

SISTERS PARK & RECREATION DISTRICT

2023 Sisters Elementary School Feasibility Study

SRPD REPORT | JUNE 2023

SISTERS PRD

Acknowledgements

SISTERS PARK & RECREATION DISTRICT

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Executive Summary

The purpose of this feasibility study is to assess the viability of Sisters Park & Recreation District's (SPRD) potential use of the existing Sisters Elementary School as a new home for their programs and operations. This study reviewed the current and future program needs of SPRD and how they could be accommodated by the school and its site.

The existing school and its spaces would adequately serve the near and far-term needs of SPRD. The administration / kitchen / commons area is a real asset, providing flexible multipurpose program space and food service opportunities. The existing stage will require removal and the area renovated to provide code required accessible toilet rooms. Sisters School District will maintain use of A wing for storage and non-educational use.

The B wing will require some modification to create two multipurpose rooms, storage rooms and the conversion of two existing toilet rooms into ADA accessible toilet / changing rooms with a single stall shower. The C wing will remain educational in use, providing classrooms for SPRD's preschool programs with a new exterior secure play area developed on the east side of C wing. The gym and its support space shall remain as currently programmed, providing a significant amount of indoor recreation area and storage.

The existing site will accommodate SPRD's immediate needs very well. There is adequate parking and exterior play areas that require minimal improvements to begin use. With the school districts removal of the playground equipment, space is available for flexible outdoor programs use which could include pickleball courts, soccer fields, baseball, etc. As this study focuses on the building, it is recommended that further analysis is conducted to determine the best use of the outside space. The school district plans to maintain use of the maintenance yard and parking on the east side for the gym.

Long-term growth of program uses can be accommodated by expansion into the A wing and the addition of a second gym to the east. These would require the school district to discontinue use of these areas and additional parking would be required. To create added parking on the west portion of the site, the western most portion of A wing (4 classrooms) could be removed and replaced with parking. On the east portion of the site, a new parking area could be created as part of a second gym expansion.

SISTERS PRD

Existing Conditions

EXISTING BUILDING

Sisters Elementary School was constructed in 1979. It is organized around a central office / kitchen / commons area with wings A, B, and C radiating from the commons and a gymnasium located at the end of the B wing. Adjacent to the office / commons area is a kitchen equipped to accommodate full cooking services. The commons also contains a stage and performance area with adjacent support and storage spaces.



EXISTING SITE

The site is located on the eastern edge of downtown Sisters and contains parking to the west with drop-off area to the north. East of the gym are maintenance sheds and equipment storage. Wrapping around the school to the south is a play area with playground equipment adjacent to the school and ball fields further south. Adjacent to the gym and the C wing is a paved area for basketball and four-square.



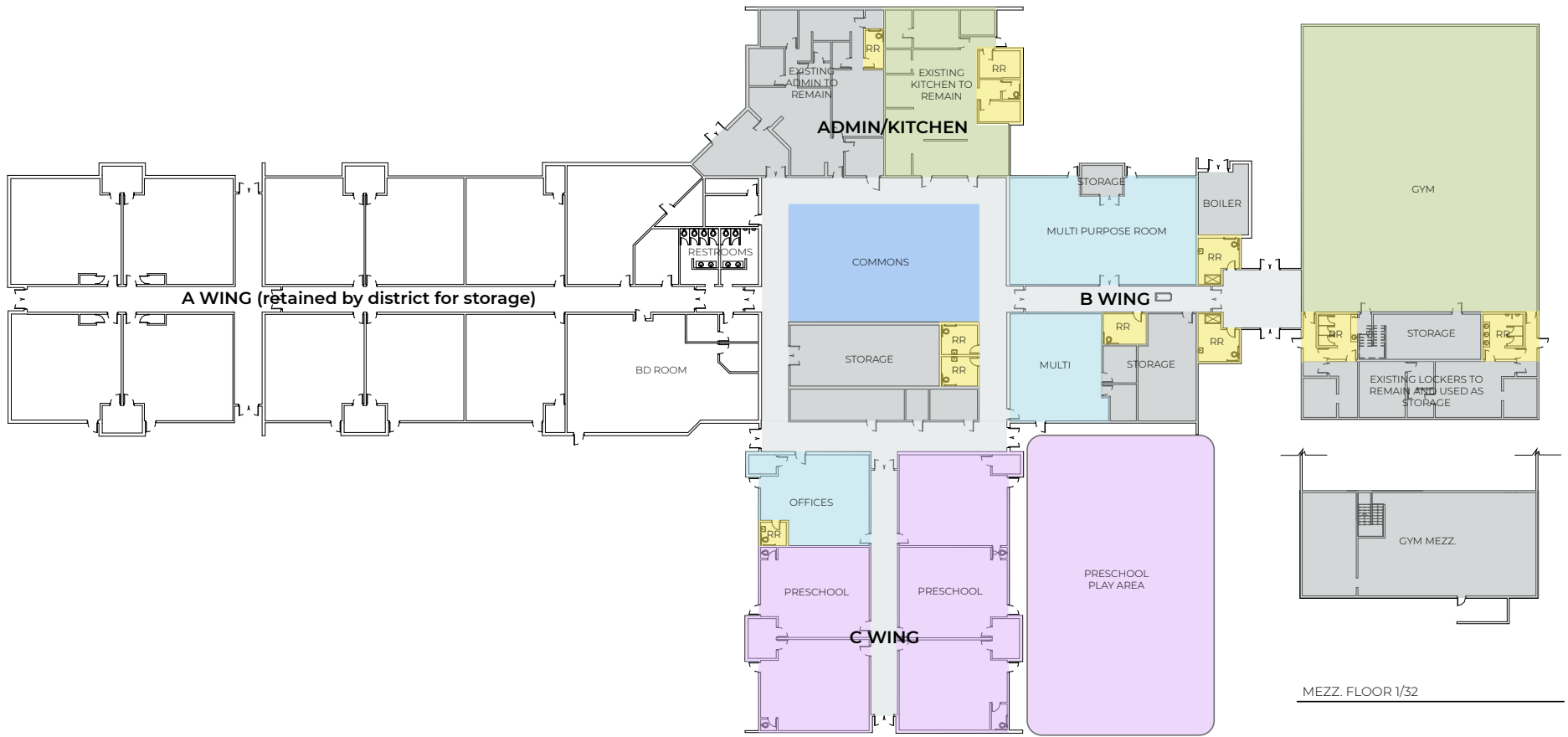
SISTERS PRD

Purposed Improvements

NEAR TERM BUILDING IMPROVEMENTS

The existing layout and organization of the school suits SPRD's programmatic needs very well. The school districts intends to maintain use of the A wing for storage. The B wing classrooms will be repurposed into two multipurpose rooms and storage to provide flexible recreation programming. The C wing will remain educational in use providing a home for SPRD's preschool programs and additional staff office space. The office / kitchen / commons will remain as currently programmed.

The facility has an adequate number of toilets for the initial move-in, but the existing toilet rooms do not comply with accessibility code standards. It is proposed to add two new single occupancy toilets (former stage area) and upgrade one existing to current accessibility standards. In 3-5 yrs, the toilets at the east end of B wing will be converted to single-occupancy toilet/changing rooms for use by patrons of the multipurpose rooms and the gym. The existing toilets and changing rooms contained within the gym will remain as is and identified for future improvements.



MEZZ. FLOOR 1/32

FIRST FLOOR 1/32

FAR TERM BUILDING AND SITE IMPROVEMENTS

Long-term growth of program uses can be accommodated by expansion into the A wing and potential building expansion to the east. These would require the school district to discontinue use of these areas and additional parking would be required. To create added parking on the west portion of the site, the western most portion of A wing (4 classrooms) could be removed and replaced with parking. On the east portion of the site, a new parking area could be part of a building expansion, if school district added parcel to leased property.



Code Summary

Code Summary

The building code allows an owner to move-in and occupy a building with minimal modification if the new owner will be using the existing spaces in their original unaltered configuration / layout. The proposed near-term usage is in compliance with this code provision, minimizing the required upgrades to the existing facility.

There is a change of use from educational occupancy to a multi-use occupancy which will affect the total occupancy of the building (see classification below). This calculated occupancy change is used to establish requirements for egress, toilet rooms, and parking. The existing building egress systems (doors and hallways) and site parking are in compliance with current code requirements and can remain as is (see Parking Requirements). The existing building has adequate number of toilet to comply with current code requirements. (see Toilet Room Requirements). Toilet room accessibility improvements are not required at all existing toilet rooms, only the newly created toilet rooms or existing toilets proposed to be altered.

Building Occupancy Classification

The existing building is classified as an E Occupancy (education). The proposed use will be multiuse with classifications of E (education), A (assembly), and B (business).

Accessibility Requirements

Accessibility requirements must be applied to areas of the building that will undergo improvements but are not required to spaces that will be used as is. This will apply to the new toilet rooms at the current stage location and the single occupancy toilet/changing rooms at the east end of the B wing.

Toilet Room Requirements

The existing building has adequate number of toilets (19) to comply with current code requirements, but they do not comply with accessibility requirements. It is proposed to add two new single occupancy toilets that can also be used as changing rooms.

Parking Requirements

Parking requirements are also established based on space use and occupancy. The proposed SPRD space use will require 54 parking spaces and the storage space retained by the school district will require an additional 13, for a total of 67 spaces. The site currently contains 75 parking spaces, which includes public parking, ADA parking, and parking spaces in the maintenance yard retained by the school district.

PARKING ANALYSIS



TOILET ANALYSIS



SISTERS PRD

Improvement Costs

IMPROVEMENT COSTS - INITIAL MOVE-IN

Program Area Renovation	Area	Reno Level	Cost Range / SF	Const. Cost Range
Area 1 - New Toilet Rooms	800 sf	Demo / Abatement	\$20 - \$25	\$16,000 - \$20,000
Convert stage area into two new single occupancy toilet rooms and a storage room.	150 sf	Toilet - Heavy Reno	\$300 - \$350	\$45,000 - \$52,500
	650 sf	Storage - Light Reno	\$50 - \$65	\$32,500 - \$42,250
				\$93,500 - \$114,750
Area 2 - Multipurpose Room	1500 sf	Demo / Abatement	\$8 - \$10	\$12,000 - \$15,000
Convert 2 classrooms into a multipurpose room. Scope includes the removal of wall and new floor, wall and ceiling finishes		Light Reno	\$50 - \$65	\$75,000 - \$97,500
				\$87,000 - \$112,500
Area 3 - Multipurpose Room	800 sf	Demo / Abatement	\$10 - \$15	\$8,000 - \$12,000
Convert band room into a multipurpose room. Scope includes the removal of band floor platforms with new floor, wall and ceiling finishes		Light Reno	\$50 - \$65	\$40,000 - \$52,000
				\$48,000 - \$64,000
Area 4 - Toilet Room				\$2,000 - \$2,000
Move door from storage room to hall				\$230,500 - \$293,250
				\$230,500 - \$293,250
Estimating Contingency (20%)				\$46,100 - \$58,650
Escalation (1 yrs @ 5% / yr)				\$13,830 - \$17,595
TOTAL CONST COST				\$290,430 - \$369,495
Soft Cost (25%)				\$72,608 - \$92,374
TOTAL PROJECT COST				\$363,038 - \$461,869

SITE DEVELOPMENT COSTS

Playground Equipment Allowance \$50,000 - \$100,000

ADDITIONAL MOVE-IN COSTS

Signage installation
 Misc painting
 Cabinet removal
 Furnishings
 Moving costs

IMPROVEMENTS - INITIAL MOVE-IN



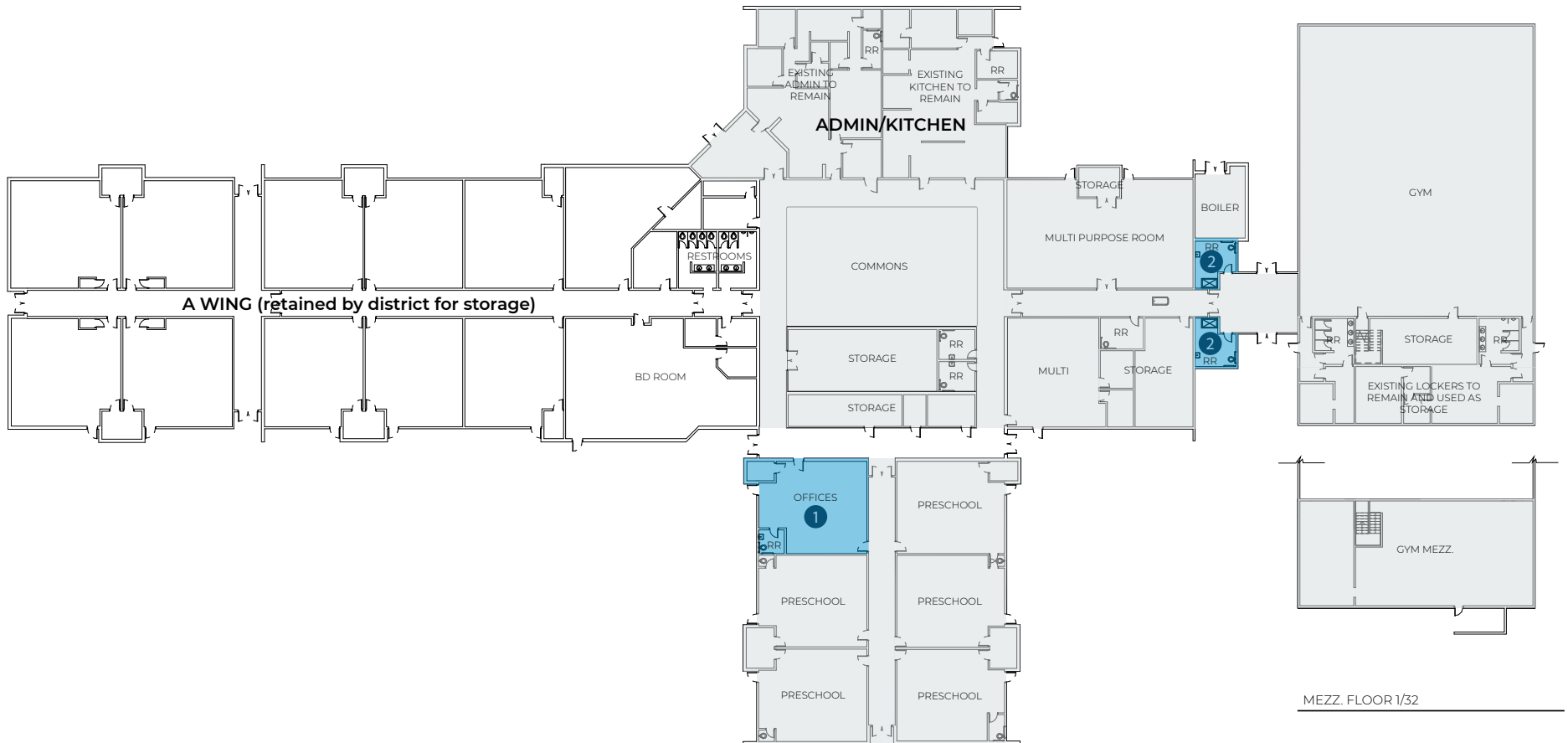
FIRST FLOOR 1/32

MEZZ. FLOOR 1/32

IMPROVEMENT COSTS - 3 - 5 YEARS

Program Area Renovation	Area	Reno Level	Cost Range / SF		Const. Cost	
Area 1 - Office / Storage / Toilet	800 sf	Demo / Abatement	10 -	\$15	\$8,000 -	\$12,000
Convert classroom into office, storage room and a staff toilet		Medium Reno	125 -	\$150	\$100,000 -	\$120,000
					\$108,000 -	\$132,000
Area 2 - Toilet / Shower Rooms	200 sf	Demo / Abatement	20 -	\$25	\$4,000 -	\$5,000
Convert 2 toilet room into single occupancy toilet / shower rooms with new wall, floor and ceiling finished.		Heavy Reno	300 -	\$350	\$60,000 -	\$70,000
					\$64,000 -	\$75,000
					\$172,000 -	\$207,000
					Estimating Contingency (20%)	\$34,400 - \$41,400
					Escalation (3 yrs @ 5% / yr)	\$30,960 - \$37,260
					TOTAL CONST COST	\$237,360 - \$285,660
					Soft Cost (25%)	\$59,340 - \$71,415
					TOTAL PROJECT COST	\$296,700 - \$357,075

IMPROVEMENTS - 3 - 5 YEARS



FIRST FLOOR 1/32

SISTERS PRD

Next Steps

Sisters PRD Report Narratives - Next Steps

To prepare for the initial move-in, the following activities will be required to deliver the facility for use:

Hire an Architect	1 Month
Develop Preliminary Bid / Permit Documents	2 - 3 Month
Conduct a Permit Pre-Application Conference with Deschutes County	
Finalize Bid / Permit Documents	1 - 2 Month
Bid and Permit Project	1 - 2 Month
Construction	4 - 6 Month
Move-in	1 Month

