

SDS ARCHITECTS

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Rv RIVER VALLEY SCHOOL DISTRICT
Facilities Planning Study

SDS PROJECT NO.: 1521
DECEMBER 2015

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FLOOR PLAN - FIRST FLOOR - AREA B - BASE

CHAPTER 1

OVERVIEW

- Introduction
- Demographics
- Arena Elementary - Conditions Summary
- Arena Elementary - Cost Analysis
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- Lone Rock Elementary - Conditions Summary
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- RV Middle School - Cost Analysis
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- RV High School - Cost Analysis
- Concept Development
- Budget Analysis
- Pavement Surface Condition - Rating System

CHAPTER 2

ARENA ELEMENTARY SCHOOL

- General Overview
- Site Analysis
- Building Construction, Remodels and Additions
- Roof Analysis
- Room Assignments and Building Use
- Floor Plan Analysis
- Mechanical Analysis
- Electrical Analysis
- Plumbing Analysis
- Photographs

CHAPTER 3

LONE ROCK ELEMENTARY SCHOOL

- General Overview
- Site Analysis
- Building Construction, Remodels and Additions
- Roof Analysis
- Room Assignments and Building Use
- Floor Plan Analysis
- Mechanical Analysis
- Electrical Analysis
- Plumbing Analysis
- Photographs

CHAPTER 4

PLAIN ELEMENTARY

- General Overview
- Site Analysis
- Building Construction, Remodels and Additions
- Roof Analysis
- Room Assignments and Building Use
- Floor Plan Analysis
- Mechanical Analysis
- Electrical Analysis
- Plumbing Analysis
- Photographs

CHAPTER 5

SPRING GREEN ELEMENTARY SCHOOL

- General Overview
- Site Analysis
- Building Construction, Remodels and Additions
- Roof Analysis
- Room Assignments and Building Use
- Floor Plan Analysis
- Mechanical Analysis
- Electrical Analysis
- Plumbing Analysis
- Photographs

CHAPTER 6

RIVER VALLEY MIDDLE SCHOOL

- General Overview
- Site Analysis
- Building Construction, Remodels and Additions
- Roof Analysis
- Room Assignments and Building Use
- Floor Plan Analysis
- Mechanical Analysis
- Electrical Analysis
- Plumbing Analysis
- Photographs

CHAPTER 7

RIVER VALLEY HIGH SCHOOL

- General Overview
- Site Analysis
- Building Construction, Remodels and Additions
- Roof Analysis
- Room Assignments and Building Use
- Floor Plan Analysis
- Mechanical Analysis
- Electrical Analysis
- Plumbing Analysis
- Photographs

Project Team

, District Administrator - River Valley School District
 , Jon Novak, Business Manager - River Valley School District
 , Principal - River Valley School District
 , Principal - River Valley School District
 , Principal - River Valley School District
 Tom Twohig, AIA, Architect - SDS Architects, Inc.
 Chelsea Vorce, Intern Architect - SDS Architects, Inc.
 Kris Cotharn, PE, LEED AP, MEP Project Leader - KJWW Engineering
 , PE, HVAC Engineer- KJWW Engineering
 , PE, Electrical Engineer- KJWW Engineering

Objective

The objective of the Facilities Planning Study is to develop a tool that will assist the School District with short and long range strategic planning decisions. The study is not a strategic facility plan, nor is it a facility management plan.

The information and analysis contained herein is meant to give the reader a broad understanding of the characteristics of the existing sites and buildings. The contents of this document are the results of preliminary work which will serve as a foundational resource for subsequent construction projects.

The adoption of this study is only the beginning of a series of actions necessary to achieve the objectives expressed in this report. The study should be used as a guide for making decisions concerning major site and building improvements and feasibility of those improvements.

Consequently, one of the important tasks of facility management plan implementation is a periodic re-evaluation and re-examination on an annual basis, or more frequently if warranted by changing conditions.

Data Collection and Documentation**August-October 2015**

Evaluation of existing district facilities by architects, engineers and other consultants to:

- Identify and document current building usage.
- Identify and document existing major building systems (HVAC, Plumbing, etc.) and components (types and ages of systems and materials).
- Identify and document building and site deficiencies related to code/ADA

compliance, security, educational performance, expected useful life, and operational efficiency.

- Interview Principal at each site to discuss known operational, security and space utilization issues.
- Interview Administration and staff to develop preliminary space needs.
- Review existing documentation of facilities.
- Develop existing conditions deficiency summary for each facility with prioritized recommendations and associated budgets.
- Present final finding of facts to the Board of Education and Administration.
- Review initial concept development options.

Concept Development**November-December 2015**

Develop concepts based on final finding of facts and feedback from the Board of Education and Administration:

- Develop preliminary concept options and budgets to allow comparison of alternatives to address district needs.
- Meet with District Administration and Building Committee.
- Review options based on feedback from District Administration and Staff.
- Refine selected option(s) based on feedback including:
 - Proposed schematic site and building concept plans (as required).
 - Comparison of benefits associated with each option.
 - Cost projections for each option.
 - Anticipated design and construction schedule for each option.

Final Presentation**January 2016**

Present final Facilities Study document and conceptual design options to the Board of Education and Administration. Deliverables include:

- (2) hard copies and one electronic copy (PDF) of final Facilities Planning Study.
- (2) 30 x 40 boards of final concept(s)

Preliminary Cost Estimates

- are based on 2016 construction cost data and intended to provide a basis for decision making. Costs
- will vary based on the year of actual construction.
- are based on anticipated or projected infrastructure and program needs, include assumptions for quantities of materials, construction details,

interior finishes and utilities to the site. As more detailed information is defined for the project, cost estimates become more accurate. Typically, a budget is set and building plans, material selections and construction details will be manipulated to bring a project into the budget. If specific material selections, details or items are requested in the design it may affect the project budget.

- do not include estimates for furniture and moveable equipment. Actual costs may range significantly based on specific furniture and moveable equipment required.
- include a percentage mark-up for soft costs for the project. This includes: architectural and engineering fees, reimbursable expenses (i.e. printing, plotting, Department of Commerce fees, etc). Legal, accounting, or other professional fees are not included in these budgets and must be added by the owner as appropriate.
- are based on square foot cost approach using National Cost Information provided by R.S. Means and other historical data. Since some of these are national figures adjusted by region, discrepancies between the actual local cost of construction items will differ from the estimate. We rely on the averaging effect of specific cost items to provide an estimate that is reasonably accurate.
- are no substitute for bidding of a construction project. A competitive bidding environment will provide the lowest cost for the building as designed.