(715)378-2263 - www.solonk12.net
SCHOOL DISTRICT OF SOLON SPRINGS
8993 E Baldwin Avenue - Solon Springs, WI 54873

Request for Proposals (RFP)

Building Study of the Solon Springs School

The School District of Solon Springs is requesting proposals for a potential capital referendum project to encompass the renovation of our current facilities and the addition of daycare facilities, workout space, and a couple classrooms. Listed below are the goals, dates, and contact information.

Project Goals:

The goals for the building study are assessing building performance, identifying necessary improvements, or developing maintenance upgrade plans for potential building expansion and renovation.

Important Dates:

Proposal submission deadline: June 27, 2025 at 4:00 pm
Potential interviews: July 7, 2025 at 4:00 pm
Anticipated start of the study: July 22, 2025

Contact Information:

Peter Hopke, Superintendent
Email: phopke@solonk12.net
Phone: 715-378-2263 x220
Mark Dahlberg, Facilities Manager
Email: mdahlberg@solonk12.net
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Project Overview:

I. Structural Integrity and Safety:

- Objective 1: Evaluate the current structural condition of both the original 1967 structure and the 1993 addition to identify any signs of deterioration, distress, or potential safety hazards. This includes assessing foundations, load-bearing walls, columns, beams, and the roof systems of both sections.
- Objective 2: Determine the structural adequacy of both sections to meet current building codes and anticipated future loads, considering the original design standards and any modifications made over time.
- Objective 3: Identify any structural discrepancies or areas of concern at the interface between the original 1968 structure and the 1993 addition, assessing the integrity of the connection and its long-term performance.
- Objective 4: Assess the building's resistance to natural hazards relevant to Solon Springs, Wisconsin, such as wind, snow loads, etc., for both the original and added sections.

II. Building Envelope Performance:

- Objective 5: Evaluate the performance of the building envelope (walls, roof, windows, doors) of both the original and added sections in terms of thermal efficiency, air infiltration, and moisture management.
- Objective 6: Identify areas of potential energy loss through the building envelope, such as thermal bridging, inadequate insulation, or air leaks in both the 1968 and 1993 portions.
- Objective 7: Assess the condition and remaining lifespan of the roofing systems for both the original and added sections, identifying any existing leaks or areas prone to future water intrusion.
- Objective 8: Evaluate the performance and condition of windows and doors in both sections, considering their energy efficiency, operability, and security.

III. Building Systems and MEP (Mechanical, Electrical, Plumbing):

- Objective 9: Document the existing mechanical (HVAC), electrical, and plumbing systems in both the original and added sections, including their age, condition, capacity, and energy efficiency.
- Objective 10: Assess the functionality and safety of the electrical systems in both sections, identifying any outdated wiring, insufficient capacity, or potential electrical hazards.
- Objective 11: Evaluate the efficiency and performance of the heating, ventilation, and air conditioning (HVAC) systems in both the original and added sections, identifying opportunities for improvement and code compliance.
- Objective 12: Assess the condition and functionality of the plumbing systems in both sections, identifying any leaks, corrosion, or outdated fixtures.

IV. Code Compliance and Regulatory Requirements:

- Objective 13: Review the original building codes applicable to the 1968 structure and the codes applicable to the 1993 addition, and compare them to current building codes and accessibility standards relevant in Solon Springs, Wisconsin.
- Objective 14: Identify any areas where the existing building does not meet current code requirements, considering both the original and added sections.
- Objective 15: Assess the building's compliance with current fire safety regulations, including fire separation, egress routes, and fire suppression systems (if applicable) in both sections.

V. Accessibility:

- Objective 16: Evaluate the accessibility of the building for individuals with disabilities, considering both the original 1968 structure and the 1993 addition, and identify any barriers to access.
- Objective 17: Assess compliance with current ADA (Americans with Disabilities Act) standards and local accessibility regulations for both sections of the building.

VI. Materials and Hazardous Materials:

- Objective 18: Identify the primary construction materials used in both the original 1968 structure and the 1993 addition.
- Objective 19: Conduct a preliminary assessment for the presence of hazardous materials, such as asbestos-containing materials (ACM) or lead-based paint, in both the original and added sections.

VII. Future Use and Potential Improvements:

- Objective 20: Evaluate the suitability of the existing building (both sections) for its current use and identify any limitations or challenges related to its age and design.
- Objective 21: Explore potential options for renovation, modernization, or adaptive reuse of the building, considering the integration of the original and added sections.
- Objective 22: Identify potential energy efficiency upgrades and sustainable design strategies that could be implemented in both the original and added sections.

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Project Scope & Requirements:

1. **Scope of Work:**

   Conduct site survey to provide building assessments, data analysis, report preparation, and recommendations for the School District of Solon Springs Board.

2. **Deliverables:**

   Detailed Condition Assessment Report: This is a core deliverable. It dives deep into the condition of various building systems and components, such as the structural framework, exterior envelope (roof, walls, windows), mechanical systems (HVAC, plumbing, electrical), and interior finishes. This report typically includes:

   - **Narrative descriptions** of observed conditions.
   - **Photographic documentation** of defects and areas of concern.
   - **Identification of deficiencies** and their potential causes.
   - **Prioritization of repairs or replacements** based on urgency and impact.
   - **Rough cost estimates** for addressing identified issues.

   Code Compliance Report: This report assesses the building's adherence to relevant building codes, zoning regulations, and accessibility standards (like ADA in the US). It identifies any violations and recommends actions to achieve compliance.

   Energy Audit Report: If energy efficiency is a focus of the study, this report analyzes the building's energy consumption patterns, identifies areas of energy loss, and recommends energy-saving measures. It might include projected energy savings and payback periods for proposed upgrades.

Environmental Assessment Report: Depending on the building's history and potential environmental concerns (like asbestos, lead paint, or mold), this report presents the findings of environmental testing and recommends remediation strategies if necessary.

Structural Analysis Report: For studies focusing on the building's structural integrity, this report details the findings of structural inspections, load calculations, and analyses. It identifies any structural deficiencies and recommends necessary repairs or reinforcements.

MEP (Mechanical, Electrical, Plumbing) Systems Report: This report focuses specifically on the condition and performance of the building's mechanical, electrical, and plumbing systems. It assesses their functionality, efficiency, and lifespan, and recommends upgrades or replacements as needed.

Accessibility Audit Report: This report specifically evaluates the building's accessibility for people with disabilities, identifying barriers and recommending solutions to improve accessibility in accordance with relevant standards.

Capital Improvement Plan (CIP) Report: This report takes the findings of the various assessments and synthesizes them into a long-term plan for capital improvements. It typically includes prioritized projects, estimated costs, and a proposed timeline for implementation.

3. Evaluation Criteria:

- **Selection Criteria:** The Board will evaluate proposals for future projects using the following criteria:
    - Consultant's experience
    - Consultant qualifications
    - Consultant communication skills
    - Projected study cost and scope
- **Interview Process:** Selected consultants will be invited for interviews, and discussion of the building study.

4. Terms and Conditions:

- **Contractual Agreement:** The School District of Solon Springs and the Consultant will establish contract terms, including payment terms, confidentiality, and intellectual property rights upon approval of the proposal.
- **Insurance Requirements:** The consultant is required to maintain insurance self and employees during the scope of the project. The District takes no insurance responsibility for consultant injuries during the scope of the project.