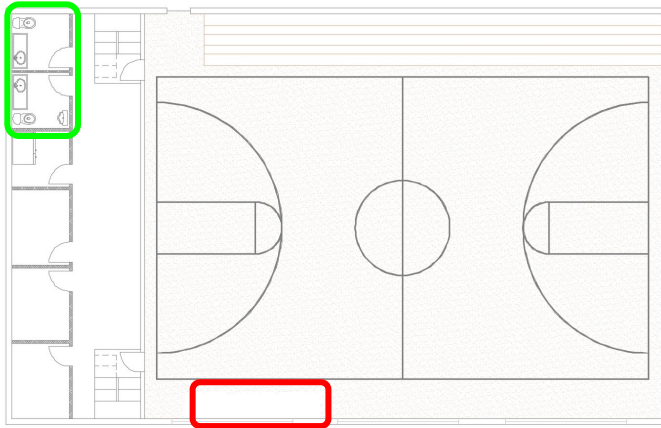
Project Objective

Repurpose the school building and gymnasium into useable space for the community

- Bed & Breakfast
- Office Space
- Wedding Venue
- Receptions / Ceremonies

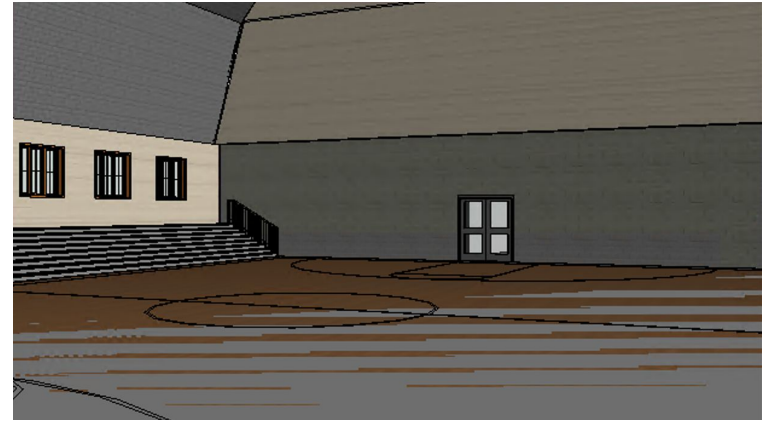


Gymnasium & Locker Room



Bathroom Relocation

- Move current bathrooms from the gym floor to behind the stage
- Construct individual storage units behind the stage



Refurbish Locker Rooms

- Locker rooms will be available for use by gymnasium and campground goers
- Will include lockers, restrooms, and shower fixtures

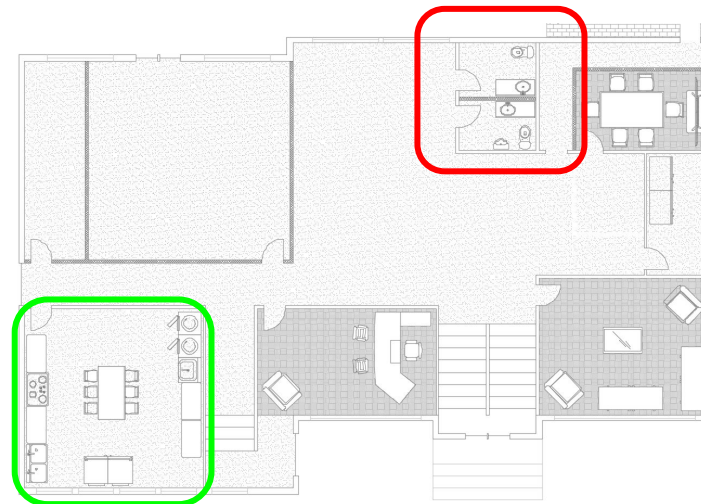
First Floor



New Main Entrance

- Constructed on the south side of the building and connect to the parking lot.
- Provides a centrally-located entrance and ADA accessibility to the first floor.

Old Kitchen Location



Kitchen Relocation

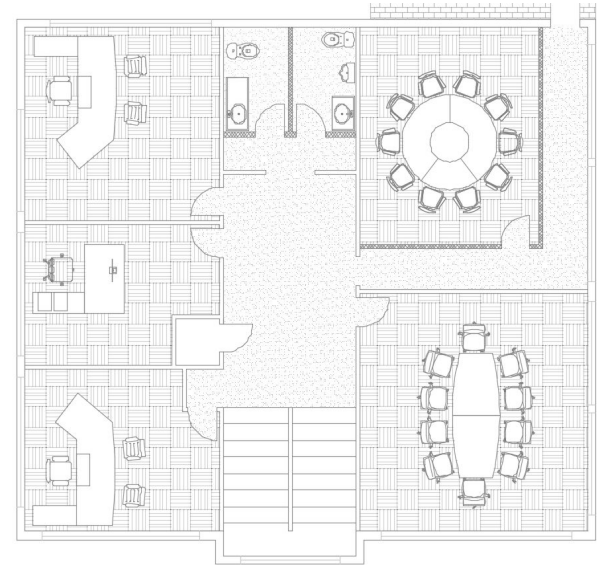
- Move the kitchen to the NE corner of the first floor of the school building
- Will be equipped with kitchen and laundry fixtures for community and campground use

Second Floor



Office Space

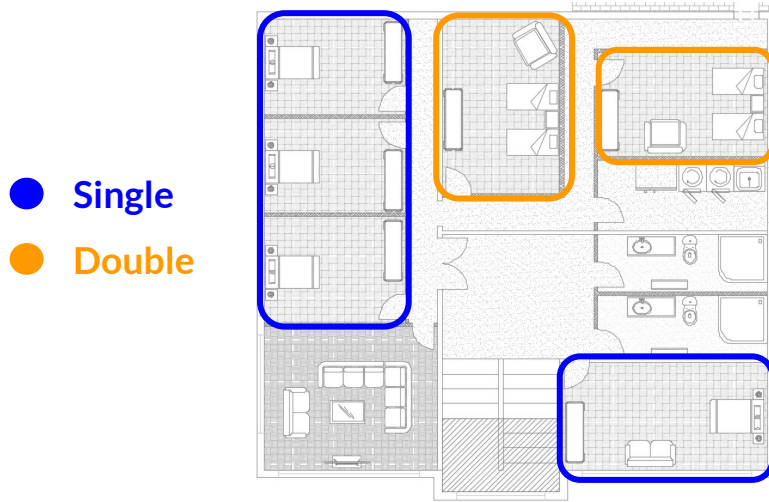
- Partition the space on the second floor into several offices for use by Volga officials and start-up businesses.
- Offices can either be individual or group meeting spaces.



Carpet & Tile Replacement

- Replace the current asbestos tiles and rotting carpet with more durability and appealing floors.

Third Floor



Bed & Breakfast

- The space on the third floor will be partitioned into six bedrooms, a common area, and two pod-style bathrooms.
- This space can be used by wedding parties, passing guests, and more.



Pod-Style Bathrooms

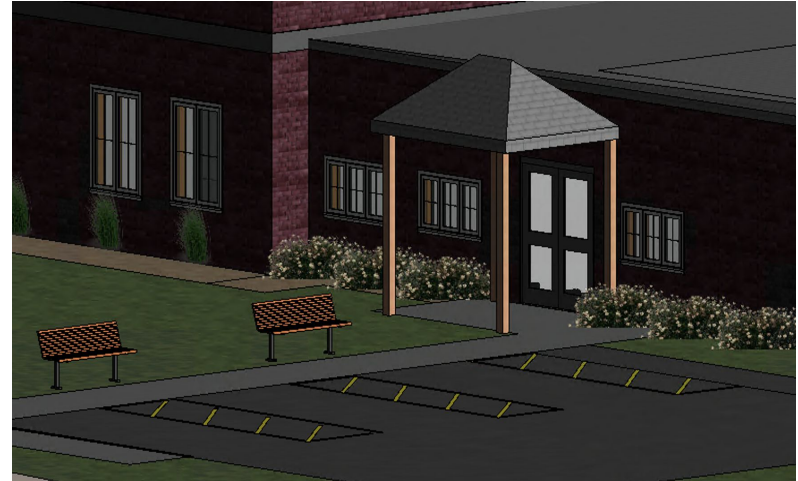
- Two pod-style bathrooms will be added on the third floor for use by staying guests.
- They will be equipped with a large sink vanity, proper toilet fixtures, and a shower stall.

Outdoor Additions



Patio

- A permeable paver brick patio of approximately 2000 square feet will be added.
- It will be available for use by wedding receptions and community gatherings.



Handicap Parking Space

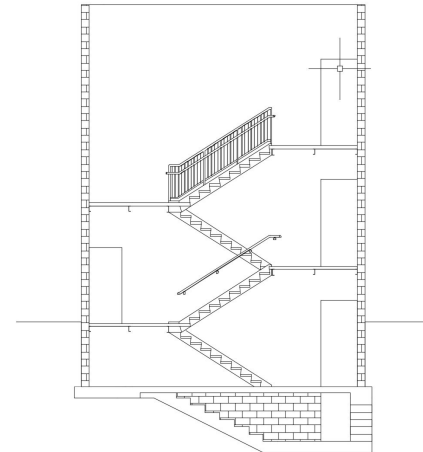
- Handicap access was necessary for the school portion of the building.
- Three paved handicap spaces and sidewalk sections will be constructed and connected to the new entrance and stairwell addition.

Outdoor Additions



Elevator & Stairwell

- ADA Accessibility and fire escape routes were necessary for the school building.
- A stairwell and elevator shaft will be constructed on the SW corner of the building providing easy access and escape for all levels of the building.

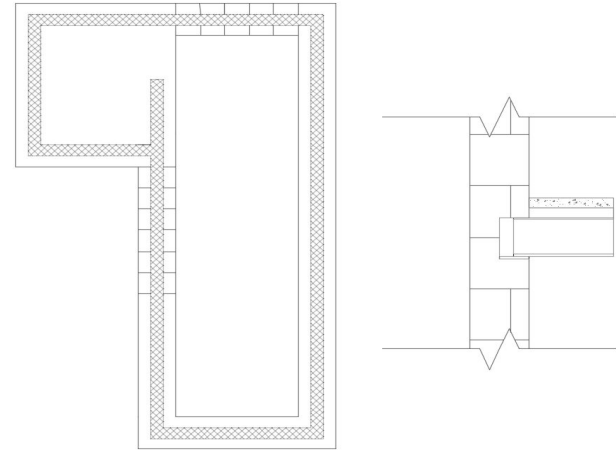


Structural Analysis



Phase 1

The first phase of structural analysis was to analyze what was the existing school for new loadings. Due to the great strength of the structure, it passed easily.



Phase 2

The second part involved analyzing and designing the new stair and elevator and the new entrance canopy as conservatively as is reasonable to ensure a safe but cost effective design.

Phasing Options



PHASE 1:

- Handicap Parking Spaces
- Sidewalk Sections
- New main entrance
- Second Floor Offices
- Second Floor carpet & tiling

PHASE 2:

- Bed & Breakfast
- Third Floor carpet & tiling
- Pod-style bathrooms

PHASE 3:

- Stairwell & Elevator Addition
- First Floor carpet & tiling

PHASE 4:

- Resurface Gymnasium Floor
- Kitchen Relocation
- Outdoor Patio

Cost Estimate

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

Cost-Effective Alternatives

Optional Aspects of the Project

- Resurfacing Basketball court
- Kitchen Relocation
- Outdoor Patio

Furnishings can be scaled back or less expensive materials can be used to save money



