



CEDAR FALLS COMMUNITY SCHOOL DISTRICT

HIGH SCHOOL PLANNING – EXISTING HIGH SCHOOL INFORMATION GATHERING

INVISION



NOVEMBER 12, 2018

OUR PROCESS



DISCOVERY

Learning the “why” behind a project is essential to understanding success.

- Key decision makers come together
- Hopes and Fears
- Review design standards
- Review and document existing conditions
- Review lessons learned
- Scope definition



STRATEGY

Learning the “what” behind a project merges form, function and stewardship.

- Research solutions
- Develop concepts and options
- Strategize approach
- Budget & schedule development
- Coordination with trades
- Material & finish selection



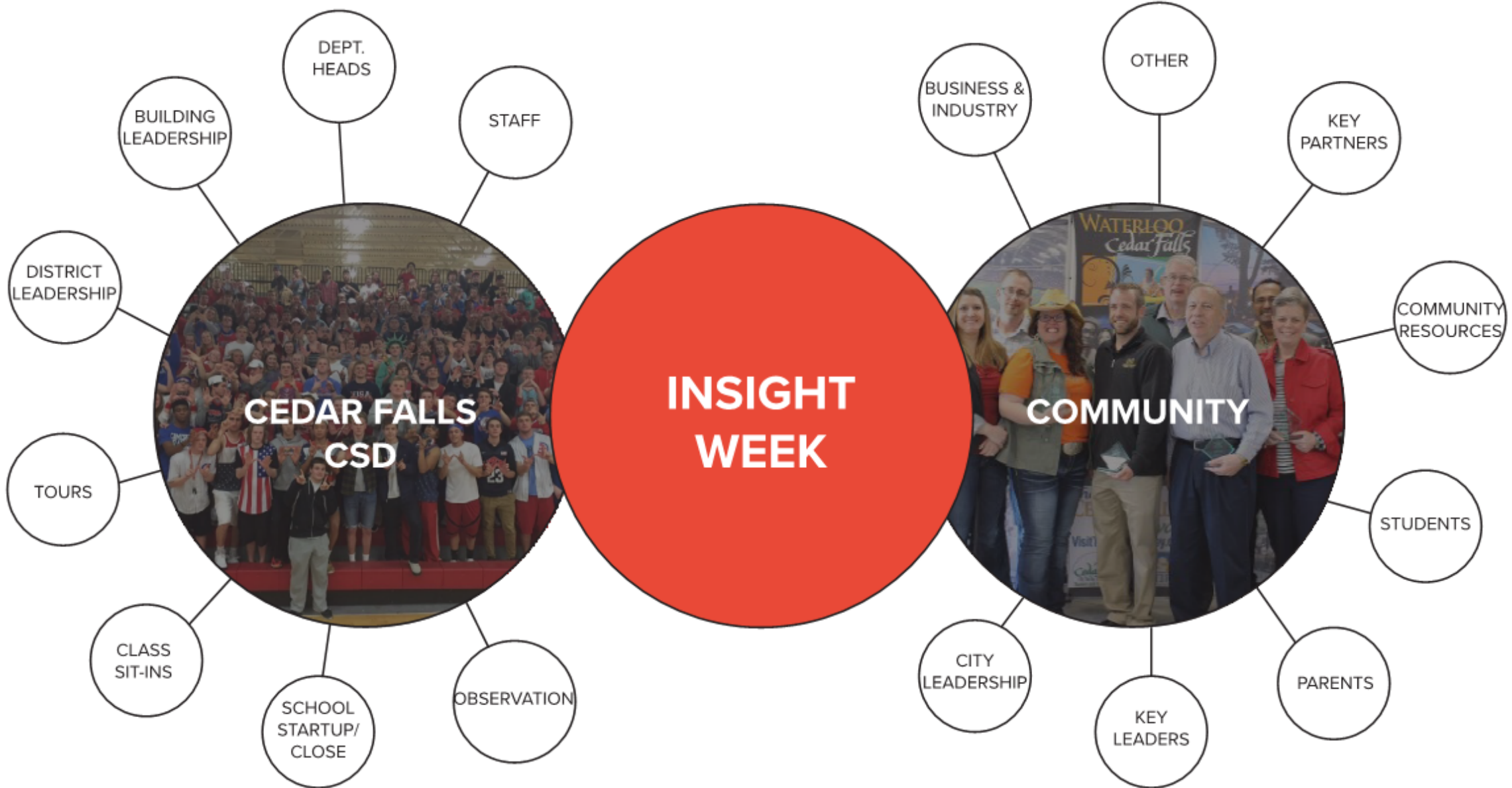
IMPLEMENTATION

Learning the “how” behind a project places strategy in motion and solutions come to life.

- Document development
- Consultant coordination
- Reviews and page turn
- Budget update
- Bidding and negotiating
- Preconstruction phase
- Construction administration

DISCOVERY

INSIGHT WEEK – BIG PICTURE



DISCOVERY

INSIGHT WEEK - DRIVERS



CONNECTEDNESS

*The future of learning manifests through a **greater degree of connectedness** among the elements and factors that create the conditions for learning.*

REPRESENTED BY RELATIONSHIPS WITH:

- University + Community College
- athletic + activities
- school clubs
- demographic groups
- academic disciplines
- digital resources
- the environment
- health and wellness



COMMUNITY + COLOCATION

*The future of learning is based in partnerships, shared resources and the **co-location of learning opportunities** that increase the dimensions of where learning occurs.*

THIS SUGGESTS THAT LEARNING:

- is independent of time, space + place
- extends into the community
- faces outward from the school
- invites in the community
- leverages natural collisions
- creates engaging opportunities
- delivers authentic opportunities
- continues through a lifetime



DIVERSITY

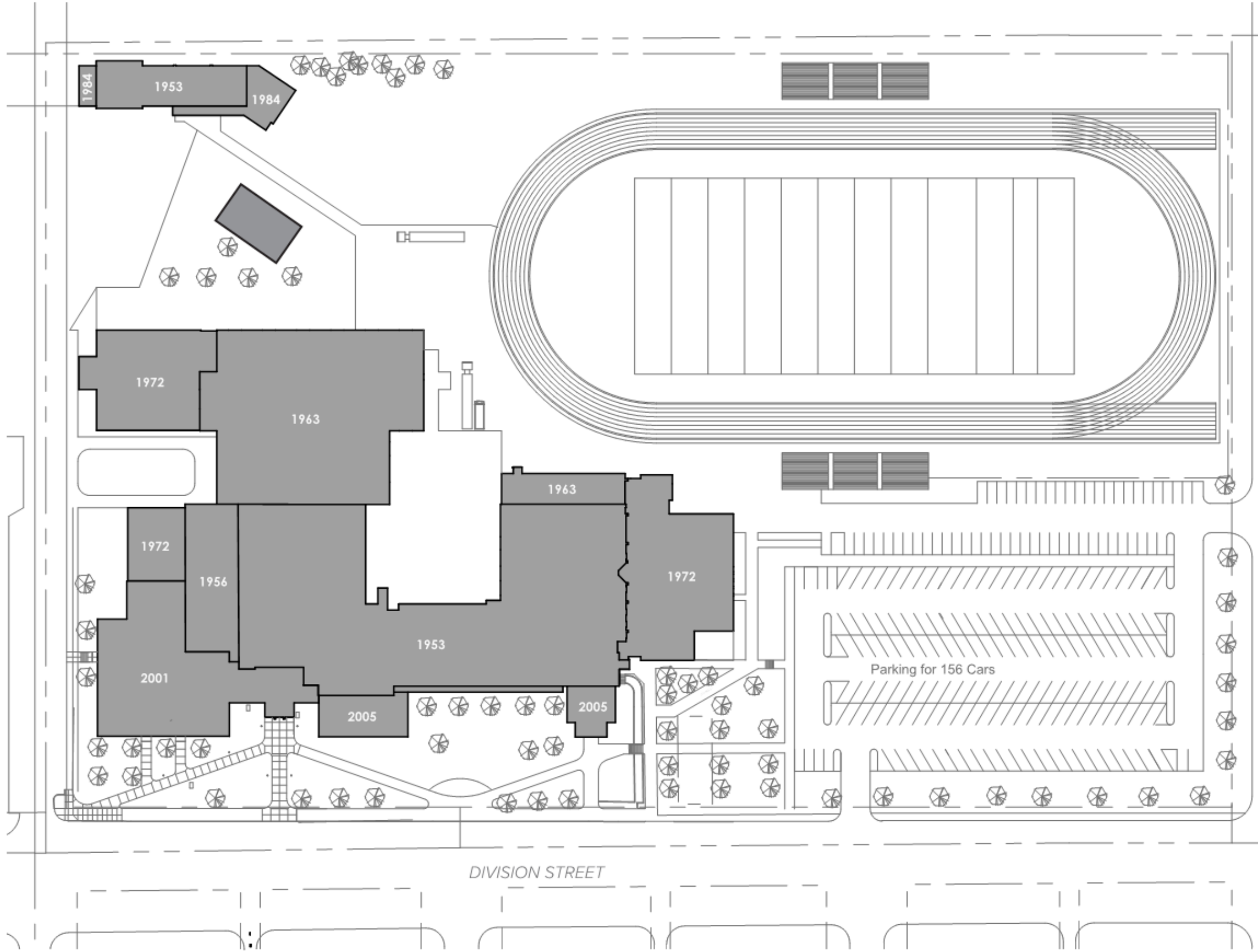
*The future of learning is based upon a **landscape of diverse and capable spaces** that encourage new interactions, pathways for learning, and an exploration of the possible.*

THIS MEANS THAT LEARNING SPACES:

- develop academic + social needs
- provide an invitation
- are nuanced for the community
- are varied, adaptable + accessible
- celebrate the work of students
- provide choice, comfort + flexibility
- connect educators and learners
- promote interdisciplinary learning

DISCOVERY

INFORMATION GATHERING – EXISTING CONDITIONS



AGE OF BUILDING - EXISTING CEDAR FALLS HIGH SCHOOL

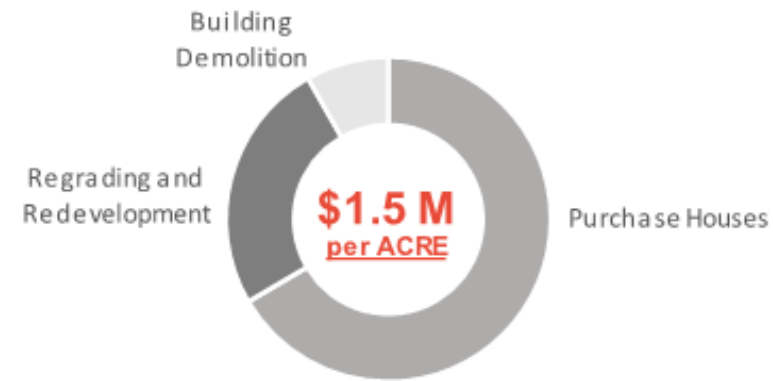
DISCOVERY

INFORMATION GATHERING – SITE CAPACITY

EXISTING % OF
PARKING ON-STREET



COSTS FOR ADJACENT LAND PURCHASE AND
REDEVELOPMENT AT EXISTING HS

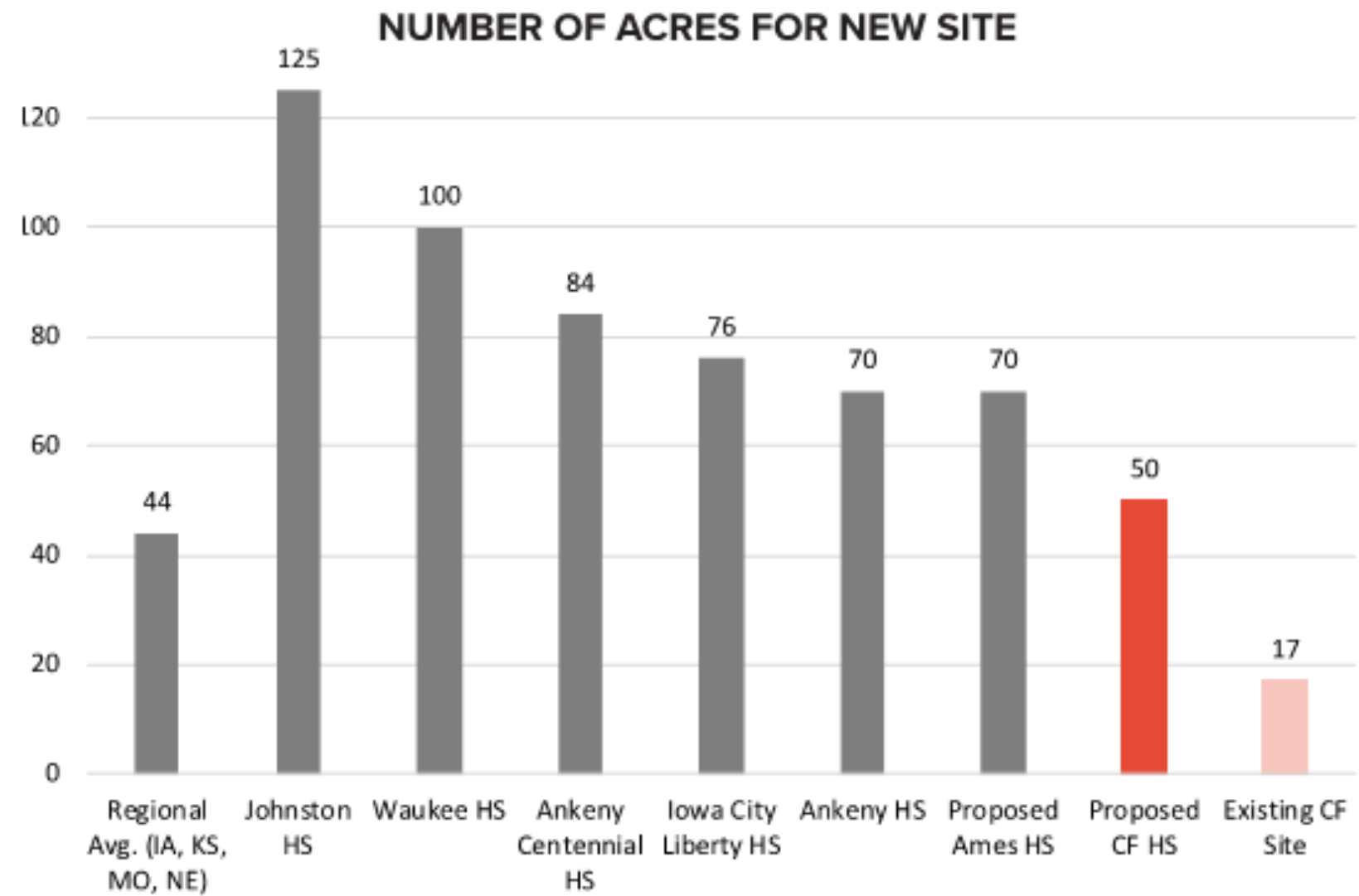


\$1.24M - Cost of 50 Acres West of UNI



DISCOVERY

INFORMATION GATHERING – BIG PICTURE



EXISTING HIGH SCHOOL AVG. AGE PER SF (YEARS)



NUMBER OF BUILDING ADDITIONS



DISCOVERY

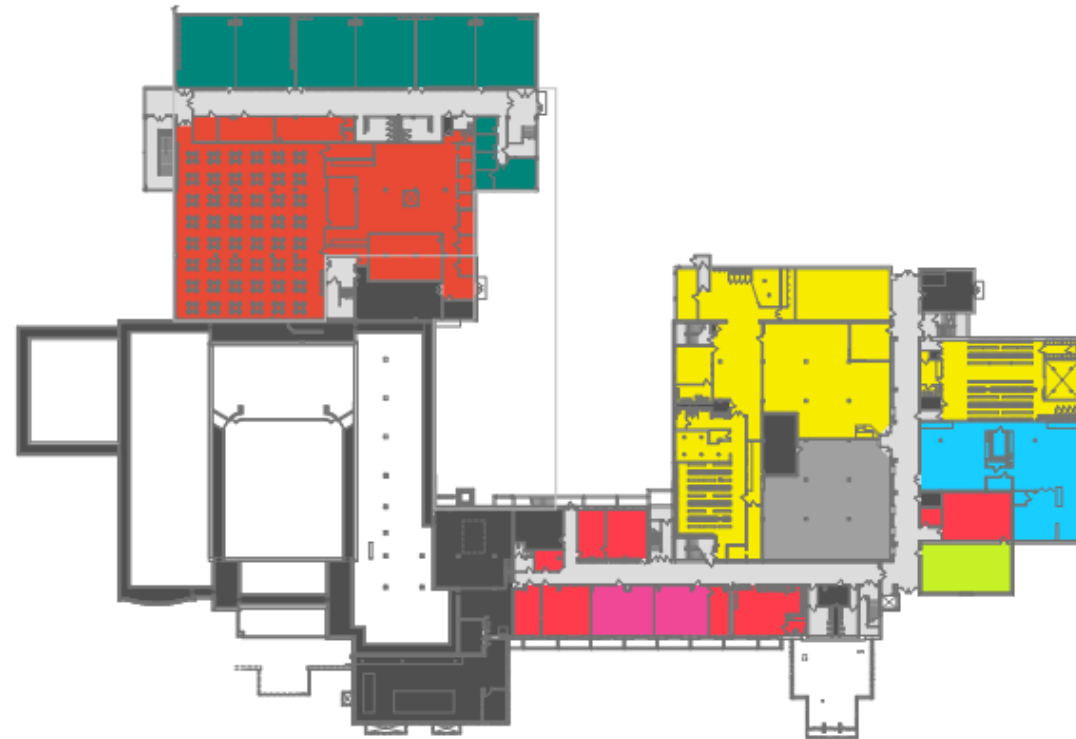
INFORMATION GATHERING - ORGANIZATION

EXISTING HIGH SCHOOL ANALYSIS

The existing high school has served the Cedar Falls community well over the last 65 years - it has been generally well-maintained. The facility is a typical 1950s midwestern high school; the building is organized departmentally, which is typical for this era of school.



FIRST FLOOR COLORED DEPARTMENTS



LOWER FLOOR COLORED DEPARTMENTS



SECOND FLOOR COLORED DEPARTMENTS

OF COLLEGE LEVEL COURSES OFFERED 1953 / TODAY



% OF SCHOOL USED FOR PROGRAMMING NONEXISTENT IN ORIGINAL BUILDING



DEPARTMENTS:

- CIRCULATION / PUBLIC SPACES
- CAREER TRAINING
- BUILDING SUPPORT
- GENERAL CLASSROOM
- SPECIAL NEEDS
- FOOD SERVICES
- AUDITORIUM
- ADMINISTRATION
- FAMILY & CONSUMER SCIENCE
- PHYSICAL EDUCATION
- SCIENCE
- FOREIGN LANGUAGE
- MATH
- MUSIC
- ART
- MEDIA
- BUSINESS
- ENGLISH
- HISTORY / SOCIAL STUDIES

DISCOVERY

INFORMATION GATHERING - CHANGES

Current enrollment = 1,250 students
 Projected enrollment 2025 = 1,400 students
 Gross area = 226,000 sf

Nearly 75% of the existing building is in need of moderate to major renovation.



LOWER FLOOR RENOVATION AREAS

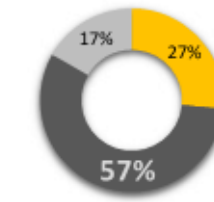


FIRST FLOOR RENOVATION AREAS



SECOND FLOOR RENOVATION AREAS

RENOVATION SINCE ORIGINAL CONSTRUCTION



■ major renovation ■ non renovated ■ minor renovation

ELECTRICAL USAGE INCREASE FROM 1953



% OF U.S. HOUSEHOLDS WITH AIR CONDITIONING



% OF CF HIGH SCHOOL WITH AIR CONDITIONING



DISCOVERY

INFORMATION GATHERING - WHAT'S CHANGED?

% OF HOME BUYERS WHO CONSIDER SCHOOLS AS A FACTOR



OF NEW HOMES CONSTRUCTED IN CF (2016-2017)



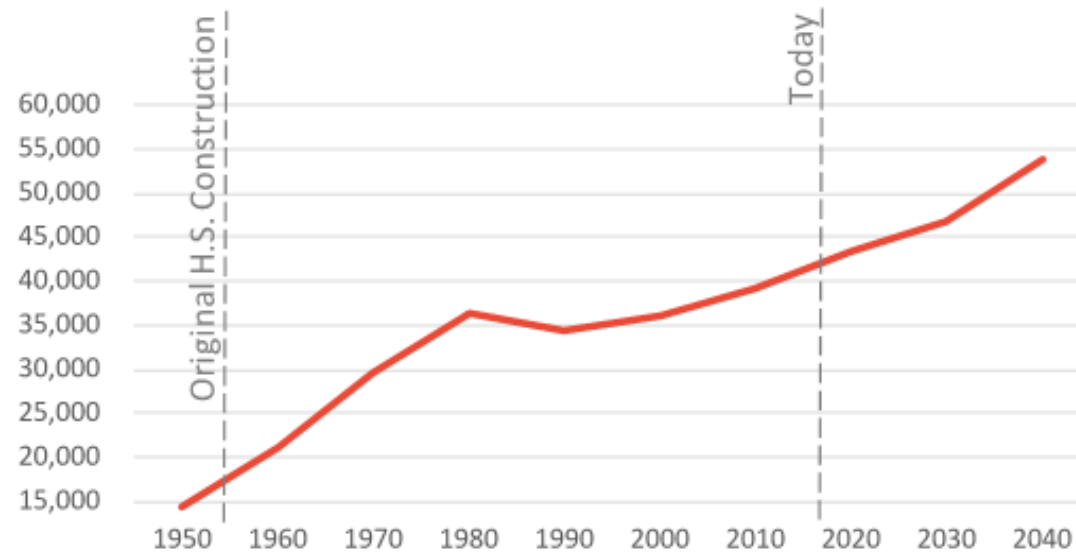
ANTICIPATED 10 YEAR H.S. ENROLLMENT GROWTH



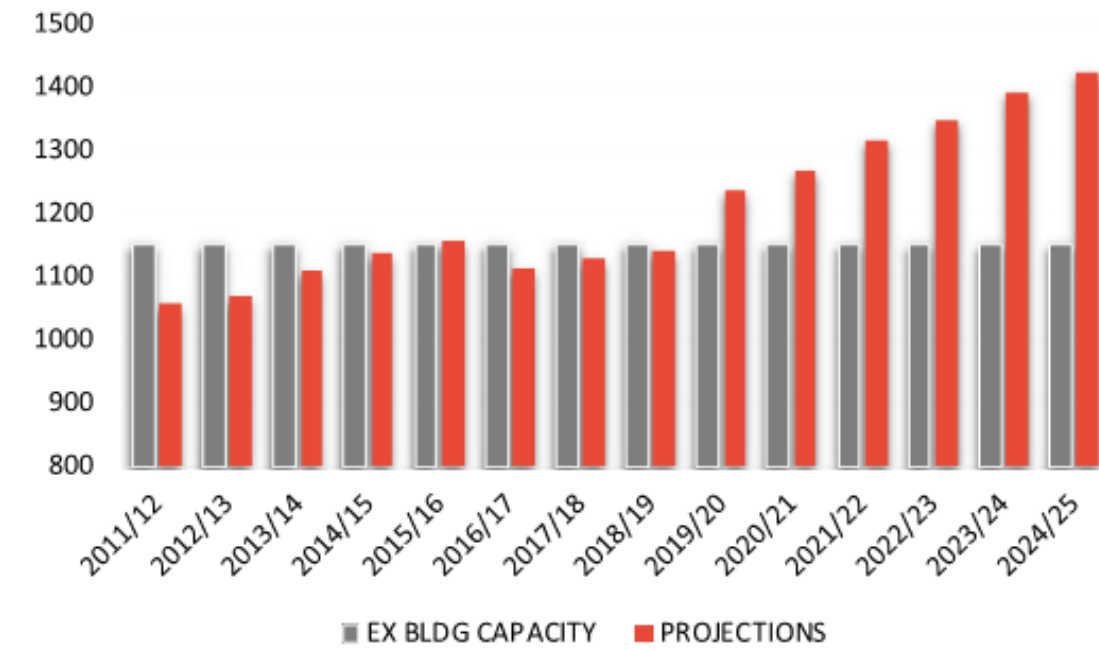
2025 KIDS PER CLASSROOM IF WE DO NOTHING



CITY OF CEDAR FALLS POPULATION GROWTH

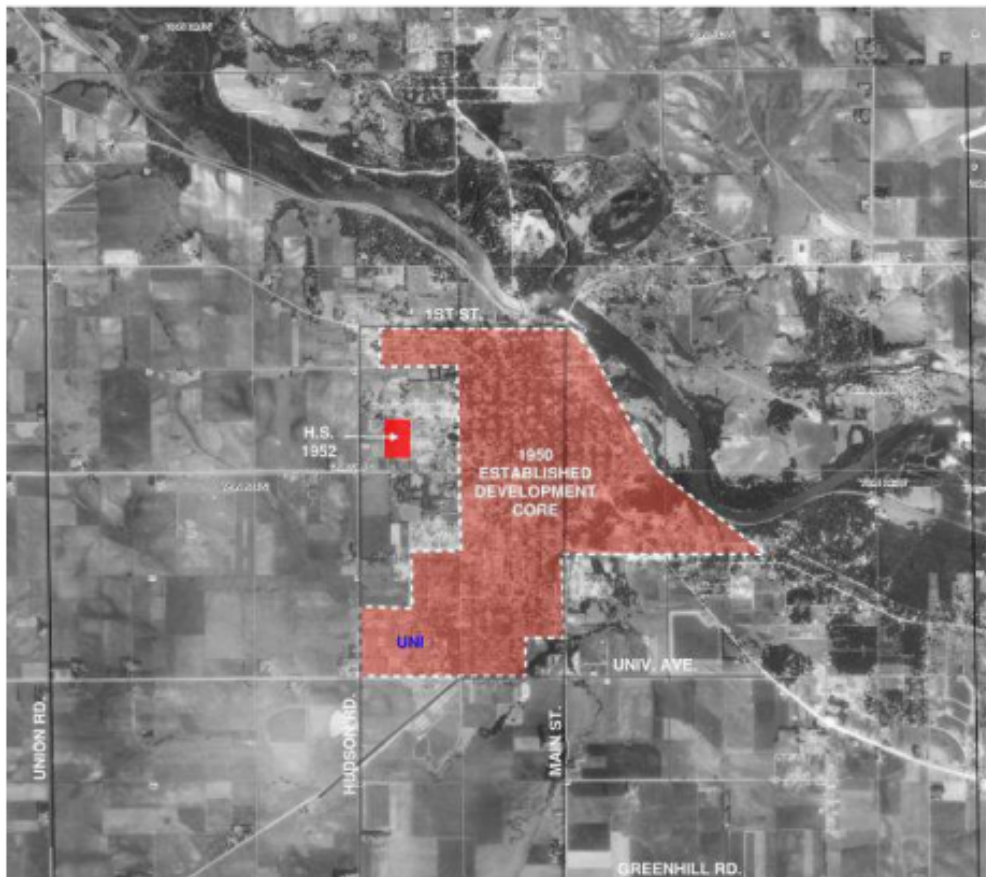


HIGH SCHOOL ENROLLMENT PROJECTIONS

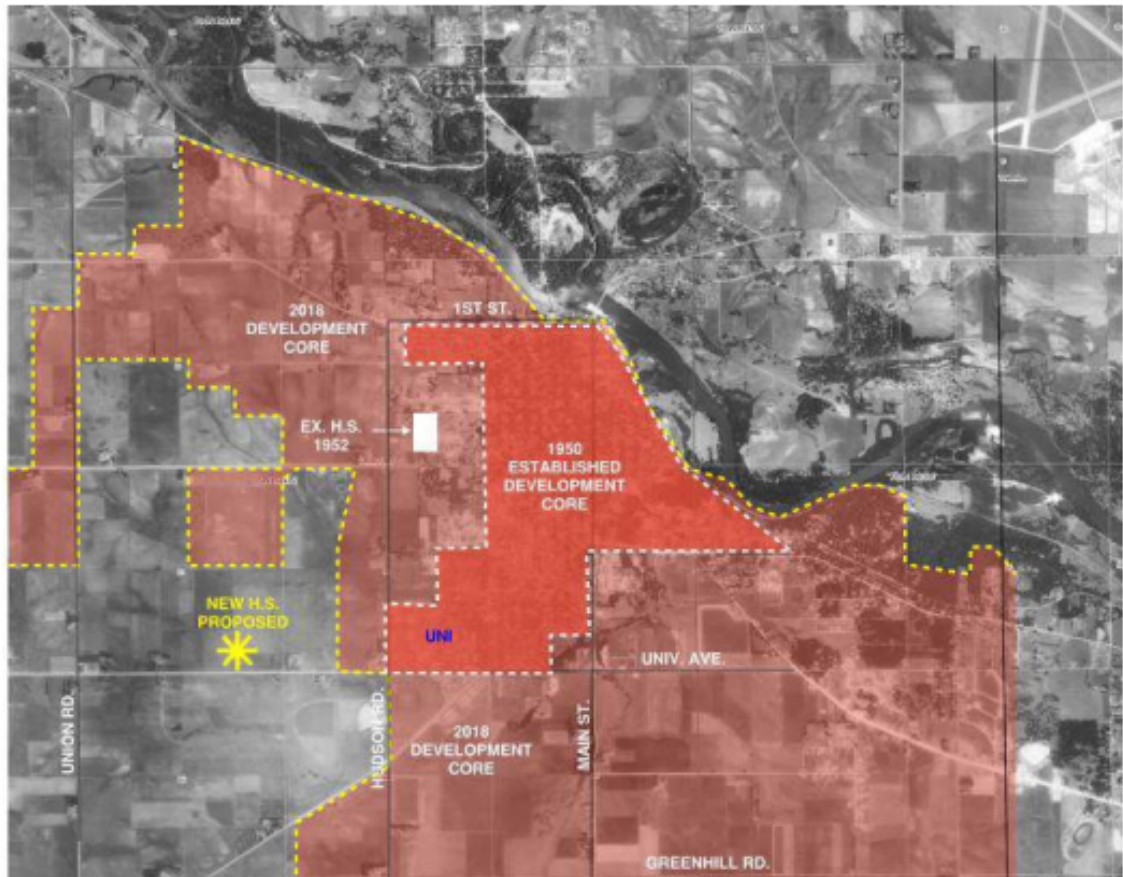


STRATEGY

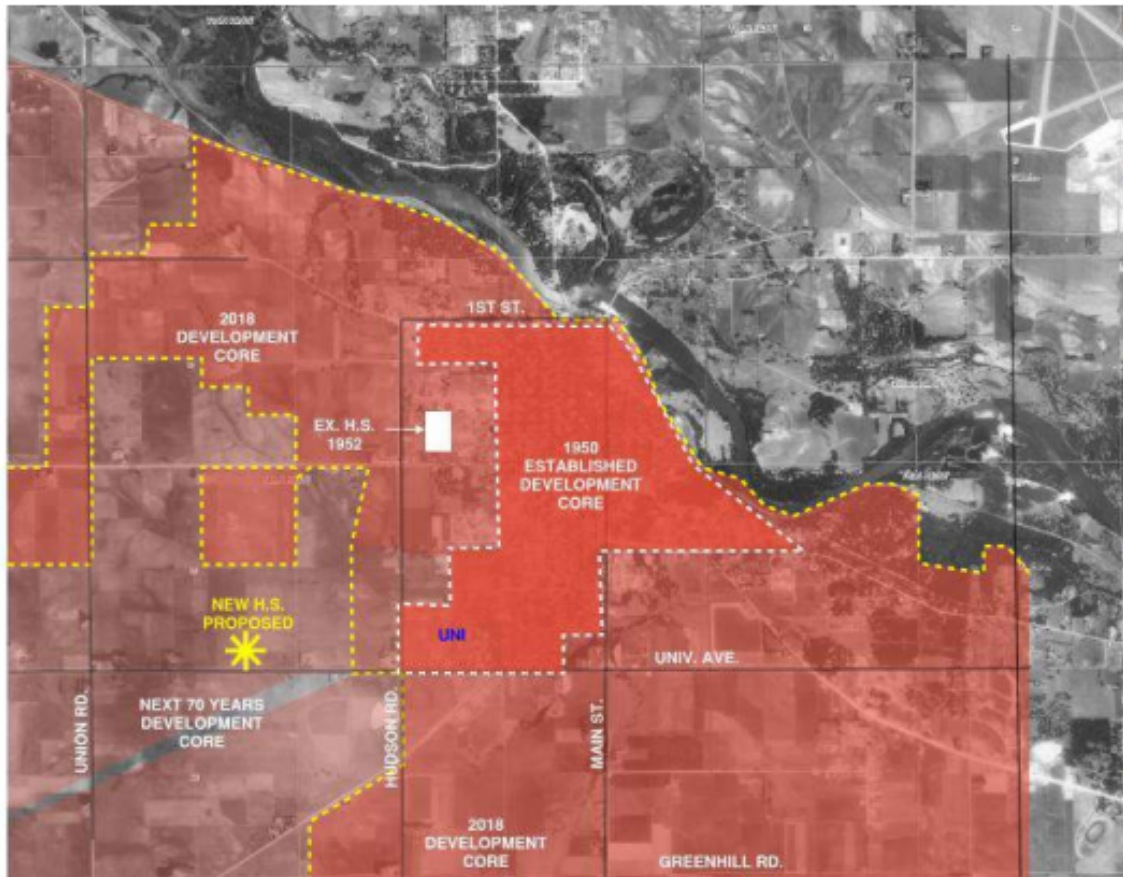
INFORMATION GATHERING - HISTORICAL CONTEXT



1950



TODAY



TREND (NEXT 70 YEARS)

DISCOVERY

INFORMATION GATHERING - WHAT'S CHANGED?

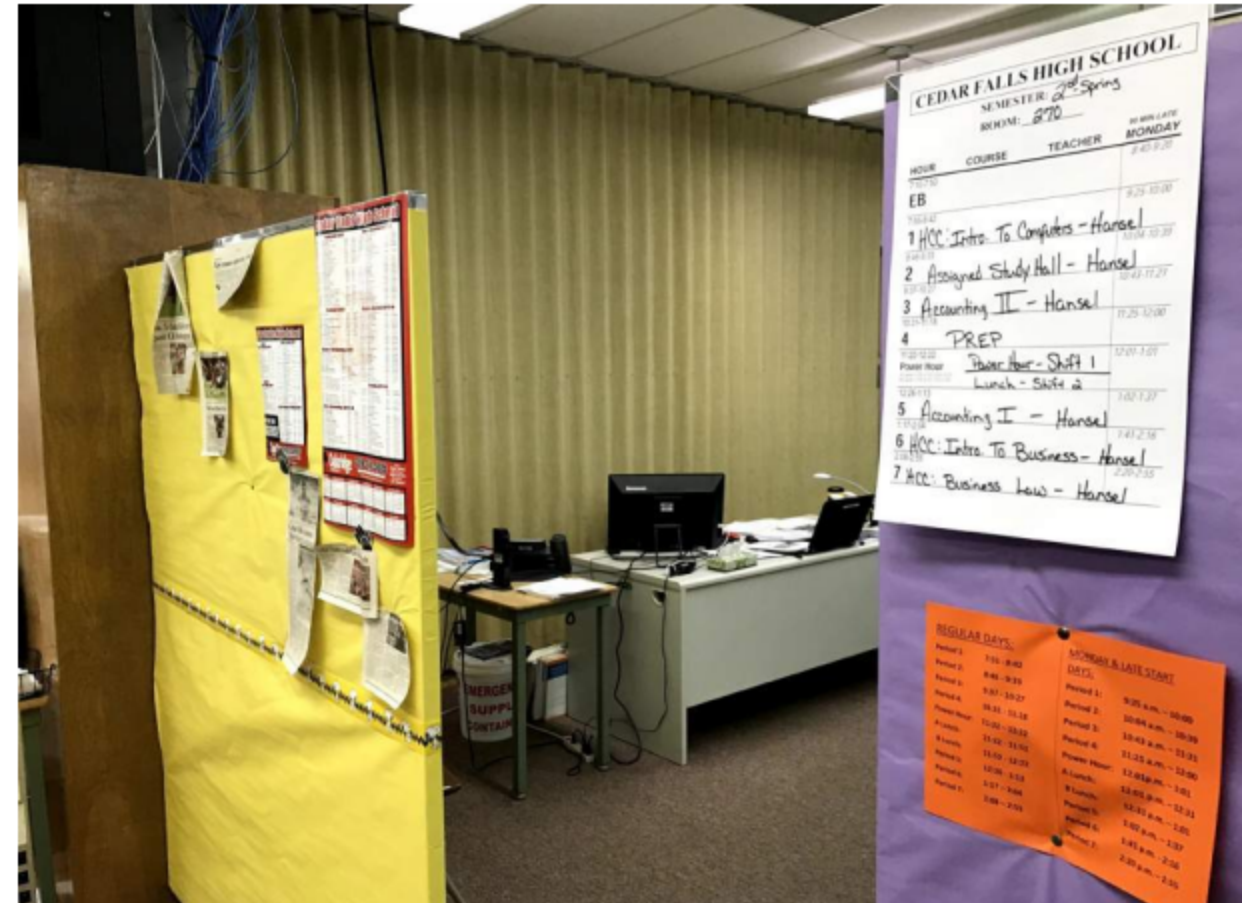
DISCOVERIES THE YEAR THE HIGH SCHOOL WAS BUILT

SARAN WRAP
DOUBLE HELIX DNA
POLIO VACCINE
RADIAL TIRES
INSTANT ICED TEA



DISCOVERY

INSIGHT WEEK – BIG PICTURE



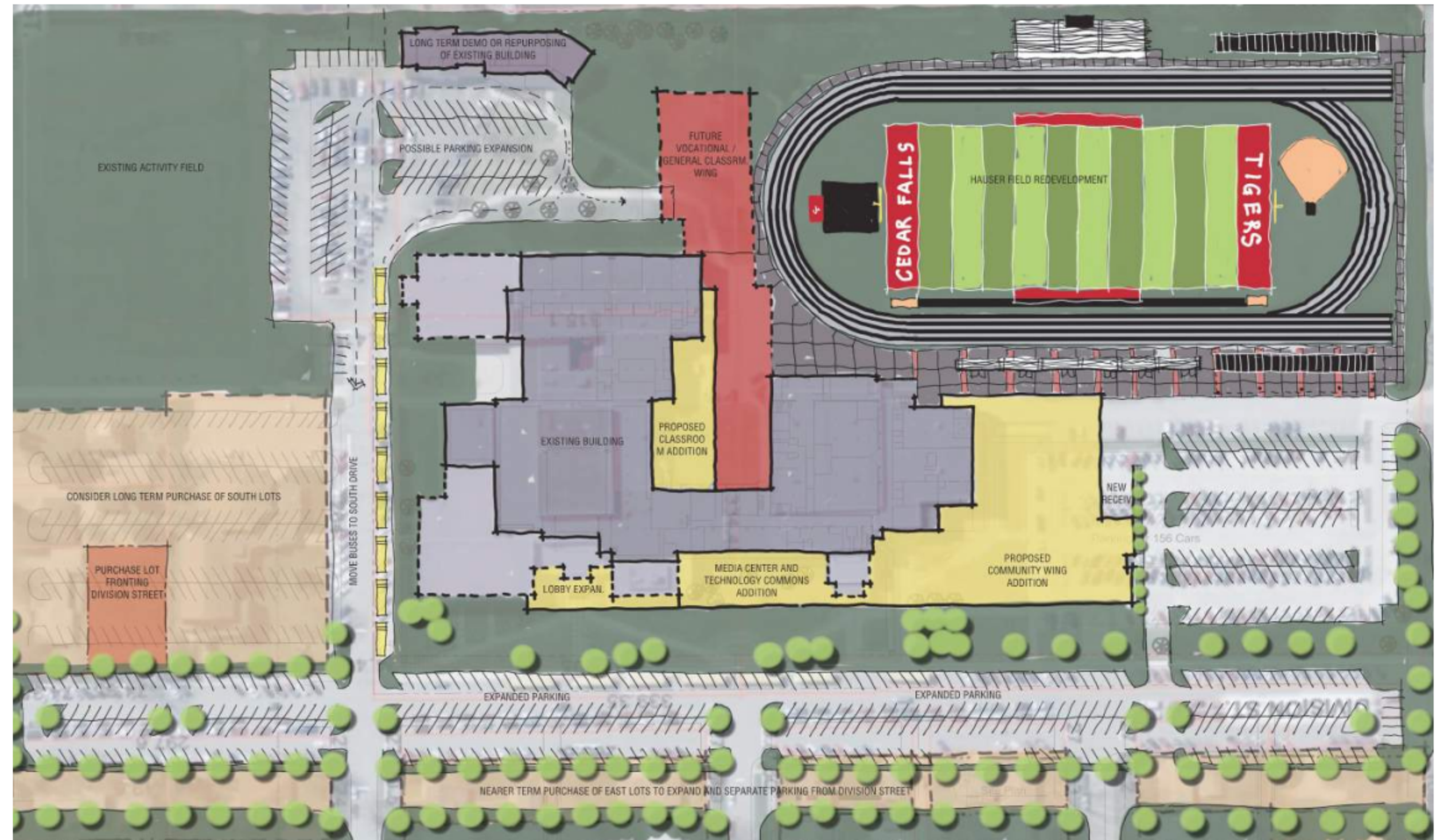
CEDAR FALLS HIGH SCHOOL			
SEMESTER 2 nd Spring			
ROOM: 270			
MONDAY	TEACHER	COURSE	PERIOD
8:20-10:00		EB	
10:00-10:30	Hansel	HCC Intro. To Computers	1
10:30-11:00	Hansel	Assigned Study Hall	2
11:00-11:30	Hansel	Accounting II	3
11:30-12:00		PREP	4
12:00-12:30		Break hour - Shift 1	
12:30-1:00		Lunch - Shift 2	
1:00-1:30	Hansel	Accounting I	5
1:30-2:00	Hansel	HCC Intro To Business	6
2:00-2:30	Hansel	HCC Business Law	7



DISCOVERY

INSIGHT WEEK – BIG PICTURE

- 2001 MASTER PLAN BASIS
- 2012 FUTURE NEEDS DIAGRAM



ASSUMPTIONS

- 1,400 STUDENTS
- MEET FUTURE NEEDS AS POSSIBLE
- PHASING
- COST

RENOVATION + ADDITION
COSTS AS % OF NEW
REPLACEMENT SCHOOL



EXISTING HIGH SCHOOL (Master Plan)	1,250 students	226,000 gsf	181 gsf/student	CONST. COST (\$) 2018 Q1	CONST. COST (\$) 2021 Q1	PROJECT COST (\$) 2018 Q1	PROJECT COST (\$) 2021 Q1
Renovation and additions to H.S.	1,400 students	345,000 gsf	246 gsf/student				
Subtotal				\$ 51,780,000	\$ 58,250,000	\$ 64,990,000	\$ 73,100,000
Renovation complexity contingency		5%	105%	\$ 2,590,000	\$ 2,910,000	\$ 3,250,000	\$ 3,660,000
Construction premium for phasing above inflation		10%	110%	\$ 5,440,000	\$ 6,120,000	\$ 6,820,000	\$ 7,680,000
TOTAL				\$ 59,810,000	\$ 67,280,000	\$ 75,060,000	\$ 84,440,000

SUMMARY

- SITE LIMITS FUTURE GROWTH
- SITE EXPANSION COMPOUNDS EXISTING PROBLEMS
- DIFFICULT IMPLEMENTATION
- BUILDING INFLEXIBILITY
- SECURITY CHALLENGES BUILT-IN
- LIFE CYCLE COSTS
- EXPENSIVE RENOVATION/ADDITIONS IN PLACE
- ABILITY TO MEET 21ST CENTURY LEARNING NEEDS
- COMMUNITY GROWTH CAPPED



NEXT STEPS

- TEST NEW
 - NEW BUILDING SPACE PROGRAMMING TEST
- UPDATE STAFF AND COMMUNITY GROUPS