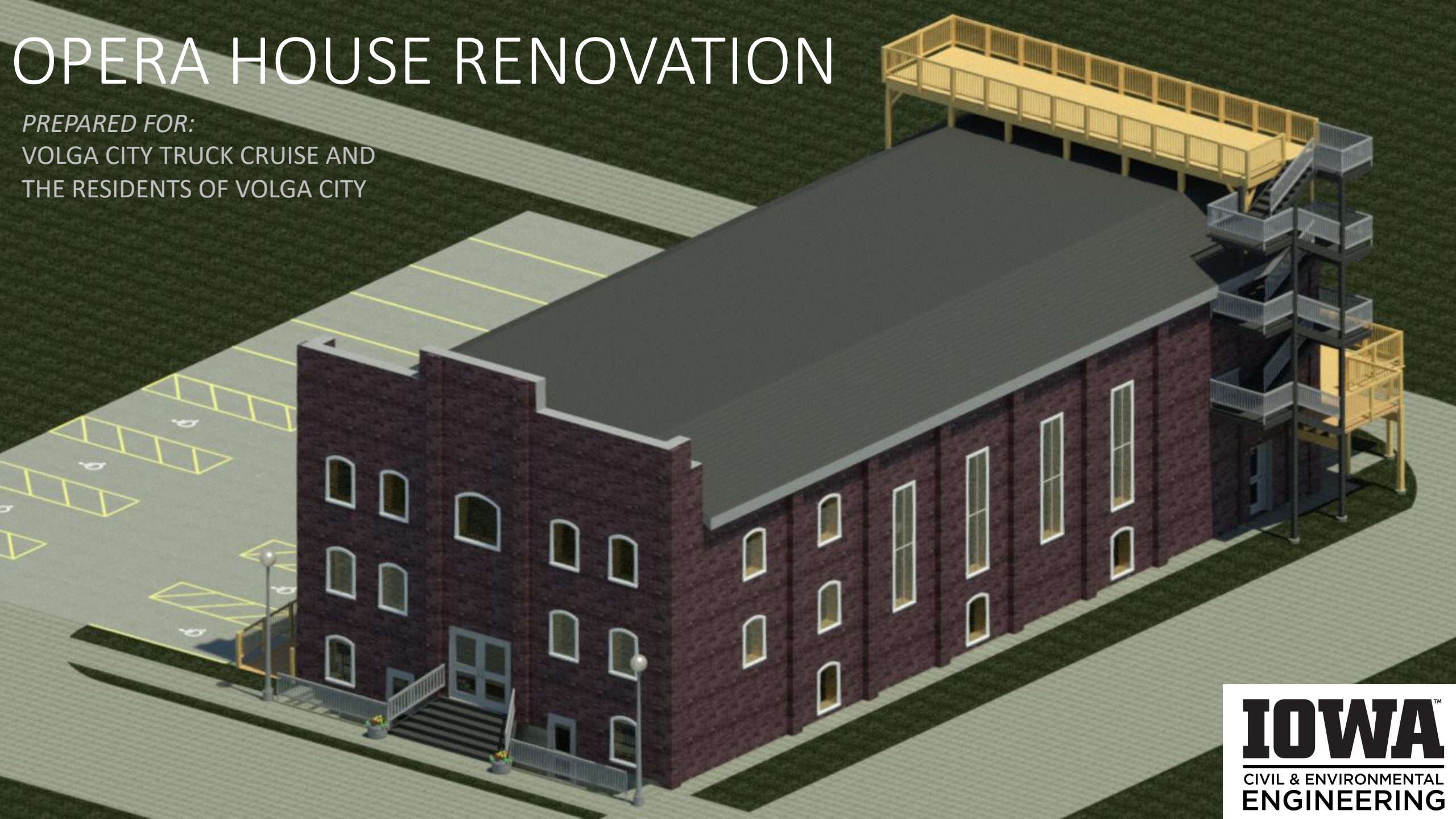


OPERA HOUSE RENOVATION

PREPARED FOR:
VOLGA CITY TRUCK CRUISE AND
THE RESIDENTS OF VOLGA CITY



IOWATM
CIVIL & ENVIRONMENTAL
ENGINEERING



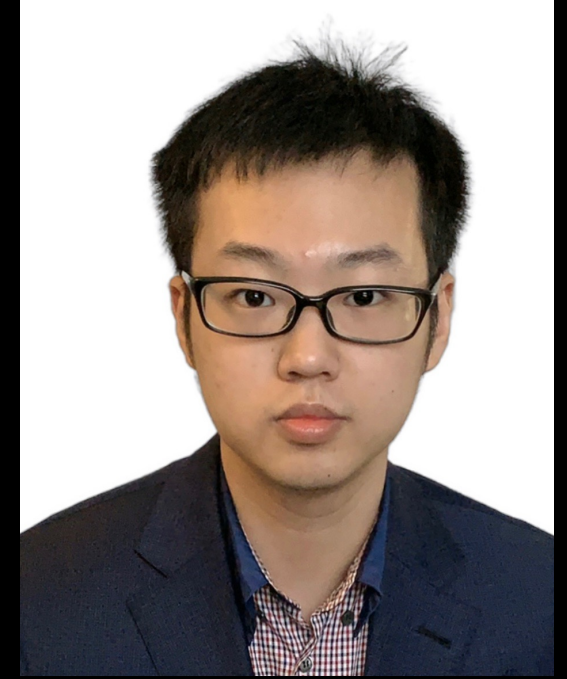
Eric Schaffer
Project Manager



Contessa Harold
Editor



Nolan DeWitte
Editor



Shaowen Zhu
Tech Services

NESC Consultants

Iowa St

Iowa St

Washington St

Volga City Lumber

Volga City Opera House



White St

White St

White St

St Paul Lutheran Church



S Main St



Volga City Opera House

Washington St

White St

White St

White St

White St

White St

Georh

Volga

no Rd



Project Scope

Design
Solutions

Summary

Existing Conditions of the Building Exterior



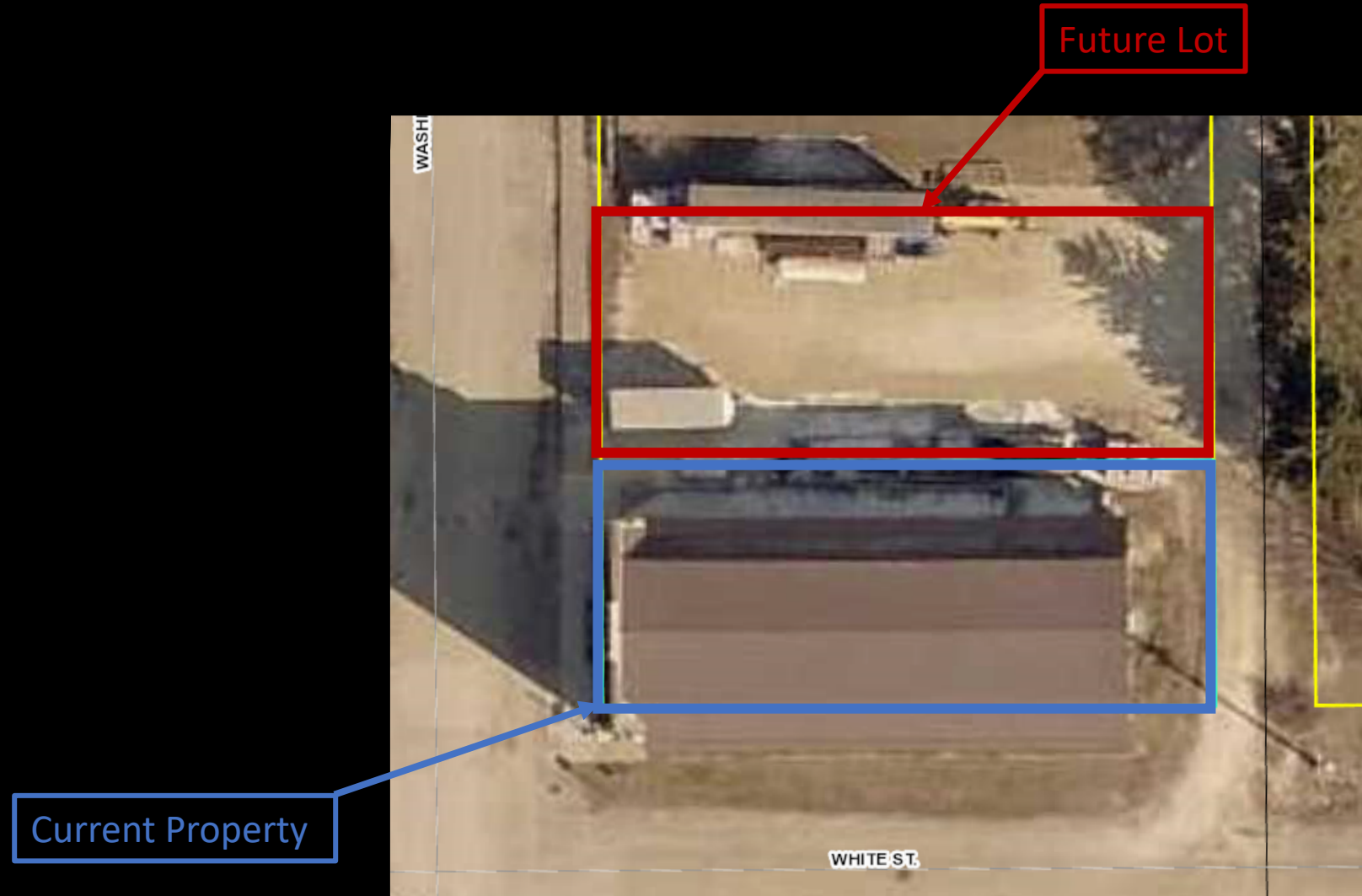
Existing Conditions of the Building Interior



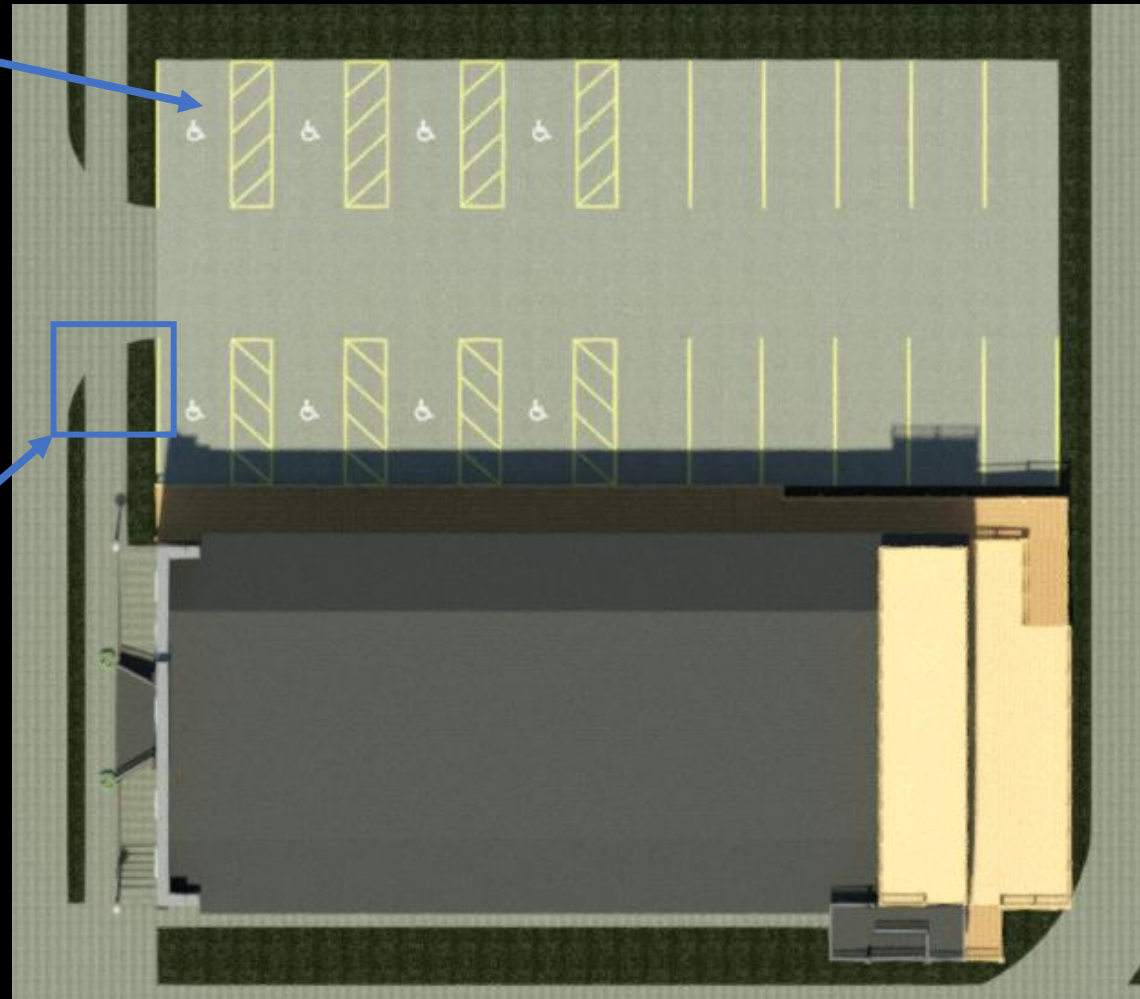
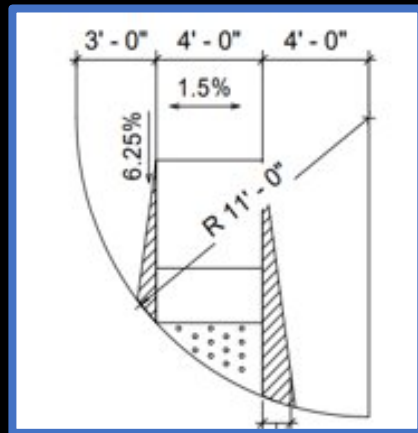
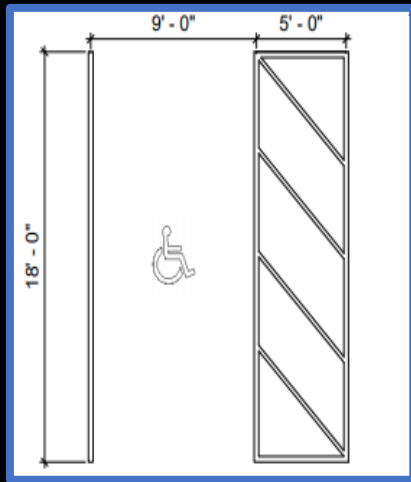
Provide solutions to parking, outdoor seating, food delivery, and flood protection.



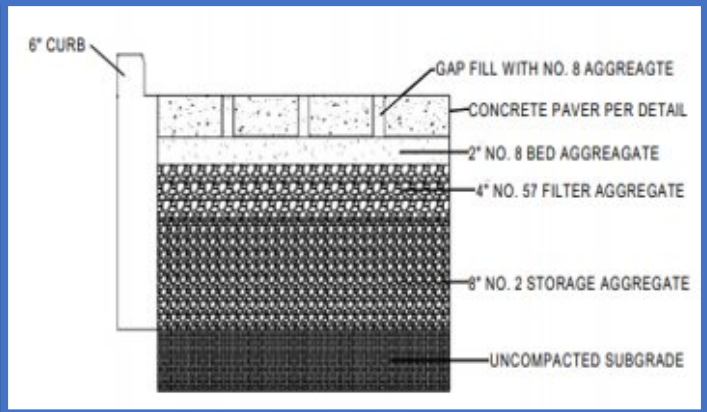
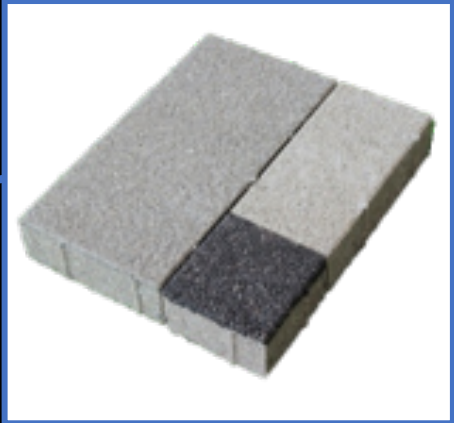
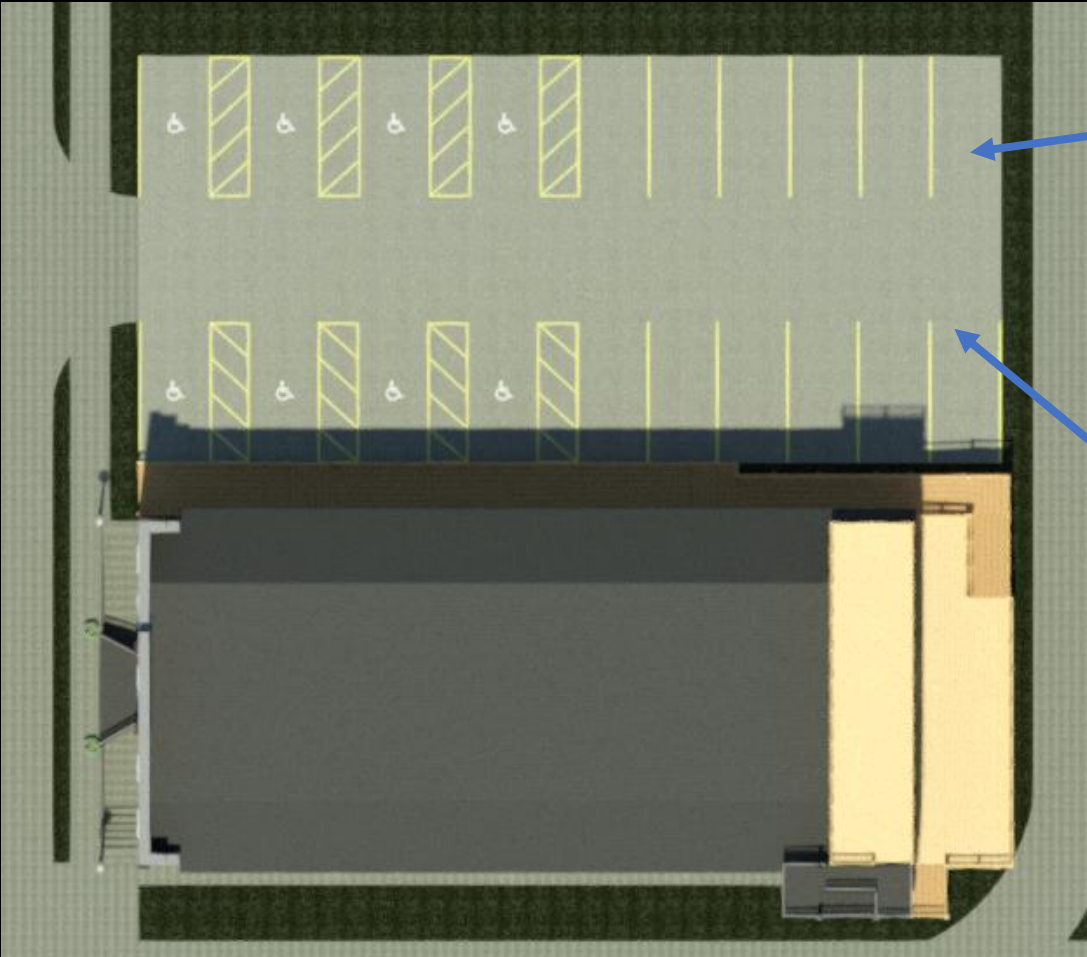
The opera house will be acquiring the adjacent lot to the north.



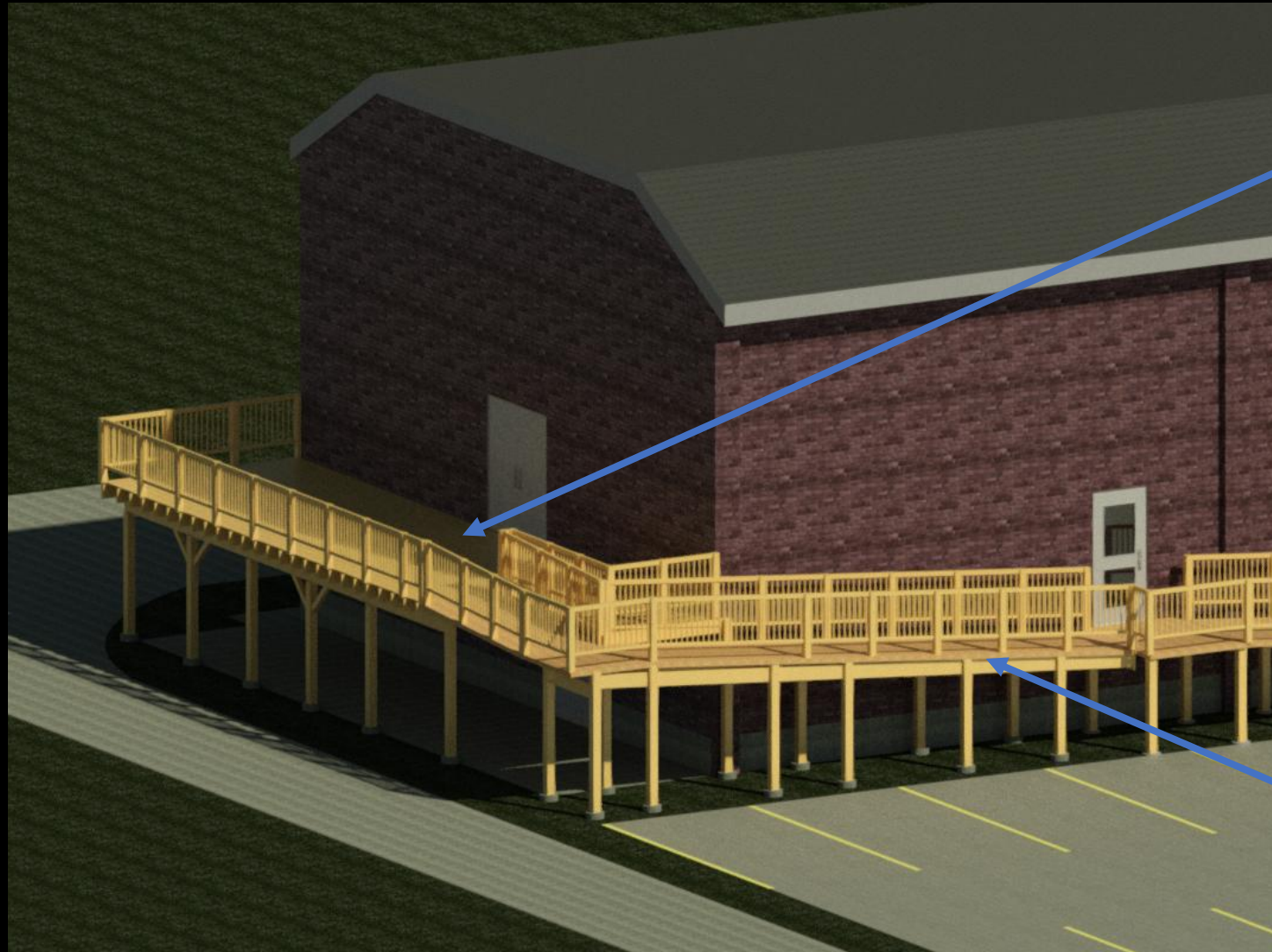
ADA stalls and slopes are placed to provide easier access.



The permeable parking lot provides parking and stormwater management.



Wrap-around deck provides seating and backstage access.

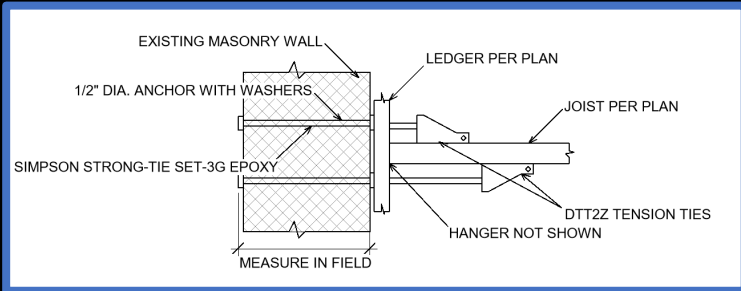


Pressure-Treated Southern Pine



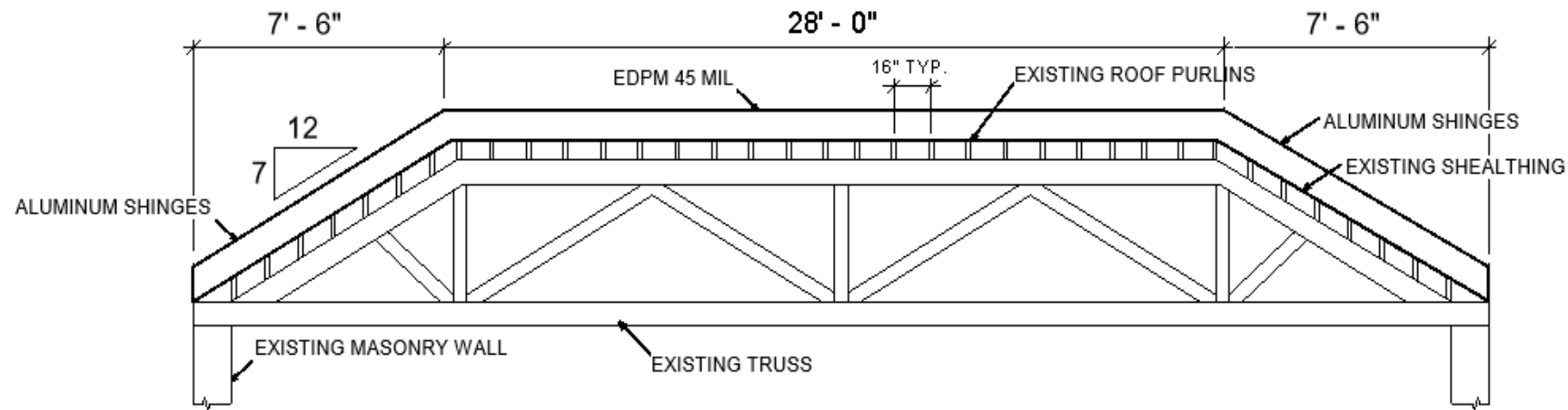
ADA compliant ramp

Wrap-around deck provides seating and backstage access.



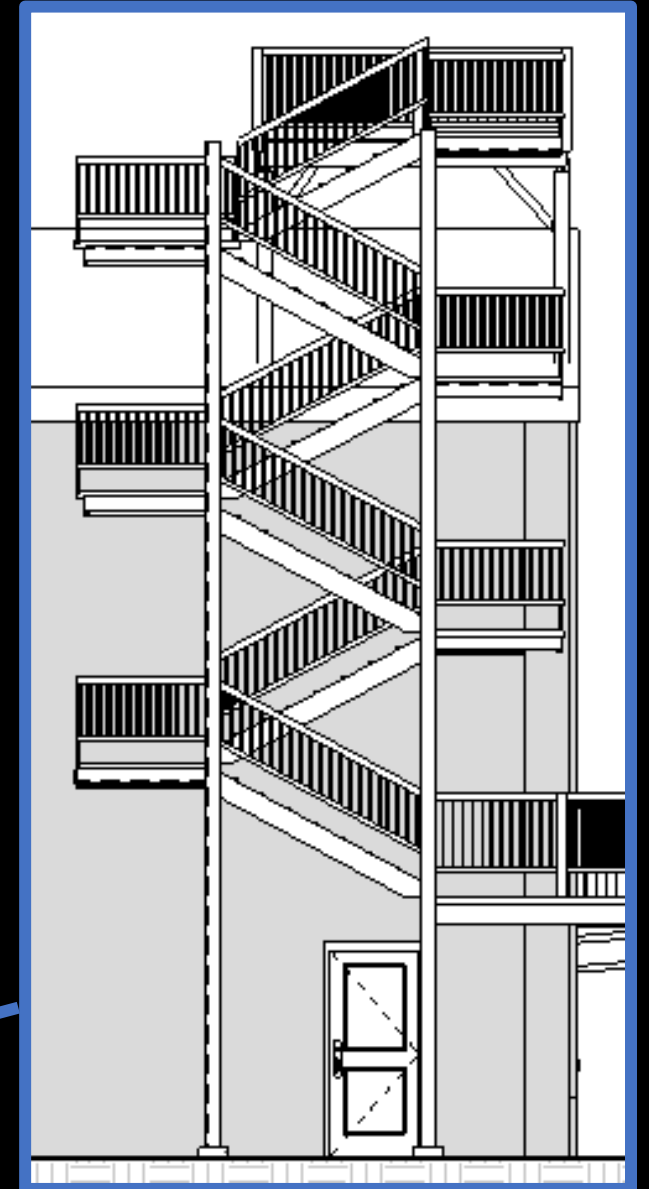
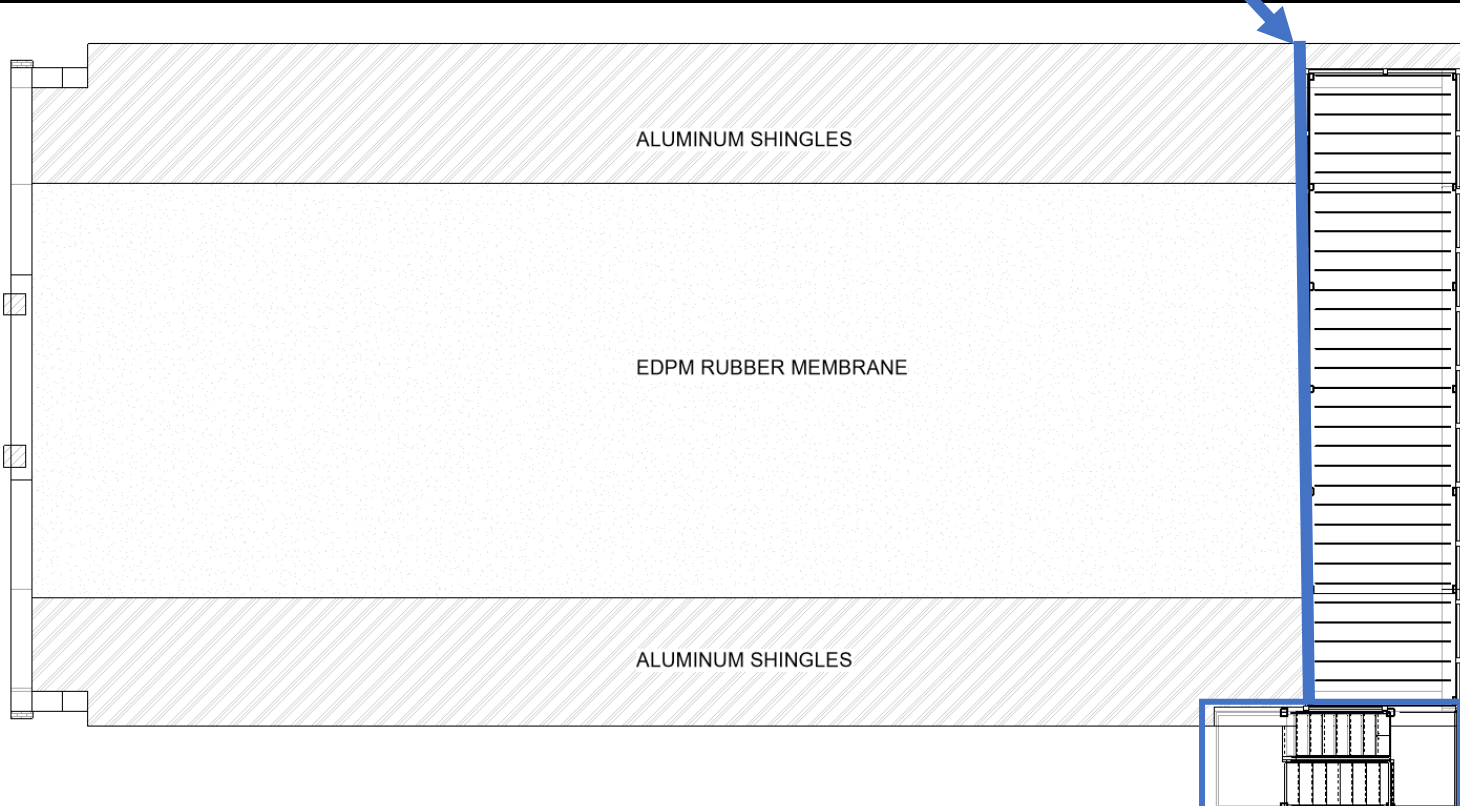


The roofing material will be updated, and the roof geometry restored.

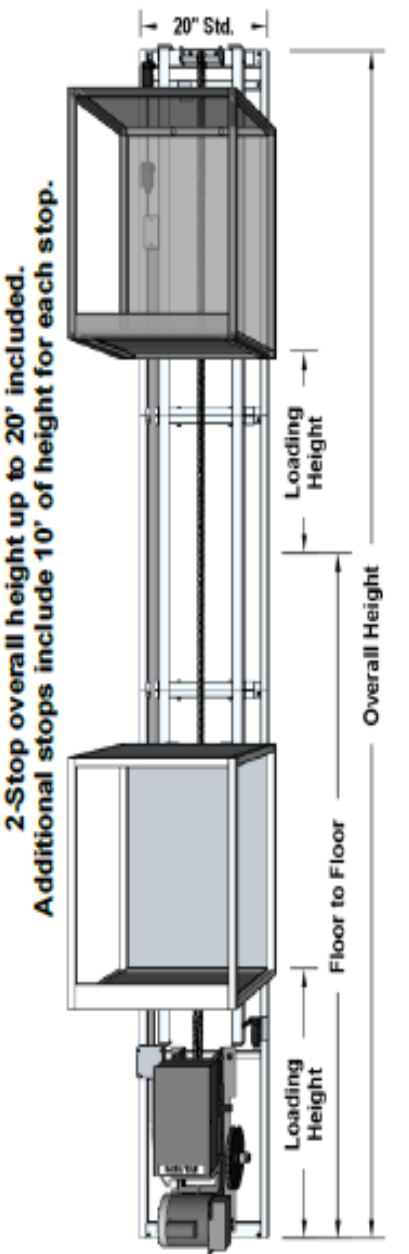
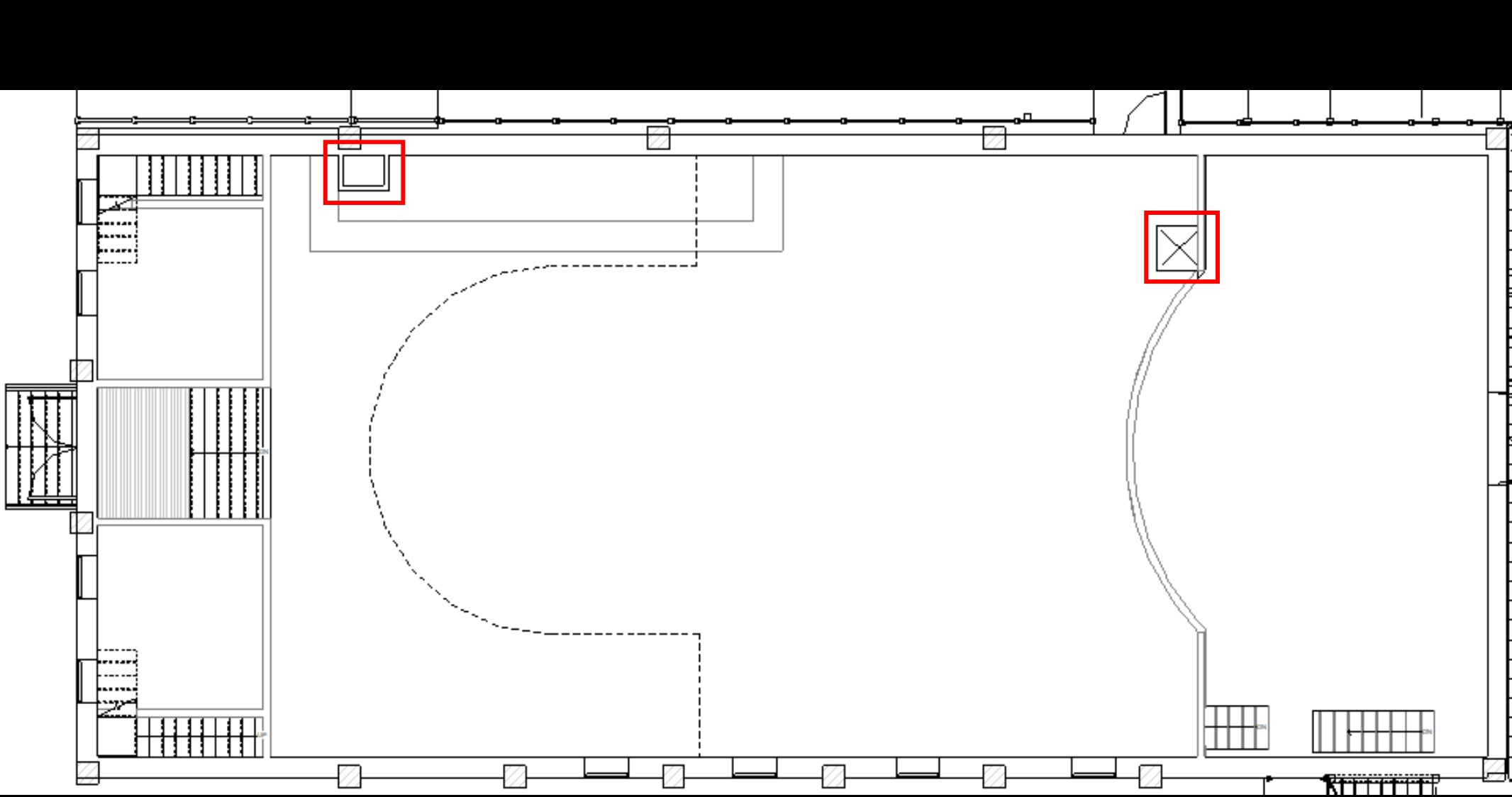


② ROOF SYSTEM SECTION
1/4" = 1'-0"

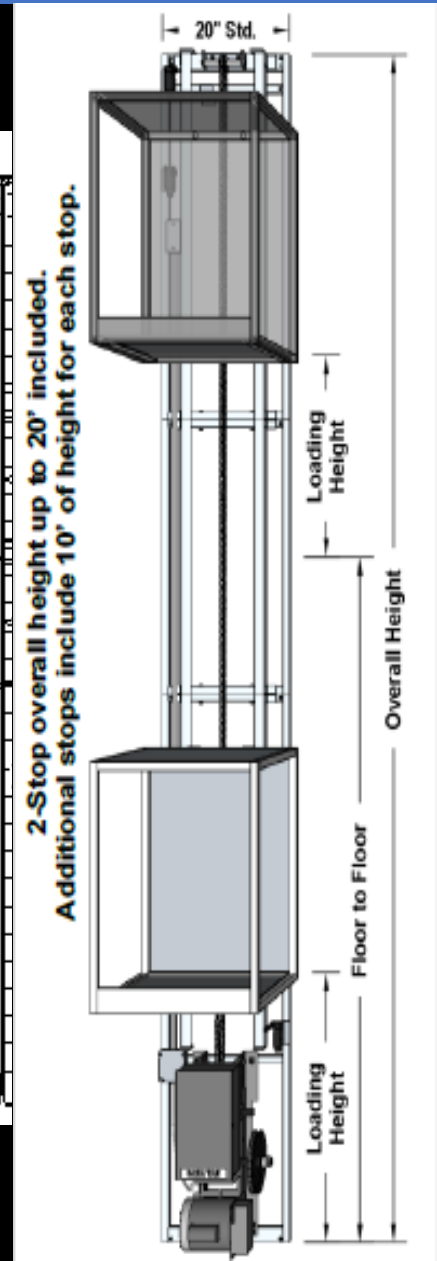
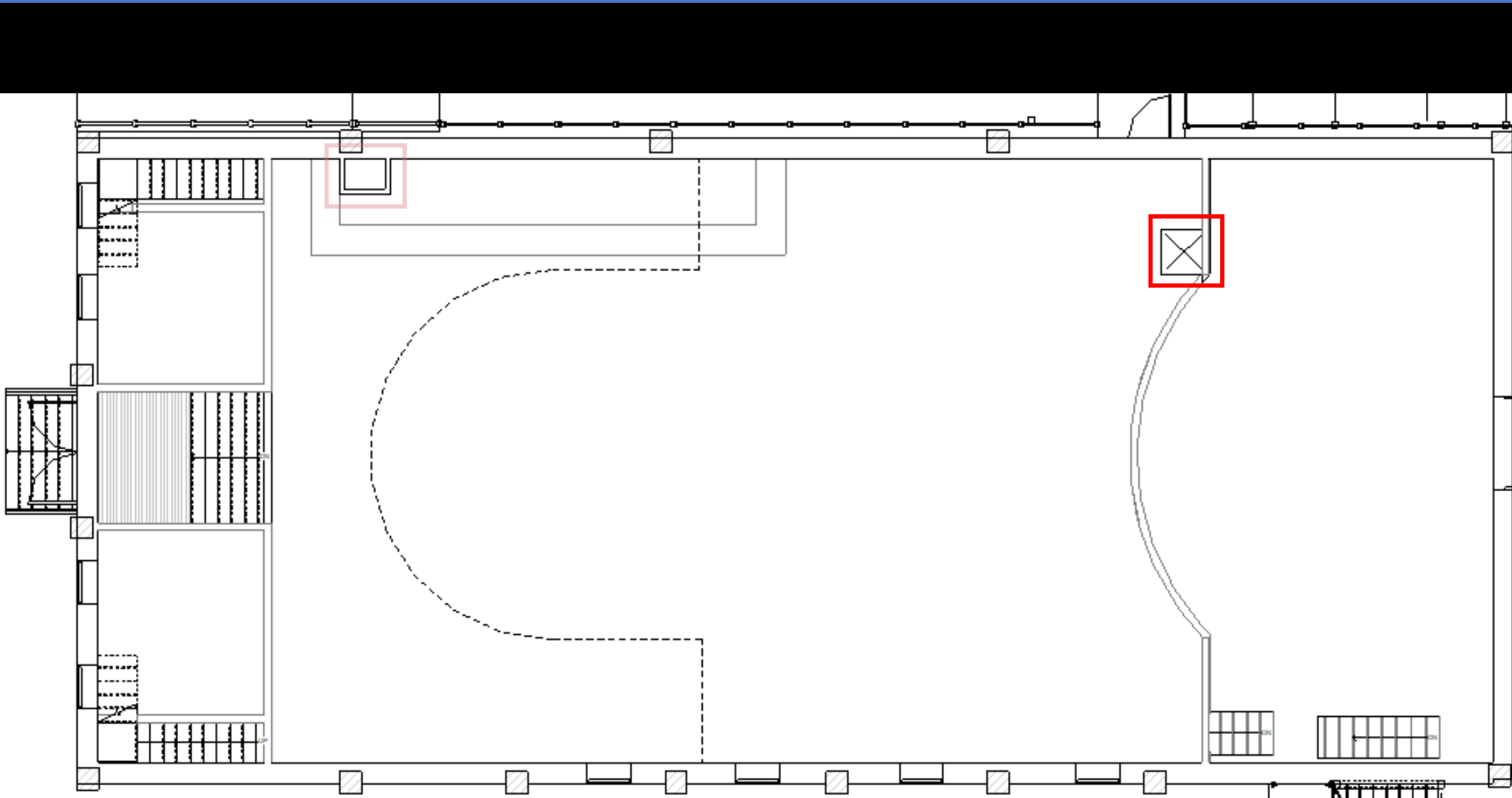
The 430 ft² deck will have a 30-person occupancy.



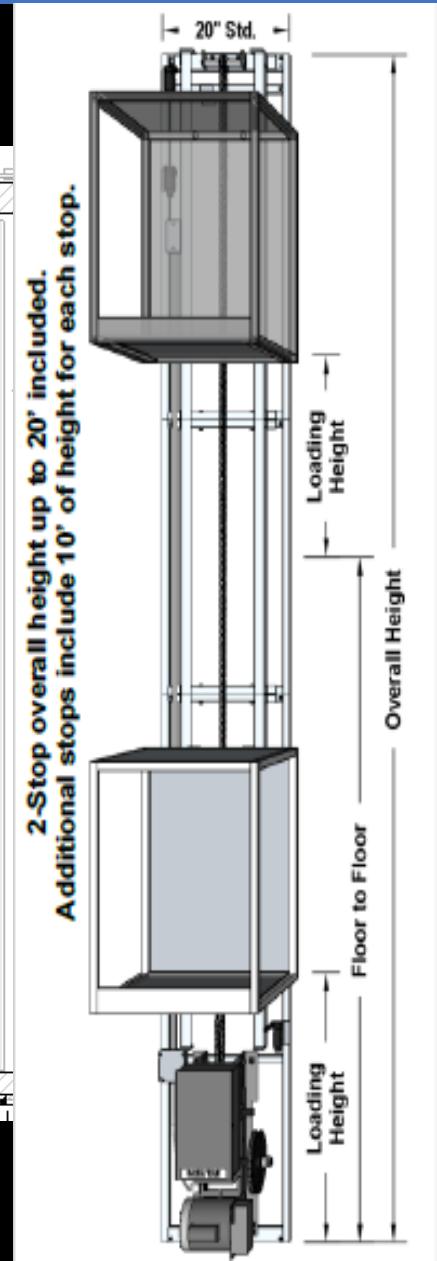
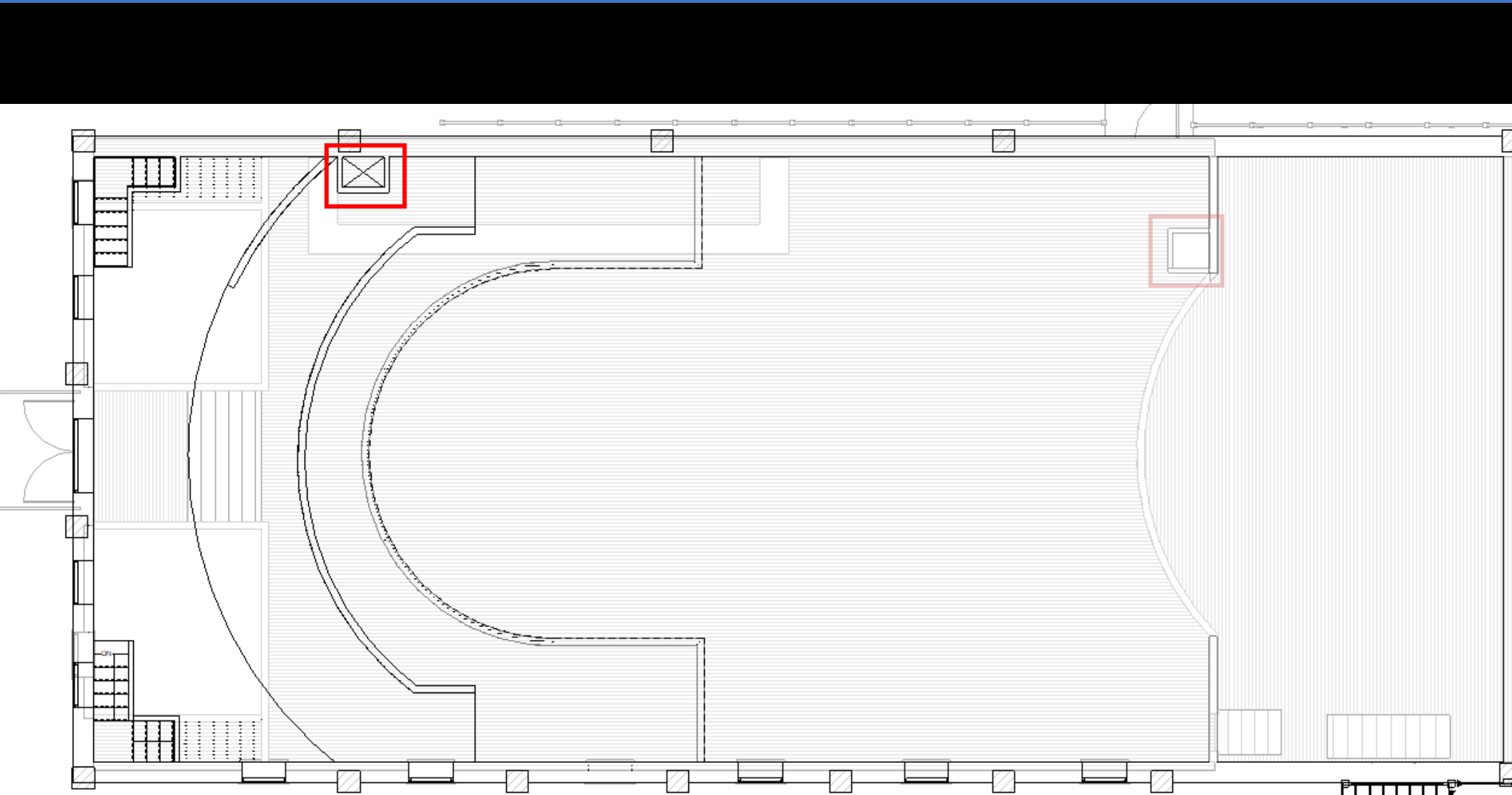
Dumbwaiters will enhance food delivery throughout the building.



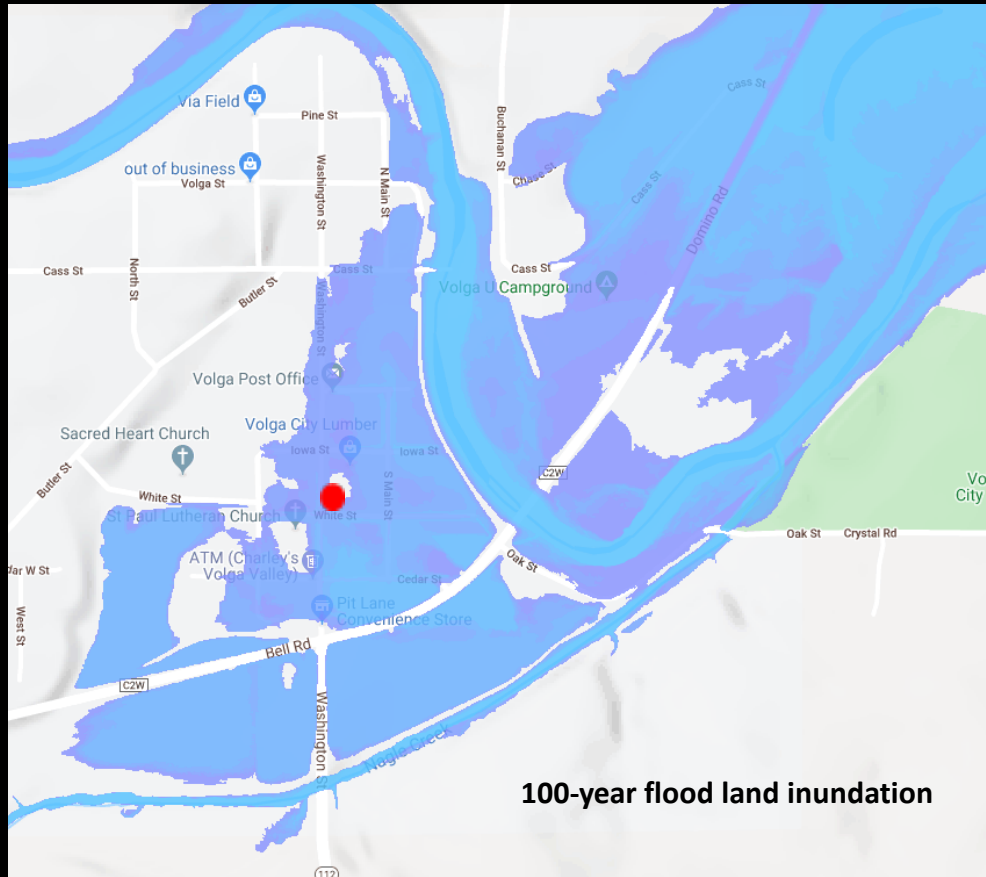
The east dumbwaiter serves the kitchen and main floor.



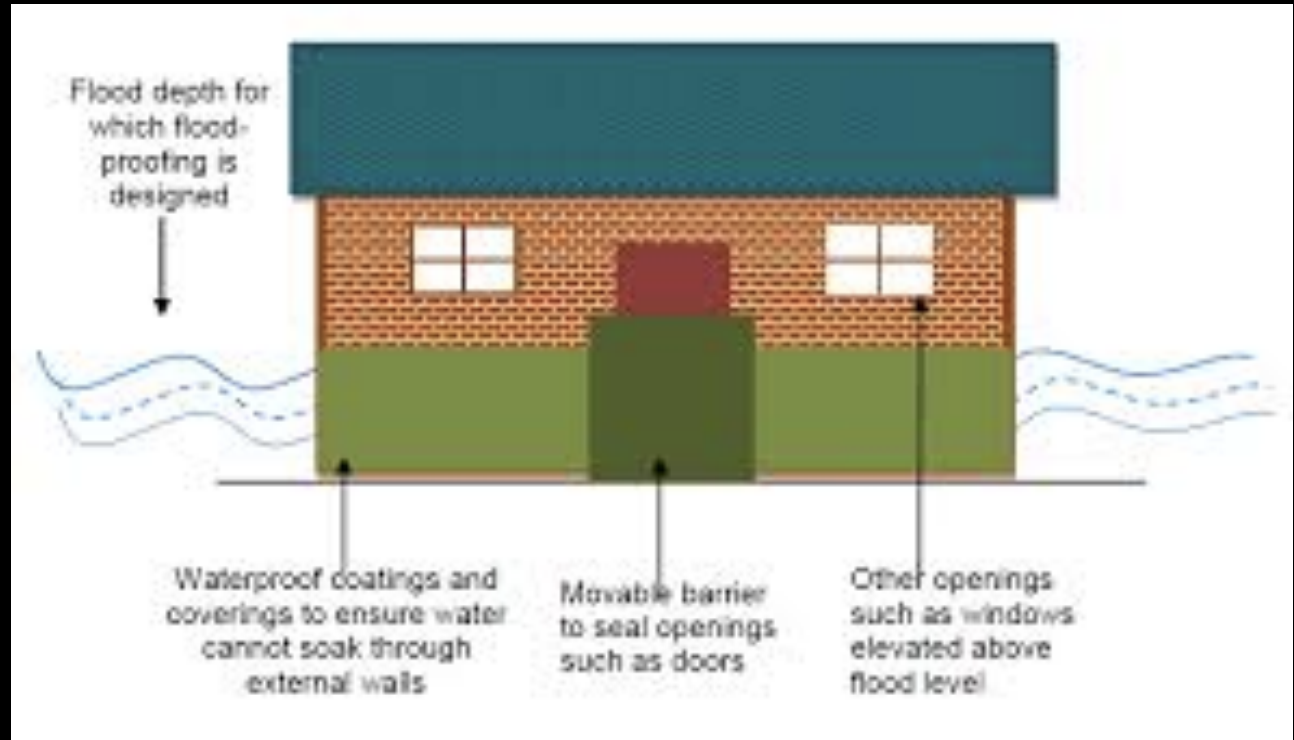
The west dumbwaiter is near both the balcony and main floor bars.



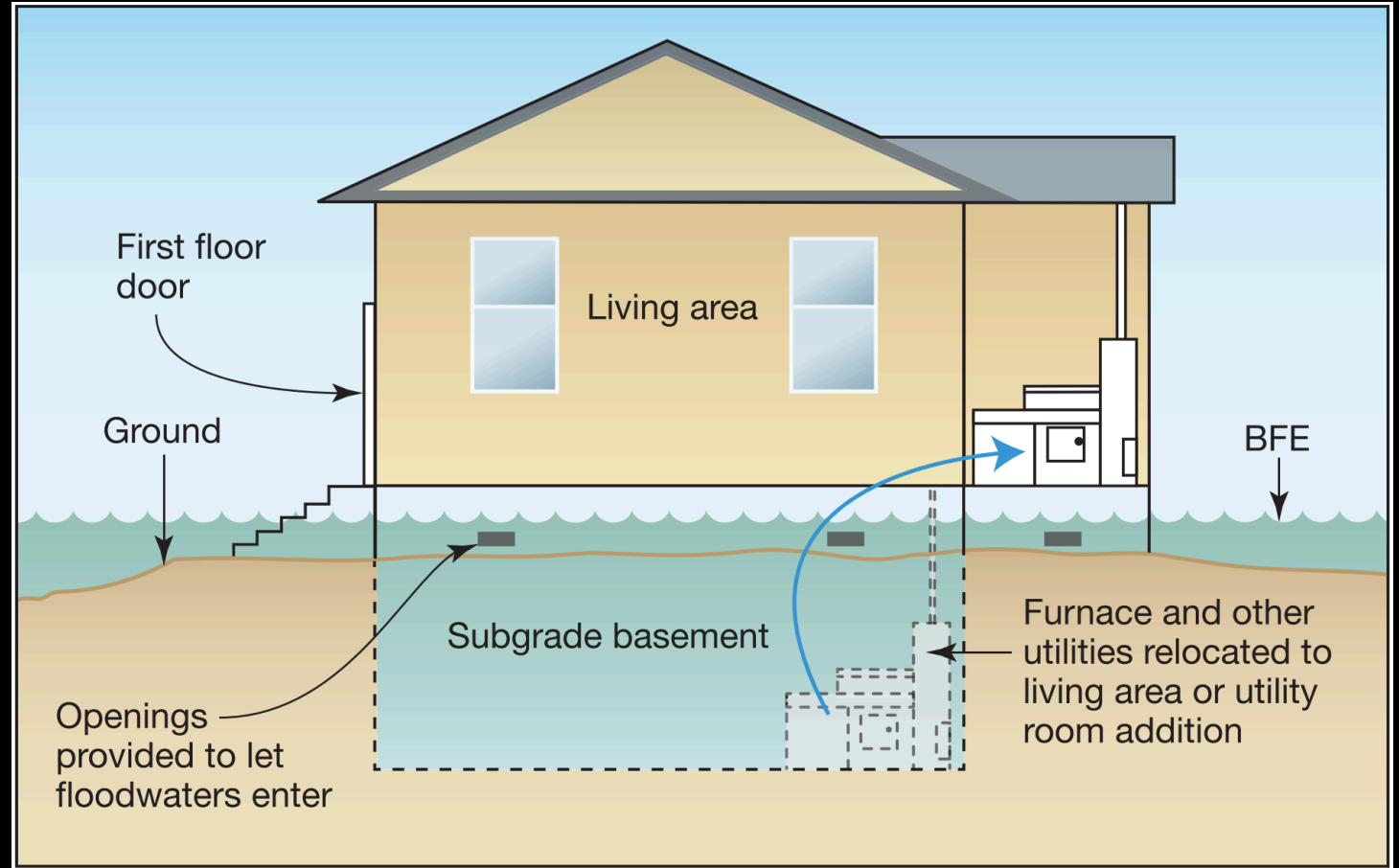
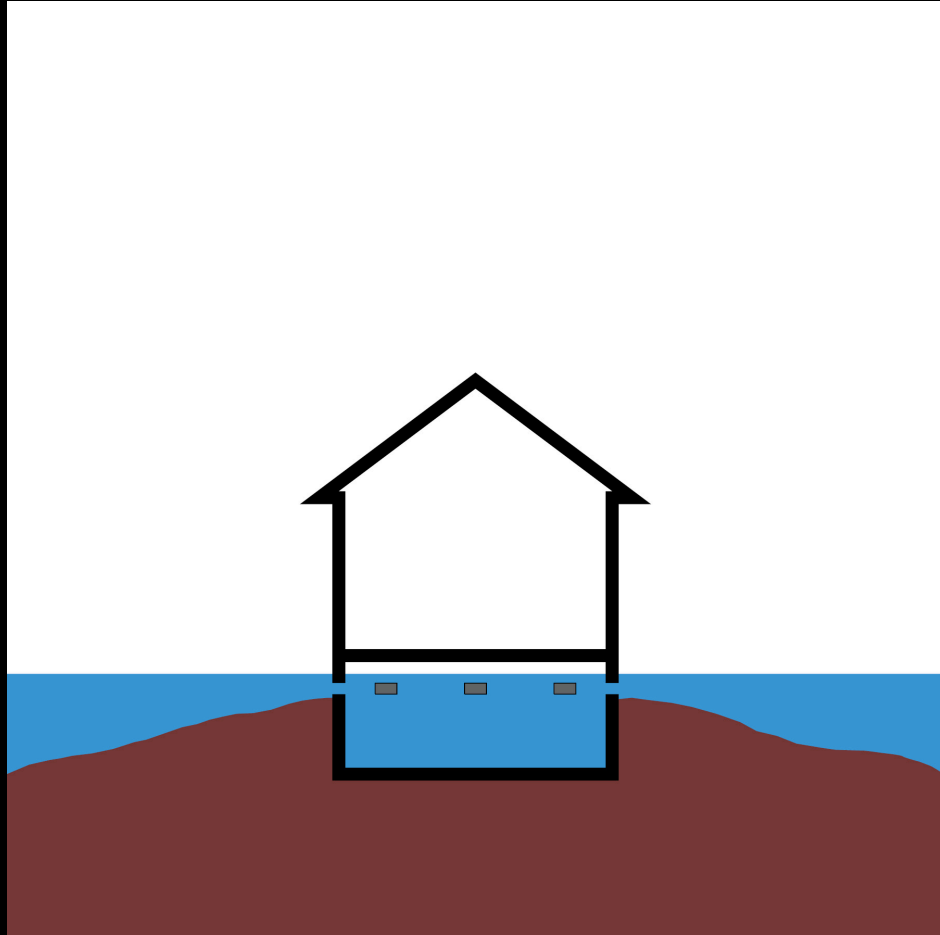
Flood Protection is needed to prevent damage to the Opera House in an event similar to the 1999 flood.



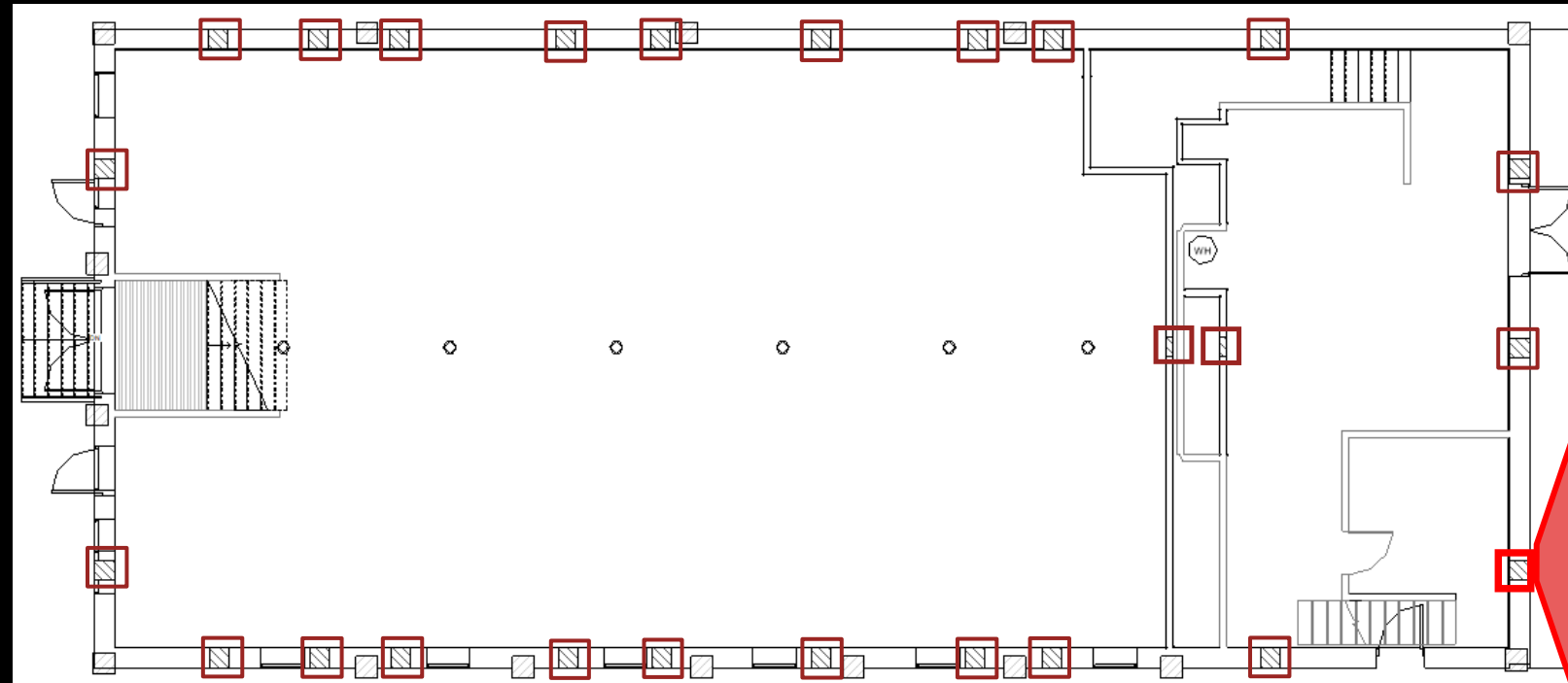
Dry Floodproofing prevents water from entering the building.



Wet Floodproofing protects the structure of the Opera House.



Flood Vents provide controlled entry and exit of flood waters to the structure.

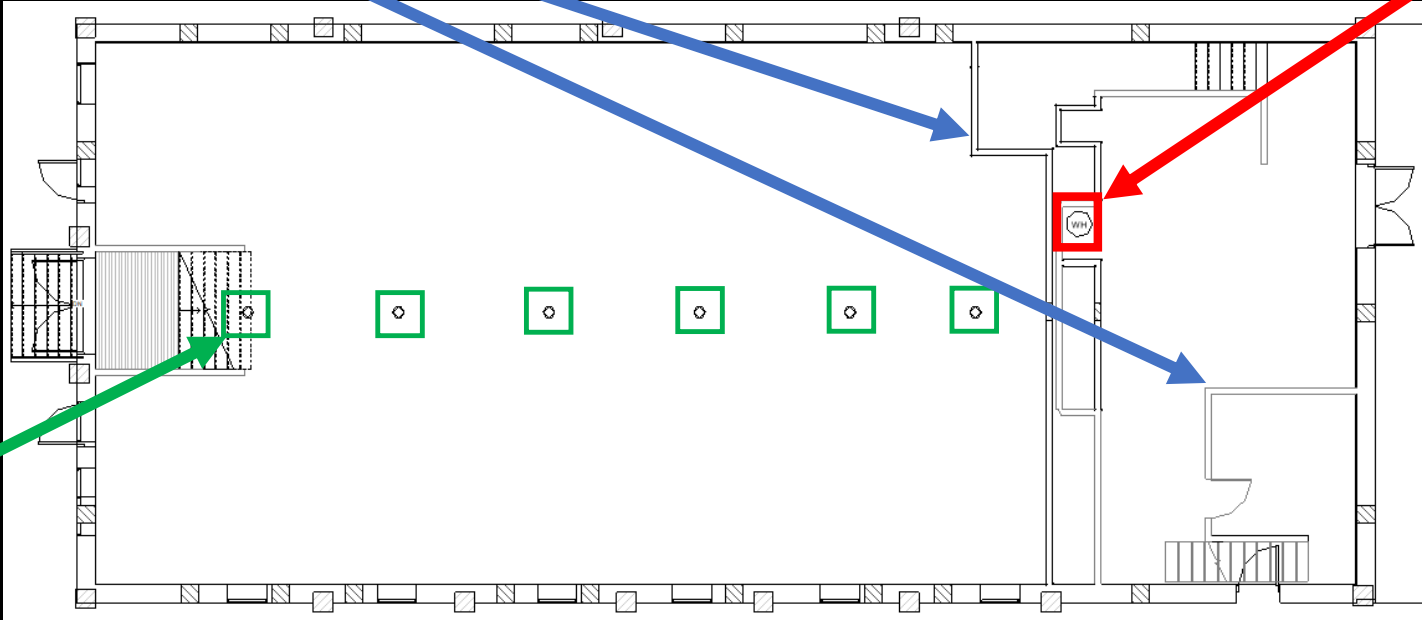


Utilizing flood resistant materials and utility covers limits asset damage.



Vinyl Wall Tile Sheets

Water Heater Utility Cover



Waterproof Membrane

Design Summary



Total Project Cost Estimate

Project	Project Cost
Roof Replacement, Roof Top Deck, and Truss Alterations	\$ 15,900.00
Permeable Parking Lot	\$ 81,500.00
Food Delivery System and Associated Costs	\$ 8,500.00
ADA Ramp and Wrap-Around Deck	\$ 9,850.00
Flood Protection and Waterproofing	\$ 13,700.00
Exterior Steel Staircase	\$ 13,700.00
Total Cost	\$ 129,450.00
Engineering and Administration (20%)	\$ 25,890.00
Contingencies (10%)	\$ 12,945.00
Mobilization (5%)	\$ 6,475.00
Contract Price	\$ 174,760.00

Questions?

