



RAINIER SCHOOL DISTRICT LONG-RANGE FACILITIES PLANNING

BOARD MEETING 2.07.22



Rainier School District
Long-Range Facilities Planning
Rainier, Oregon

February 7th, 2022

Soderstrom Architects

Report Recommendations Summary

- ✓ Complete **critical repair work** recommended by Facilities Assessment Report (FAR)
- ✓ Build **new elementary school** to provide modern learning environment, incorporate preschool and Head Start
- ✓ **Remove all modular classrooms** onsite due to their inadequate learning environment
- ✓ Repurpose / **reprogram Hudson Park Elementary (HPE)** for needed functions
- ✓ **Upgrade other site buildings** as recommended





PROCESS AND ASSESSMENT REVIEW



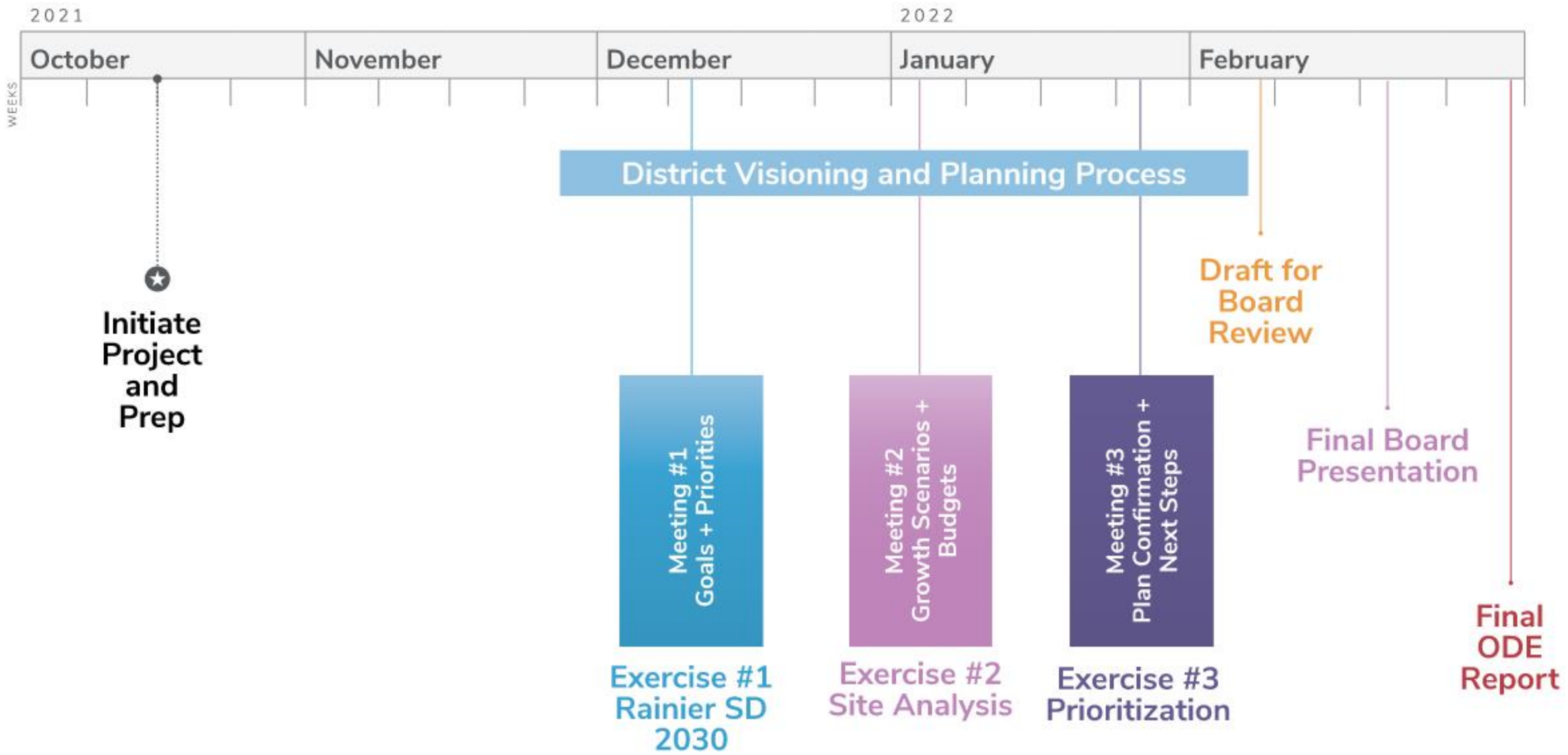
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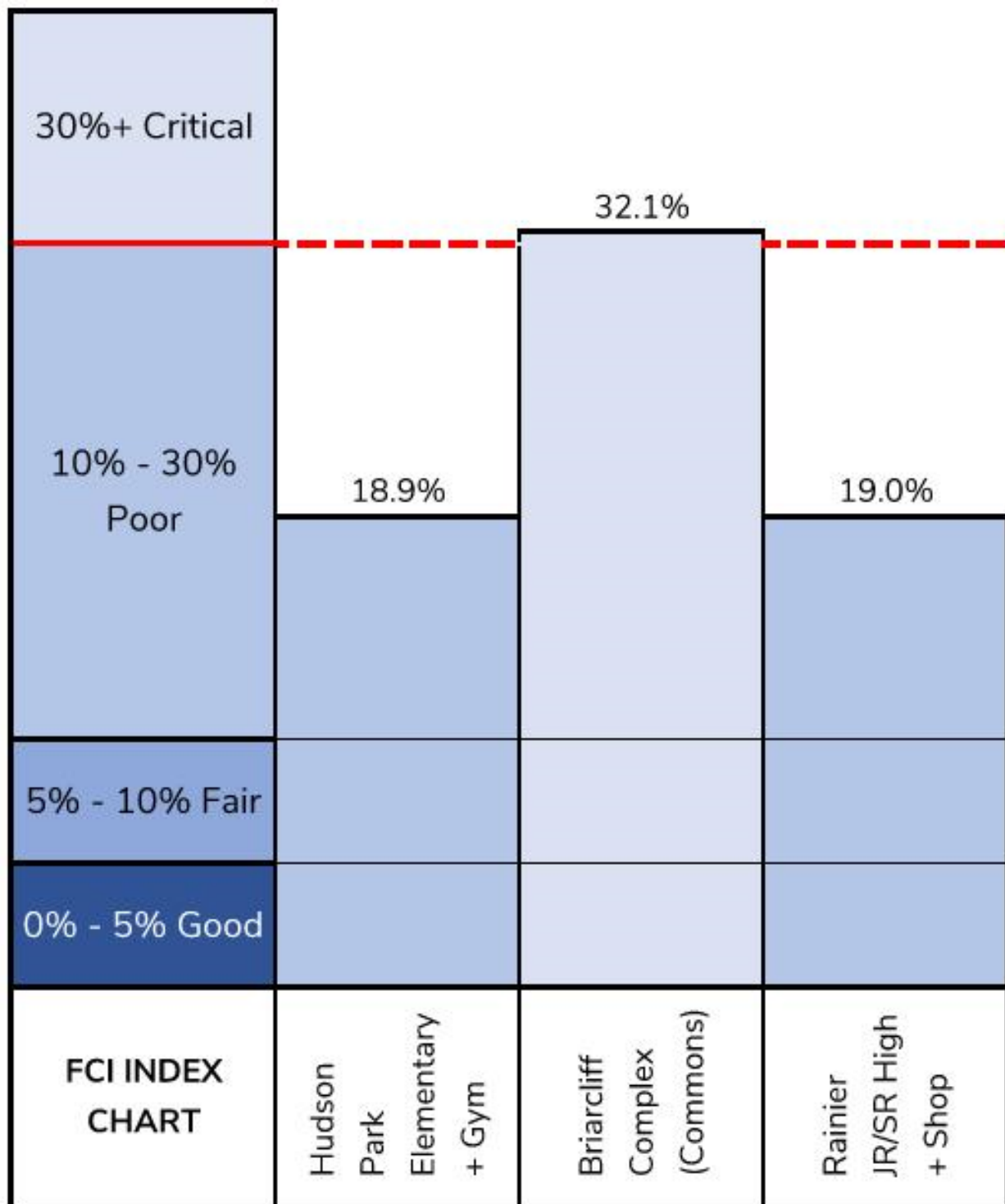
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Assessment and Planning Timeline

Planning Process Outline



Facility Condition Index (FCI)



Evaluating physical condition only

Does not include:

- Structural
- Hazardous Materials
- Accessibility
- Educational Adequacy





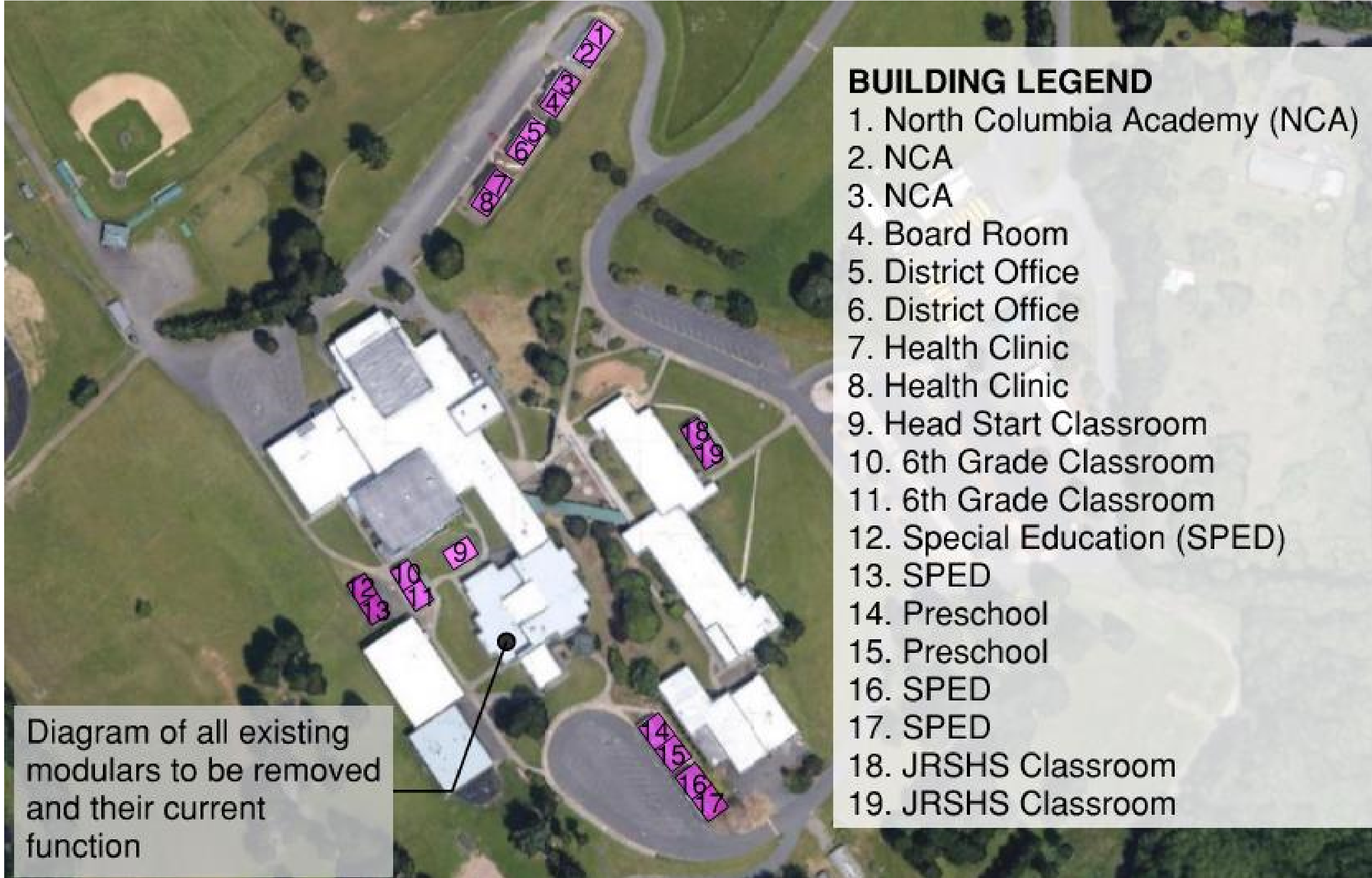
REVIEW OF PROPOSED LRFP SCOPE



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Existing Modular Buildings to be Removed





Replacement Elementary School: Site Plan



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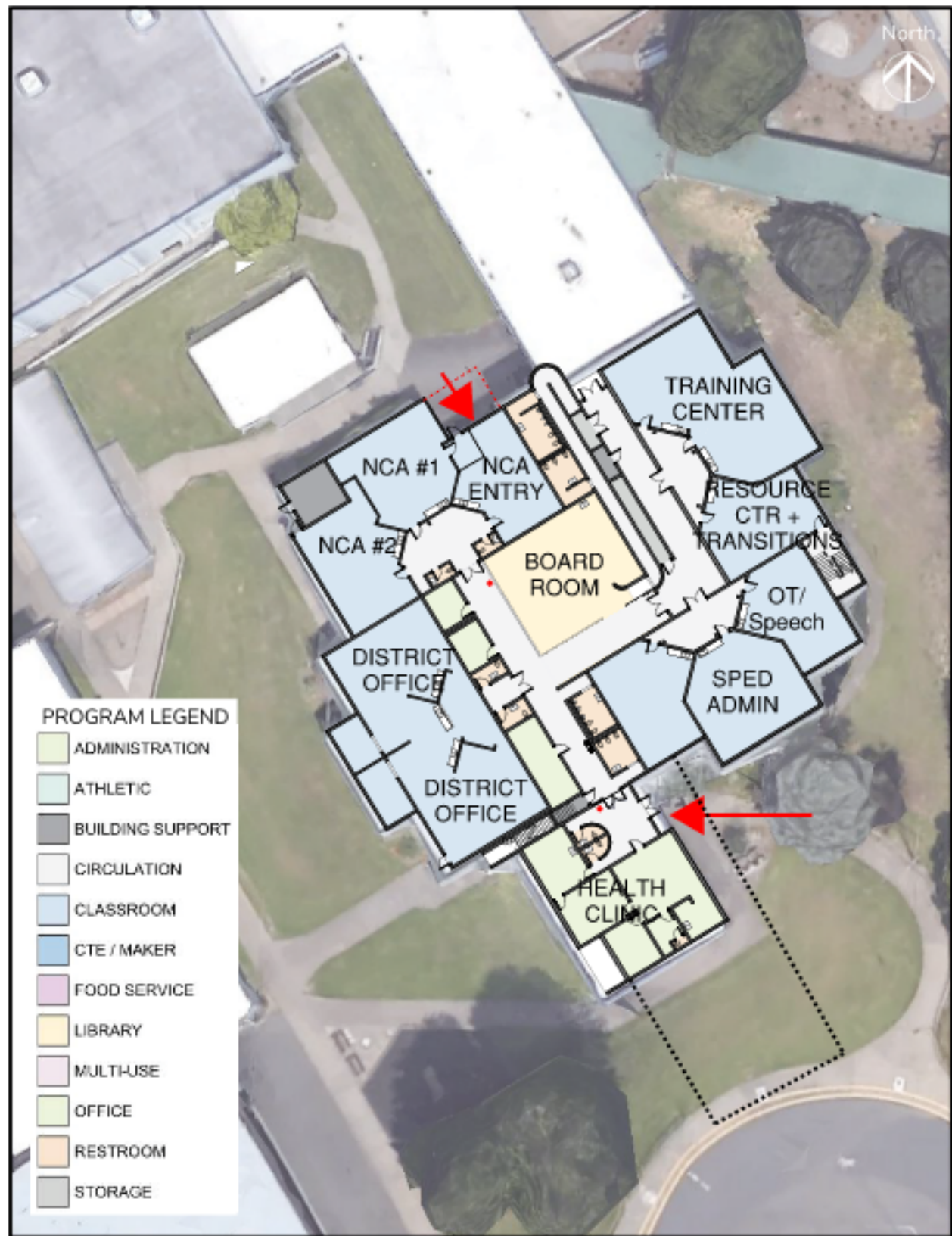
Replacement Elementary School: Floor Plan



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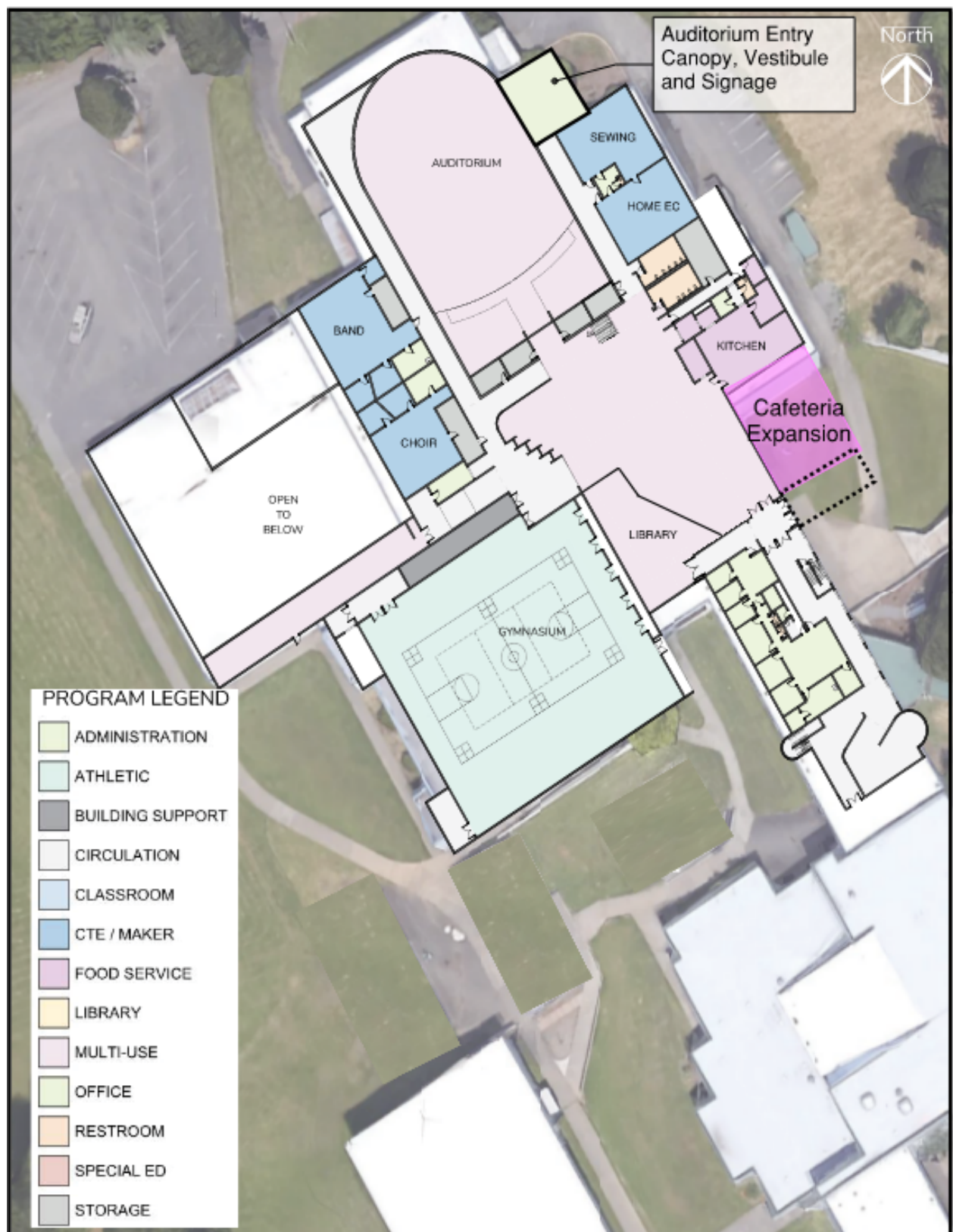
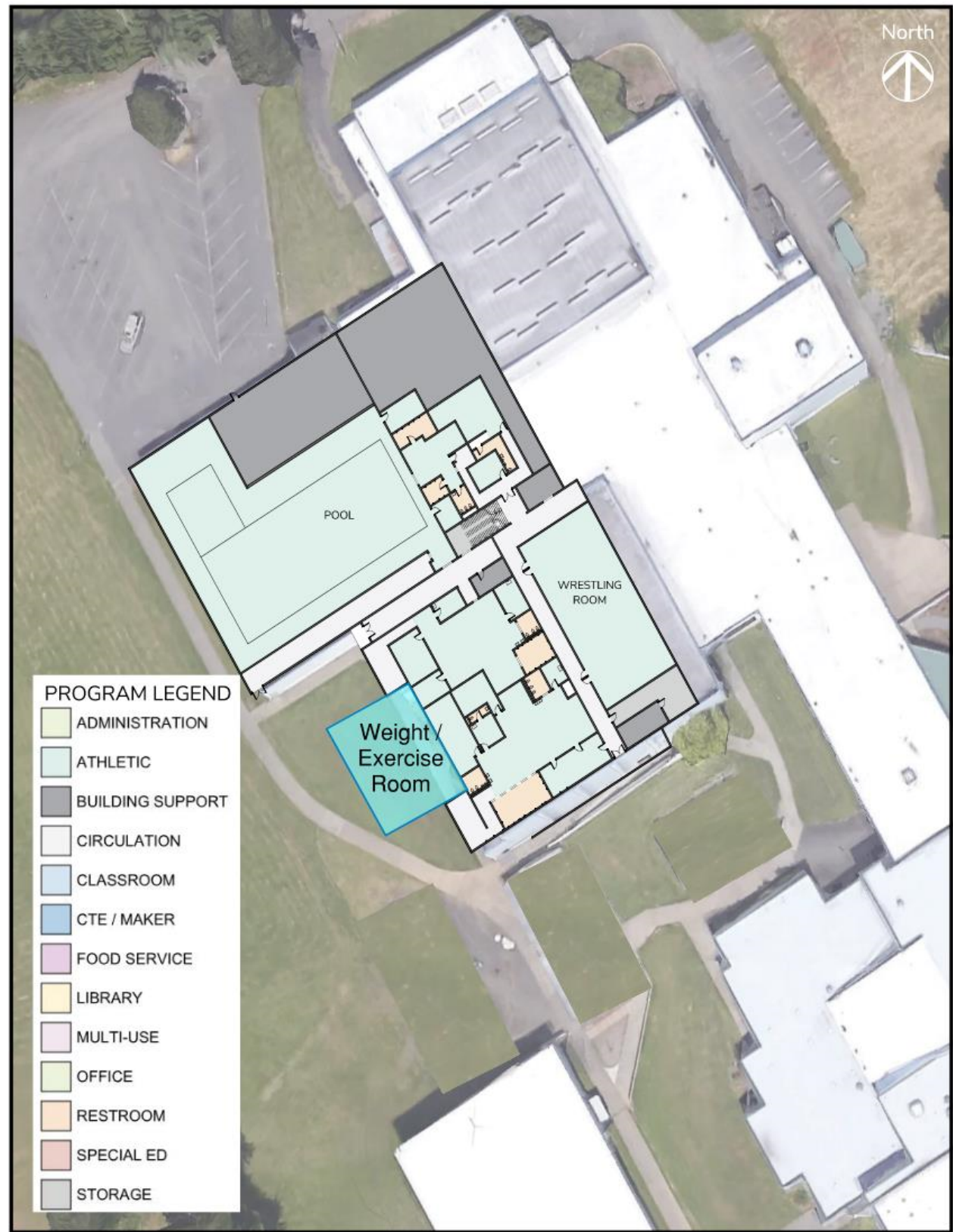
Hudson Park Elementary Reprogramming





Hudson Park Elementary Reprogram - Gym





Commons Building:





Rainier Junior / Senior High School + Shop





DETAILED PRIORITY LIST + SCOPE SUMMARY



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Summary Scope by Category – FAR Items

Facilities Assessment Report (FAR) Scope									
DISTRICT FACILITY	Categories						FAR Scope SUBTOTAL	Soft Costs	TOTAL PLANNING BUDGET
	Exterior Envelope	Interior Finishes	ADA Upgrades	Mechanical	Electrical	Site			
Hudson Park (HPE)	\$535,840	\$521,105	\$133,690	\$300,000	\$45,000	\$266,262	\$1,801,897	\$630,664	\$2,432,561
Commons	\$3,276,221	\$1,554,672	\$417,004	\$2,390,000	\$40,985	\$744,718	\$8,423,600	\$2,948,260	\$11,371,860
Rainier Jr/ Sr High	\$1,807,312	\$1,372,396	\$209,273	\$410,000	\$75,000	\$748,368	\$4,622,349	\$1,617,822	\$6,240,171
Totals	\$5,619,373	\$3,448,173	\$759,967	\$3,100,000	\$160,985	\$1,759,348	\$14,847,846	\$5,196,746	\$20,044,592



Summary Scope by Category - Planning

Planning Scope			
Area of Scope	Construction Costs	Soft Costs	Total Project Costs
1. Hudson Park Elementary School Renovation and Upgrades	\$2,707,500	\$947,625	\$3,655,125
2. Commons Building Upgrades and Weight Room Addition	\$3,372,500	\$1,180,375	\$4,552,875
3. Rainier JR/SR High School Renovation and Upgrades	\$1,183,000	\$414,050	\$1,597,050
4. New Elementary School, Including Site Work, Demolish Modulars	\$28,545,205	\$9,990,822	\$38,536,027

Total All Planning Scope: **\$48,341,077**

Total Planning and FAR Scope: **\$68,385,669**



Hudson Park Elementary Scope List: Planning

Type	List #	SCOPE DESCRIPTION	BUDGET ESTIMATE		
			Unit	Cost per Unit	Costs
		01 HUDSON PARK ELEMENTARY SCHOOL			\$4,509,397
PLANNING	HPE 21	Renovate HPE for new Programs	29,325 SF	\$60 per SF	\$1,759,500
	HPE 22	Added Wayfinding Signage	Allowance	Lump Sum	\$12,000
	HPE 23	Added Parking Lot	20,000 SF	\$20 per SF	\$400,000
	HPE 24	Improve Library Acoustics	1,300 SF	\$15 per SF	\$19,500
	HPE 25	Added Break-Out Spaces	1,400 SF	\$85 per SF	\$119,000
	HPE 26	Added Secure Vestibule	170 SF	\$500 per SF	\$85,000
	HPE 27	Added Covered Canopy	1,250 SF	\$250 per SF	\$312,500



Commons Building Scope List: Planning

Type	List #	SCOPE DESCRIPTION	BUDGET ESTIMATE		
			Unit	Cost per Unit	Costs
02 COMMONS BUILDING					\$11,796,100
PLANNING	BC 23	Added New Entry, Canopy, & Signage	500 SF	\$250 per SF	\$125,000
	BC 24	Cafeteria Expansion	2,100 SF	\$500 per SF	\$1,050,000
	BC 25	Improve Site Drainage	Allowance	Lump Sum	\$400,000
	BC 26	Sewer System Repair	Allowance	Lump Sum	\$75,000
	BC 27	Mold Mitigation	Allowance	Lump Sum	\$100,000
	BC 28	Added Site Wayfinding	Allowance	Lump Sum	\$15,000
	BC 29	Repair Exterior Concrete Stair	Allowance	Lump Sum	\$7,500
	BC 30	Added Weight Room / Exercise Room	3,200 SF	\$500 per SF	\$1,600,000



Rainier JR/SR High Scope List: Planning

Type	List #	SCOPE DESCRIPTION	BUDGET ESTIMATE		
			Unit	Cost per Unit	Costs
		03 RAINIER JR/SR HIGH SCHOOL			\$5,805,349
PLANNING	RHS 23	Added Secure Vestibule & Canopy	800 SF	\$500 per SF	\$400,000
	RHS 24	Added Wayfinding	Allowance	Lump Sum	\$15,000
	RHS 25	Renovation for New Program	24,000 SF	\$32 per SF	\$768,000



New Elementary School – Scope List

Type	List #	SCOPE DESCRIPTION	BUDGET ESTIMATE		
			Unit	Cost per Unit	Costs
04 NEW ELEMENTARY SCHOOL					\$28,545,205
PLANNING	RES 01	New Classroom Building	51,799 SF	\$500 per SF	\$25,899,250
	RES 02	New Classroom Building - Site Costs	43 ACRES	See Program	\$1,853,955
	RES 03	New Covered Play Structures	2 EA	Allowance	\$450,000
	RES 04	Demolish Existing Modular Buildings	19 UNITS	\$18,000 EA	\$342,000



Elementary School Planning

Program Area	Area EA	Capacity	Quantity	Subtotal	Total Area
Classroom/Academic					16,140 SF
General Purpose Classrooms	900 SF	448 STU	16	14,400 SF	
Art/Science Center	900 SF	28 STU	1	900 SF	
Break Out Spaces	280 SF		3	840 SF	
Preschool					2,860 SF
Classrooms	1,100 SF	N/A	2	2,200 SF	
Preschool Restrooms	260 SF		1	260 SF	
Kitchen / Staff Support Area	400 SF		1	400 SF	
Head Start					1,200 SF
Classrooms	1,200 SF	NA	1	1,200 SF	
Exploratory Studies					1,200 SF
Music Room, Office + Storage	1,200 SF		1	1,200 SF	
Athletic Center					5,190 SF
Multi-Purpose Room	4,000 SF		1	4,000 SF	
PE Storage	400 SF		1	400 SF	
Restrooms	280 SF		2	560 SF	
Outdoor PE Storage	150 SF		1	150 SF	
Laundry Room	80 SF		1	80 SF	
Media Center / Library					3,250 SF
Library/Media Center	2,800 SF		1	2,800 SF	
Library Work Room	150 SF		1	150 SF	
Textbook Storage	200 SF		1	200 SF	
Library Office	100 SF		1	100 SF	
Special Programs					2,870 SF
FSC Foundation Skills CR (self-contained)	1,200 SF	28 STU	2	2,400 SF	
DLC Developmental Learning Ctr Office	120 SF		1	120 SF	
ADA Toilet/Shower & Changing	140 SF		1	140 SF	
Developmental Learning Ctr Storage	90 SF		1	90 SF	
SLP Speech Office	120 SF		1	120 SF	
Cafeteria / Commons					660 SF
N/A - See Athletics / Multi-Purpose Room	-		0	-	
Warming Kitchen + Servery	600 SF		1	600 SF	
ADA Unisex Restroom	60 SF		1	60 SF	
Covered Play Area					

Program Area	Area EA	Capacity	Quantity	Subtotal	Total Area
Administration + Guidance Center					2,305 SF
Reception / Lobby	600 SF		1	600 SF	
Mail Delivery & Process Center	50 SF		1	50 SF	
Principal's Office	100 SF		1	100 SF	
Small Meeting Room	200 SF		1	200 SF	
Vice Principal's Office	150 SF		1	150 SF	
Vault / Records Storage	100 SF		1	100 SF	
Workroom/Copy Room	350 SF		1	350 SF	
Health / Wellness Room w/ ADA Toilet	200 SF		1	200 SF	
Staff Restroom	60 SF		1	60 SF	
Counselor's Office	120 SF		1	120 SF	
Office Storage	75 SF		1	75 SF	
Staff Lounge / Break Room	300 SF		1	300 SF	
Building Support					4,170 SF
Central Receiving / Storage / Supplies	300 SF		1	300 SF	
Custodial Office	120 SF		1	120 SF	
Custodial Supplies	100 SF		1	100 SF	
Custodial Closets	75 SF		3	225 SF	
General Building Storage	300 SF		1	300 SF	
Elevator (area per floor / stop)	120 SF		2	240 SF	
Elevator Equipment Room	80 SF		1	80 SF	
MDF Room	75 SF		1	75 SF	
Distributed IDF Rooms	30 SF		2	60 SF	
Family Restroom	150 SF		1	150 SF	
Distributed Student Restrooms	350 SF		4	1,400 SF	
Distributed Staff Restrooms	60 SF		2	120 SF	
Distributed Single User Toilet Rooms	60 SF		2	120 SF	
Boiler & Mechanical	500 SF		1	500 SF	
Electrical Rooms	300 SF		1	300 SF	
Riser Room	80 SF		1	80 SF	
Circulation & Walls (Grossing Factor)					30%
					11,954 SF

Total Interior Building Area: **51,799 SF**

Total Capacity: 504 STU

Cost per SF: \$500

Estimated Building Construction Cost: \$25,899,250

Site Costs (6% of Construction Costs): \$1,853,955

Project Soft Costs: \$9,064,738

Total Project Costs: \$36,817,943

Calculated Students per CR: (28)

Projected Enrollment K-6 (2031-32): 500



Long-Range Facilities Plan Report Recommendations Summary

- ✓ Facilities Assessment work: \$20 million
 - ✓ Repair Hudson Park Elementary: \$2.4 million
 - ✓ Repair Commons (add Cafeteria, etc.): \$11.8 million
 - ✓ Repair Rainier JR/SR High School: \$5.7 million

 - ✓ Renovate HPE for new programs: \$3.6 million
 - ✓ Add weight room, Cafeteria at Commons: \$4.5 million
 - ✓ RJR/SR High: Upgrade Science, Shop: \$1.8 million
 - ✓ New Elementary School and Site: \$38.5 million
- TOTAL RECOMMENDED COSTS: \$68.3 million**





QUESTIONS AND NEXT STEPS



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