

Riverview West Side Elementary

160 Isabel Avenue East

Project Summary:

At the center of Hispanic culture in St. Paul is Riverview Elementary - and it's truly the center of the West Side community. Our newly renovated location offers large windows bringing in the natural light with full upgrades to state-of-the-art technology. Our two-way Spanish-English immersion program prepares both native English and native Spanish speakers to be proficient in both languages. By the end of grade 5, our goal is for students to read, write, listen and speak in English and Spanish, preparing them for a bright future.

It was originally constructed in 1923 at 77,181 square feet. A small addition was completed in 1997. It is now 77,745 square feet.

A key priority at Riverview West Elementary is to address the acoustic issues throughout the school. Noise impacts a variety of spaces from the lunchroom, gym and corridors through to the classrooms and de-escalation room. This proposal addresses this through a combination of acoustical panels, installing carpet where appropriate, and microphones for students and teachers in the classrooms.

Fluorescent lighting is another key issue impacting the students learning -particularly those students with learning difficulties. While some rooms have been retrofitted with filters not all have been. In the short term, the remaining rooms will be updated with filters and an alternative long term solution is to fit LED lighting.

The stairwells are to be remodeled to look more inviting. The proposal is to install clear fire-rated glass in the stairwells, replace the hand rails, refinish the treads and repaint the risers and walls.

Additional considerations include replacing the flooring in the gym, re-finishing the de-escalation room, new stage curtains, and office improvements addressing the HVAC, millwork and monitor placement. Green space priorities are to install new bike racks, replace dead plants with a more sustainable landscape and to fix the exterior electronic signage.

Issues Identified By School Community In 2015

1. Acoustics (Noisy throughout the school - install acoustical panels, carpet where appropriate, and add cork in the corridors)
2. Green Space (Replace dead plants with a sustainable landscape, increase bike racks, replace electronic signage)
3. Lighting (Fluorescent lighting is negatively impacting students learning)
4. Floor in gym (Replace flooring in gym)
5. Remodel stairwells to be more inviting (Stairwells are uninviting and handrails are not code compliant)
6. Finishes in de-escalation room (Carpeting and vinyl is detaching)
7. Office area (HVAC, unusable monitor placement, impermanent furniture)
8. Playground (Out-dated equipment, designed for small children)
9. Stage curtain (Front curtain needed)

General Notes:

Existing utilization shown is for School Year 2014-2015

The Conceptual Utilization Plans are exploratory rather than actual construction plans and represent the design at one moment in time, which will change as the design and funding process progress.

The Conceptual Plans are included as a way to organize scopes of work into logical, efficient and meaningful projects. There is no prioritization implied in a work scope title (e.g. "Work Scope A" is not necessarily the most critical work to be done).

The plans in this document are not comprehensive of the entire building's needs as maintenance and replacement of existing building systems such as roofs and mechanical systems are omitted to maintain graphic clarity of the overall vision generated during the Facilities Master Plan Process.

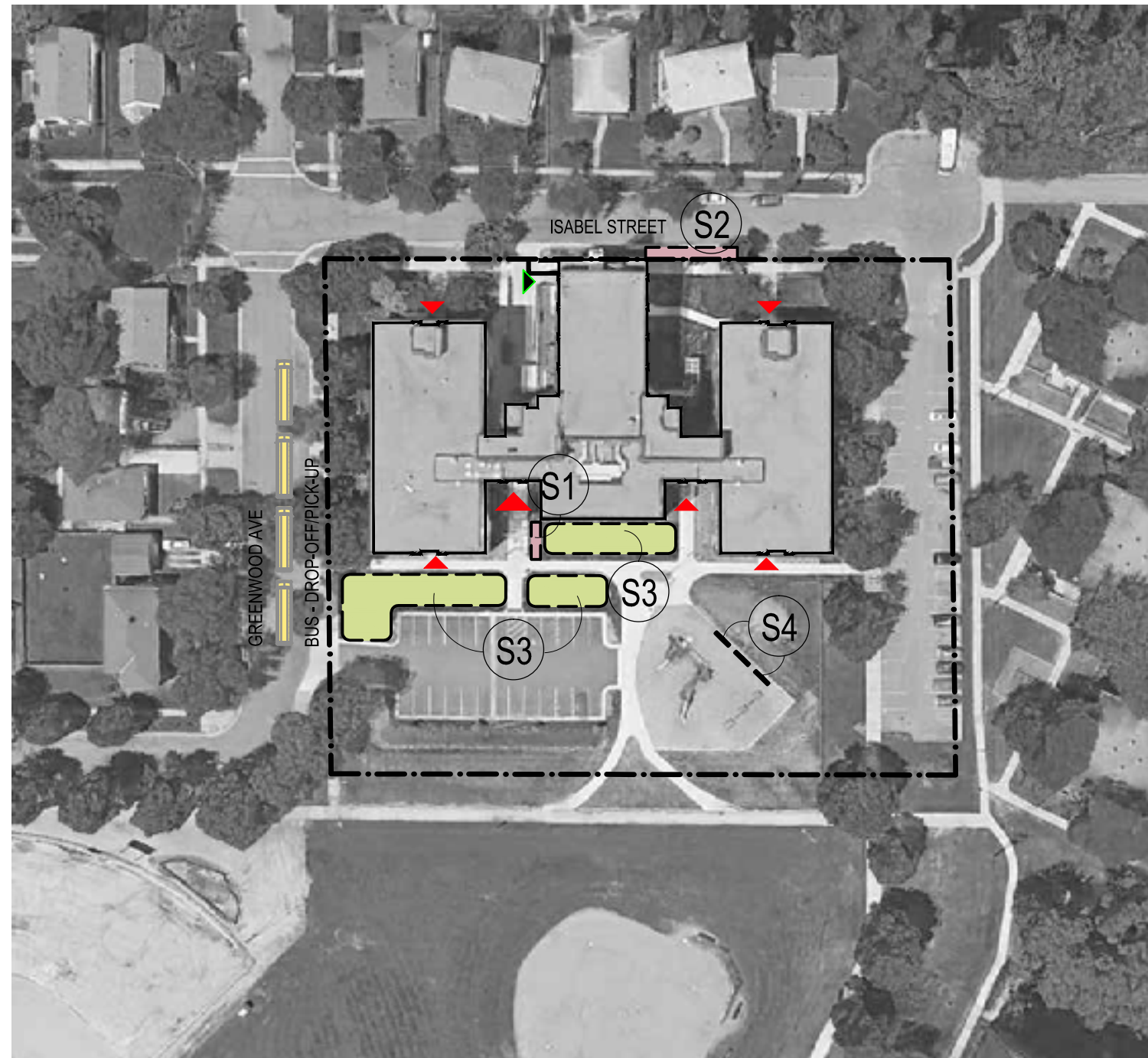
Formal zoning reviews have not been undertaken for the proposed work shown in these plans. A review with zoning and building code authorities will occur once the funding is secured.



Grade Levels:	PreK-5
SY 2014/15 Enrollment:	336
Design Enrollment:	569

Riverview West Side Elementary

Site Concept

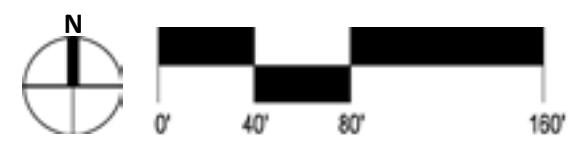


Legend:

S1.	Bike Racks - New	(20 LF)
S2.	Hardscape - Parent drop-off	(325 SF)
S3.	Landscape - Replace with sustainable plants	(3,836 SF)
S4.	Park Benches - New	

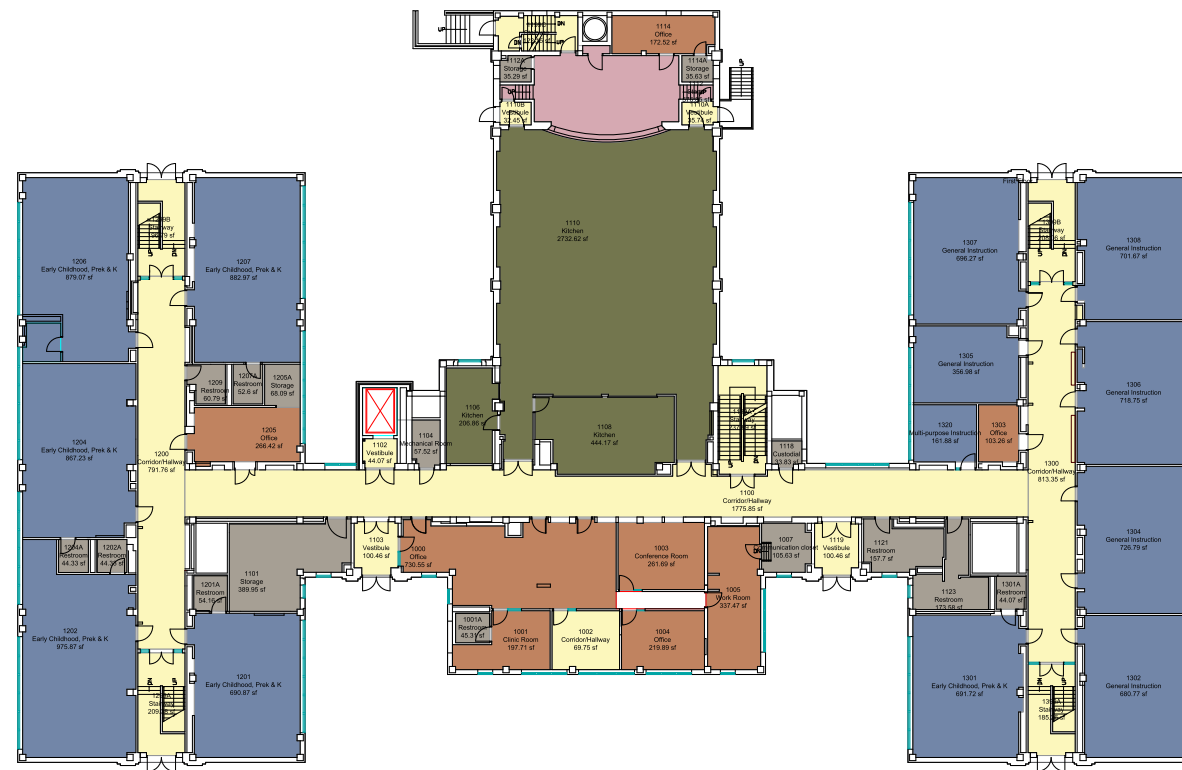
- Property Line
- ▲ Main Entry
- ▲ Secondary Entry
- ▲ Service Entry

- New Landscape and Playground
- Parking and Hardscape
- New Building Construction



Riverview West Side Elementary

Existing Utilization

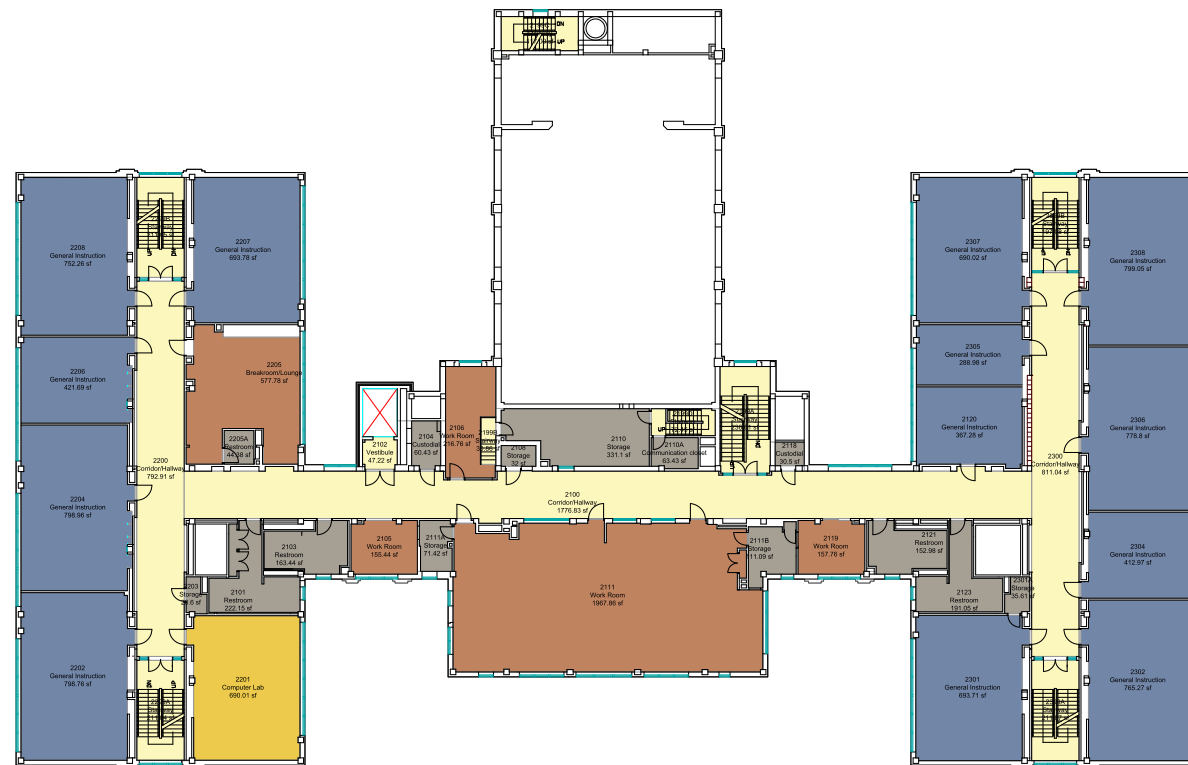


- General Learning
- Science
- Performing Arts
- Career & Tech Education
- Media Center
- Dining
- Athletics
- Circulation
- Facilities Support
- Administration
- Art

FIRST FLOOR

Riverview West Side Elementary

Existing Utilization



- General Learning
- Science
- Performing Arts
- Career & Tech Education
- Media Center
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- Art

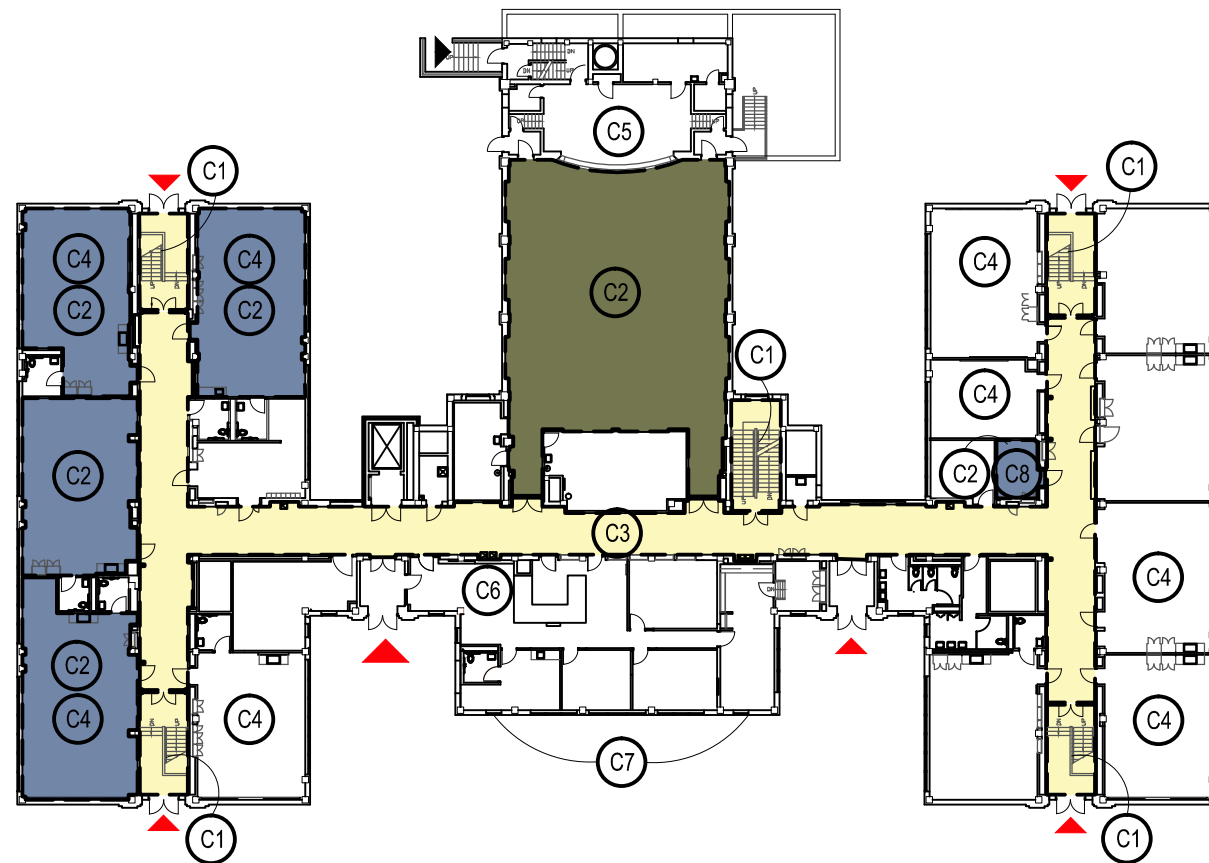
SECOND FLOOR

Riverview West Side Elementary












Conceptual Utilization Plan







Legend:

C1.	Stairwell - Remodel	(1,052 SF)
C2.	Acoustics - Panels	(6,346 SF)
C3.	Acoustics - Corridor	(3,418 SF)
C4.	Lighting - Add Filters	
C5.	Stage Curtain - New	
C6.	Front Desk - New	
C7.	Shades - Replace	
C8.	De-escalation room - Remodel	(108 SF)
C9.	Gym - Replace flooring	



FIRST FLOOR

	General Learning
	Science
	Performing Arts
	Career & Tech Education
	Media Center
	Dining
	Athletics
	Circulation
	Facilities Support
	Administration
	Art

	Demolition / Removal
	New / Existing
	Property Line
	Main Entry
	Secondary Entry
	Service Entry

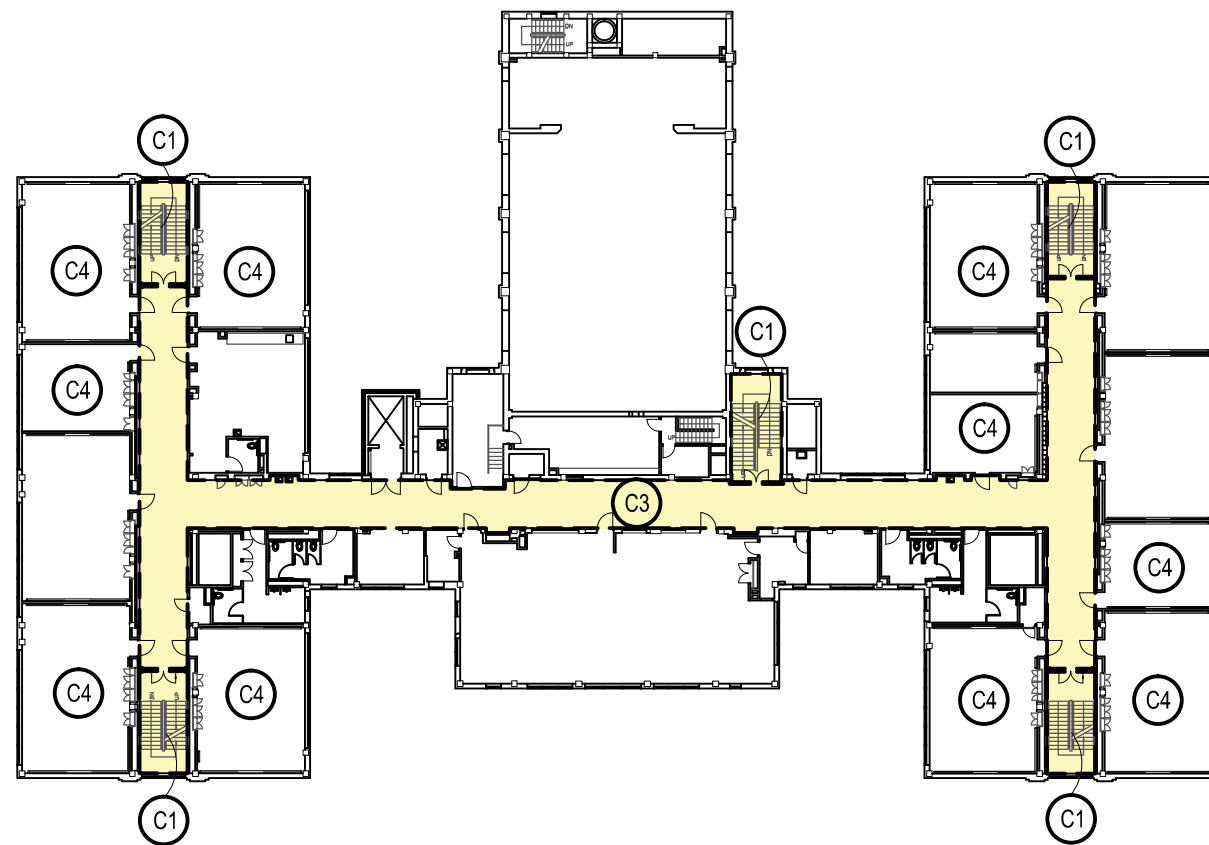


Riverview West Side Elementary












Conceptual Utilization Plan







Legend:

- C1. Stairwell - Remodel (1,072 SF)
- C2. Acoustics - Panels
- C3. Acoustics - Corridor (3,397 SF)
- C4. Lighting - Add Filters
- C5. Stage Curtain - New
- C6. Front Desk - New
- C7. Shades - Replace
- C8. De-escalation room - Remodel
- C9. Gym - Replace flooring



SECOND FLOOR

	General Learning
	Science
	Performing Arts
	Career & Tech Education
	Media Center
	Dining
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	Circulation
	Facilities Support
	Administration
	Art

	Demolition / Removal
	New / Existing
	Property Line
	Main Entry
	Secondary Entry
	Service Entry

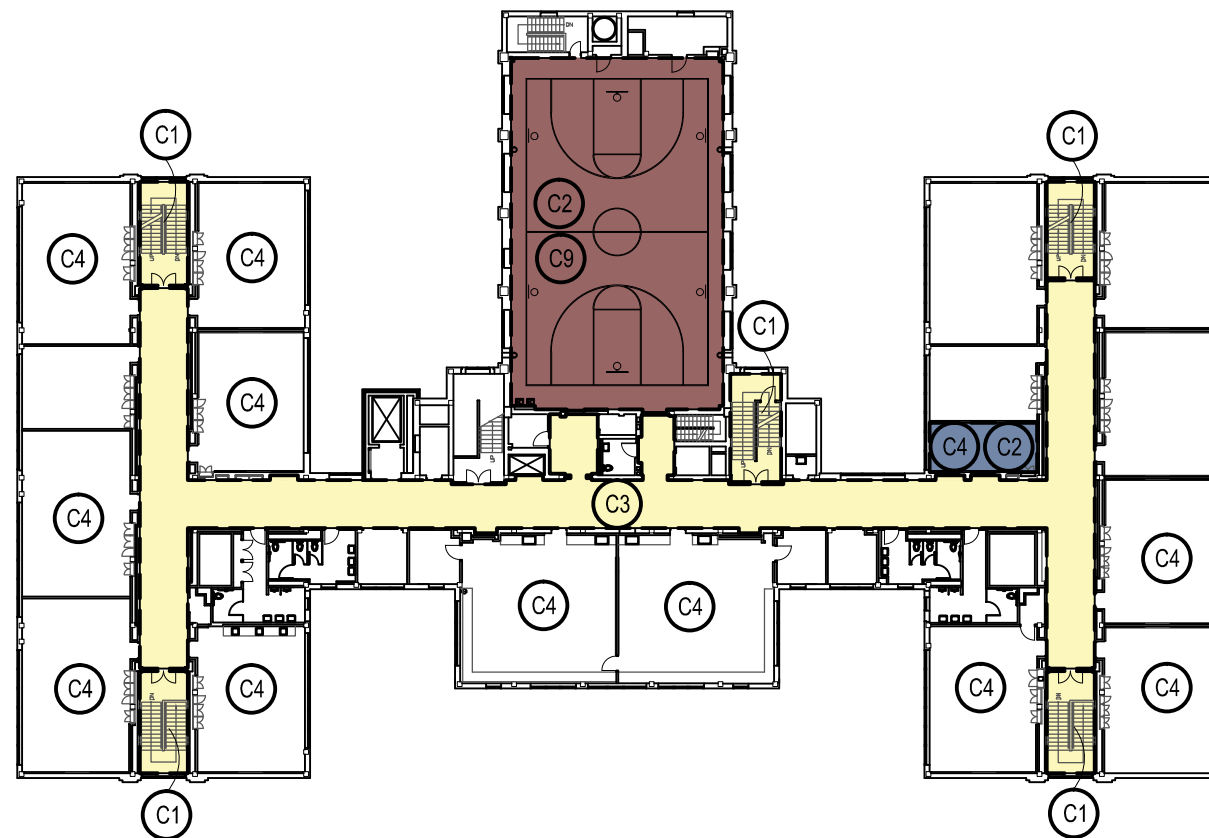


Riverview West Side Elementary












Conceptual Utilization Plan







Legend:

C1.	Stairwell - Remodel	(1,072 SF)
C2.	Acoustics - Panels	(3,464 SF)
C3.	Acoustics - Corridor	(3,628 SF)
C4.	Lighting - Add Filters	
C5.	Stage Curtain - New	
C6.	Front Desk - New	
C7.	Shades - Replace	
C8.	De-escalation room - Remodel	
C9.	Gym - Replace flooring	(3,233 SF)



THIRD FLOOR

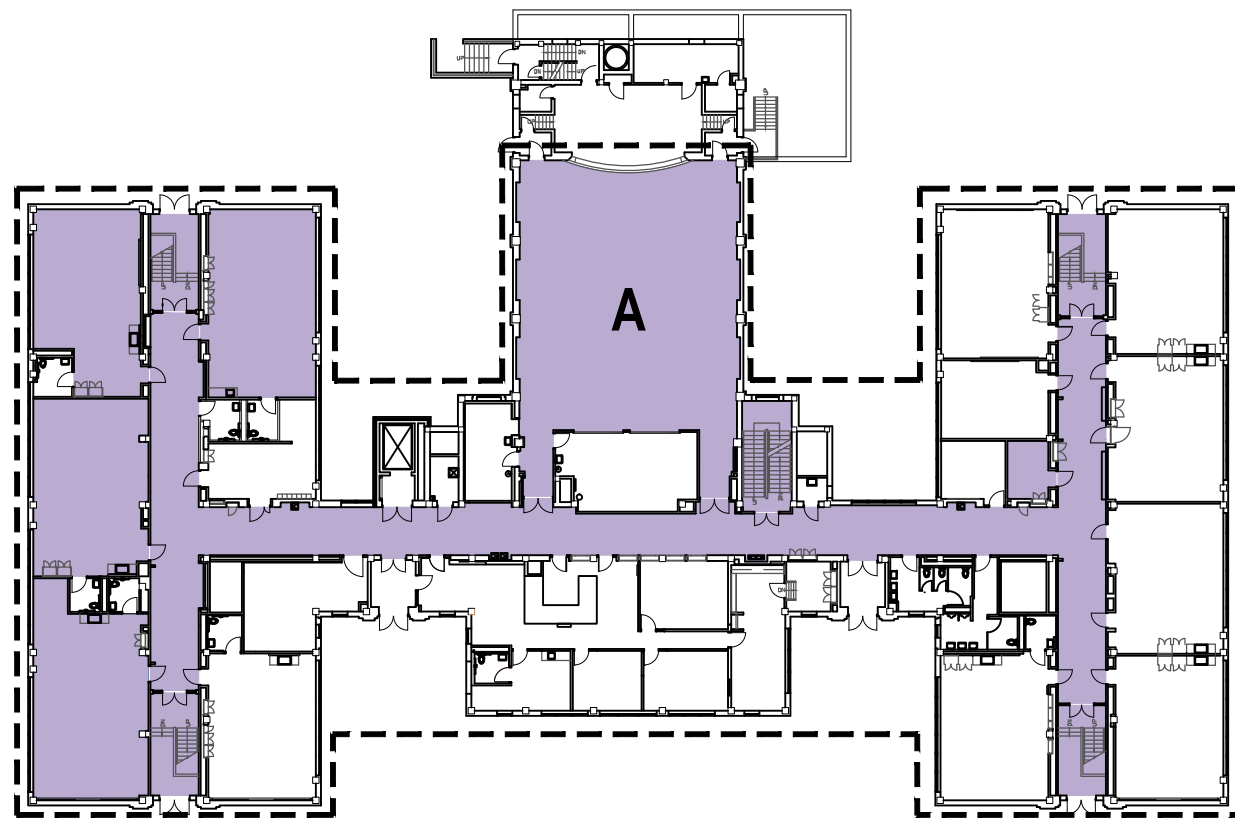
	General Learning
	Science
	Performing Arts
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	Art

	Demolition / Removal
	New / Existing
	Property Line
	Main Entry
	Secondary Entry
	Service Entry



Riverview West Side Elementary

Conceptual Construction Plan











FIRST FLOOR



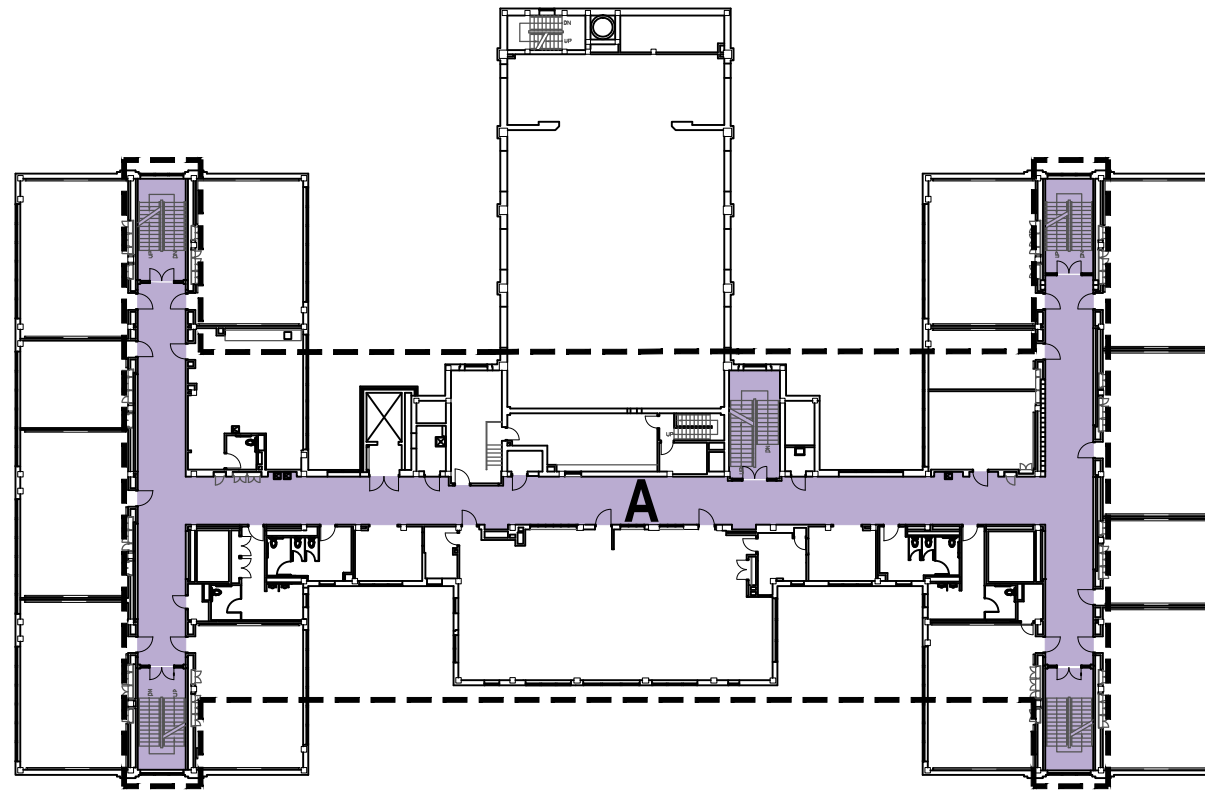
Scope Package	New Construction	Heavy Remodel	Medium Remodel	Light Remodel	Finishes Only
A					10,816 SF
TOTAL					10,816 SF

Line Items	Unit	Lump Sum
Stage Curtain		31 LF
Front Desk		27 LF
Shades		37 LF
Lighting - Filter		
Lighting Alternative - LED		

-  Demolition / Removal
-  New / Existing
-  New Construction
-  Heavy Remodel
-  Medium Remodel
-  Light Remodel
-  Finishes Only
-  No Work

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Conceptual Construction Plan











SECOND FLOOR



Scope Package	New Construction	Heavy Remodel	Medium Remodel	Light Remodel	Finishes Only
A					4,470 SF
TOTAL					4,470 SF

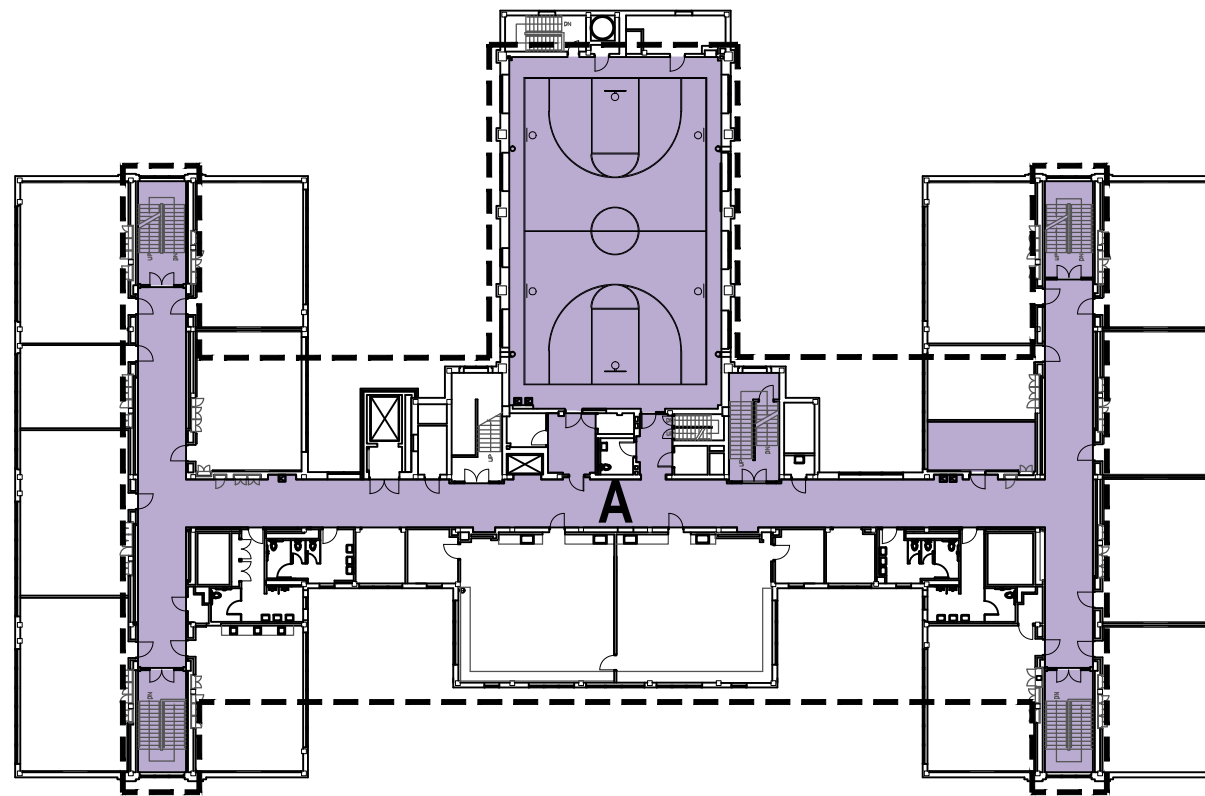
Line Items	Unit	Lump Sum
Stage Curtain		
Front Desk		
Shades		
Lighting - Filter		
Lighting Alternative - LED		

-  Demolition / Removal
-  New / Existing
-  New Construction
-  Heavy Remodel
-  Medium Remodel
-  Light Remodel
-  Finishes Only
-  No Work

* Alternative approach for the lighting treatment in lieu of filters

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Conceptual Construction Plan











THIRD FLOOR



Scope Package	New Construction	Heavy Remodel	Medium Remodel	Light Remodel	Finishes Only
A					8,164 SF
TOTAL					8,164 SF

Line Items	Unit	Lump Sum
Stage Curtain		
Front Desk		
Shades		
Lighting - Filter		
Lighting Alternative - LED		

-  Demolition / Removal
-  New / Existing
-  New Construction
-  Heavy Remodel
-  Medium Remodel
-  Light Remodel
-  Finishes Only
-  No Work