



**SCHALLER-
CRESTLAND**

APRIL

2023

COMMUNITY SCHOOL DISTRICT

FEASIBILITY STUDY



FEH DESIGN
ARCHITECTURE / ENGINEERING / INTERIORS

May 3, 2023

Mr. Adam Bisenius, Superintendent
and Members of the Board of Education
Schaller-Crestland Community School
300 S Berwick Street
Schaller, IA 51053

RE: Feasibility Study

Dear Mr. Bisenius and Board of Education,

The attached Feasibility Study has been completed as authorized in accordance with our proposal dated November 9, 2022.

We trust that the report addresses many of your concerns and questions regarding the District's facilities and will be beneficial in determining a direction for future investment.

We appreciate the opportunity to provide professional services to the District.

Sincerely,
FEH Design

A handwritten signature in black ink, reading "Brittney Ruba". The signature is fluid and cursive, with the first name "Brittney" and last name "Ruba" clearly visible.

Brittney Ruba, AIA
Principal / Architect



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SECTION 1

FEASIBILITY PLANNING

STATEMENT OF PURPOSE

General Description

After the Design Team was retained to complete a District-Wide Feasibility Study, a facility tour and observations of the existing elementary and middle school buildings by FEH Design was completed in January 2023. This study involves the development of three (3) options for the Facility:

- Addition and Renovation of the Early building to consolidate all facilities into one (1) building. This would be completed in one phase.
- Renovation of the existing Schaller Building to consolidate all facilities into one (1) building in Phase one. Phase two would be additional renovation work and an addition to the Schaller Building to complete all needs.
- Demolition of the oldest part of the Schaller Building (east wing). Addition and renovation of the remaining Schaller building to consolidate all facilities into one (1) building. This could be done in several phases but shown as a completed project in this study.

This completed Feasibility Study is intended to generally address the following issues in each option:

- Renovation or new construction to provide solutions for each option
- Issues surrounding the design and implementation of each option
- New entrance feature at the Schaller building

The Feasibility Study Team included the following individuals:

Brittney Ruba, AIA – Architect, FEH Design
Jacob Fleming, Associate AIA – Intern Architect, FEH Design
Andy Landman, PE – Electrical Engineer, EDA Engineering
Dale Woudstra, PE – Mechanical Engineer, EDA Engineering
Brett Langley, PE – Civil Engineer, Civil Engineers and Constructors, LLC

Schaller-Crestland Community School District Administration and Facilities Staff members include:

Adam Bisenius, Superintendent
Beth Bellinghausen, ES Principal
Steph Wandrey, Board Secretary
Christy Horan, Board President
Kory Blum, Board Vice-President
Matt Cress, Board Member
Mike Schmitt, Board Member

Structured and informal meetings were conducted with District personnel and the Board of Education during January 2023 through April 2023. All participants were engaged, diligent and thoughtful in studying issues with the District's students and best interests in mind.



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EXECUTIVE SUMMARY

General Comments

This Feasibility Study is the culmination of work combining information gathered through site observations at each facility along with additional information provided by District Administration and the Board of Education. This process is intended to assist the Board with future facility planning by providing a comprehensive study of the options under consideration.

A feasibility study is complex in nature. Many of the issues studied are speculative based on the best available information at the time of study. It should be noted that many new issues can arise, and facility conditions can change rapidly during the period of use for this document. The intent is to consider a wide range of possible issues and provide a solid basis for future facilities planning.

The information in this report is presented in descriptive format. Some issues are straightforward and include recommendations or possible options for addressing each. Some issues are much more speculative and are discussed to indicate relative importance or complexity when planning for the future. Others are identified just to remind planners to consider them while planning.

Renovation of Existing vs. New Construction

Considerable time and thought were dedicated to the issue of renovating or replacing the existing east wing at Schaller and one of the reasons this study was commissioned. The Design Team's observations of the existing building indicate significant issues/costs with repairs, maintenance, and continued use. However, a significant investment has been made in the facility over its lifespan. This, coupled with the anticipated cost of replacement and rapidly rising building costs make the feasibility of renovations important to study. Many districts manage facility needs (as Schaller-Crestland CSD has) through continued additions/renovations and summer maintenance projects for these exact reasons. This is also what makes existing buildings harder to modify when layout/space needs are not being met. New construction has a major advantage with custom design, space efficiency and new technology/construction methods being possible. This study will layout issues along with advantages and disadvantages for each option.

Existing Buildings and Sites

The relative condition of each building and its site were evaluated.

Schaller Building:

The existing elementary building has been well maintained. The building's interior is in fair to good condition with some poor areas depending on age. A major issue is the building's layout. The school has been designed from a K-12 to K-8 to currently as a Daycare-5 space, the building has been adapted for use as the grades have changed with various additions and renovations. Some of the current rooms (that are not being used presently but will be needed once combined) do not meet current space size standards (see building program) and cause layout issues when modified. The exterior is in relatively good condition with some elements in poor condition depending on the age of each structure. The roof is in good condition. Many windows need replacement, and the building envelope could use routine cleaning and maintenance.

The existing building does have many building code and ADA regulation issues. Some building code items include exiting violations, door hardware violations, and by current building code, the building does not have enough toilet fixtures for the total occupant load. ADA issues such as space/clearance violations, signage, and floor to floor accessibility is not compliant, etc.

The site was evaluated, and several challenges/deficiencies were noted. The main playground is across the street from the building causing safety issues. Playgrounds need accessible equipment and surfaces which are not being met. Much of the parking is insufficient and relies on street parking around the building. Some sidewalks/landings around the building are damaged and need repair along with several sidewalks that do not exist where there should be sidewalks. There is a large retaining wall at the south-east corner of the building that has no fencing to prevent injury. Accessibility issues were noted.



The site was also evaluated for potential of a building addition. The east side of the classroom wing is a viable location for both Schaller options. There are 10-12 feet of grade elevation change from the building's floor elevation that will need to be addressed in Option C. This elevation change is used to the building's advantage in Option B. The school building is very close to the city streets on the north, east, and west sides limiting the buildable area of the site to the south side of the school causing relocation of the baseball field in a future phase in both options.

Early Building:

The existing middle school building has been well maintained. The building's interior is in fair to good condition with some poor areas depending on age. A major issue is the building's original part of the school. There is no elevator presently to get to all the levels of this area and exiting will need to be reworked to provide equal student access to all parts. The classroom portion of the school is much newer and more current to today's codes. The exterior is in relatively good condition with some elements in fair condition depending on the age of each structure. Roof is in good condition.

The existing building does have many building code and ADA regulation issues. Some building code items include ramp landing length, door entrance clearance, and by current building code, the building does not have enough toilet fixtures for the total occupant load. ADA issues such as space/clearance violations, signage, and floor to floor accessibility is not compliant, etc.

The site was evaluated and several challenges/deficiencies were noted. There are no current playgrounds for the elementary kids which would need to be built on the site. The parking lot is in fair to poor condition around the north and west sides of the building. Some sidewalks/landings around the building are damaged and need repair along with several sidewalks that do not exist where there should be sidewalks. Accessibility issues were noted. Site circulation and student drop-off/pick-up has to be addressed with the addition of elementary students.

The site was also evaluated for potential of a building addition. The south side of the classroom wing is a viable option. There are 4-5 feet of grade elevation change from the building's floor elevation that will need to be addressed. It is also likely that unsuitable soils may be present in the proposed addition area based on its location and grade elevation (low point on site).

SECTION 2

PLANNING PROCESS



DESCRIPTION OF PROCESS

Introduction

A feasibility study is a process that will investigate, evaluate, plan, organize and illustrate the District's requested study options, suggest construction time frames, prepare budgetary cost opinions, and evaluate funding sources. It is also intended to serve as the basis for bond program planning, should the District proceed with a project.

Purpose

Feasibility studies usually involve several key components. First, observation and evaluation of existing facility conditions is undertaken to determine the value of and issues surrounding each facility as a basis for further planning. Second, issues surrounding proposed options are identified and discussed to help form the basis for facility options. Finally, proposed solutions are developed, tested, refined, and finalized. All in an effort to comprehensively present information in support of developing a final facility plan for the District.

The study is intended as background and supporting information for further facility planning by the District and Board of Education. It can also provide a solid basis for future bond referendum planning and aid in presenting the proposed facilities plans to the public.

Process

The process of feasibility study involves input, discussion, and work by many individuals and groups. Each study is unique and customized to the desired results. Some of the tasks used in this study are listed here.

- Discussion with Board on needs/desired results
- Initial on-site observation by design team and discussion with administration
- Design Team initial development of draft options
- Develop list of advantages/disadvantages for each option
- Study challenges inherent with each option
- Consider time frames, phasing and construction issues with each option
- Review of draft options with administration
- Refinement of options and further review by administration
- Gathering of support information between Design Team and Administration
- Develop preliminary budget costs for each option
- Draft report review with Administration and Board of Education
- Incorporate feedback into final design options and written report
- Develop final budgetary cost opinion for each option
- Production of study report and final drawings
- Present completed report to the Board of Education

Information Required

The process uses information of all varieties to form the basis of each design option. Existing building plans, visual observations, input from facility and administrative staff, developed building programs, space utilization study, District growth projections, operational cost data, facility funding sources, etc. are all types of information gathered, evaluated, and used in the development of this study.



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Results

The completed feasibility study will show the proposed options in graphic and report format. Graphic format will identify building locations/orientations on sites, site circulation with parking and drives, site amenities, etc. Report format will identify proposed projects, proposed construction time frames, budgetary cost opinions, and proposed funding sources.

Time Frame

The feasibility study process has taken approximately four months since the first on-site observation.

SPECIAL CONSIDERATIONS

Current District Enrollment & Growth Projections

In all our facility studies, the Administrative Team is asked to report on current enrollment numbers and expected growth over 5 to 10 years. This information is one of many factors used to evaluate current and future facility needs. District Administration has indicated a current certified enrollment of 356. When adding PK and other program enrollment, total student population is reported at 309. Based on historical information, District Administration has indicated minimal growth is expected over the next 10-year period, notwithstanding a significant event such as District merger, real estate/business development in the area, etc.

Building Space Utilization

Regarding reorganization of the current two (2) buildings, both existing buildings have extra space. The Schaller building is larger today which makes it so less building needs to be built. Also, the existing elementary building has two areas of two-story space that is being utilized as a single-story space today. In each Schaller option, we are taking one of these spaces and building a floor to utilize the existing exterior walls and roof already built.

With regard to some specific spaces, the Administrative Team reports that a middle school competition gym would be required in Option A. A secondary practice gym would be required in both Option B and C. Lunch, Media, Art, Choir, and Band classroom spaces could be shared between elementary and middle school curriculum. In order for Media to be shared it would need to be larger than it currently is. A goal was that the school weight room could be arranged in such a way that it could be utilized as a community fitness center while maintaining school security.

Trends in Educational Planning

It is important while considering new or upgraded facilities to address current trends in educational programming and facility planning. It is the Design Team's philosophy that trends should be evaluated against the educational needs of the District and its students. Some trends will endure while others will be quickly replaced by new ones. Some current trends are identified in this study. The Design Team will assist the District in evaluating such trends and incorporate any that support the District's mission.

Cost Opinion and Data

Cost opinions for planning/budgeting purposes are much different than estimating for construction. Most cost opinions at this stage of study are based on historic data, regional cost per square foot information, generalized cost estimating guides and the design professional's experience. Additionally, higher levels of cost contingencies are included than during construction cost estimating since it is early in the design process and not much detail is yet known. Allowances for other items, called soft costs (design fees, construction inspection fees, FF&E (furniture, fixtures and equipment), etc. are included to help determine a preliminary total project budget.

Factors such as current bidding and construction climate, availability of regional work forces, global material supplies/shortages, world events (trade wars, etc.), inflation, and projecting costs out several years are also considered. All the factors discussed above are certainly relevant to our current global conditions. Cost opinions have rarely been more difficult than in the past several years. The foreseeable future does not appear to see any significant improvements regarding the issues experienced recently.

Furthermore, these costs are not static. Planners often stress that "time is money" and, in the past, have frequently advised adding 3%-5% per year (compounded) to determine likely costs one year, two years, three years, etc. in the future. Unfortunately, the historical 3%-5% inflation figure has now given way to 8%-10% (compounded). It is impossible to determine whether this upward trend will continue into the foreseeable future or whether it will return to more moderate rates. The following table illustrates the impact of delay using a \$300 hard cost per foot as a base.

With that in mind, additional resources have been used for cost estimating under this study. Budgetary site development costs have been estimated by a professional civil engineering firm in the project area for site and utility cost information.

The cost opinions included in this study use all the methods/factors discussed above to determine costs that, in our professional opinion and with the available information, represent a realistic budget for the project(s) being planned.

YEAR CONSTRUCTED	3% ANNUAL INCREASE COMPOUNDED	10% ANNUAL INCREASE COMPOUNDED
2023	\$300	\$300
2024	\$309	\$330
2025	\$318	\$363
2026	\$328	\$399
2027	\$338	\$439
2028	\$348	\$483
2029	\$358	\$531
2030	\$369	\$585
2031	\$380	\$643

Operational Costs

An often-overlooked issue in life cycle cost analysis for project planning is operational costs. Costs like ongoing maintenance, staffing, transportation, insurance, and utility costs can be significant factors in determining the most viable cost effective and responsible facility option. In this study, several of these factors are discussed in the "Operational Cost Factors" section.

Construction Schedule and Phasing Issues

Construction projects are complex, messy, and logistically challenging under good conditions. There are many factors that can make them easier or harder to accomplish. The issues surrounding each option in this study are a classic example of this concept.

Renovation represents one of the most complex and challenging scenarios in planning, design, and construction. When renovating an entire facility while maintaining operation is required, phasing of construction is always required. Segregating work areas, moving occupants, completing construction work, and then relocating to the next phase is a common practice. This process alone can add significant time/cost to a project exponentially depending on complexity. Tight sites (buildings with little space for lay down and staging area) also add time/cost due to multiple handling/moving of materials, vehicle/equipment restrictions, etc.

Another challenging aspect of this renovation is MEP construction. Lead times for some equipment/materials (transformers, electrical panels, mechanical equipment, roofing materials, etc.) are considerably longer than historically. See the next sections for further discussion.

Labor Market / Materials Lead Time Issues

Current labor market and materials lead time (length of time between placing order and receiving materials) issues have turned into a major factor in project planning/schedule over the last several years. Regional, national, and global influences have caused significant labor shortages and materials manufacturing and delivery challenges.

Labor in our region is affected more drastically than in other locations due to geography, weather, wages/benefits and recent pandemic circumstances. Fewer workers are choosing to live and work in our area. Fewer young people are also going into the construction trades and workforce. Additionally, more technical and skilled labor positions are being lost rapidly and not filled.



Lead times for some critical items such as roofing materials, electrical transformers/panels, etc. are 9 – 12 months while other items like mechanical equipment, doors/frames, etc. are 4-6 months. These items represent critical construction path items that can seriously affect project scheduling. These items also represent materials that are still rising in cost. Other materials are still in short supply.

For each addition there is the need for a new transformer. Obtaining a transformer for new electrical service is a serious concern. At approximately 12 months lead time, some associated work cannot be finished or started without this equipment, making phasing extremely difficult.

Additional Planning Options

The Administrative Team and Board have requested planning information on other associated facilities in this study. Planning for a new baseball field was discussed and provided in site plan only (no cost opinion). This project will need to be added to each Schaller design option (at different phases) and to be developed as a separate project. Reference Appendix Future Baseball Field drawings.



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OPERATIONAL COST FACTORS

Operational Cost Factors to Consider with Option A – Early

- Disposition of Schaller building
 - Transfer/Sell property to City – No known opportunity
 - Sell to local developer/private party - No known opportunity
 - Keep and maintain property – No known use for District
 - Demolition – May be a practical option if no opportunity comes for a sale
 - Property Value after demolition – No known value to others
 - Property Value after demolition – No known value to District
- Staff efficiency due to renovations – Impact
 - Administrative Staff – eliminate one Principal
 - Building Maintenance Staff – no change
 - Educational Staff – eliminate a couple positions (plan to not fill some soon-to-be retired staff)
 - Net deduction of cost anticipated
- Transportation costs - Impact
 - No impact anticipated
- Operational cost related to maintaining two (2) buildings - Impact
 - Existing building has +/- 19,100 less SF than Schaller
 - Using District 3-year utility records – SF cost averaged \$.59/SF for Early
 - Option A has +/- 2,745 more SF than Option B
 - 2,745 SF (.59/SF) = \$1,620 additional cost per year
 - Option A has +/- 9,770 more SF than Option C
 - 9,770 SF (.59/SF) = \$5,764 additional cost per year
- Savings on insurance premiums w/ renovated building - Impact
 - Not quantified at time of study
 - Usually premium savings on renovated construction w/ building code, life safety & technology upgrades over existing buildings
 - Usually premium savings on one building vs. more than one building
- Energy cost savings due to modernized building - Impact
 - New and more energy efficient roof (will only apply to new construction portion of building)
 - New and more energy efficient systems (will only apply to new construction portion of building)
 - New and more energy efficient lighting (will only apply to new construction and renovation portion of building)
 - New and more energy efficient windows (will only apply to new construction portion of building)
 - Existing walls still uninsulated – loss over new construction
 - Utility Company new construction rebate program
- Savings due to eliminating maintenance of Schaller building - Impact
 - Difficulty to quantify due to MANY factors
 - New construction may have 5 to 10 years with minimal facility cost beyond yearly maintenance
 - Average cost/year on facilities repair/maintenance may be used to calculate
 - Numerous other intangible cost savings
 - Considerable savings is likely
- Possible energy incentives/rebates
 - Varies depending on project type, size, etc.



Cost Factors to Consider with Option B – Schaller Renovation

- Disposition of Early building
 - Transfer/Sell property to City – No known opportunity
 - Sell to local developer/private party - No known opportunity
 - Keep and maintain property – No known use for District
 - Demolition – May be a practical option if no opportunity comes for a sale
 - Property Value after demolition – No known value to others
 - Property Value after demolition – No known value to District
- Staff efficiency – Impact
 - Administrative Staff – eliminate one Principal
 - Building Maintenance Staff – no change
 - Educational Staff – eliminate a couple positions (plan to not fill some soon-to-be retired staff)
 - Net deduction of cost anticipated
- Transportation costs - Impact
 - No impact anticipated
- Operational cost related to maintaining two (2) buildings - Impact
 - Existing building has +/- 19,000 more SF than Early
 - Using District 3-year utility records – SF cost averaged \$.70/SF for Schaller
 - Option B has +/- 2,745 less SF than Option A
 - 2,745 SF (.70/SF) = \$1,922 less cost per year
 - Option B has +/- 7,025 more SF than Option C
 - 7,025 SF (.70/SF) = \$4,918 additional cost per year
- Savings on insurance premiums w/ fewer & newer buildings-Impact
 - Not quantified at time of study
 - Usually premium savings on new construction over existing or renovations due to building code, life safety & technology upgrades
 - Usually premium savings on one building vs. more than one building
- Energy cost savings due to newer & modernized buildings - Impact
 - New and more energy efficient roof (will only apply to new construction portion of building in Phase 2)
 - New and more energy efficient systems (will only apply to new systems portions of building and Phase 2)
 - New and more energy efficient lighting (will only apply to renovation portion of building and Phase 2)
 - New and more energy efficient windows (will only apply to west wing portion of building and Phase 2)
 - Existing walls still uninsulated – loss over new construction
 - Utility Company new construction rebate program
- Savings due to eliminating maintenance on Early building - Impact
 - Difficult to quantify due to MANY factors
 - New construction may have 5 to 10 years with minimal facility cost beyond yearly maintenance
 - Average cost/year on facilities repair/maintenance may be used to calculate
 - Numerous other intangible cost savings
 - Considerable savings is likely
- Possible energy incentives/rebates
 - Varies depending on project type, size, etc.



Cost Factors to Consider with Option C – Schaller Addition

- Disposition of Early building
 - Transfer/Sell property to City – No known opportunity
 - Sell to local developer/private party - No known opportunity
 - Keep and maintain property – No known use for District
 - Demolition – May be a practical option if no opportunity comes for a sale
 - Property Value after demolition – No known value to others
 - Property Value after demolition – No known value to District
- Staff efficiency – Impact
 - Administrative Staff – eliminate one Principal
 - Building Maintenance Staff – no change
 - Educational Staff – eliminate a couple positions (plan to not fill some soon-to-be retired staff)
 - Net deduction of cost anticipated
- Transportation costs - Impact
 - No impact anticipated
- Operational cost related to maintaining two (2) buildings - Impact
 - Existing building has +/- 19,000 more SF than Early
 - Using District 3-year utility records – SF cost averaged \$.70/SF for Schaller
 - Option C has +/- 2,200 less SF than Option A
 - 9,770 SF (.70/SF) = \$6,839 less cost per year
 - Option C has +/- 7,025 less SF than Option B
 - 7,025 SF (.70/SF) = \$4,917 less cost per year
- Savings on insurance premiums w/ fewer & newer buildings-Impact
 - Not quantified at time of study
 - Usually premium savings on new construction over existing or renovations due to building code, life safety & technology upgrades
 - Usually premium savings on one building vs. more than one building
- Energy cost savings due to newer & modernized buildings - Impact
 - New and more energy efficient roof (will only apply to new construction portion of building)
 - New and more energy efficient systems (will only apply to new construction portion of building)
 - New and more energy efficient lighting (will only apply to new construction and renovation portion of building)
 - New and more energy efficient windows (will only apply to new construction portion of building)
 - Utility Company new construction rebate program
- Savings due to eliminating maintenance on Early building - Impact
 - Difficult to quantify due to MANY factors
 - New construction may have 5 to 10 years with minimal facility cost beyond yearly maintenance
 - Average cost/year on facilities repair/maintenance may be used to calculate
 - Numerous other intangible cost savings
 - Considerable savings is likely
- Possible energy incentives/rebates
 - Varies depending on project type, size, etc.

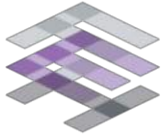


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OPERATIONAL COST COMPARISON (3 YEAR)

RECORDS Provided by Owner

DESCRIPTION Existing Buildings - Utilities

SCHOOL YEAR UTILITY COST	EARLY	COST/SF	SCHALLER	COST/SF	TOTAL UTILITY COST
Building Size (Gross SF)	56,450		75,540		
2019 / 2020 School Year	\$ 24,796.24	\$ 0.44	\$ 46,083.85	\$ 0.61	\$ 70,880.09
2020 / 2021 School Year	\$ 37,181.23	\$ 0.66	\$ 54,466.48	\$ 0.72	\$ 91,647.71
2021 / 2022 School Year	\$ 38,548.08	\$ 0.68	\$ 57,949.53	\$ 0.77	\$ 96,497.61
AVERAGE COST / SF	EARLY \$ 0.59		SCHALLER \$ 0.70		

MEETING SCHEDULE & AGENDAS

September 28, 2022 – On-Site Walk-Through (FEH, Supt., District Administration, and EDA Engineering)

- Reviewed District's Schaller School Needs
- Received Initial Information on Building Programs
- Architectural Observation of Existing Schaller Building east wing and lower level
- MEP Observation of Existing Schaller Building

October 19, 2022 – Board Work Session (FEH)

- Discussed District's Facility Needs
- Discussed Schaller's East wings condition, concerns, and future
- Board agreed that a feasibility study would be beneficial to conduct for both Early and Schaller

December 12, 2022 – Feasibility Study (Board Meeting)

- Board Approved FEH Service Agreement

January 20, 2023 – On-Site Walk-Through (FEH, Supt.)

- Architectural Observation of Existing Elementary Building and Site
- Discussed Project Options/Thoughts from recent on-site observations

January 23, 2023 – On-Site Walk-Through (FEH)

- Architectural Observation of Existing Elementary Building and Site
- Architectural Observation of Existing Middle School Building and Site

March 16, 2023 – Progress Meeting (FEH, District Administration, Supt.)

- Review and discussion of initial design options

March 29, 2023 – Board Work Session (FEH, District Administration, Board)

- Presented progress on design options
- Discussed each option's challenges, advantages and disadvantages
- Board added input and requested additional information
- Discussion on school's available funds and bond referendum
- Discussed process and schedule for presentation of study to Board

April 11, 2023 – Design Team Review Meeting (FEH, EDA Engineering)

- Review and discussion of design options

April 23, 2023 – Board Work Session (FEH, District Administration, Board)

- Presented progress on design options and study book
- Discussed each option's challenges, advantages and disadvantages
- Board had discussion and added input
- Discussion on school's available funds and bond referendum

May 3, 2023 – Email/Mailing of Final Feasibility Study

- FEH emailed/mailed the final feasibility study to the Board



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SECTION 3

RESULTS OF THE STUDY

RESULTS OF THE STUDY

General Comments

District Administration and the Design Team put much careful and thoughtful effort into the study process. The Board of Education was also involved in the process and has the ultimate responsibility of determining a preferred option, what can potentially be funded, and on what schedule. It is hoped that the information provided by this report will be beneficial in assisting the Board with the decision process.

It was the Administration and Design Team's goal to provide reliable information and propose options that incorporated information gathered and thoughts of those involved. Evaluation and investigation were done to develop design options that address current/future needs, major topics of concern and provide educational opportunities for students. All in support of focusing planning efforts and advancing the District's mission to "...enable student to reach their greatest potential intellectually, socially, emotionally, and physically...". We believe this study will play an important part in aiding the Board with selecting a preferred design option and further developing a comprehensive facility plan that can be supported and implemented by the District and the community.

Included with each option is work in and around each building being studied.

- | | |
|----------|---|
| Option A | Early includes renovations work in the building, large building addition to the south, new elevator and stairs additions, and associated site work. This option would need to be completed in one phase. |
| Option B | <p>B1 – Schaller includes renovations work in the building, new windows, new elevator, and exterior envelope repairs. This option also includes MEP upgrades, making a floor in the old east wing gym, and a new canopy entrance. This is phase one of a two phase project.</p> <p>B2 – Schaller phase two includes the building addition and associated site work, MEP, and renovation work inside the building. This is phase two of a two phase project.</p> |
| Option C | Schaller option C includes the demolition of the existing east wing. Two building additions and associated site work, MEP, renovation work inside the building, and a new canopy entrance. This option could be done in several phases but shown as a single phase in this study. |

Following are the plans, details, and cost opinions of each option for consideration.



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OPTION A – EARLY

General Description – Building and Site Renovations

This option was developed around the concept of moving the entire District to Early and renovating the existing middle school building to accommodate daycare through middle school curriculum. The current middle school building houses 6th through 8th grade in approximately 56,450 square feet on three (3) levels. A revised floor plan includes a large addition on the south side and a couple of smaller additions to bring the total space to roughly 103,770 square feet and was developed to accommodate all the required program spaces for a daycare-8 building. Interior renovations include several levels of construction work to accommodate current needs including MEP modifications as required. There are a few areas of interior renovation work on the main level to adapt to the new classes in these spaces. The lower level is completely renovated to new classrooms and proper exiting for today's code. An elevator is added to accommodate students/guests with disabilities to all three levels. By adding this elevator we interrupt current gym exiting which then needs to be adjusted and brought to code. A competition gym has been added to the building along with a community fitness/weight room. Exterior improvements include site grading adjustments for the addition and repair/extension of parking lots. Two new playgrounds are included with the project.

Scope of Work Building:

- Renovation of portions of the existing facility in phases
- Varying degree of renovations including light/medium/heavy construction work
- Repurpose of existing locker rooms for educational uses
- Addition at south for district suite/secure entrance with canopy, elementary classrooms, daycare rooms, preschool rooms, general choir room, competition gym, community fitness center, locker rooms, and various support spaces.
- Addition at north for elevator and stairs, requiring removal of existing exterior stairs
- Minor exterior building envelope repairs

Scope of Work Site:

- New district/elementary entrance paving
 - Entrance plaza concrete paving around secure entry and under new canopy
- New parking lot on west side property
 - Concrete parking lot w/ concrete curb and gutter, parking lot lighting
- West parking lot redesign
 - Remove portions of existing paving, repaint/rework to work with new lot to the south
- Northeast parking redesign
 - Remove existing paving around gym and additions
 - Rework existing grade and storm water drainage
 - New paving around new elevator and stair additions
- Playgrounds
 - PK playground: New concrete paving, fall protection matting, lawn area, fencing and equipment, new age appropriate/ADA compliant equipment
 - Elementary playground: New concrete paving, fall protection matting, lawn area, fencing and equipment, new age appropriate/ADA compliant equipment

General Description of MEPT Systems

Currently, several of the mechanical systems serving the facility have reached the end of their useful life.

The oldest portion of the building utilizes steam heating equipment. The steam boiler has been replaced in the last 7 to 8 years. The boilers are in good condition, but the rest of the system is beyond their useful life and needs to be replaced.

The later addition utilizes water source heat pumps to heat and cool the building. The high efficiency hot water boilers and pumps are in fair condition. The cooling tower coil has been replaced once, but the entire unit needs to be replaced. Some of the heat pumps have been replaced in the last 5 to 7 years but many more heat pumps are beyond their useful life and need to be replaced.

The controls are not functional and need to be replaced. Several of the heat pumps have stand alone thermostats instead of a networked control system. The heat pump boilers and cooling tower are operating in manual mode without any scheduled control.

The condition of the ventilation system on the Heating, Air Conditioning, and Ventilation (HVAC) system is unknown but assumed to be either non-existent or not functioning.

Additionally, to the HVAC scope, the majority of the plumbing fixtures throughout the facility are not ADA code complete and will need replacement. There is also concern with the functionality and overall poor condition of plumbing pipe systems throughout the facility.

Overall, the electrical systems within the Early school building appear to be meeting the current needs of the facility. The original electrical service to the building has been expanded to allow for some additional capacity, although there are existing code violations in the main electrical room, such as the lack of adequate working clearances.

Facility life safety protection includes an addressable fire alarm system with smoke and heat detection installed throughout the building. Currently, the fire alarm system provides audible annunciation throughout and limited visible annunciation.

Emergency lighting consists of battery backed up exit lights installed at the egress pathways. Although the egress pathways have emergency lighting, the coverage would not comply with current life safety code requirements.

Paging and intercom functions within the building utilize an aging master controller with switch banks that are intertied with the wireless clock system. Speaker coverage for the paging/intercom system appear to be providing adequate audible coverage of the facility.

Scope of Work – MEPT Systems:

- New HVAC System:
 - Lower Level:
 - HVAC for renovated areas will be either VAV air handling or unit ventilators with DX cooling and hot water heat. With a VAV air handling unit, there will be VAV boxes in each space with hot water heating coils to regulate the heating and cooling in that space. Storage and janitorial spaces will have hot water unit heaters. Hot water will be provided by new hot water boilers.
 - Main Level:
 - New HVAC for renovated areas will be either rooftop units or unit ventilators with DX cooling and hot water heat. Hot water will be provided by new hot water boilers. Restrooms will be exhausted.
 - New HVAC for addition will be VAV and CV air handling units with DX cooling and hot water heat. The office and classroom areas will have variable air volume boxes with hot water heating coils to regulate the cooling or heating to each space. The commons and gymnasium will have a CV air handling unit for each space. Exterior spaces may have hot water radiant ceiling panels or fin tube radiation to provide additional heating to these spaces. Storage, restrooms



and janitorial spaces will have hot water unit heaters. Restrooms will be exhausted. Hot water will be provided by new hot water boilers.

- **New Plumbing System:**
 - New plumbing for renovated areas will be handicapped accessible. The existing hot water heater will provide hot water to the fixtures.
 - New plumbing for addition will include plumbing fixtures, hot and cold water, and rainwater systems. A new gas-fired water heater will provide hot water for the fixtures.
 - New gas fired gas water heater with water storage and hot water recirculation system.
 - Upgrade all restrooms with new plumbing fixtures and piping to accommodate new restroom layout.
 - Provide plumbing for new restrooms.
- **Fire protection system:**
 - Addition will have a full fire sprinkler system. The current building will not have a fire sprinkler system.
- **Electrical systems:**
 - **Power Distribution Infrastructure**
 - To accommodate the proposed new electrical loads under this option, a new electrical service for the facility will be needed. Minimal work would be planned at the existing electrical service due to the existing code violations. The new electrical service would be included in the new addition work and used to back feed the existing service gear to minimize power outages to the existing facility.
 - New power distribution will be provided in the renovated areas to accommodate additional loads and provide flexibility for the use of those spaces.
 - **Lighting**
 - Throughout the new addition and all renovated spaces, new LED lighting will be provided. For all spaces which are used for instructional purposes or require additional adjustability, dimming controls will be provided for the new lighting. All spaces, renovated and new, will comply with the currently adopted energy code requirements, which include occupancy sensor controls.
 - **Fire Alarm**
 - To comply with the current State Fire Marshal requirements, the existing fire alarm system will be replaced with a new voice evacuation type fire alarm system. This work is required for the entire facility. For all areas which will not have a fire sprinkler system installed, full smoke or heat detection will be required.
 - **Data System Infrastructure**
 - The existing communications main point of presence will remain at its current location and new infrastructure will be installed for the new addition and heavily renovated areas. Within the lightly renovated spaces, the existing data infrastructure will be modified to accommodate the new work.
 - For the new addition and heavily renovated areas, new data backbone connections will be included to tie in remote data closets to the communications network.
 - New data cabling, conduit pathways, and cable termination infrastructure will be planned for all the new addition and renovated spaces. Category 6 type ethernet cabling with dedicated IT closets are included.
 - **Paging and Intercom System**
 - Due to the age of the existing system, a new paging and intercom system will be provided. The existing speakers and wiring located in areas not being renovated or only receiving light renovations may remain and be reused by the new system. A new, modern paging and intercom system will allow for ease of scheduling adjustments and allow for flexibility in how building and classroom announcements are made.
 - **Audio Visual System**
 - At this time, audio visual infrastructure shall include conduit rough-in only. Conduit pathways from an identified audio visual equipment location in the conference rooms/classrooms to the accessible ceiling space shall be provided. All audio video equipment and cabling are furnished by the Owner's audio video system installer.



- Security Camera System
 - All data cabling infrastructure for the security camera system shall be included. Camera locations will be verified based on the School District goals to monitor and address security concerns within the facility.
- Door Access System
 - All wiring and conduit rough in for the door access devices (door contacts, card readers, door hardware) shall be installed by the Electrical Contractor. Door access control locations will be determined based on how the School District desires security layers to be managed for their facility. Security layers generally include a secure perimeter and limiting access to sensitive spaces.

Evaluation of Design Option A

Several advantages and disadvantages for this option are listed below. A few of the major issues are discussed here.

There is generally a preference to renovate existing buildings/spaces over replacement if possible. This facility could be redesigned to a daycare-8th grade education concept. Evaluation of facilities to determine whether they are good candidates for renovation involves factors like age, current condition, and similarity of use. In this case, renovations are possible. The renovated areas are mostly compact and the main level ones can be completed in a summer. The lower level and gym entrance renovations will take longer.

An advantage of this option is new construction. New construction allows custom design to fit Owner's needs, eliminates working around existing spaces/limitations, uses current construction materials/technology, leaves no old building elements to maintain and is easier to schedule/phase and estimate costs. New construction will allow for current code issues of insulation and energy efficiency to be better addressed.

The biggest issue is grade elevation with respect to existing floor elevation and site circulation routing. The new addition will need to meet the existing floor elevation of the middle school. With how the addition connects to the existing corridor systems; there is no good way to incorporate ramping inside the building to address elevation changes while also covering accessibility requirements. Adding large amounts of soil materials and potentially some retaining walls is the best approach for the building but does have a cost.

Regarding energy efficiency, the existing walls of the original school have little or no insulation. Many existing windows/doors are single pane or hollow metal frames with poor thermal performance. Retrofitting insulation into existing wall construction of this type is rarely possible without significant challenges and cost. This is especially true in our geographic location.

Extending corridors off the existing setup means many of the classrooms do not have natural light, an element proven to help students.

An elevator addition will be required to provide accessibility throughout all the levels of the existing building. Also, the exiting out of the gym does not meet current standards, requiring new stairs, ramp, and area of refuge respectively on each associated end.

The Early building does not have a competitive gym which would need to be recreated here along with its associated rooms. The Board would like to see a Community connection so we have set up the weight room and locker rooms in such a way that these spaces could also be used as a community fitness center along with school use.

Also, the existing facility does not meet current building code requirements for quantity of restroom fixtures based on occupant load. Therefore, many new restrooms are being added in the addition.

Advantages:

- Uses existing investment to provide a Daycare-8 building option
- Efficiencies of having all District educational facilities together
- Minor disruptions to school functions
- Provides Flex classroom spaces for spikes in grade level enrollment
- Provide a completely accessible facility
- Provides safety/security/building code upgrades
- Preserves community fitness center
- Many opportunities for District branding and building graphics
- Redesigns northeast and west parking/site circulation
- Property is available to the north for additional parking

Disadvantages:

- Existing old structure and some finishes/systems remain
- Building envelope is not insulated/difficult to retrofit
- Building energy use would be higher than in new building due to poor envelope
- Will need to bring code deficiencies up to current standards
- Adapting to existing conditions limits design options and causes space inefficiencies
- Some interior student space will not have natural light/windows
- Variety of floor elevations make accessibility difficult and requires elevator
- Requires building additional restroom facilities
- Requires some difficult construction phasing, raising cost and extending schedule
- Some disruptions to conducting school while under construction
- Most likely requires portable classrooms to be rented and used during construction if Schaller can't stay open while addition happens
- Added cost for design team to document existing conditions as no existing drawings of building
- Difficult to estimate costs with not know existing elements

Time of Construction: Potentially 2 years

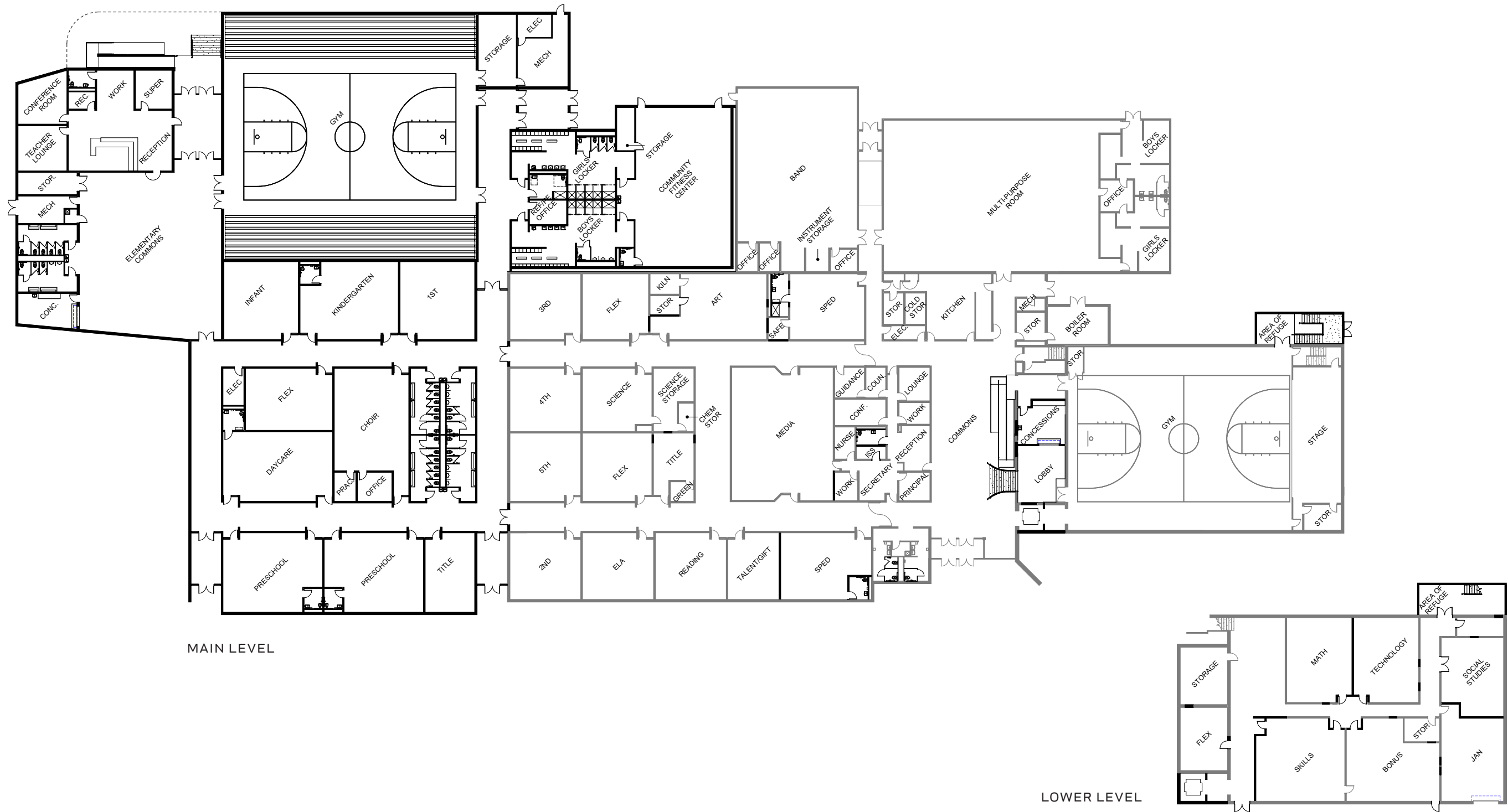


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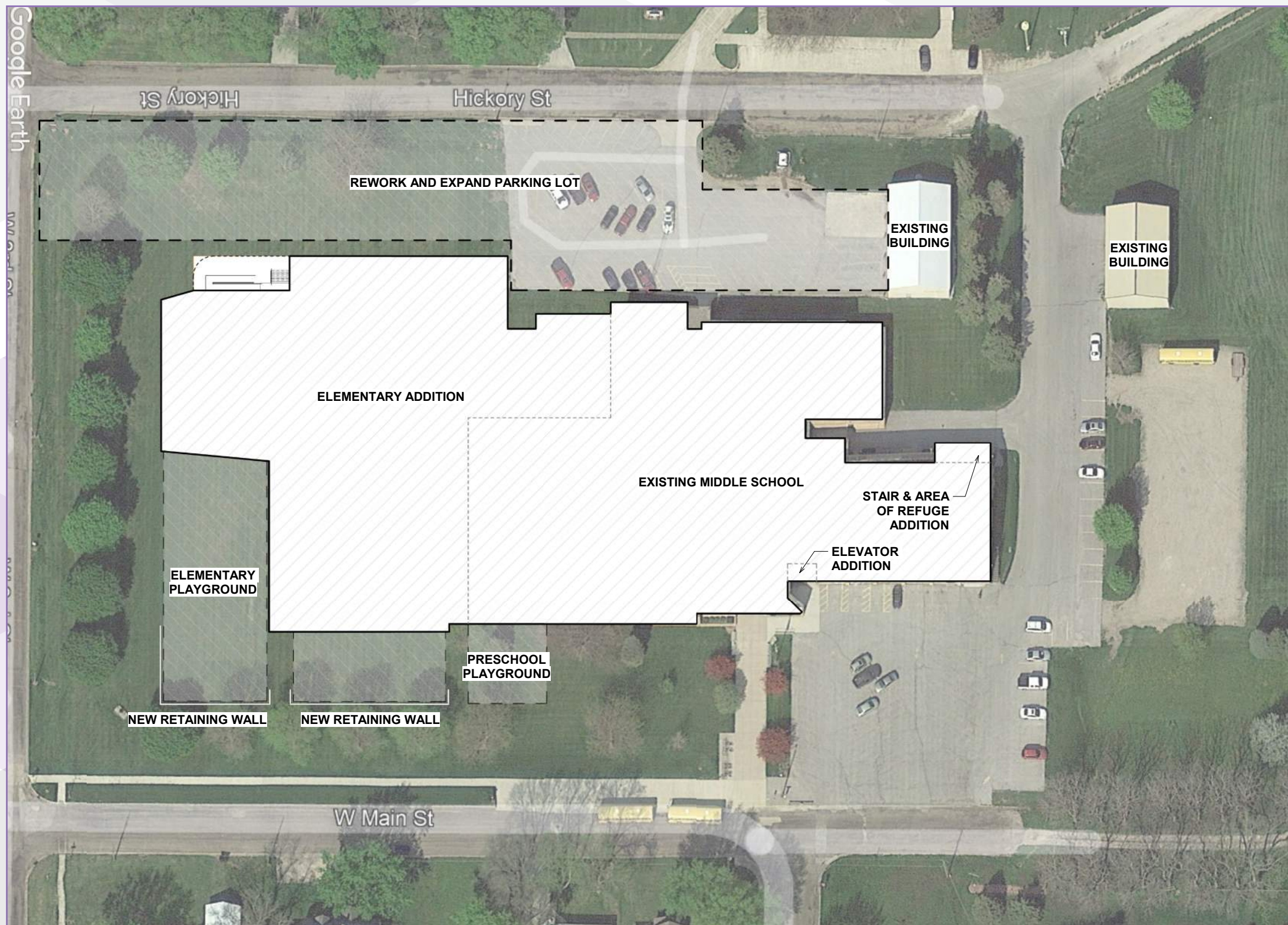


April 2023



SCHALLER-CRESTLAND CSD EARLY BUILDING FLOOR PLAN / OPTION A





April 2023

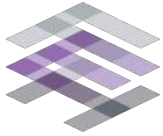


SCHALLER-CRESTLAND CSD

EARLY BUILDING SITE PLAN / OPTION A



FEH DESIGN



OPTION A - EARLY

DATE Projected to 2024

DESCRIPTION Opinion of Probable Cost

DESCRIPTION OF WORK	QTY	UNIT	PRICE	TOTAL
Main Level Renovation - light construction	3015	SF	\$ 50	\$ 150,750
Main Level Renovations – medium construction	1915	SF	\$ 80	\$ 153,200
Main Level Renovations - heavy construction	1015	SF	\$ 200	\$ 203,000
Main Level Renovations – extra heavy construction	1640	SF	\$ 350	\$ 574,000
Lower Level Renovation - light construction	980	SF	\$ 50	\$ 49,000
Lower Level Renovations – medium construction	1200	SF	\$ 80	\$ 96,000
Lower Level Renovations - heavy construction	5970	SF	\$ 200	\$ 1,194,000
New construction - Addition	30390	SF	\$ 375	\$ 11,396,250
New construction - Gym	9815	SF	\$ 340	\$ 3,337,100
New construction - stair/elevator/restrooms	4758	SF	\$ 500	\$ 2,379,000
New construction - Canopy	1360	SF	\$ 150	\$ 204,000
New construction – elevator	1	LS	\$ 200,000	\$ 200,000
Fire Alarm Replacement - Existing Building	1	LS	\$ 105,000	\$ 105,000
Paging / Intercom Replacement - Existing Building	1	LS	\$ 48,000	\$ 48,000
New Electrical Service Work	1	LS	\$ 75,000	\$ 75,000
Temperature Control System Replacement - Existing Building	1	LS	\$ 150,000	\$ 150,000
HVAC System in Existing Gym Replacement	1	LS	\$ 240,000	\$ 240,000
Heat Pumps Replacement - Existing Building	1	LS	\$ 200,000	\$ 200,000
Special construction - building connections, exterior ramps, etc	1	LS	\$ 25,000	\$ 25,000
Demolition - Stairs	1	LS	\$ 20,000	\$ 20,000
Site Improvements - Site infill/dirtwork	1	LS	\$ 346,550	\$ 346,550
Site Improvements - fencing (allowance)	1	LS	\$ 22,000	\$ 22,000
Site Improvements - Equipment, fall protection, fencing (allowance)	1	LS	\$ 300,000	\$ 300,000
Site Improvements - parking, sidewalks	1	LS	\$ 567,750	\$ 567,750
Site Utilities	1	LS	\$ 141,000	\$ 141,000

Retaining Wall	1	LS	\$ 72,000	\$ 72,000
Sub-Total Cost Opinion in 2024 Dollars				\$ 22,248,600
Design Contingency (5%)				\$ 1,112,430
Construction Contingency (5%)				\$ 1,112,430
Total Construction Opinion of Probable Costs in 2024 Dollars				\$ 24,473,460
Soft Costs				
Archtectural / Engineering Fees (Estimated at 6.5%)				\$ 1,496,570
Civil Engineering Fees (Estimated at 9%)				\$ 130,437
F.F.E. Allowance				\$ 350,000
Special Inspections (0.25% of construction cost)				\$ 61,184
TOTAL PROJECT COST IN 2024 DOLLARS				\$ 26,511,651

OPTION B1 – SCHALLER

General Description – Building and Site Renovations

This option was developed around the concept of moving the entire District to Schaller and renovating the existing elementary school building to accommodate daycare through middle school curriculum. The current elementary school building houses daycare through 5th grade in approximately 75,500 square feet on three (3) levels. The revised floor plans reconfigure the spaces in the existing building to accommodate all the required program spaces for a daycare-8 building, focusing all work at this stage on the offices, east wing, and rooms below the gym. Interior renovations include several levels of construction work to accommodate current needs including MEP systems. There are a few areas of interior renovation on the main level to adapt to the new classes in these spaces as well as the introduction of new code compliant restrooms. An elevator is added on the east wing to accommodate students/guests with disabilities to all three levels of this wing as the current elevator does not accomplish that. The lower level is completely renovated to reconfigured classrooms and proper exiting for today's code. The upper level is also completely renovated, with the addition of a new floor above the previous gym (media center today) and a continuation of the main level's bathroom core. This is phase one of a two phase project.

Scope of Work – Existing Elementary Building:

- Complete renovation of the existing center and east wings in phases
- Varying degree of renovations including light/medium/heavy construction work
- Repurpose existing girls' locker rooms
- No work planned today in the old boys' locker room (besides urinal removal and cap) or west wing
- New floor above current media center
- New staircase
- New three level elevator in east wing
- New interior finishes
- New windows on the east wing
- Minor exterior building envelope repairs

General description of MEPT systems

Some of the mechanical systems within the facility appear to be meeting the current needs of the facility but some of the systems have reached the end of their useful life.

The steam heating systems have been retrofitted for hot water heating. There are (2) separate boiler rooms on the east and west sides of the building. The high efficiency hot water boilers and pumps are in good condition.

The west 2-story portion of the building has unit ventilators with hot water heat and chilled water cooling. The unit ventilators are 7 to 8 years old and in fair condition. The chiller is located on the south side of the building. The original pumps were utilized for the chilled water system and need to be replaced. The existing ventilation unit for all the spaces on the west side of the building is in the west boiler room. This unit is not functional, so the west classroom spaces only receive ventilation through opening the windows. Some of the chilled water pipe insulation needs to be repaired or replaced.

The gymnasium HVAC system has two air handling units with hot water heat and DX cooling. The units are at least 10 years old and in good condition. The air-cooled condensing units are located on the adjacent north roof area.

The administration and east 3-story building HVAC system has fan coil units with hot water heat and DX cooling. The media center and classroom to the west have air source heat pumps with backup hot water heating coils. The hot water



boiler is located on the lowest level below the teacher's lounge area. The condensing units and heat pumps are located on the roof above these areas. These spaces do not have any mechanical ventilation and only receive ventilation through opening the windows.

The controls are in good condition but may need some software upgrades.

Additionally, to the HVAC scope, majority of the plumbing fixtures throughout the facility are not ADA code complete and will need replacement. There is also concern with the functionality and overall poor condition of plumbing pipe systems throughout the facility.

Currently, several of the electrical systems serving the facility have reached the end of their useful life. The fire alarm system consists of a zone type system with detection in the egress paths, but limited detection in the instructional spaces.

Office communications with instructional spaces occur using the phone system, which has limited capacity to provide facility wide communications.

Electrical power enters the facility through the main electrical service located in the lower level below the existing gym lobby space. The existing service gear has capacity for additional loads but lacks physical space within the gear for adding load.

Emergency lighting consists of battery backed up exit lights installed at the egress pathways. Egress pathways have limited battery emergency lighting which do not currently provide code required light levels in all pathways.

Scope of Work – MEP Systems:

- HVAC system:
 - Lower Level:
 - New HVAC for renovated areas will be either VAV air handling or unit ventilators. With a VAV air handling unit, there will be VAV boxes in each space with hot water heating coils to regulate the heating and cooling in that space. Storage and janitorial spaces will have hot water unit heaters. Hot water will be provided by new hot water boilers. Cooling will be provided by either chilled water or DX cooling.
 - Main Level:
 - New HVAC for renovated areas will be either rooftop units or unit ventilators. Hot water will be provided by new hot water boilers. Restrooms will be exhausted. Cooling will be provided by either chilled water or DX cooling.
 - New HVAC for addition will be VAV and CV air handling. The office and classroom areas will have variable air volume boxes with hot water heating coils to regulate the cooling or heating to each space. The commons and gymnasium will have a CV air handling unit for each space. Exterior spaces may have hot water radiant ceiling panels or fin tube radiation to provide additional heating to these spaces. Storage, restrooms and janitorial spaces will have hot water unit heaters. Restrooms will be exhausted. Hot water will be provided by new hot water boilers. Cooling will be provided by either chilled water or DX cooling.
- Plumbing system:
 - New plumbing for renovated areas. The new plumbing fixtures will be handicapped accessible. The existing hot water heater will provide hot water to the fixtures.
 - New gas fired gas water heater with water storage and hot water recirculation system.
 - Upgrade all restrooms with new plumbing fixtures and piping to accommodate new restroom layout.
 - Provide plumbing for new restrooms.
- Fire protection system:
 - The current building will not have a fire sprinkler system.



- Electrical systems
 - Power Distribution Infrastructure
 - To accommodate the renovation work under this option, the existing electrical service gear would require modifications to update the power needs for the affected areas. Replacement of portions of the existing gear would require power outages for the facility while this work is occurring.
 - New power distribution will be provided in the heavily renovated areas to accommodate additional loads and provide flexibility for the use of those spaces. Lightly renovated spaces will utilize the existing power infrastructure where possible.
 - Lighting
 - Throughout the renovated spaces, where new ceilings are installed, new LED lighting will be provided. In all spaces used for instructional purposes or requiring additional adjustability, dimming controls will be provided for the new lighting. All spaces will be required to comply with the currently adopted energy code requirements, which include occupancy sensor controls.
 - Fire Alarm
 - To comply with the current State Fire Marshal requirements, the existing fire alarm system will be replaced with a new voice evacuation type fire alarm system. This will be required for the entire facility. For areas which do not have a fire sprinkler system installed, full smoke or heat detection will be required.
 - Data System Infrastructure
 - The existing communications main point of presence will remain at its current location and new infrastructure will be installed for the heavily renovated areas. Within the lightly renovated spaces, the existing data infrastructure will be modified to accommodate the new work.
 - For the heavily renovated areas, new data backbone connections will be included to tie in remote data closets to the communications network.
 - New data cabling, conduit pathways, and cable termination infrastructure will be planned for all the new addition and renovated spaces. Category 6 type ethernet cabling with dedicated IT closets are included.
 - Paging and Intercom System
 - A new paging and intercom system will be provided throughout the entire facility. The use of a modern paging and intercom system will allow for ease of scheduling adjustments and allow for flexibility in how building and room notifications are made.
 - Audio Visual System
 - At this time, audio visual infrastructure shall include conduit rough-in only. Conduit pathways from audio visual cabinet location in the conference rooms/classrooms to the accessible ceiling space shall be provided. All audio video equipment and cabling are furnished by the Owner's audio video system installer.
 - Security Camera System
 - All data cabling for the security camera system shall be included. Camera locations will be verified based on the School District goals to provide the ability to monitor and address security concerns within the facility.
 - Door Access System
 - All wiring and rough in for the door access devices (door contacts, card readers, door hardware), shall be installed by the Electrical Contractor. Door access locations will be determined based on how the School District desires security layers to be managed for their facility. Security layers generally include a secure perimeter and limiting access to sensitive spaces.

Evaluation of Design Option B1

Several advantages and disadvantages for this option are listed below. A few of the major issues are discussed here.

An issue that sometimes arises with public projects is that of community sentiment/emotion surrounding existing facilities. Renovation of the existing building would be an advantage and eliminate any negative reaction to significant modifications

or removal of the subject facility. It would also use a long-standing investment that has been made and maintained for some time.

There is generally a preference to renovate existing buildings/spaces over replacement if possible. This facility could be redesigned to a daycare-8th grade education concept. Evaluation of facilities to determine whether they are good candidates for renovation involve factors like age, current condition and similarity of use. In this case, renovations are possible but may not provide the best results for meeting the District's current needs. The existing building was designed from a K-12 to K-8 to currently as a Daycare-5 space. Educational program requirements are significantly different for elementary and middle schools. The District has adapted to using the building, but it is not ideal. Additionally, space needs and curriculum changes over time have further compromised the building's ability to meet current needs. This is evidenced by the fact that many redesigned spaces will not meet current size standard requirements due to building limitations.

Although a renovation plan has been worked out to generally meet District needs, implementation of a renovation plan has significant construction obstacles. Phasing the renovation work to allow continuous operation during construction is a major concern. Due to the extensive work on the east and center wings, students will be limited to the west wing for much of the construction's duration. Significant progress on the renovations will need to occur before bringing over the middle school students and bring back the infants and daycare from the nearby church. The work held in the main office/entrance will also likely require students, parents, and teachers to enter through the west wing doors.

Rental/installation of temporary classroom portables would most likely be required if bring over the middle school students can't be held off till after this phase, adding to logistical issues as well as raising costs. This type of phasing for architectural/structural construction may be possible, however, phasing of MEP construction is more difficult as it is not compartmentalized like other construction.

Regarding energy efficiency, most of the existing walls have little or no insulation. Many existing windows/doors are single pane, vinyl or hollow metal frames with poor thermal performance. The design team is assuming the roof is also under-insulated by current code requirements. Retrofitting insulation into existing wall construction of this type is rarely possible without significant challenges and cost. This is especially true in our geographic location.

The Schaller building only features one gym at the end of this phase, another would need to be recreated here, with it's associated rooms. This leaves a time period where scheduling could be difficult for gym space.

An elevator renovation will be required to provide accessibility throughout all the levels of the existing building. This is increasingly difficult as there are no existing plans for this portion of the building. This makes it difficult to estimate cost and structure requirements needed to make the holes required for the elevator.

Also, the existing facility does not meet current building code requirements for quantity of restroom fixtures based on occupant load.

Advantages:

- Uses existing investment to provide a Daycare-8 building option
- Efficiencies of having all District educational facilities together
- Provides Flex classroom spaces for spikes in grade level enrollment
- Working towards providing a completely accessible facility
- Provides safety/security/building code upgrades
- Purely renovation work/makes the most out of the current building
- Preserves community emotion/sentiment for existing building

Disadvantages:

- Existing old structure and some finishes/systems remain
- Building envelope is not insulated/difficult to retrofit



- Building energy use would be higher than in new building due to poor envelope
- Potentially ceilings would need to be lowered to accommodate HVAC equipment in some areas
- Will need to use chases and bulkheads in parts of the building
- Will need to bring code deficiencies up to current standards
- Adapting to existing conditions limits design options and causes space inefficiencies
- Many spaces will be smaller than current standards
- At the end of this phase the building will not have a proper Media center
- At the end of this phase the building will not have a second gym
- Some interior student space will not have natural light/windows
- Variety of floor elevations make accessibility difficult and requires elevator
- School will have continuous maintenance/costs of two elevators
- Requires significant/difficult construction phasing, raising cost and extending schedule
- Major disruptions to conducting school while under construction
- Could require portable classrooms to be rented and used during construction
- Limited construction staging area around the building
- Added cost for design team to document existing conditions
- Difficult to estimate costs

Time of Construction: Potentially 14-16 months

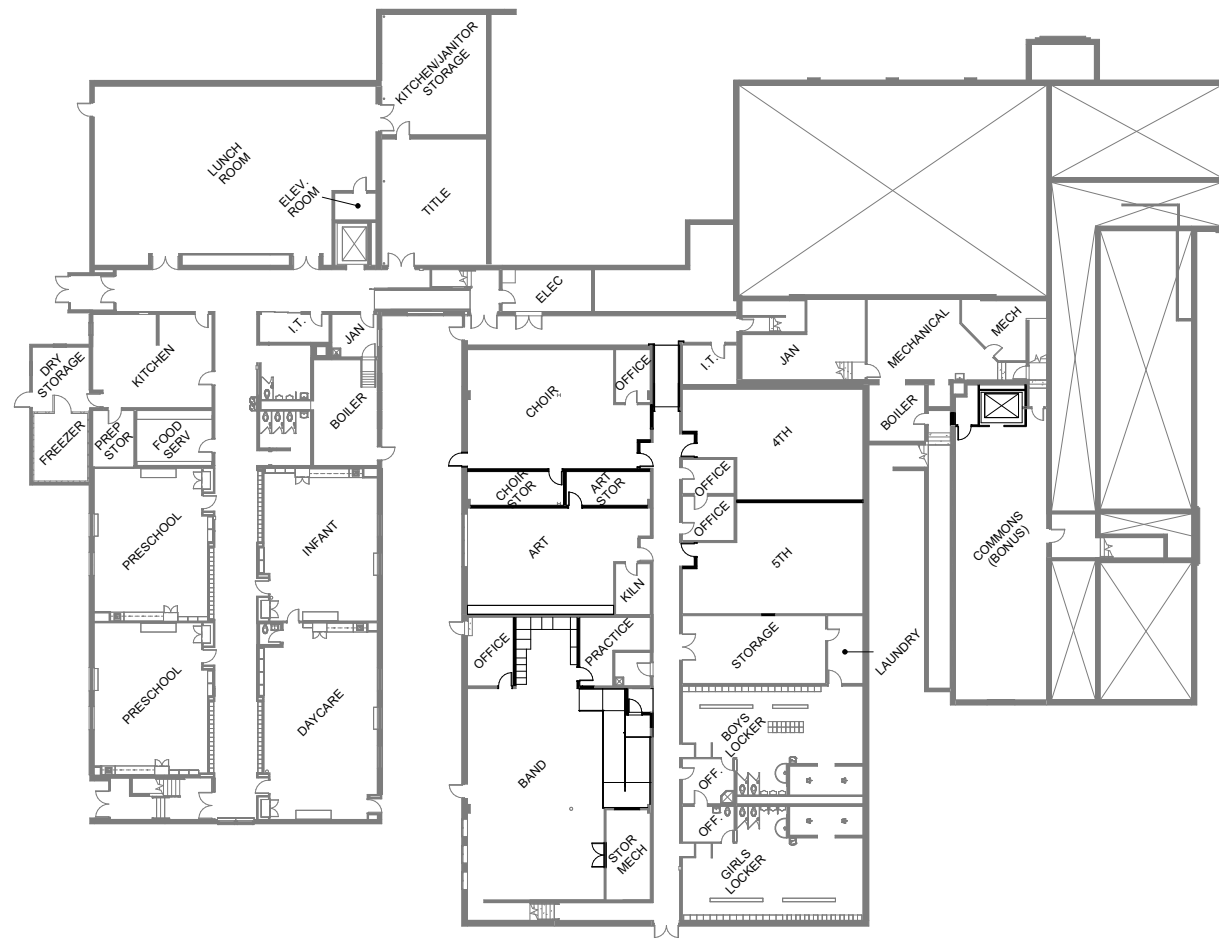


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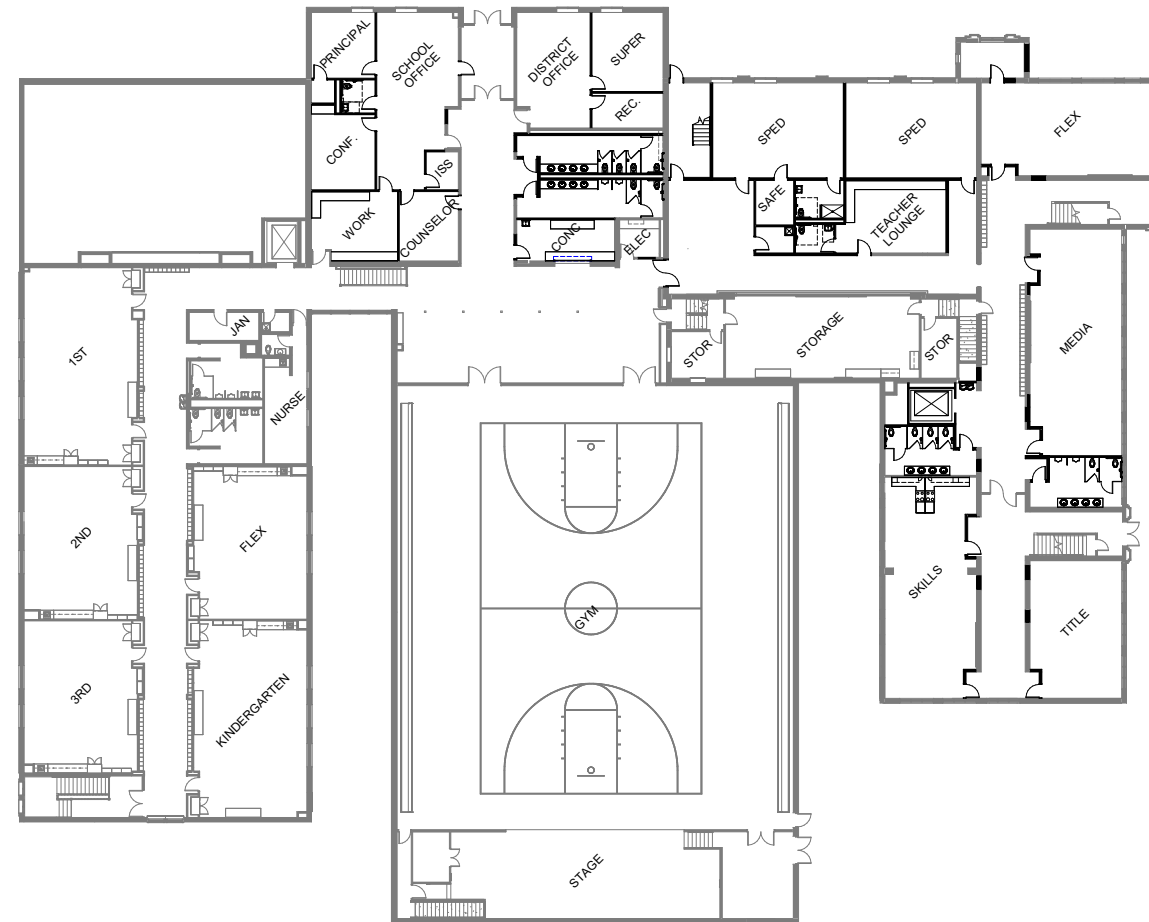
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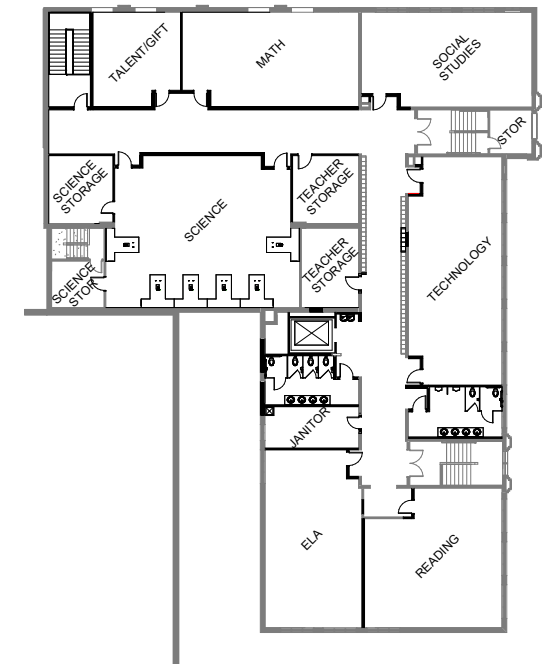
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LOWER LEVEL



MAIN LEVEL

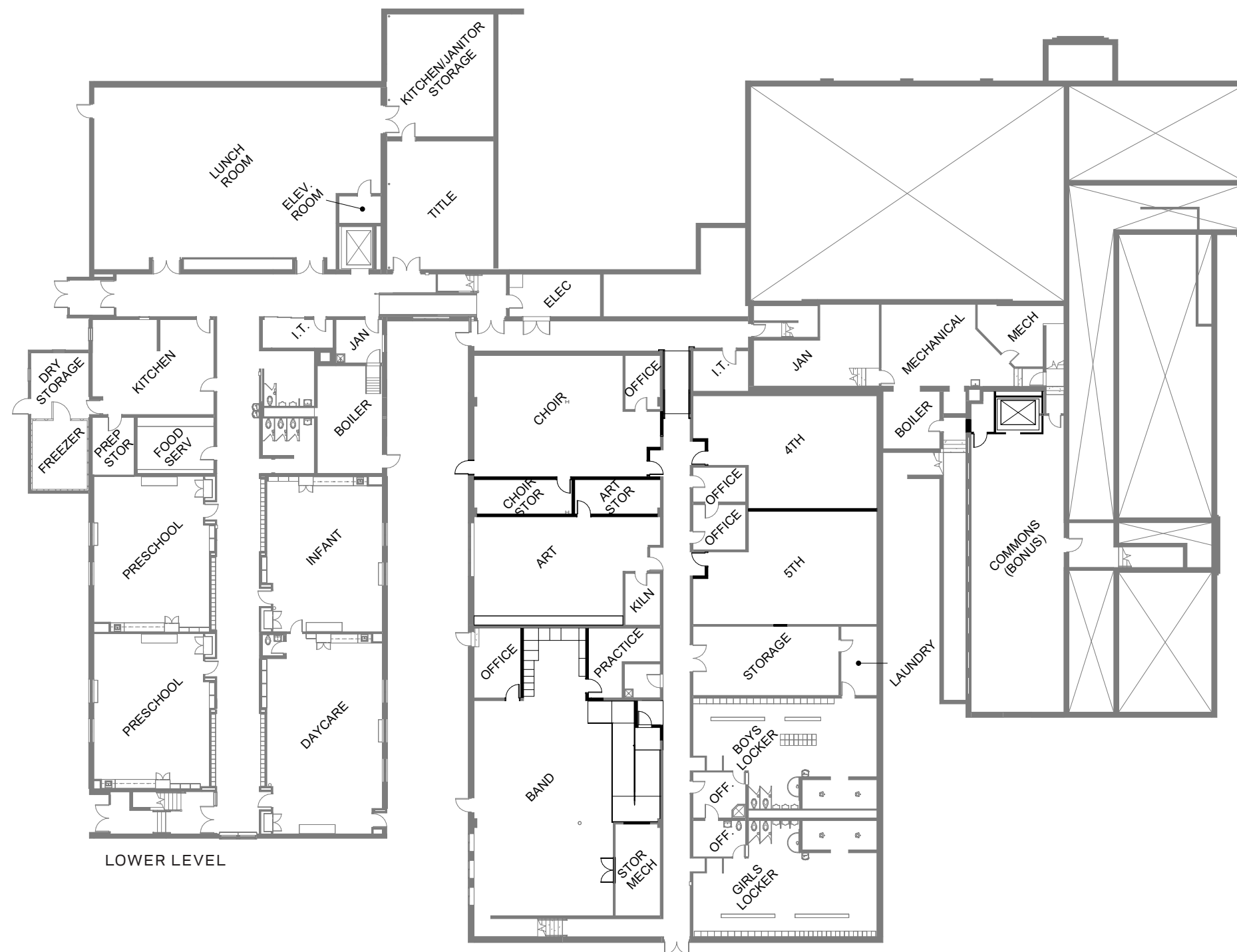


UPPER LEVEL



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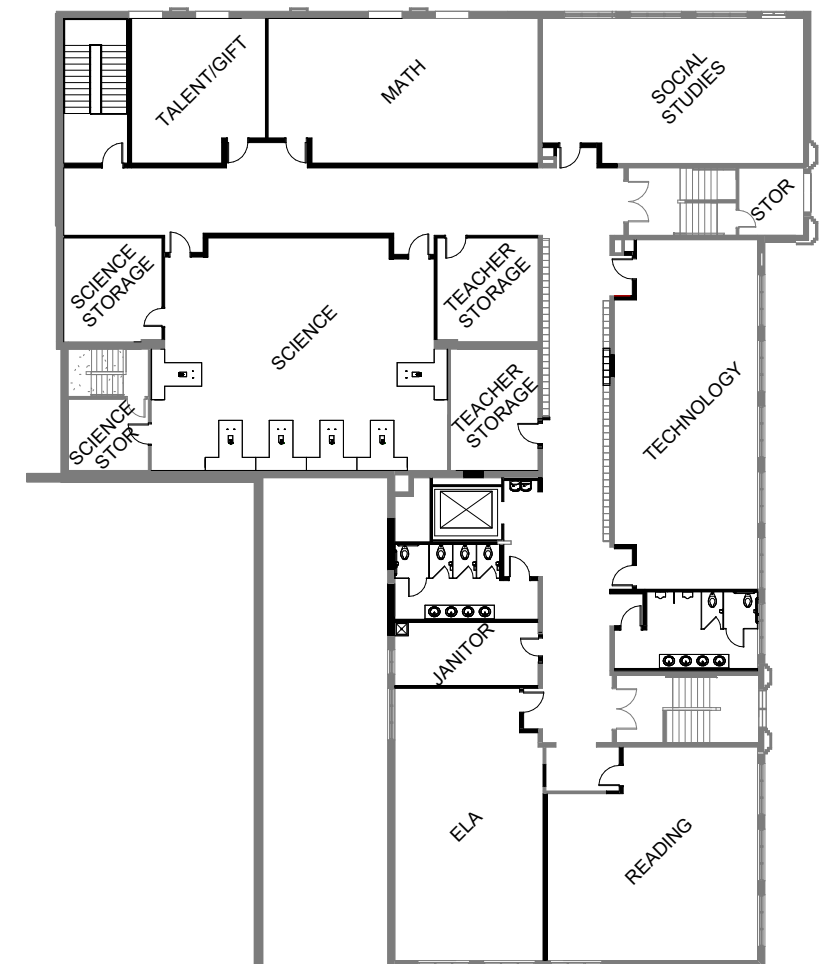
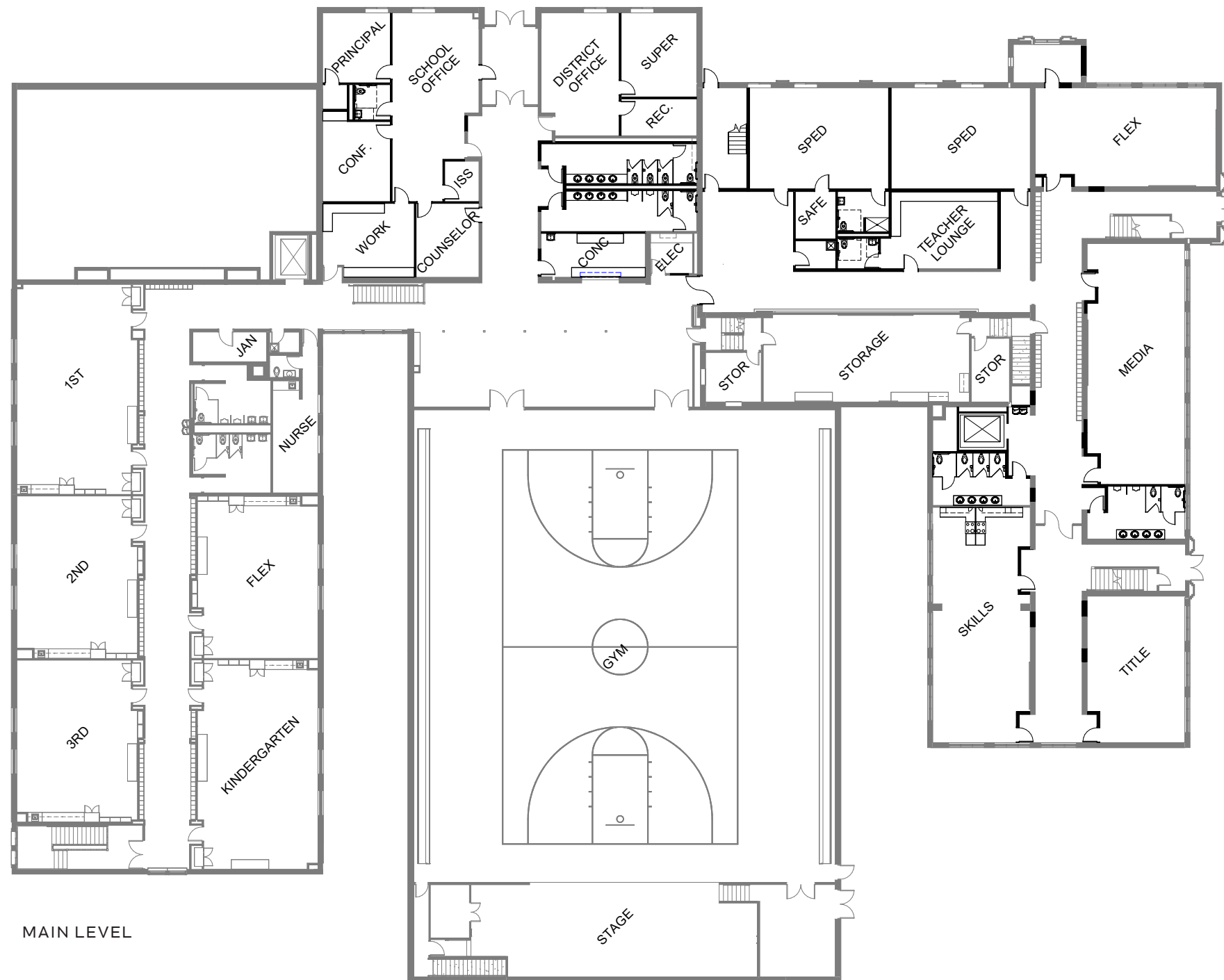
SCHALLER BUILDING FLOOR PLANS / OPTION B1



April 2023

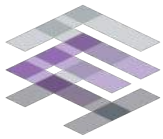
SCHALLER-CRESTLAND CSD SCHALLER BUILDING LOWER FLOOR PLAN / OPTION B1





SCHALLER-CRESTLAND CSD
 SCHALLER BUILDING MAIN AND UPPER FLOOR PLAN / OPTION B1





OPTION B1 - SCHALLER

DATE Projected to 2024

DESCRIPTION Opinion of Probable Cost

DESCRIPTION OF WORK	QTY	UNIT	PRICE	TOTAL
Upper Level Renovation - light construction	2425	SF	\$ 50	\$ 121,250
Upper Level Renovations – medium construction	1560	SF	\$ 80	\$ 124,800
Upper Level Renovations - heavy construction	420	SF	\$ 200	\$ 84,000
Upper Level Renovations - extra heavy construction	4520	SF	\$ 350	\$ 1,582,000
Main Level Renovation - light construction	1350	SF	\$ 50	\$ 67,500
Main Level Renovations – medium construction	4975	SF	\$ 80	\$ 398,000
Main Level Renovations - heavy construction	5220	SF	\$ 200	\$ 1,044,000
Main Level Renovations - extra heavy construction	1450	SF	\$ 350	\$ 507,500
Lower Level Renovation - light construction	2080	SF	\$ 50	\$ 104,000
Lower Level Renovations – medium construction	2535	SF	\$ 80	\$ 202,800
Lower Level Renovations - heavy construction	4940	SF	\$ 200	\$ 988,000
New construction - Elevator	1	LS	\$ 200,000	\$ 200,000
New construction - Canopy	451	SF	\$ 150	\$ 67,650
New windows/exterior doors	3060	SF	\$ 80	\$ 244,800
Fire Alarm Replacement - Existing Building	1	LS	\$ 130,000	\$ 130,000
Paging / Intercom Replacement - Existing Building	1	LS	\$ 58,000	\$ 58,000
Electrical Service Work	1	LS	\$ 20,000	\$ 20,000
Temperature Control System Replacement - Existing Building	1	LS	\$ 150,000	\$ 150,000
Building envelope repairs - clean/caulk/brick repair (allowance)	1	LS	\$ 60,000	\$ 60,000
Sub-Total Cost Opinion in 2024 Dollars				\$ 6,154,300
Design Contingency (10%)				\$ 615,430
Construction Contingency (10%)				\$ 615,430
Total Construction Opinion of Probable Costs in 2024 Dollars				\$ 7,385,160

OPTION B2 – SCHALLER

General Description – Building and Site Renovations

This option was developed to expand on the design established in Option B1. It addresses the lacking areas in phase one, being the small media center, lack of second gym, fitness center, and number of restrooms. Additionally, it renovates the noncompliant west wing and existing locker rooms to bring them up to code. Interior renovations include several levels of construction work to accommodate current needs. The west wing renovation focuses on changes to classroom entry conditions, installing new railings for stairs, and adjusting size and locations of restrooms. The addition comprises a total of roughly 25,525 square feet. This addition conflicts with the existing baseball field which will need to be relocated/reconfigured in a different project. Exterior improvements include site grading adjustments for the addition and repair/extension of east parking along street.

Scope of Work Building:

- Renovation of the remaining existing facility
- Varying degree of renovations including light/medium/heavy construction
- Updated locker rooms
- Addition on east wing for practice gym, community fitness center, locker rooms, media center, restrooms, and support spaces

Scope of Work Site:

- New public parking along street
 - Concrete parking and site paving
 - Concrete curb and gutter
 - Storm sewer drainage
 - Parking lot lighting
- Removal of existing retaining wall
- Removal of portion of baseball field (fencing)
- New retaining wall

General description of MEP systems

Under Option B1, several existing mechanical and plumbing systems were updated, including new HVAC, plumbing, and temperature control work in the existing building. The HVAC and temperature control systems will be expanded to the new work under Option B2.

Under Option B1, several existing electrical systems were updated, including the fire alarm and paging systems. Both the fire alarm system and paging/intercom system will be expanded to the new work under Option B2.

Under Option B1, slight modifications were made to the existing electrical service gear to accommodate the renovation work. Under Option B2, the existing gear will need to be replaced due to the lack of physical space within the existing gear for adding load.

Emergency lighting consists of battery backed up exit lights installed at the egress pathways. Under Option B1, areas within the renovation spaces were updated to provide full coverage of the egress paths.



Scope of Work – MEP Systems:

- HVAC system:
 - Lower Level:
 - HVAC for new and renovated areas will be either single zone VAV air handling or unit ventilators. Storage and janitorial spaces will have hot water unit heaters. Hot water will be provided by new hot water boilers. Cooling will be provided by either chilled water or DX cooling.
 - Main Level:
 - HVAC for new areas will be either single zone VAV air handling or unit ventilators. Storage and janitorial spaces will have hot water unit heaters. Hot water will be provided by new hot water boilers. Cooling will be provided by either chilled water or DX cooling.
- Plumbing system:
 - New handicapped accessible plumbing fixtures for new and renovated areas.
 - New gas fired gas water heater with water storage and hot water recirculation system.
 - New plumbing for new restrooms.
- Fire protection system:
 - The new additions will have a full fire sprinkler system.
- Electrical systems:
 - Power Distribution Infrastructure
 - To accommodate the proposed new electrical loads under this option, a new electrical service for the facility will be needed. Due to the location of the new addition under this option, our recommendation is to remove the existing electrical service gear and provide new gear in the same location. This option will require a period of power outage for the facility as the existing gear is removed and the new gear is installed. Work for the new electrical service will need to be coordinated with the new addition to allow time for the new systems to be tested and commissioned.
 - New power distribution will be provided in the new addition and heavily renovated areas to accommodate additional loads and provide flexibility for the use of those spaces.
 - Lighting
 - Throughout the new addition and renovated spaces which receive new ceilings, new LED lighting will be provided. In all spaces used for instructional purposes or requiring additional adjustability, dimming controls will be provided for the lighting. All spaces will be required to comply with the currently adopted energy code requirements, including the use of occupancy sensor controls.
 - Fire Alarm
 - The fire alarm system which was included in the existing building under Option B1 shall be extended to the new work. For the new work, the fire alarm system will incorporate voice evacuation type devices for annunciation.
 - Data System Infrastructure
 - The existing communications main point of presence will remain at its current location and new infrastructure will be installed for the new addition and heavily renovated areas. Within the lightly renovated spaces, the existing data infrastructure will be modified to accommodate the new work.
 - For the new addition and heavily renovated areas, new data backbone connections will be included to tie in remote data closets to the communications network.
 - New data cabling, conduit pathways, and cable termination infrastructure will be planned for all the new addition and renovated spaces. Category 6 type ethernet cabling with dedicated IT closets are included.
 - Paging and Intercom System
 - The paging and intercom system provided under Option B1 shall be extended to the new work. All new areas will receive paging and intercom functions to allow for building wide announcements and scheduling.



- Audio Visual System
 - At this time, audio visual infrastructure shall include conduit rough-in only. Conduit pathways from audio visual cabinet location in the conference rooms/classrooms to the accessible ceiling space shall be provided.
- Security Camera System
 - All data cabling for the security camera system shall be included. Camera locations will be verified based on the School District goals to monitor and address security concerns within the facility.
- Door Access System
 - All wiring and rough in for the door access devices (door contacts, card readers, door hardware), shall be installed by the Electrical Contractor. Door access locations will be determined based on how the School District desires security layers to be managed for their facility. Security layers generally include a secure perimeter and limiting access to sensitive spaces.

Evaluation of Design Option B2

Several advantages and disadvantages of this option are listed below. A few of the major issues are discussed here.

The biggest advantage for this option is new construction. New construction allows custom design to fit Owner's needs, eliminates working around existing spaces/limitations, uses current construction materials/technology, leaves no old building elements to maintain and is easier to schedule/phase and estimate costs.

The biggest issue is grade elevation with respect to existing floor elevation and site circulation routing/placement. The new addition will need to meet the existing floor elevation (at two different heights) of the elementary school. There will be removal of site soils and tight spaces working between the existing buildings. Some retaining walls will need to be added. This uses the site elevation changes the best but does come with a cost.

The board would like to see a Community connection so we have set up the weight room and locker rooms in such a way that these spaces could also be used as a community fitness center along with school use.

Also, the existing facility does not meet current building code requirements for quantity of restroom fixtures based on occupant load. Therefore, many new restrooms are being added in the addition.

Advantages:

- Second gym that can be opened up to the community
- Community fitness center
- New large media center

Disadvantages:

- More significant sitework required to match existing floor elevation and fit between the buildings
- Site conditions limit design options (limited buildable area)
- Cost
- Conflicts with existing baseball field
- Limited construction staging area around the building

Time of Construction: Potentially 14 to 18 months

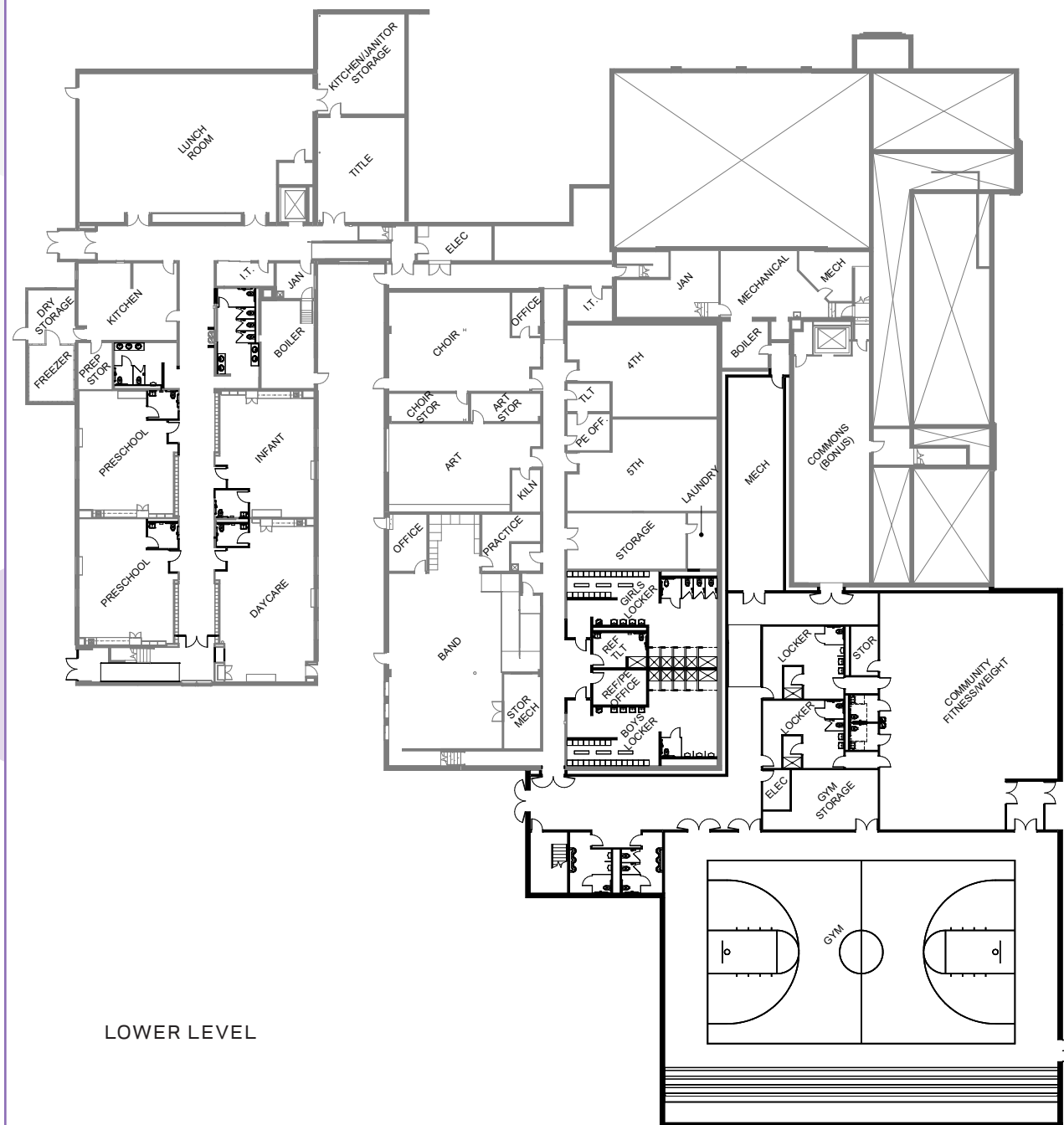


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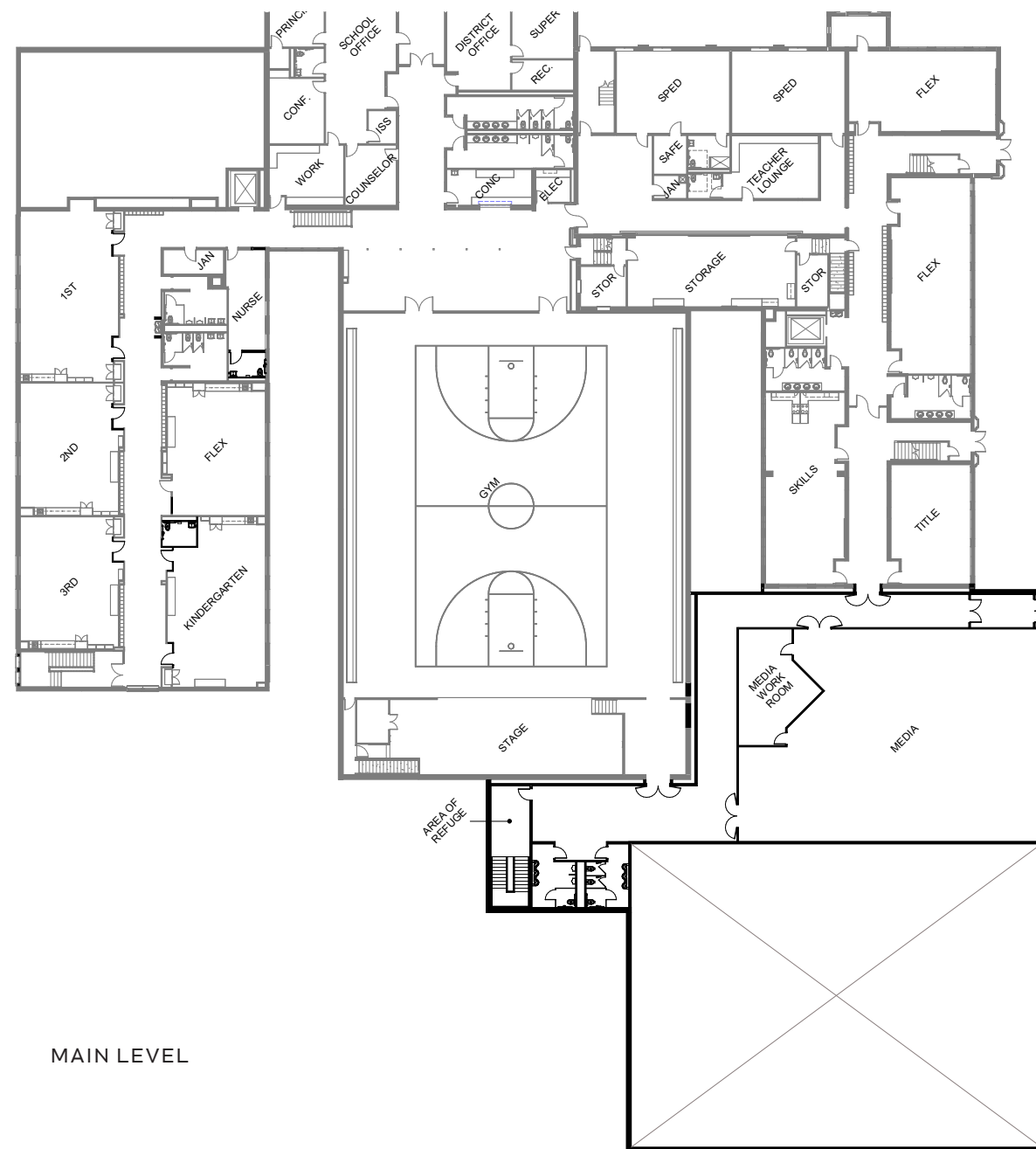
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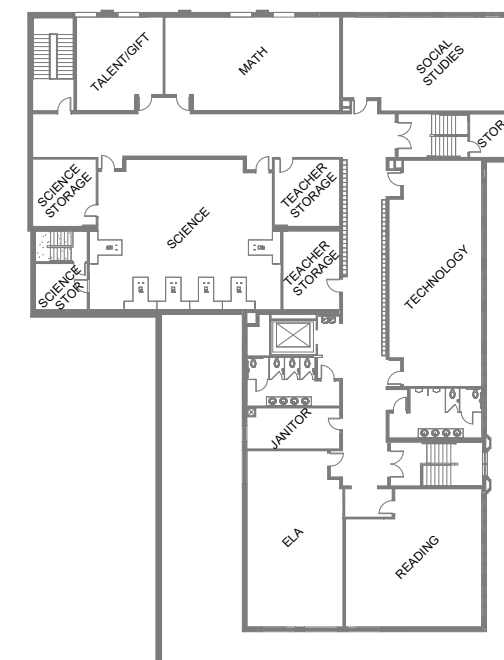
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LOWER LEVEL



MAIN LEVEL

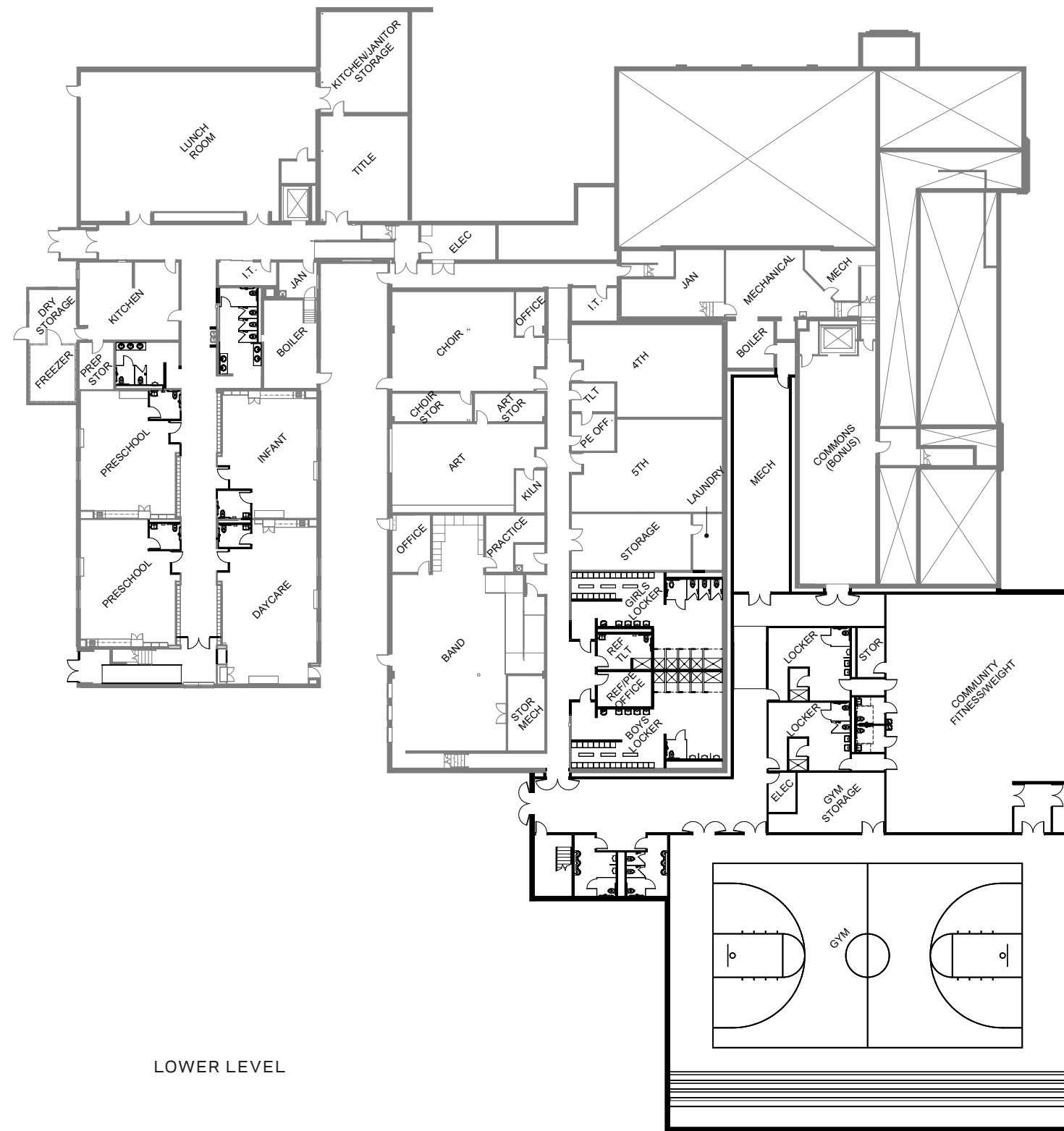


UPPER LEVEL

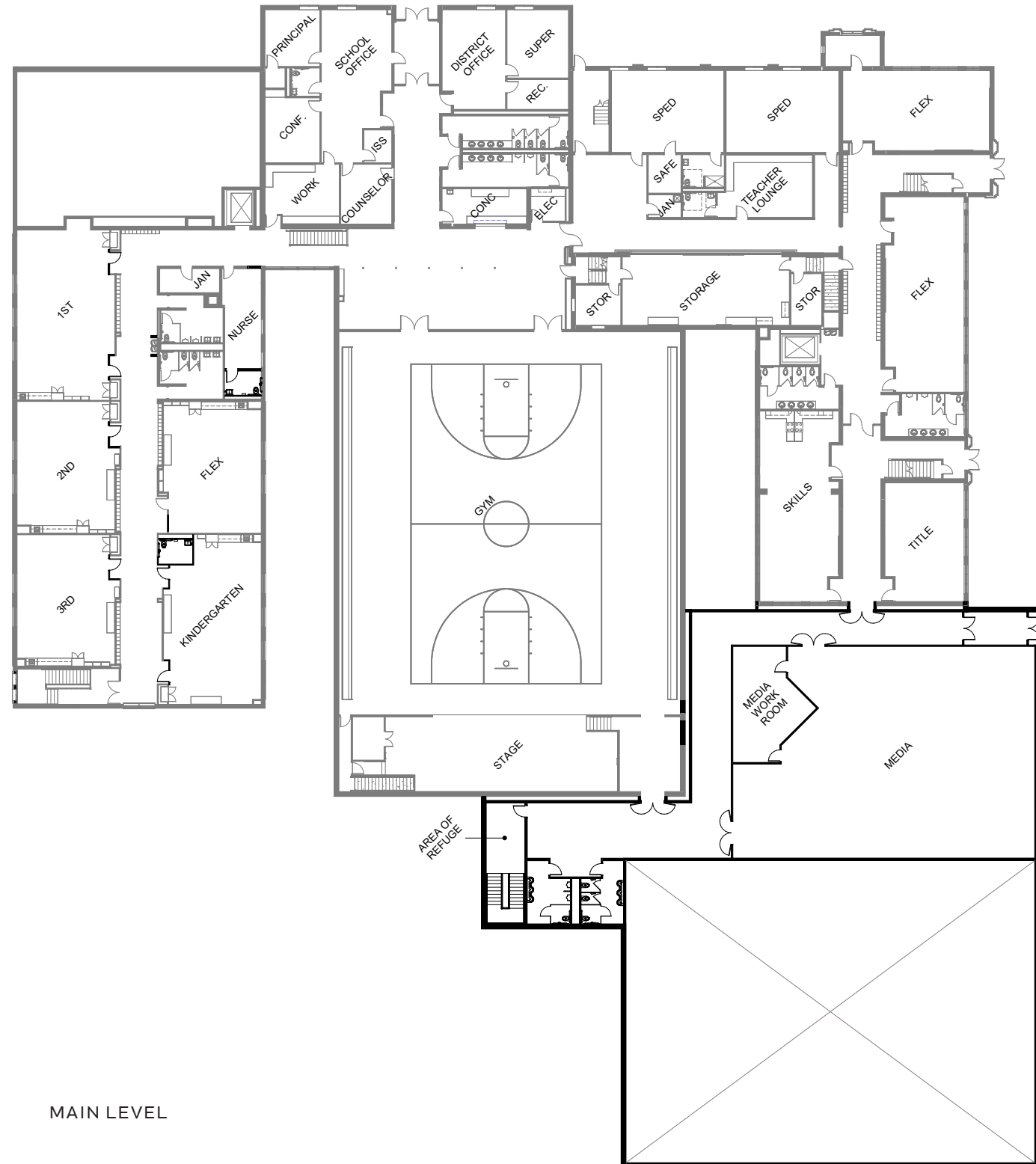


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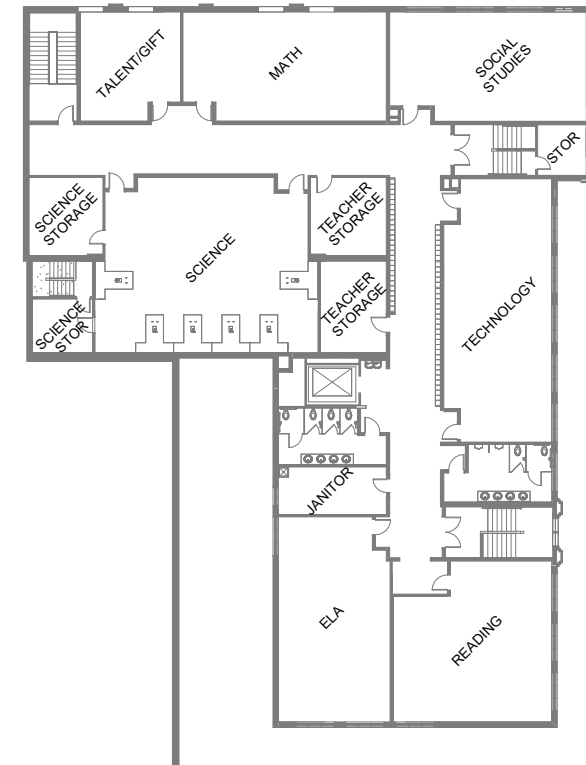
SCHALLER BUILDING FLOOR PLANS / OPTION B2



SCHALLER-CRESTLAND CSD
 SCHALLER BUILDING UPPER FLOOR PLAN / OPTION B2



MAIN LEVEL

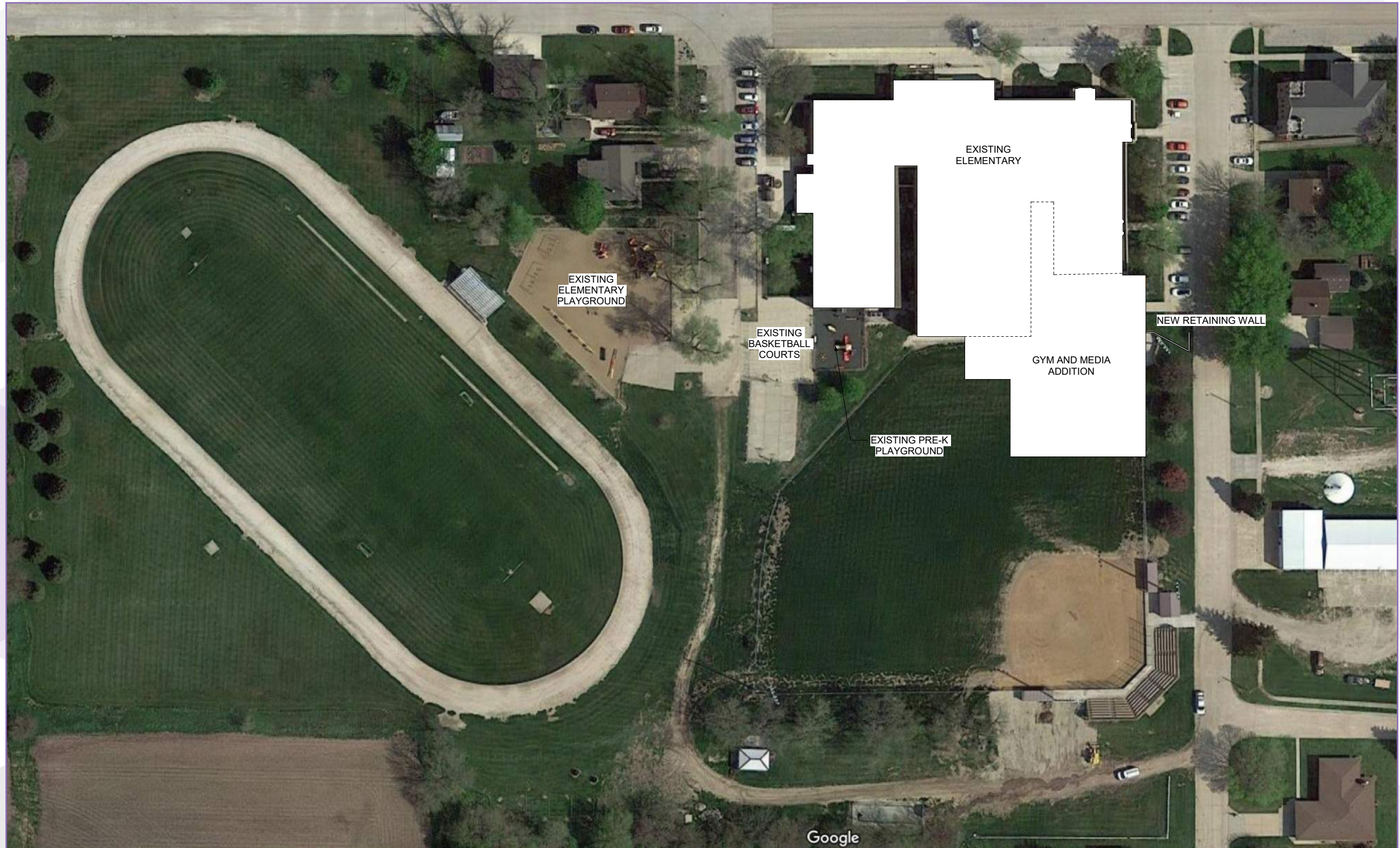


UPPER LEVEL

SCHALLER-CRESTLAND CSD SCHALLER BUILDING MAIN AND UPPER FLOOR PLAN / OPTION B2

April 2023





April 2023



SCHALLER-CRESTLAND CSD SCHALLER BUILDING SITE PLAN / OPTION B2





OPTION C – SCHALLER

General Description – Building and Site Renovations

This option was developed around the concept of moving the entire District to Schaller and renovating the existing elementary school building to accommodate daycare through middle school curriculum. The current elementary school building houses daycare through 5th grade in approximately 75,550 square feet on three (3) levels. A revised floor plan includes a large two-story classroom wing addition on the west side, the demolition of the existing 22,300 square feet east wing, and a large addition on the east side comprised of a competition-level gym, community fitness center, and a new dual-purpose space that serves as a media center and an entry commons extension. These two additions on either wing comprise roughly 40,800 square feet, bringing the total space to roughly 94,000 square feet, and were developed to accommodate all the required program spaces for a daycare-8 building. Interior renovations include several levels of construction work to accommodate current needs including new and updated MEP systems. There are a few areas of interior renovation work on the main level to adapt to the new classes in these spaces. The lower level is completely renovated to new classrooms and proper existing for today's code. Exterior improvements include site grading adjustments for the addition and extension of parking on both the east and west side of the building. A new preschool/daycare playground is also included in the project.

Scope of Work – Building:

- Renovation of portions of the existing facility in phases
- Varying degree of renovations including light/medium/heavy construction work
- Repurpose of existing north locker rooms for educational uses
- Addition on lower level west wing
 - Secure entrance, daycare rooms, preschool rooms, lower elementary grade classrooms, and support spaces
- Addition on main level west wing
 - Science lab, social studies classroom, and support spaces
- Demolition of existing east classroom wing
- Addition on main level east wing
 - Convertible media/lobby space, practice gym, community fitness center, locker rooms, and support spaces
- Minor exterior building envelope repairs

Scope of Work – Site:

- West Parking lot and playground
 - Remove existing paving around classroom addition
 - Remove existing equipment where addition will sit
- New turnaround/drop-off parking on west wing
 - Concrete parking lot w/ concrete curb and gutter, parking lot lighting
- PK playground: New concrete paving, fall protection matting, lawn area, fencing and equipment, new age appropriate/ADA compliant equipment

General description of MEP systems

Some of the mechanical systems within the facility appear to be meeting the current needs of the facility but some of the systems have reached the end of their useful life.



The steam heating systems have been retrofitted for hot water heating. There are (2) separate boiler rooms on the east and west sides of the building. The high efficiency hot water boilers and pumps are in good condition.

The west 2-story portion of the building has unit ventilators with hot water heat and chilled water cooling. The unit ventilators are 7 to 8 years old and in fair condition. The chiller is located on the south side of the building. The original pumps were utilized for the chilled water system and need to be replaced. The existing ventilation unit for all the spaces on the west side of the building is in the west boiler room. This unit is not functional, so the west classroom spaces only receive ventilation through opening the windows. Some of the chilled water pipe insulation needs to be repaired or replaced.

The gymnasium HVAC system has two air handling units with hot water heat and DX cooling. The units are at least 10 years old and in good condition. The air-cooled condensing units are located on the adjacent north roof area.

The administration and east 3-story building HVAC system has fan coil units with hot water heat and DX cooling. The media center and classroom to the west have air source heat pumps with backup hot water heating coils. The hot water boiler is located on the lowest level below the existing teacher's lounge area. The condensing units and heat pumps are located on the roof above these areas. These spaces do not have any mechanical ventilation and only receive ventilation through opening the windows.

The controls are in good condition but may need some software upgrades.

Additionally, to the HVAC scope, majority of the plumbing fixtures throughout the facility are not ADA code complete and will need replacement. There is also concern with the functionality and overall poor condition of plumbing pipe systems throughout the facility.

Currently, several of the electrical systems serving the facility have reached the end of their useful life. The fire alarm system consists of a zone type system with detection in the egress paths, but limited detection in the instructional spaces.

Office communications with instructional spaces occur using the phone system, which has limited capacity to provide facility wide communications.

Electrical power enters the facility through the main electrical service located in the lower level below the existing gym lobby space. The existing service gear has capacity for additional loads but lacks physical space within the gear for adding load.

Emergency lighting consists of battery backed up exit lights installed at the egress pathways. Egress pathways have limited battery emergency lighting which do not currently provide code required light levels in all pathways.

Scope of Work – MEP Systems:

- HVAC system:
 - Lower Level:
 - New HVAC for renovated areas will be either VAV air handling units or unit ventilators with DX cooling and hot water heat. The lunchroom and classroom areas will have variable air volume boxes with hot water heating coils or unit ventilators to regulate the cooling or heating to each space. Exterior spaces may have hot water radiant ceiling panels or fin tube radiation to provide additional heating to these spaces. Storage, restrooms and janitorial spaces will have hot water unit heaters. Restrooms will be exhausted. Hot water will be provided by new hot water boilers.
 - New HVAC for new areas will be either VAV air handling units with DX cooling and hot water heat. The classroom areas will have variable air volume boxes with hot water heating coils to regulate the cooling or heating to each space. Exterior spaces may have hot water radiant ceiling panels or fin tube radiation to provide additional heating to these spaces. Storage,



restrooms and janitorial spaces will have hot water unit heaters. Restrooms will be exhausted. Hot water will be provided by new hot water boilers.

- Main Level:
 - New HVAC for renovated areas will be either VAV air handling units, VAV rooftop units or unit ventilators with DX cooling and hot water heat. The special education and classroom areas will have variable air volume boxes with hot water heating coils or unit ventilators to regulate the cooling or heating to each space. Exterior spaces may have hot water radiant ceiling panels or fin tube radiation to provide additional heating to these spaces. Storage, restrooms and janitorial spaces will have hot water unit heaters. Restrooms will be exhausted. Hot water will be provided by new hot water boilers.
 - New HVAC for new areas will be either VAV air handling units or rooftop units and CV air handling units or rooftop units with DX cooling and hot water heat. The classroom areas will have variable air volume boxes with hot water heating coils to regulate the cooling or heating to each space. The lobby, gymnasium and fitness areas will have a CV air handling unit for each space. Exterior spaces may have hot water radiant ceiling panels or fin tube radiation to provide additional heating to these spaces. Storage, restrooms and janitorial spaces will have hot water unit heaters. Restrooms and science classrooms will be exhausted. Hot water will be provided by new hot water boilers.
- Plumbing system:
 - New plumbing for renovated areas. The new plumbing fixtures will be handicapped accessible. The existing hot water heater will provide hot water to the fixtures.
 - New gas fired gas water heater with water storage and hot water recirculation system.
 - Upgrade all restrooms with new plumbing fixtures and piping to accommodate new restroom layout.
 - Provide plumbing for new restrooms.
- Fire protection system:
 - Additions will have a full fire sprinkler system. The current building will not have a fire sprinkler system.
- Electrical systems:
 - Power Distribution Infrastructure
 - To accommodate the proposed new electrical loads under this option, a new electrical service for the facility will be needed. A new electrical service will be planned for in the new addition, allowing the existing electrical service gear to be back fed. This sequence will allow the reuse of the existing electrical gear and the associated power distribution system where possible. Work for the new electrical service would be required at the initial construction phases to allow the power system to be intertied and operational for the entire facility.
 - New power distribution will be provided in the new addition and heavily renovated areas to accommodate additional loads and provide flexibility for the use of those spaces.
 - Lighting
 - Throughout the new addition and renovated spaces, new LED lighting will be provided. In all spaces used for instructional purposes or requiring additional adjustability, dimming controls will be provided for the lighting. All spaces will be required to comply with the currently adopted energy code requirements, including the use of occupancy sensor controls.
 - Fire Alarm
 - To comply with the current State Fire Marshal requirements, the existing fire alarm system will be replaced with a new voice evacuation type fire alarm system. This change will be required for the entire facility. For areas which do not have a fire sprinkler system installed, full smoke or heat detection will be required.
 - Data System Infrastructure
 - To accommodate the new additions, a new main point of presence for the communications utility is recommended. This approach will allow restructuring of the facility communications network to ensure network reliability and future proofing. New data backbone connections will be included to tie in remote data closets to the network and ensure that adequate bandwidth is available throughout the entire facility.



- New data cabling, conduit pathways, and cable termination infrastructure will be planned for all the new addition and renovated spaces. Category 6 type ethernet cabling with dedicated IT closets are included.
- Paging and Intercom System
 - A new paging and intercom system will be provided throughout the entire facility. The use of a modern paging and intercom system will allow for ease of scheduling adjustments and allow for flexibility in how building and room notifications are made.
- Audio Visual System
 - At this time, audio visual infrastructure shall include conduit rough-in only. Conduit pathways from audio visual cabinet location in the conference rooms/classrooms to the accessible ceiling space shall be provided.
- Security Camera System
 - All data cabling for the security camera system shall be included. Camera locations will be verified based on the School District goals to monitor and address security concerns within the facility.
- Door Access System
 - All wiring and rough in for the door access devices (door contacts, card readers, door hardware), shall be installed by the Electrical Contractor. Door access locations will be determined based on how the School District desires security layers to be managed for their facility. Security layers generally include a secure perimeter and limiting access to sensitive spaces.

Evaluation of Design Option C

Several advantages and disadvantages of this option are listed below. A few of the major issues are discussed here.

Evaluation of facilities to determine whether they are good candidates for renovation involve factors like age, current condition and similarity of use. In this case, renovations are possible. The renovated areas vary from compact to extensive. Smaller adjustments like classroom egress and stair railings can be completed in a summer. The main offices and rooms beneath the gym will take longer.

The biggest advantage for this option is new construction. New construction allows custom design to fit Owner's needs, eliminates working around existing spaces/limitations, uses current construction materials/technology, leaves no old building elements to maintain and is easier to schedule/phase and estimate costs. New construction, under this project's conditions, will also require less enclosed space than the existing building due to design efficiency. And finally, new construction will allow for current code issues of egress and accessibility to be better addressed.

Another issue is grade elevation with respect to existing floor elevation and site circulation routing/placement. The new addition will need to meet the existing floor elevation of the elementary school. The classroom wing addition has adequate space to ramp down to meet the lower grade of the southern daycare entrance. The gym and media wing addition will maintain the level established from the existing gym and offices. This means that the existing retaining wall will need to be pushed further south and soil will need to be brought in to raise the grade as needed.

Regarding energy efficiency, the existing walls of the original school have little or no insulation. Many existing windows/doors are single pane or hollow metal frames with poor thermal performance. Retrofitting insulation into existing wall construction of this type is rarely possible without significant challenges and cost. This is especially true in our geographic location. The building being taken down is the largest culprit of no insulation, making the building as a whole much more efficient.

Due to the wish to maximize usage of the existing building to remain, several classrooms on the lower level will not have access to natural light, an element proven to help students.

The Schaller building only features one gym currently, as such a practice gym and its supporting spaces would need to be recreated here to bring it up and beyond the level of the Early building. The Board would like to see a Community connection so we have set up the weight room and locker rooms in such a way that these spaces could also be used as a community fitness center along with school use.



Also, the existing facility does not meet current building code requirements for quantity of restroom fixtures based on occupant load. Therefore, many new restrooms are being added in the addition.

Advantages:

- Harbors Daycare-8 under one roof
- Spaces laid out to minimize interaction/engagement between middle schoolers and young elementary
- Minimized distance to travel between classes
- Sits in the center of the county it serves
- One location means lower maintenance costs
- Community Fitness Center
- Larger entry commons space
- Larger media space
- Easier construction phasing
- More efficient/flexible use of space
- More event parking
- Secure entrances
- Drop-off locations
- New construction replaces oldest and outdated wing
- Minor disruptions to school functions
- Designed to fit current/future educational program
- Many spaces will meet current standards
- Provide a completely accessible facility
- Many opportunities for District branding and building graphics
- Only one elevator to maintain

Disadvantages:

- More significant sitework required to match existing floor elevation
- Site conditions limit design options (limited buildable area)
- Recreating playground and paved areas will raise cost
- Disposition of existing building and surrounding property
- Cost
- Some ceilings may need to be lowered to accommodate new HVAC equipment
- Will need to use chases and bulkheads in parts of the building
- Will need to bring code deficiencies up to current standards
- Adapting to existing conditions limit design options and causes space inefficiencies
- Some interior student space will not have natural light/windows
- Requires building additional restroom facilities
- Requires baseball field to be relocated/reworked
- Large amounts of soil will need to be moved
- A new retaining wall will be needed
- Limited construction staging around the building
- Added cost for design team to document existing conditions

Time of Construction: Potentially 2 or more school years

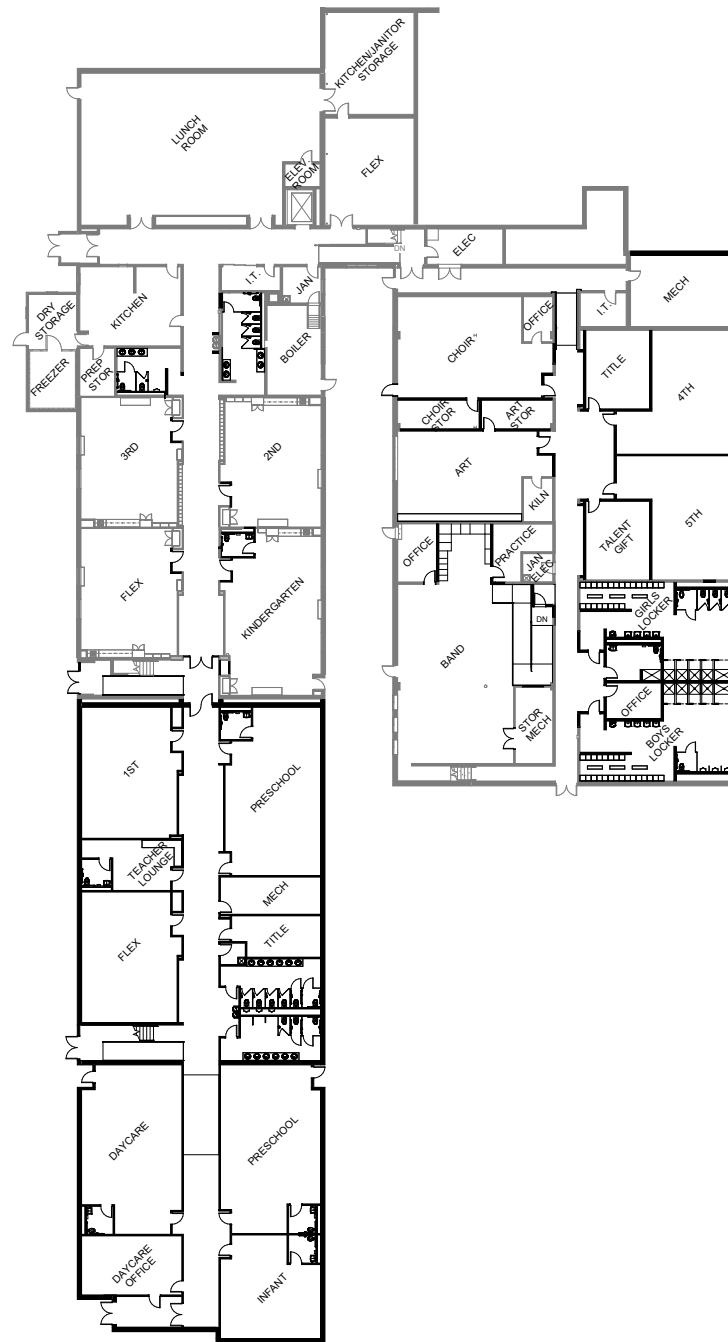


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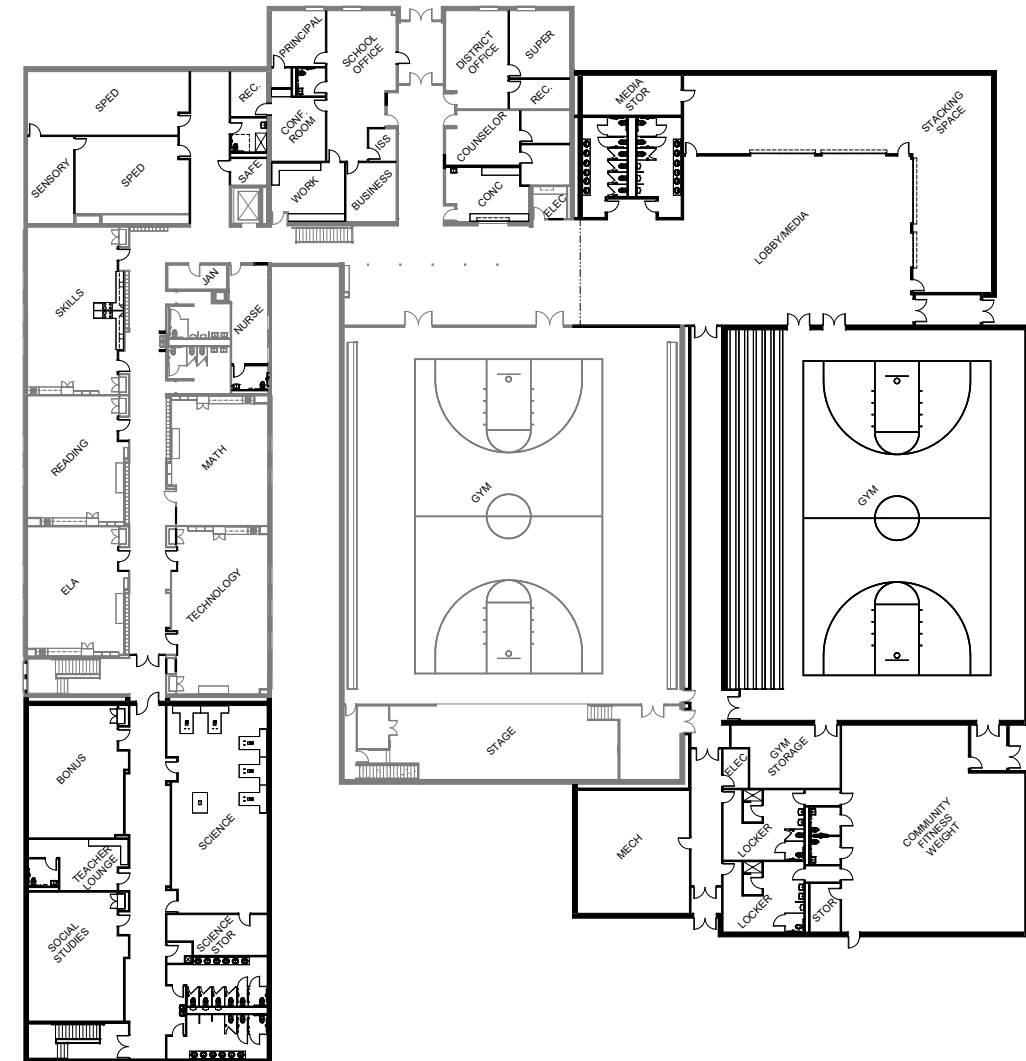
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LOWER LEVEL

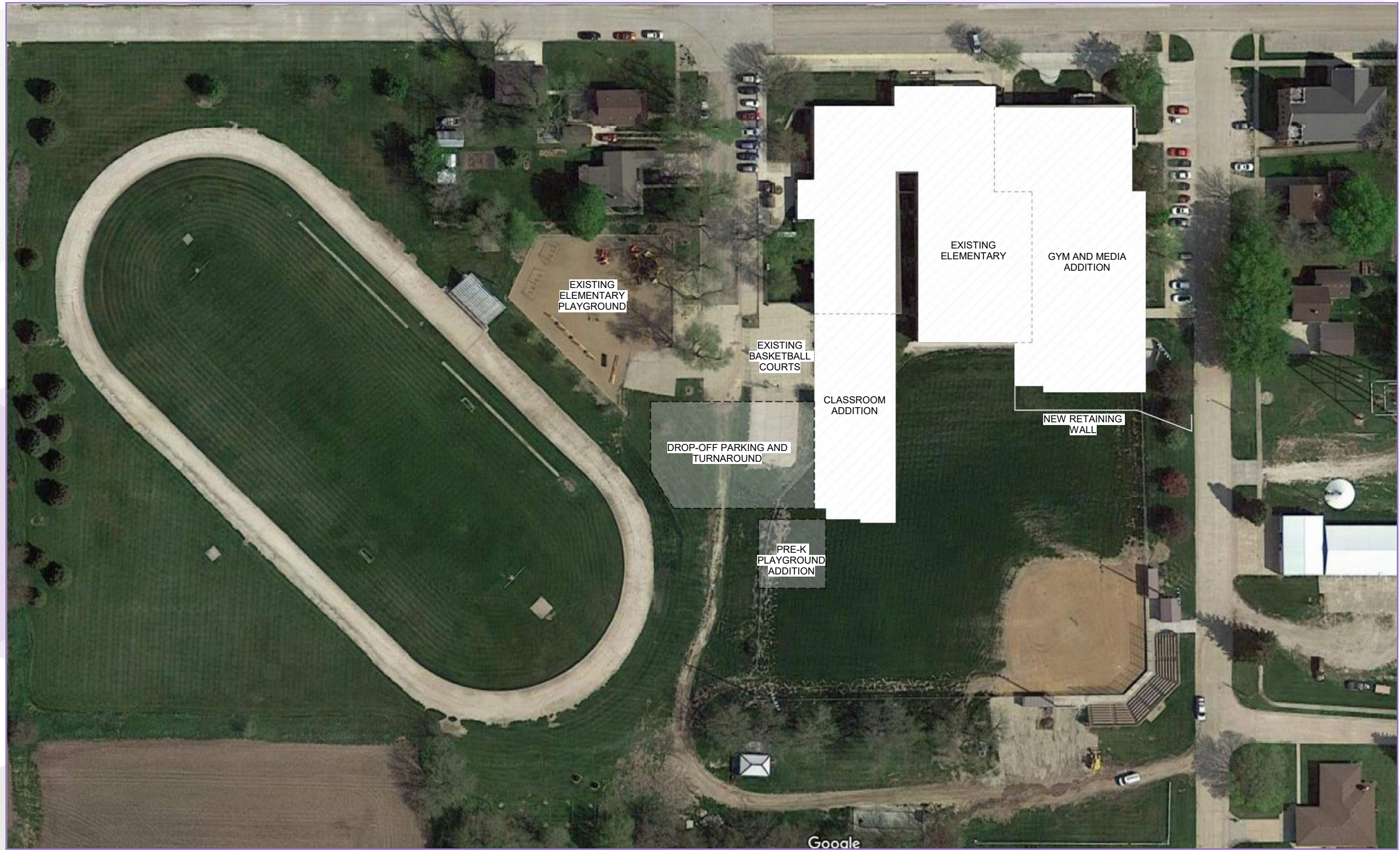


MAIN LEVEL

SCHALLER-CRESTLAND CSD
 SCHALLER BUILDING FLOOR PLANS / OPTION C

April 2023



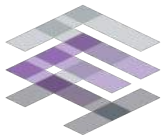


April 2023



SCHALLER-CRESTLAND CSD
SCHALLER BUILDING SITE PLAN / OPTION C





OPTION C - SCHALLER

DATE Projected to 2024

DESCRIPTION Opinion of Probable Cost

DESCRIPTION OF WORK	QTY	UNIT	PRICE	TOTAL
Upper Level Demolition	7188	SF	\$ 12	\$ 86,256
Main Level Demolition	11789	SF	\$ 12	\$ 141,468
Lower Level Demolition	3972	SF	\$ 12	\$ 47,664
Main Level Renovation - light construction	145	SF	\$ 50	\$ 7,250
Main Level Renovations – medium construction	2770	SF	\$ 80	\$ 221,600
Main Level Renovations - heavy construction	3105	SF	\$ 200	\$ 621,000
Main Level Renovations – extra heavy construction	2670	SF	\$ 350	\$ 934,500
Lower Level Renovation - light construction	2215	SF	\$ 50	\$ 110,750
Lower Level Renovations – medium construction	3750	SF	\$ 80	\$ 300,000
Lower Level Renovations - heavy construction	8725	SF	\$ 200	\$ 1,745,000
New construction - Addition Lower Level	10620	SF	\$ 375	\$ 3,982,500
New construction - Addition Main Level	19365	SF	\$ 375	\$ 7,261,875
New construction - Gym	8804	SF	\$ 340	\$ 2,993,360
New construction - stair/elevator/restrooms Lower	1155	SF	\$ 500	\$ 577,500
New construction - stair/elevator/restrooms Upper	2120	SF	\$ 500	\$ 1,060,000
New exterior window	240	SF	\$ 80	\$ 19,200
New construction - Canopy	450	SF	\$ 150	\$ 67,500
Fire Alarm Replacement - Existing Building	1	LS	\$ 130,000	\$ 130,000
Paging / Intercom Replacement - Existing Building	1	LS	\$ 58,000	\$ 58,000
New Electrical Service Work	1	LS	\$ 85,000	\$ 85,000
Temperature Control System Replacement - Existing Building	1	LS	\$ 100,000	\$ 100,000
Relocation / Replacement of east wing Boilers	1	LS	\$ 150,000	\$ 150,000
Special construction - building connections, etc	1	LS	\$ 15,000	\$ 15,000
Site Improvements - Retaining Wall	1	LS	\$ 96,000	\$ 96,000
Site Improvements - fencing (allowance)	1	LS	\$ 16,000	\$ 16,000

Site Improvements - Site infill/dirtwork	1	LS	\$ 100,500	\$ 100,500
Site Improvements - Equipment, fall protection, fencing (allowance)	1	LS	\$ 125,000	\$ 125,000
Site Improvements - parking, sidewalks, drop-off	1	LS	\$ 237,000	\$ 237,000
Site Utilities	1	LS	\$ 94,000	\$ 94,000
Site Misc (Demo Baseball Field Items)	1	LS	\$ 50,000	\$ 50,000
Sub-Total Cost Opinion in 2024 Dollars				\$ 21,433,923
Design Contingency (5%)				\$ 1,071,696
Construction Contingency (5%)				\$ 1,071,696
Total Construction Opinion of Probable Costs in 2024 Dollars				\$ 23,577,315
Soft Costs				
Architectural / Engineering Fees (Estimated at 6.5%)				\$ 1,485,823
Civil Engineering Fees (Estimated at 9%)				\$ 64,665
F.F.E. Allowance				\$ 350,000
Special Inspections (0.25% of construction cost)				\$ 58,943
TOTAL PROJECT COST IN 2024 DOLLARS				\$ 25,536,747



COST SUMMARY

OPTION A – EARLY

Construction Cost..... \$ 24,473,460
Project Cost..... \$ 26,511,651

OPTION B - SCHALLER

OPTION B1

Construction Cost..... \$ 7,385,160
Project Cost..... \$ 8,231,362

OPTION B2

Construction Cost..... \$ 13,777,667
Project Cost..... \$ 14,864,734

Total B Construction Cost..... \$ 21,162,827
Total B Project Cost..... \$ 23,096,096

OPTION C – SCHALLER

Construction Cost..... \$ 23,577,315
Project Cost..... \$ 25,536,747

The cost opinions included in this study use all the methods/factors discussed in the Special Considerations of the book to determine costs that, in our professional opinion and with the available information, represent a realistic budget for the project(s) being planned. These costs are in 2024 dollars and any compounded interest would need to be added beyond then.



FEH DESIGN

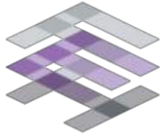
ARCHITECTURE / ENGINEERING / INTERIORS

1201 4TH STREET, SUITE 201
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712 252 3889

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SECTION 4

APPENDIX



EARLY EXISTING EDUCATIONAL PROGRAM

Under Standard by 15%

Over Standard by 15%

FUNCTION	ROOM NAME	ROOM NUMBER	QTY	SIZE/NOTES	UNIT	TOTAL/EA	STANDARD
Administration							
	Principal	144	1	104	SF	EA	200
	Secretary	138	1	164	SF	EA	varies
	Reception	143	1	216	SF	EA	varies
	Work	137	1	73	SF	EA	varies
	Faculty Lounge	146	1	161	SF	EA	300
	Conference Room	145	1	209	SF	EA	200
	Nurse's Office	139	1	101	SF	EA	250
	ADA Staff Toilets	140, 141	2	33	SF	EA	85
Food Service							
	Kitchen	131	1	736	SF	EA	1000
	Dry Storage	129	1	98	SF	EA	600
	Freezer	130	1	97	SF	EA	110
	ADA Unisex Toilet	127	1	21	SF	EA	85
Physical Education							
	Practice Gymnasium	165	1	6334	SF	EA	6000
	Multi-Purpose Room	154	1	5210	SF	EA	2250
	P.E. Office	156	1	160	SF	EA	100
	P.E. Storage	166, 167	2	60	SF	EA	225
	Weight Room	015	1	440	SF	EA	varies
	Boys Locker Room	008,016	2	745	SF	EA	650
	Girls Locker Room	155, 157	2	650	SF	EA	650

Common Space							
	Commons	101	1	3163	SF	EA	2500
	Table/Chair Storage	159	1	126	SF	EA	275
Media Center							
	Media Center	132	1	1490	SF	EA	1500
	Seminar	133,134	2	130	SF	EA	150
	Study	136	1	61	SF	EA	125
	Prep Room	135	1	237	SF	EA	200
Special Education							
	Special Ed Classroom	125	1	752	SF	EA	750
Music							
	Band Room	150	1	3047	SF	EA	1500
	Instrument Storage	150A	1	in classroom	SF	EA	
	Office/Practice	151,152,153	3	90	SF	EA	150
Art							
	Art Room	006	1	1435	SF	EA	1200
	Supply/Project Storage Room	005	5	400	SF	TOTAL	200
	Kiln Room	009B	1	116	SF	EA	100
Classrooms							
	Classroom	105-111,119-121	10	720	SF	EA	950
	Classroom	009	1	643	SF	EA	950
	Science	114	2	1163	SF	EA	1200
	Science Storage	115,116,117,118	4	in science area	SF	TOTAL	150
	Home Economics/Skills	123	1	884	SF	EA	1200
Support Spaces							
	Janitor Closet	003,104,128	3	as needed	-	-	-
	M/E Equipment Room	158	1	as needed	-	-	-
	General Storage	004,159,163,164	4	as needed	-	-	-
	Boys' Public/Student Toilets	102	1	below code	-	-	-
	Girls' Public/Student Toilets	103	1	below code	-	-	-
	Student Lockers	-	-	in corridors	-	-	-
Circulation Space							
	Corridors & Vestibules	-	-	as needed	-	-	20% Gross

Other Deficiencies:

Main Entrance is not secure

Admin office is not connected to main entrance

No identifiable entrance

Not all ADA accessible

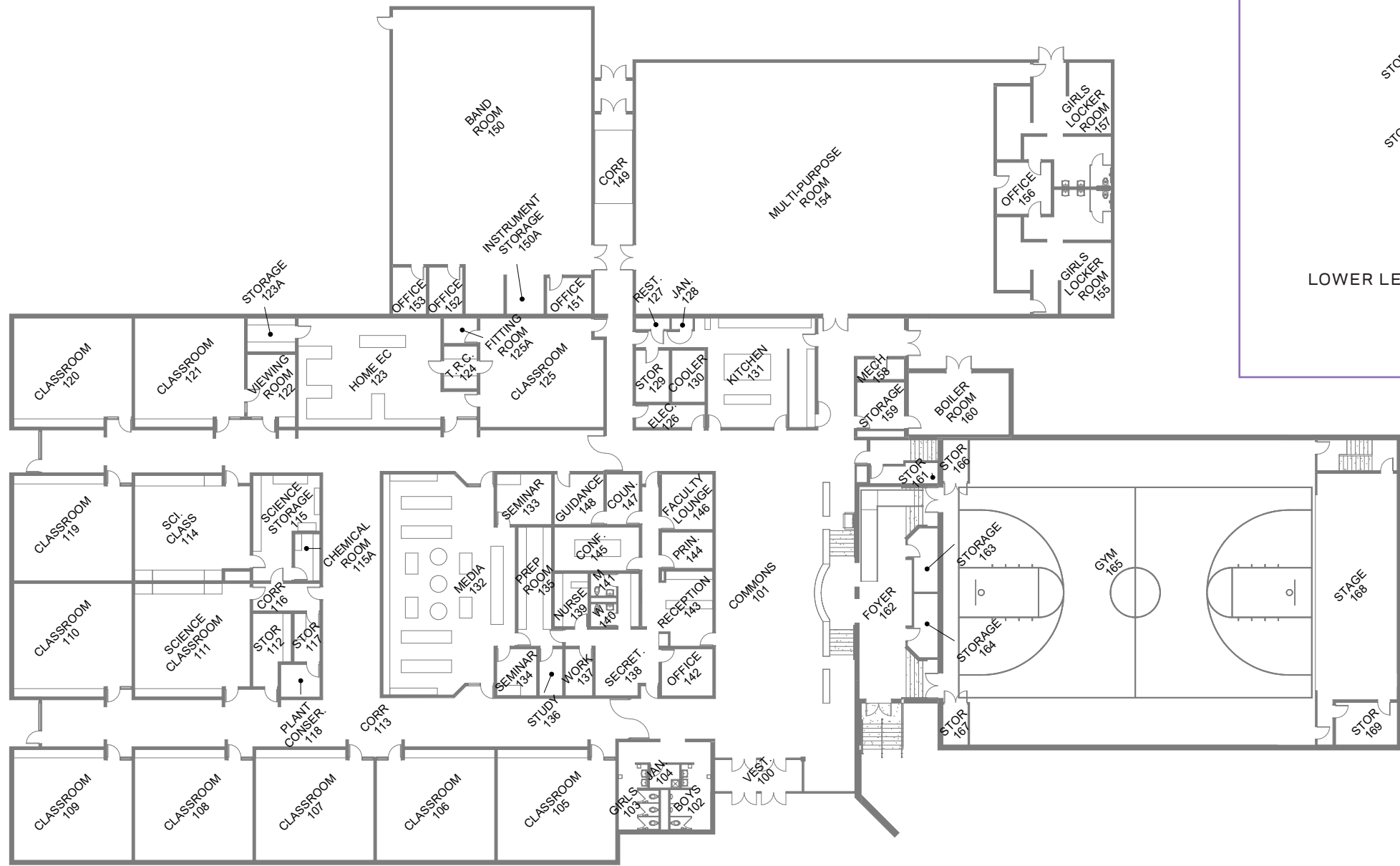
Lobby too small for events

Unoptimized room sizes and layouts

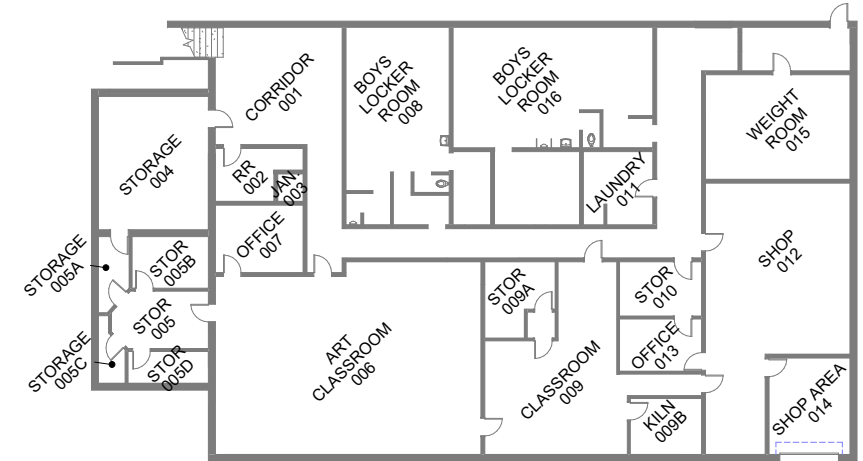
No competition-level gym

No playgrounds with age-appropriate equipment

SPED rooms are isolated/too far away from entrance for disabled/challenged students



MAIN LEVEL



LOWER LEVEL

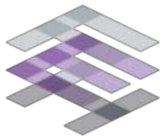


SCHALLER-CRESTLAND CSD EXISTING EARLY BUILDING FLOOR PLANS



FEH DESIGN

April 2023



SCHALLER EXISTING EDUCATIONAL PROGRAM



Under Standard by 15%



Over Standard by 15%

FUNCTION	ROOM NAME	ROOM NUMBER	QTY	SIZE/NOTES	UNIT	TOTAL/EA	STANDARD
Administration							
	Principal	102	1	859	SF	EA	200
	Superintendent	105	1	214	SF	EA	200
	Secretary/Reception	108A	1	419	SF	EA	varies
	Records	106,109	2	160	SF	TOTAL	50
	Work	104,108B	2	208	SF	EA	varies
	Faculty Lounge	132	1	819	SF	EA	300
	Conference Room	103	1	319	SF	EA	350
	Nurse's Office	113	1	254	SF	EA	250
Food Service							
	Kitchen	038	1	559	SF	EA	1000
	Dry Storage	039	1	199	SF	EA	600
	Freezer	039A	1	206	SF	EA	275
	Dry Storage/Janitor	030	1	651	SF	EA	600
	Food Service Director	042	1	214	SF	EA	100
	Prep/Storage	038A	1	120	SF	EA	250
Physical Education							
	Competition Gymnasium	125	1	9077	SF	EA	9500
	P.E. Office	012,13,019,020	4	106	SF	EA	100
	P.E. Storage	016	1	500	SF	EA	375
	Gym Storage	128	1	316	SF	EA	100
	Boys Locker Room	018,021	2	911	SF	EA	650
	Girls Locker Room	011,014	2	867	SF	EA	650

Common Space

	Lunch Room	032	1	2327	SF	EA	2500
	Table/Chair Storage	030	1	651	SF	EA	275

Media Center

	Media Center	138	1	1535	SF	EA	1800
	Storage/Prep	138A	1	194	SF	EA	200

Special Education

	Special Ed Classroom	153	1	652	SF	EA	750
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Music

	Band Room	022	1	1773	SF	EA	1500
	Instrument Storage	023	1	256	SF	EA	200
	Office/Practice	024	1	312	SF	EA	150

Art

	Art Room	009,009A	2	1357	SF	TOTAL	1200
	Supply/Project Storage Room	009B,009C	2	283	SF	TOTAL	200
	Kiln Room	010A	1	91	SF	EA	100

Classrooms

	Infant	045	1	878	SF	EA	950
	Daycare	047	1	1108	SF	EA	1200
	Daycare Toilet	047A	1	22	SF	EA	85
	Preschool	044,046	2	880	SF	EA	1200
	Kindergarten	120	1	880	SF	EA	1200
	Kindergarten	123	1	1115	SF	EA	1200
	1st Grade	116	1	1123	SF	EA	950
	2nd Grade	122	1	879	SF	EA	950
	3rd Grade	136	1	941	SF	EA	950
	4th Grade	216	1	850	SF	EA	950
	5th Grade	203	1	875	SF	EA	950
	Classroom	202,204,205,213	4	640	SF	EA	950
	Title Classroom	142,144,149	3	630	SF	EA	500
	Home Economics/Skills	151	1	1041	SF	EA	1200

Support Spaces

	Janitor Closet	003,104,128	3	as needed	-	-	-
	M/E Equipment Room	158	1	as needed	-	-	-
	General Storage	004,159,163,164	4	as needed	-	-	-
	Boys' Public/Student Toilets	102	1	below code	-	-	-
	Girls' Public/Student Toilets	103	1	below code	-	-	-
	Student Lockers	-	-	in corridors	-	-	-
	Elevator	-	1	2 Stop, West Wing			

Circulation Space

	Corridors & Vestibules	-	-	as needed	-	-	20% Gross
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Site Amenities

	PK playground w/ fall protection						
	K-6 playground - across street						

Other Deficiencies:

Main Entrance is not secure

No front canopy

No identifiable entrance

Not all ADA accessible

Lobby too small for events

Fire door hardware violations

Unoptimized room sizes and layouts

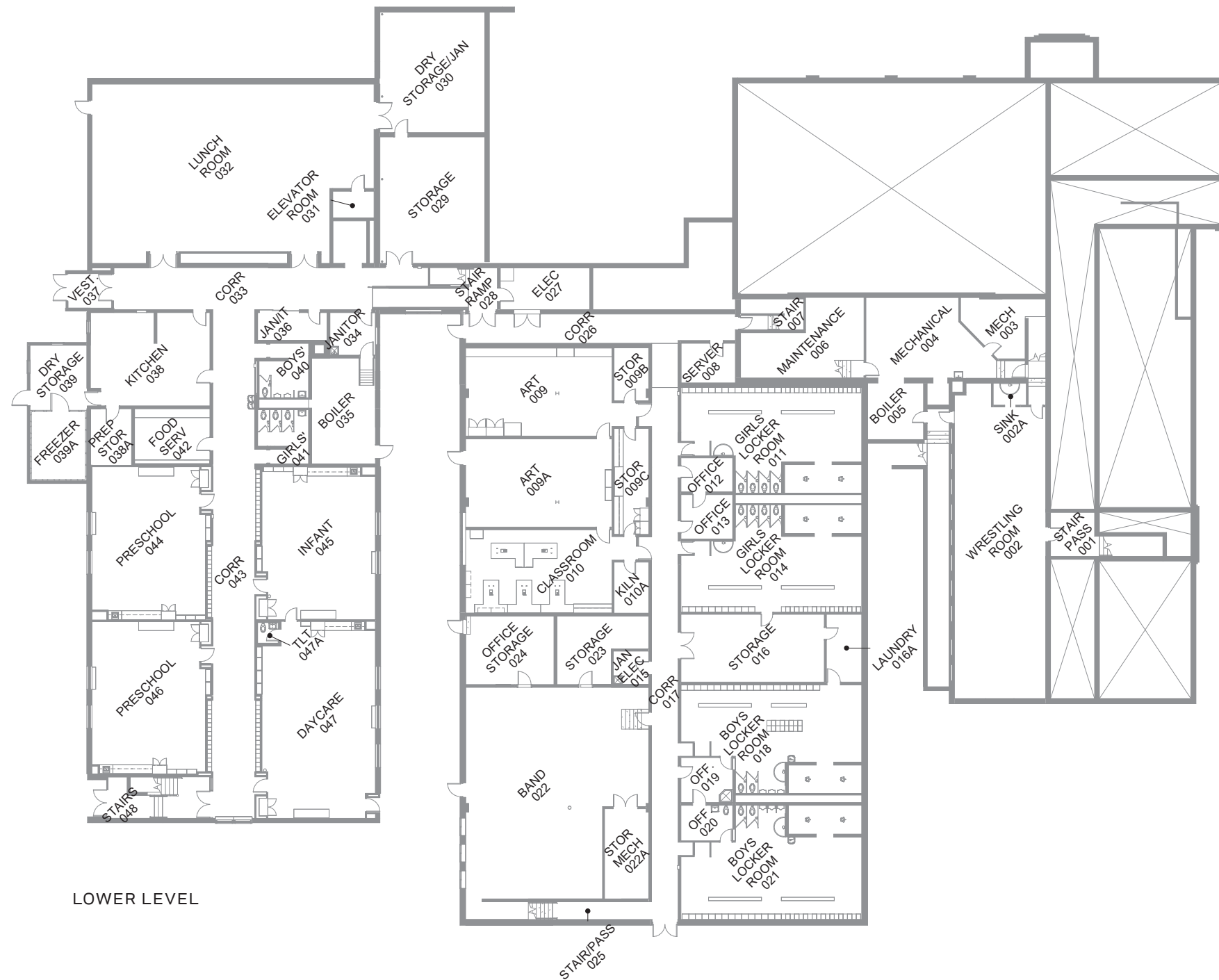
No way to secure non-event spaces

No practice gym

Refresh both playgrounds with ADA equipment

SPED rooms are isolated/too far away from entrance for disabled/challenged students

Teacher Lounge is not ideal as need stairs to access it



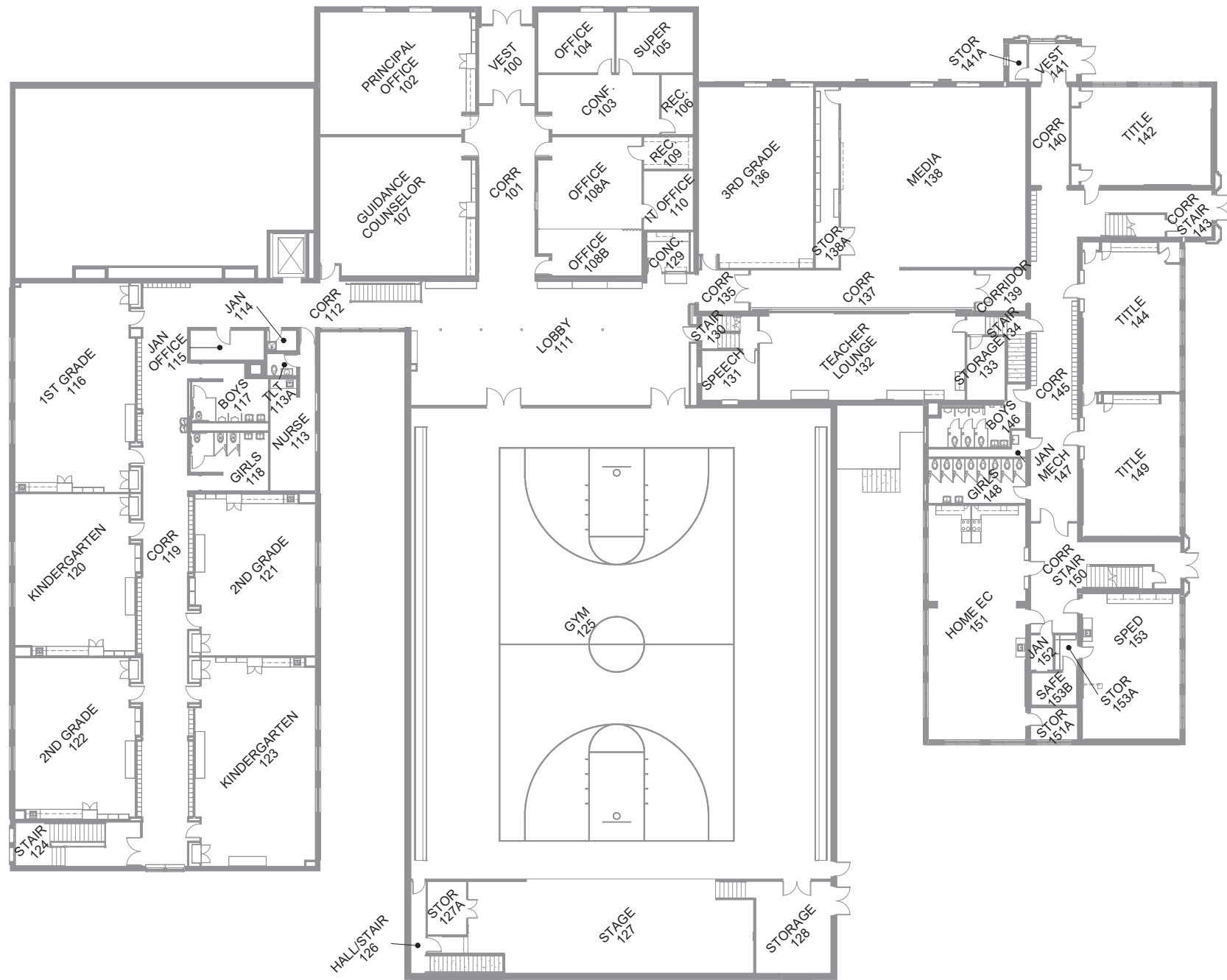
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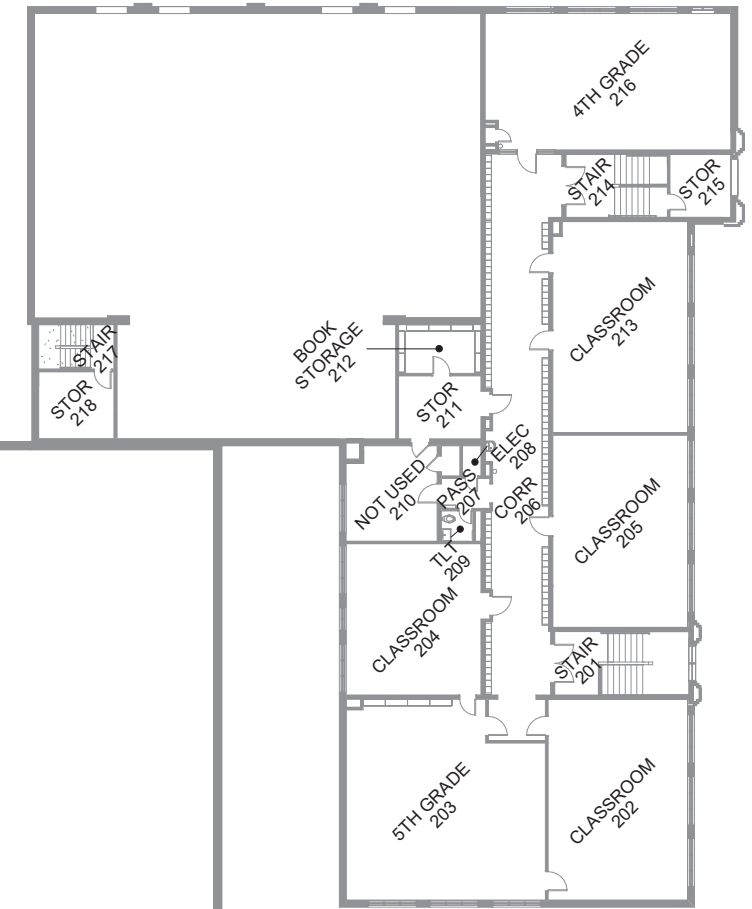
SCHALLER-CRESTLAND CSD

EXISTING SCHALLER BUILDING FLOOR PLANS





MAIN LEVEL



UPPER LEVEL

SCHALLER-CRESTLAND CSD

EXISTING SCHALLER BUILDING FLOOR PLANS

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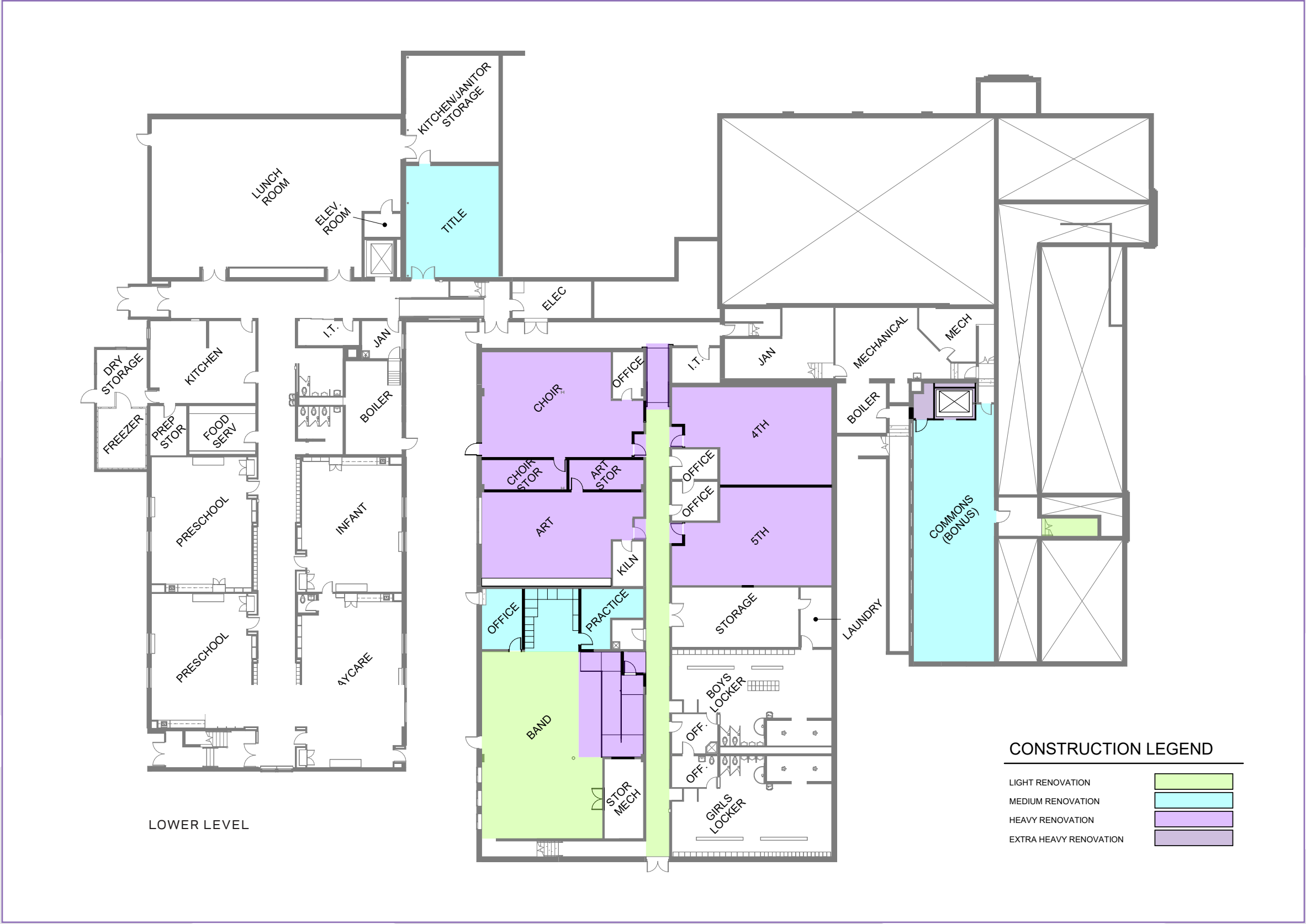


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SCHALLER-CRESTLAND CSD EARLY BUILDING FLOOR PLAN / OPTION A





SCHALLER-CRESTLAND CSD
SCHALLER BUILDING LOWER FLOOR PLAN / OPTION B1

April 2023





MAIN LEVEL



UPPER LEVEL

CONSTRUCTION LEGEND

LIGHT RENOVATION	<div style="background-color: #90EE90; width: 20px; height: 10px;"></div>
MEDIUM RENOVATION	<div style="background-color: #00FFFF; width: 20px; height: 10px;"></div>
HEAVY RENOVATION	<div style="background-color: #DDA0DD; width: 20px; height: 10px;"></div>
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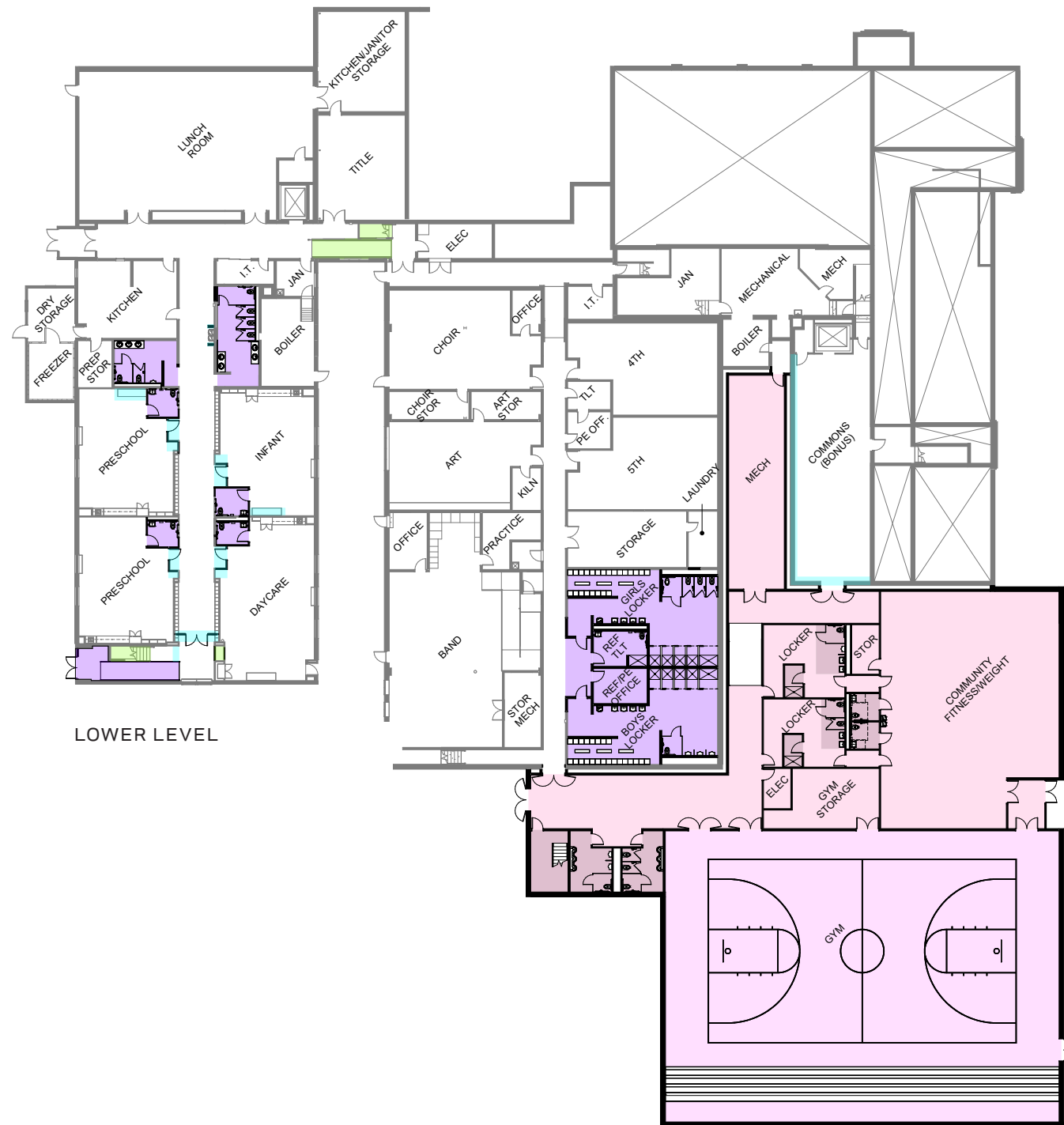


SCHALLER-CRESTLAND CSD

SCHALLER BUILDING MAIN AND UPPER FLOOR PLAN / OPTION B1



April 2023



CONSTRUCTION LEGEND

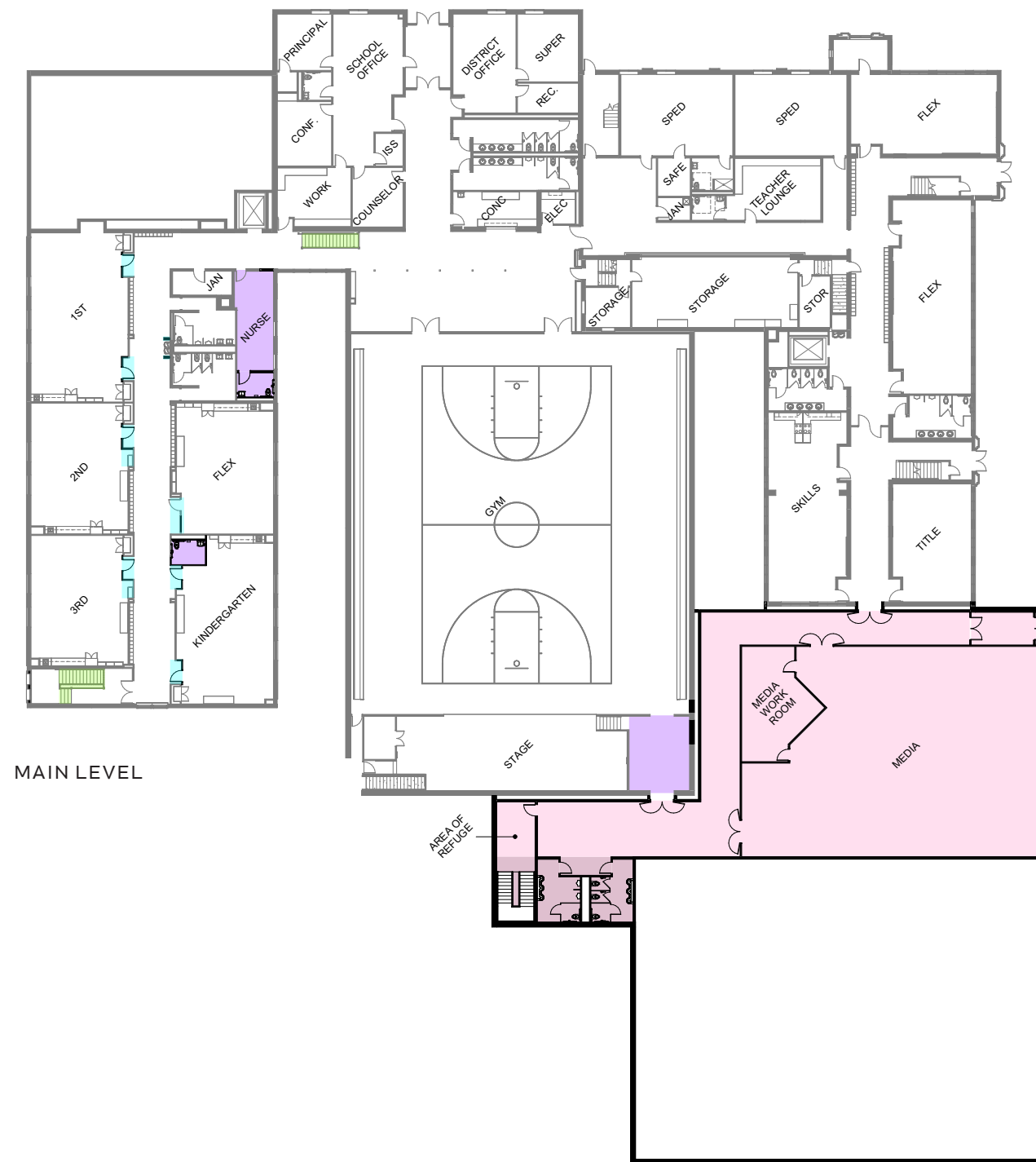
LIGHT RENOVATION	
MEDIUM RENOVATION	
HEAVY RENOVATION	
EXTRA HEAVY RENOVATION	
ADDITION	
HEAVY ADDITION	
GYM ADDITION	

April 2023

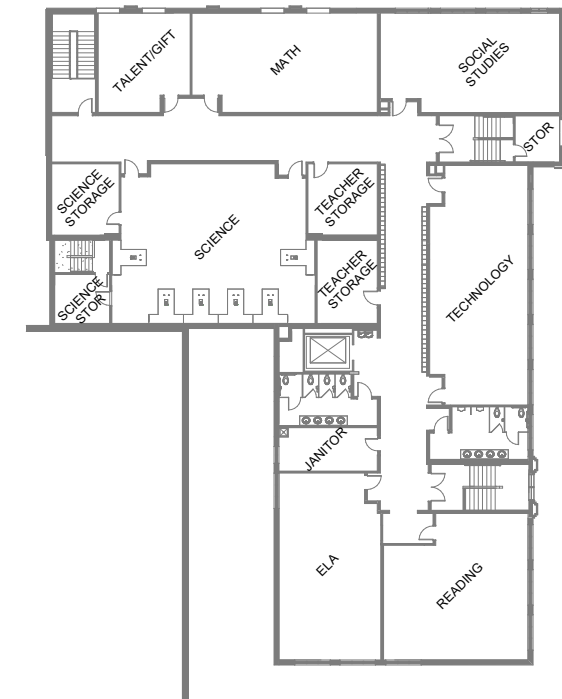
SCHALLER-CRESTLAND CSD

SCHALLER BUILDING LOWER FLOOR PLAN / OPTION B2





MAIN LEVEL



UPPER LEVEL

CONSTRUCTION LEGEND

LIGHT RENOVATION	Light Green
MEDIUM RENOVATION	Light Blue
HEAVY RENOVATION	Light Purple
EXTRA HEAVY RENOVATION	Medium Purple
ADDITION	Pink
HEAVY ADDITION	Dark Pink
GYM ADDITION	Light Pink

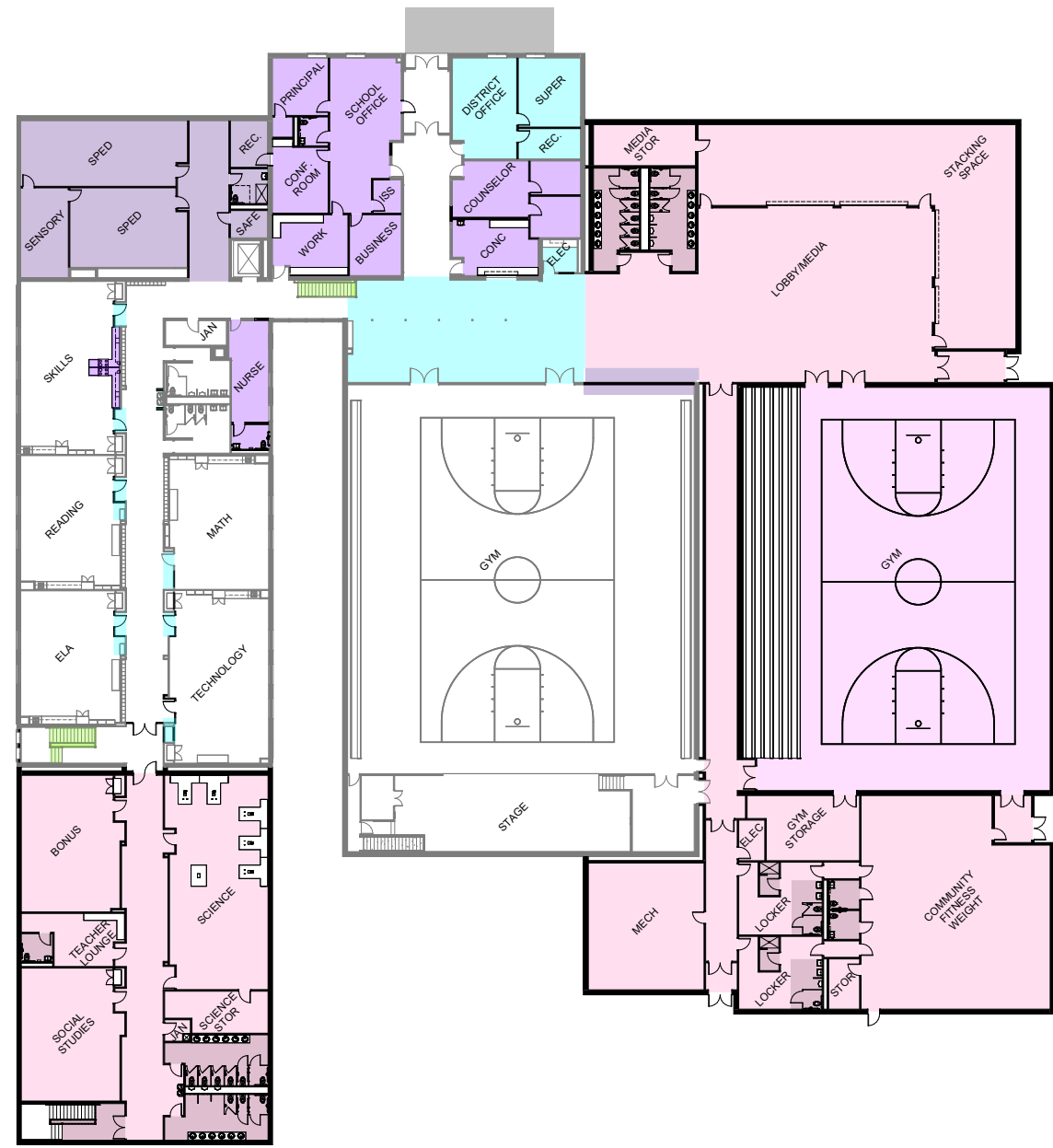


SCHALLER-CRESTLAND CSD SCHALLER BUILDING MAIN AND UPPER FLOOR PLANS / OPTION B2



April 2023

LOWER LEVEL



MAIN LEVEL

CONSTRUCTION LEGEND

LIGHT RENOVATION	
MEDIUM RENOVATION	
HEAVY RENOVATION	
EXTRA HEAVY RENOVATION	
ADDITION	
HEAVY ADDITION	
GYM ADDITION	

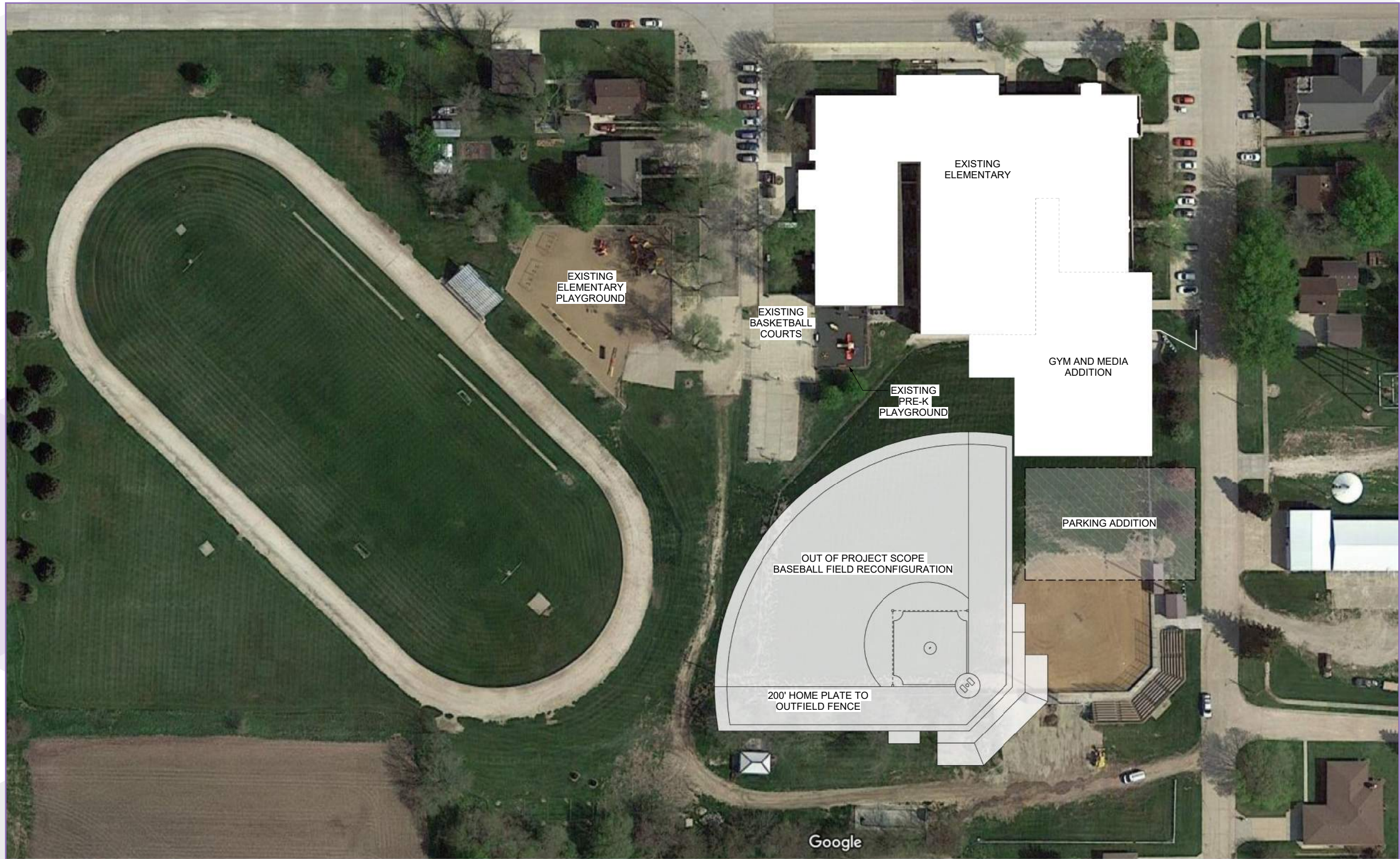


SCHALLER-CRESTLAND CSD

SCHALLER BUILDING LOWER AND MAIN FLOOR PLANS / OPTION C



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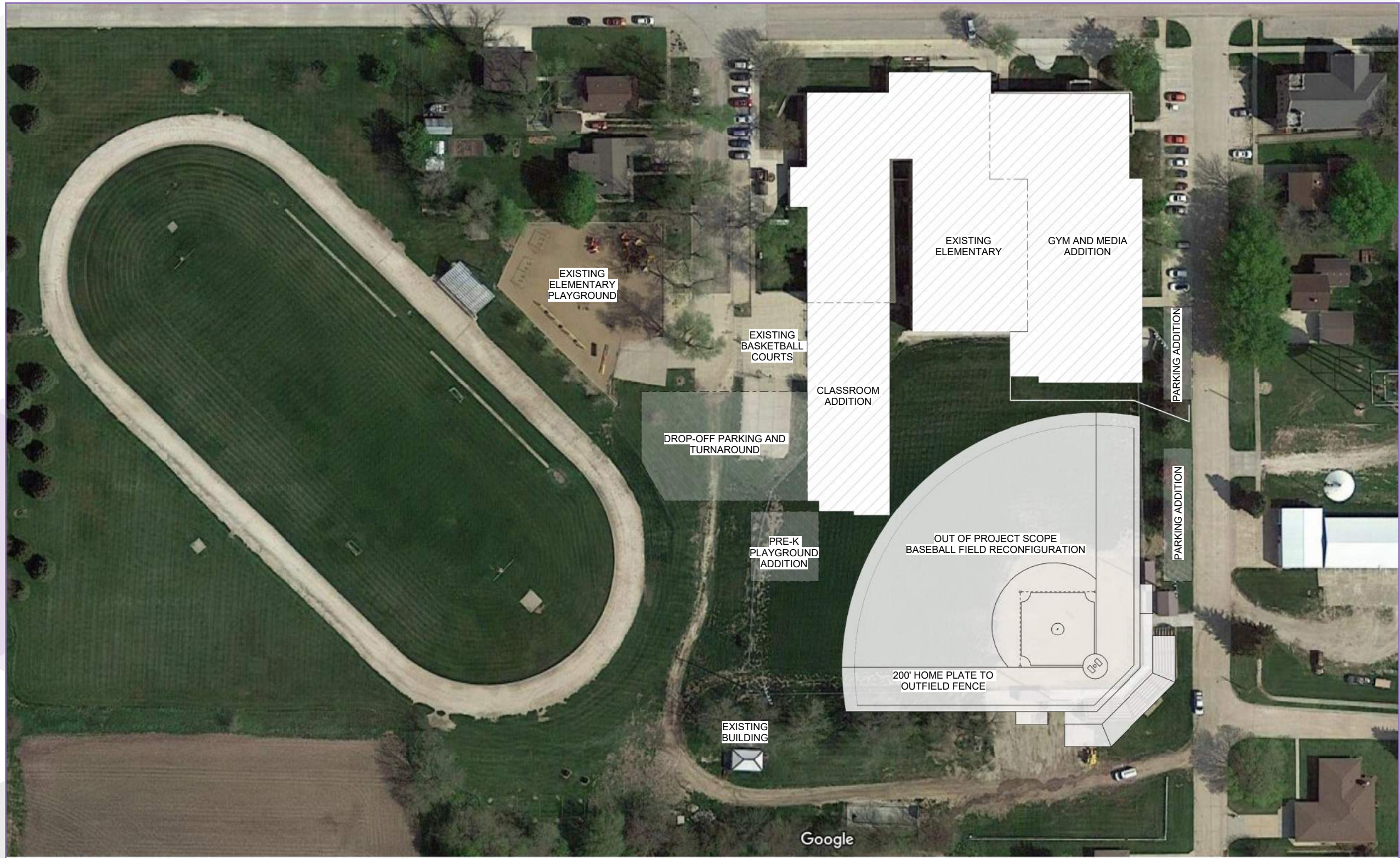
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SCHALLER-CRESTLAND CSD

FUTURE BASEBALL FIELD / OPTION B





April 2023



SCHALLER-CRESTLAND CSD **FUTURE BASEBALL FIELD / OPTION C**

