

CEDAR FALLS COMMUNITY SCHOOL DISTRICT

HIGH SCHOOL PLANNING – NEW HIGH SCHOOL PROGRAMMING

INVISION



DECEMBER 2018

OUR PROCESS



DISCOVERY

We problem-seek before we problem-solve.

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



STRATEGY

We analyze what we learned from Discovery and create a solution.

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



IMPLEMENTATION

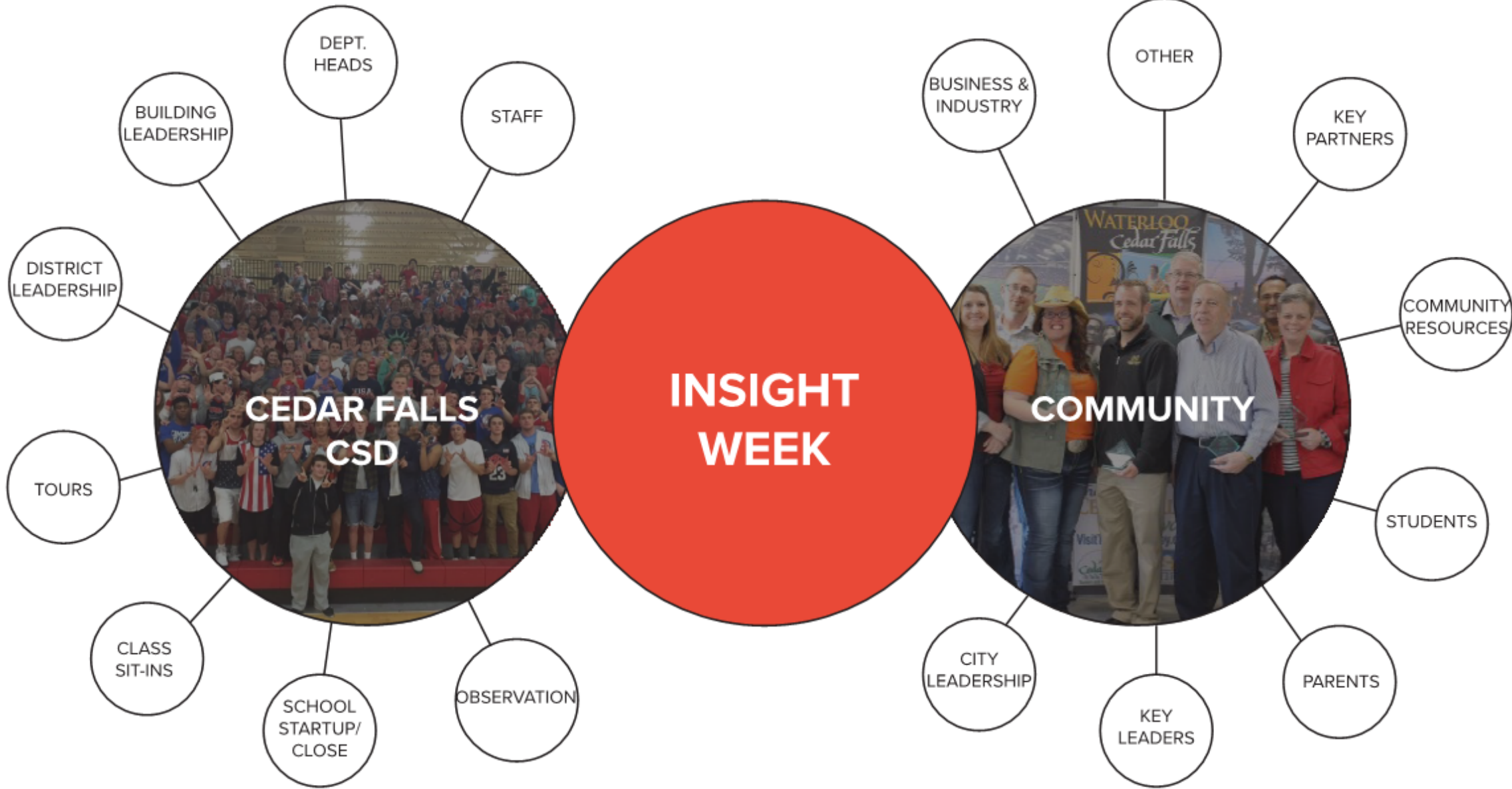
We align with the design strategy, respecting schedules and budget.

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

DISCOVERY

INSIGHT WEEK BIG PICTURE

OVERVIEW

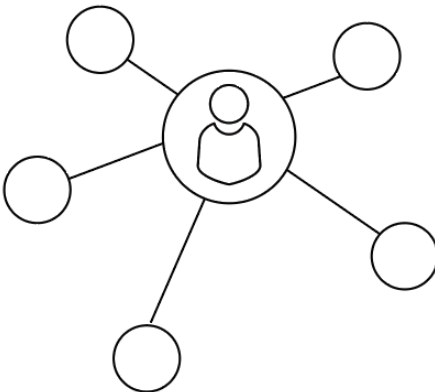


EXISTING HIGH SCHOOL

DISCOVERY

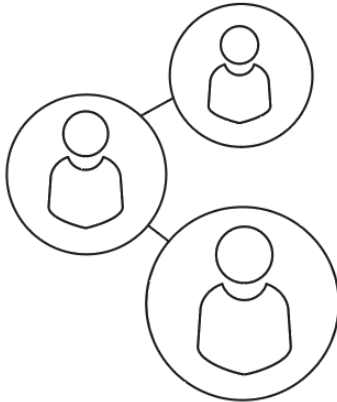
INSIGHT WEEK DRIVERS

CONNECTEDNESS



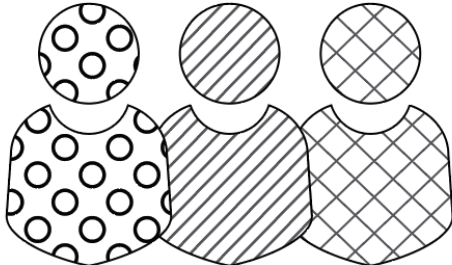
The future of learning manifests through a greater degree of connectedness among the elements and factors that create the conditions for learning.

COMMUNITY + CO-LOCATION



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.

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.

DISCOVERY

EXISTING CONDITIONS

EXISTING BUILDING ANALYSIS

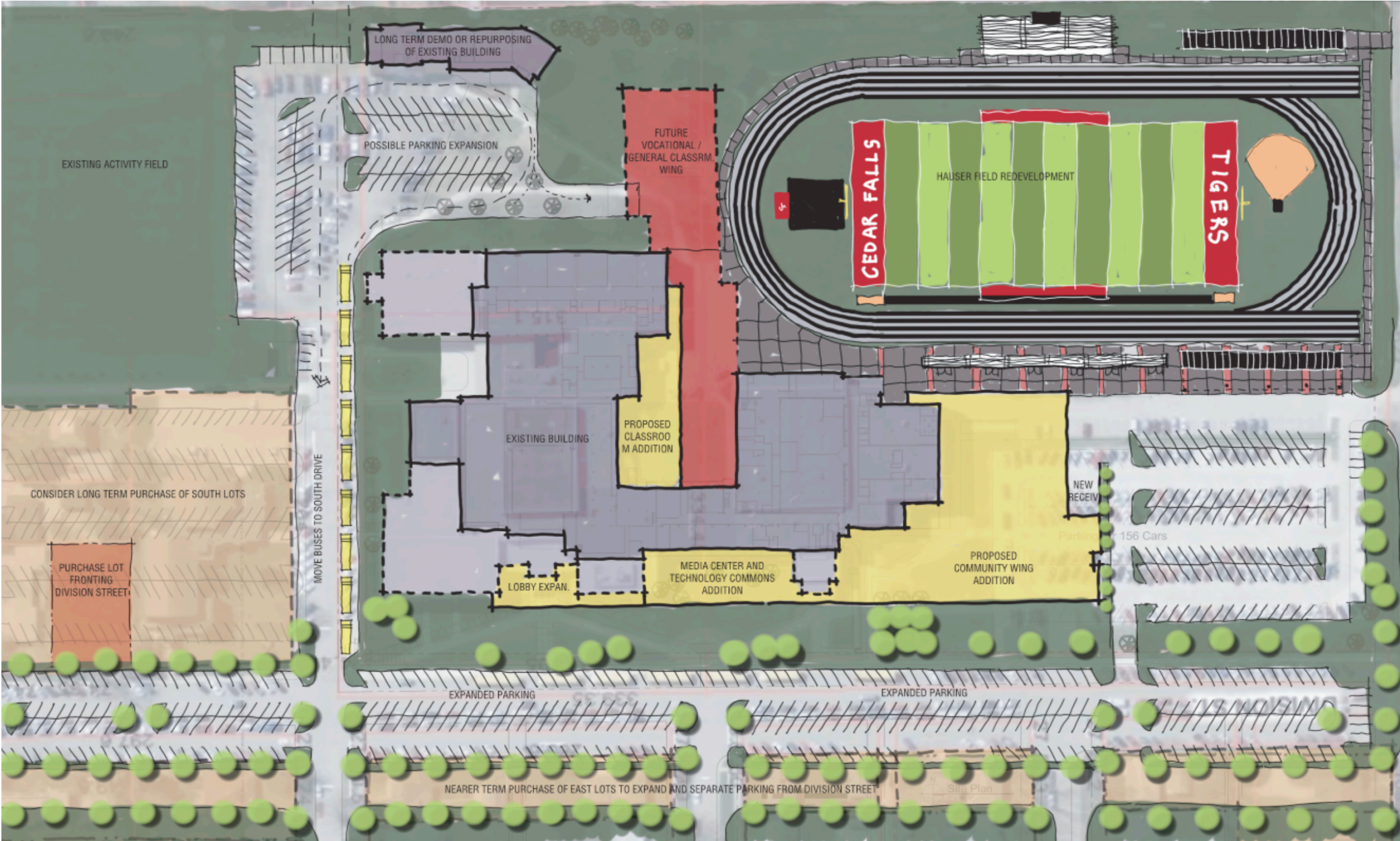


EXISTING HIGH SCHOOL

DISCOVERY

EXISTING CONDITIONS

PREVIOUS REDEVELOPMENT STUDY - 2012



EXISTING HIGH SCHOOL

DISCOVERY

EXISTING CONDITIONS

REDEVELOPMENT ANALYSIS

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

76% RENOVATION + ADDITION
COSTS OF NEW
REPLACEMENT SCHOOL

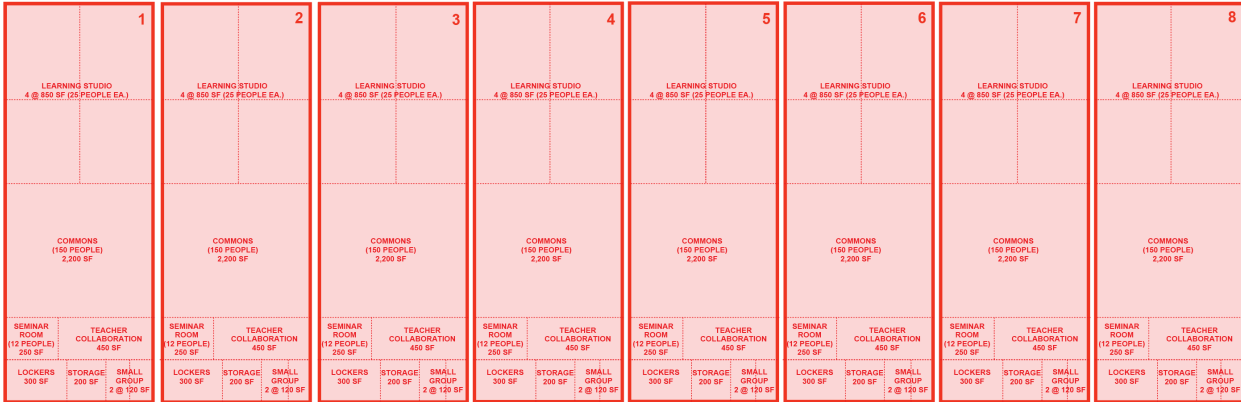
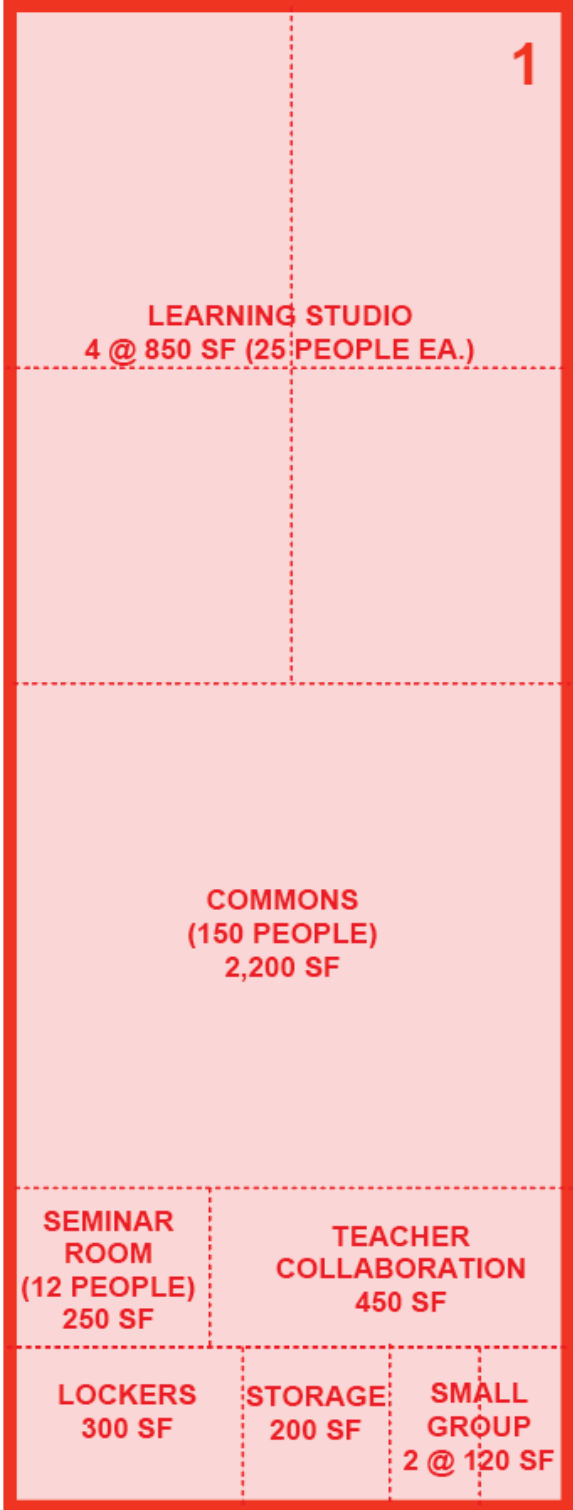
EXISTING HIGH SCHOOL

DISCOVERY

SPACE PROGRAMMING

8 LEARNING COMMUNITIES (8 X 7,040 SF) 56,320 SF

- LEARNING STUDIO (4 @ 850 SF - 25 PEOPLE EA) 3,400 SF
- SEMINAR ROOM (12 PEOPLE) 250 SF
- SMALL GROUP ROOM (2 @ 120 SF - 4 PEOPLE EA) 240 SF
- COMMONS (150 PEOPLE) 2,200 SF
- LOCKERS 300 SF
- STORAGE 200 SF
- TEACHER COLLABORATION ROOM (6 PEOPLE) 450 SF



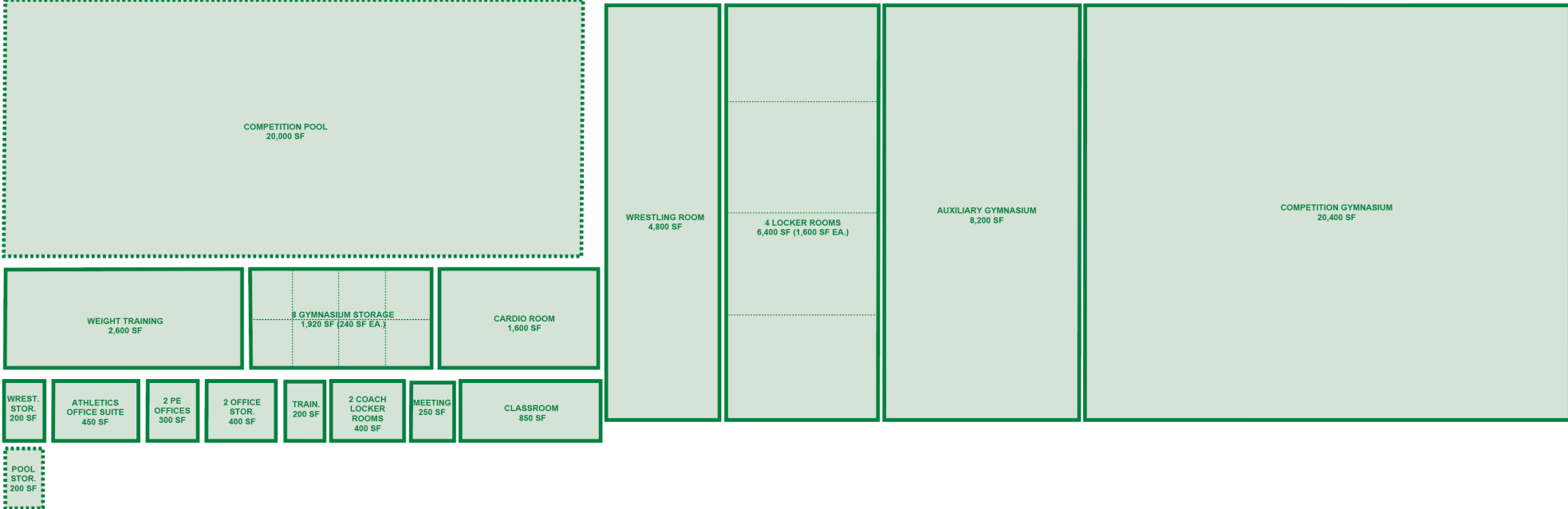
DISCOVERY

SPACE PROGRAMMING

ATHLETICS/PE

48,970 SF (+20,200 SF W/ FUTURE POOL)

COMPETITION GYMNASIUM	20,400 SF
AUXILIARY GYMNASIUM	8,200 SF
8 GYMNASIUM STORAGE (240 SF EA)	1,920 SF
WRESTLING ROOM	4,800 SF
WRESTLING STORAGE	200 SF
WEIGHT TRAINING	2,600 SF
CARDIO ROOM	1,600 SF
4 LOCKER ROOMS (1,600 SF EA)	6,400 SF
ATHLETICS OFFICE SUITE (6 PEOPLE)	450 SF
2 PE OFFICES (150 SF EA)	300 SF
2 OFFICE STORAGE (200 SF EA)	400 SF
TRAINING ROOM	200 SF
2 COACHES' LOCKER ROOM (200 SF EA)	400 SF
MEETING ROOM	250 SF
CLASSROOM	850 SF
FUTURE COMPETITION POOL	20,000 SF
FUTURE POOL STORAGE	200 SF



DISCOVERY

SPACE PROGRAMMING

SCIENCE LABS

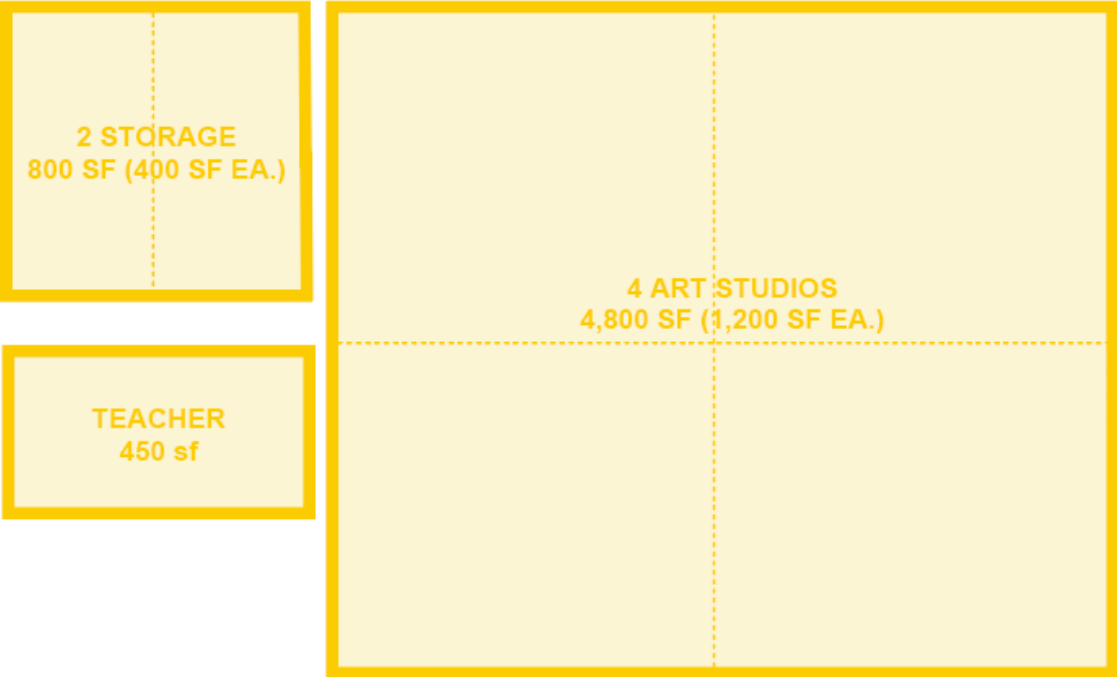
9,450 SF

- 6 SCIENCE LABS (1,200 SF EA) - 25 PEOPLE7,200 SF
- 3 SCIENCE PREP/STORAGE (400 SF EA)1,200 SF
- GREENHOUSE600 SF
- TEACHER COLLABORATION ROOM (6 PEOPLE) 450 SF

VISUAL ARTS

6,050 SF

- 4 ART STUDIOS (1,200 SF EA) - 25 PEOPLE 4,800 SF
- 2 STORAGE (400 SF EA)800 SF
- TEACHER COLLABORATION ROOM (6 PEOPLE) 450 SF



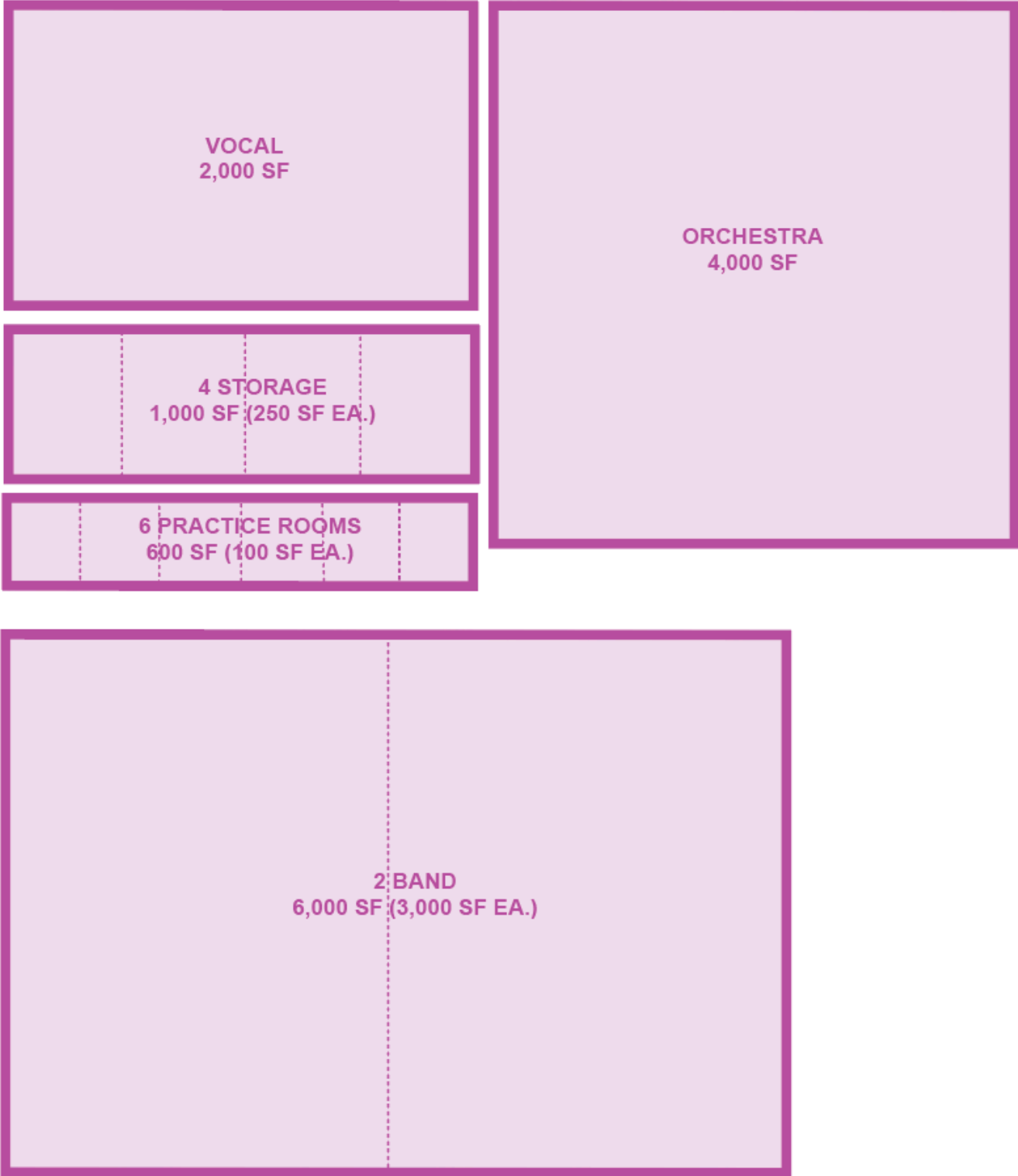
DISCOVERY

SPACE PROGRAMMING

PERFORMING ARTS

13,600 SF

2 BAND (3,000 SF EA)	6,000 SF
ORCHESTRA	4,000 SF
VOCAL	2,000 SF
6 PRACTICE ROOMS (100 SF EA)	600 SF
4 STORAGE (250 SF EA)	1,000 SF



DISCOVERY

SPACE PROGRAMMING

CAFE/STUDENT COMMONS

14,700 SF

- COMMONS (500 PEOPLE)10,500 SF
- 2 MEETING ROOMS (1,200 SF EA)..... 2,400 SF
- STORAGE1,800 SF



DISCOVERY

SPACE PROGRAMMING

KITCHEN

18,000 SF

DISTRICT KITCHEN..... 16,000 SF

SERVERY 2,000 SF

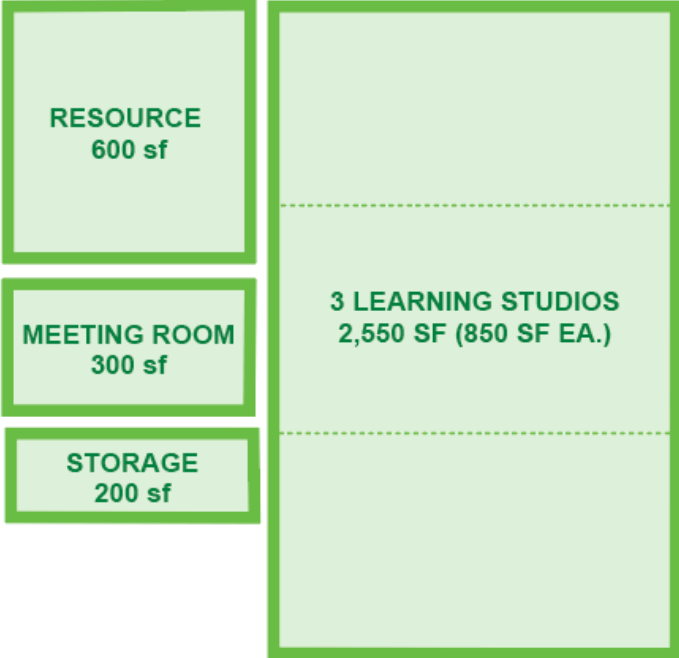


DISCOVERY

SPACE PROGRAMMING

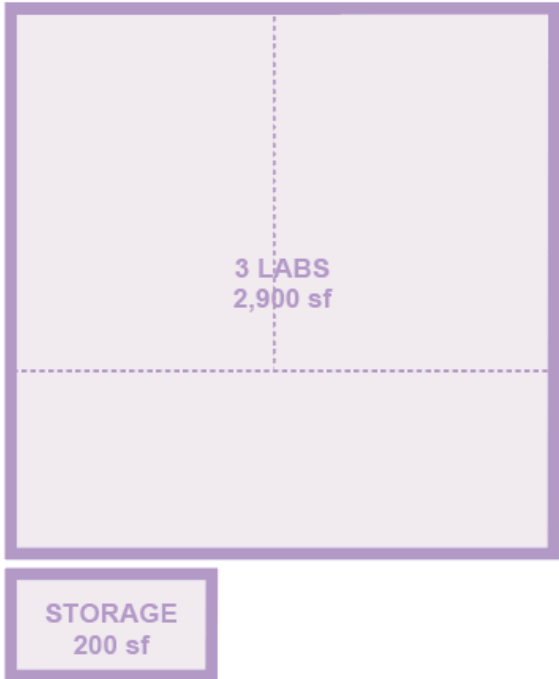
BUSINESS DEVELOPMENT

- 4,500 SF
- 3 LEARNING STUDIOS (850 SF EA) - 25 PEOPLE. 2,550 SF
- MEETING ROOM (12 PEOPLE). 300 SF
- RESOURCE ROOM 600 SF
- STORAGE 200 SF



FAMILY & CONSUMER SCIENCES

- 3,100 SF
- 2 LAB (850 SF EA) - 25 PEOPLE. 1,700 SF
- STORAGE 200 SF
- KITCHEN/CULINARY LAB 1,200 SF



NEW HIGH SCHOOL

DISCOVERY

SPACE PROGRAMMING

ENGINEERING/MANUFACTURING

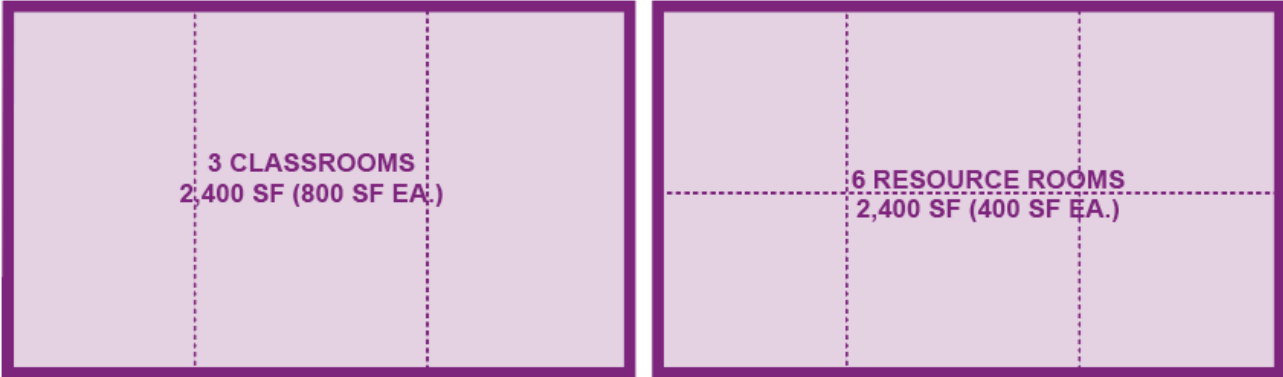
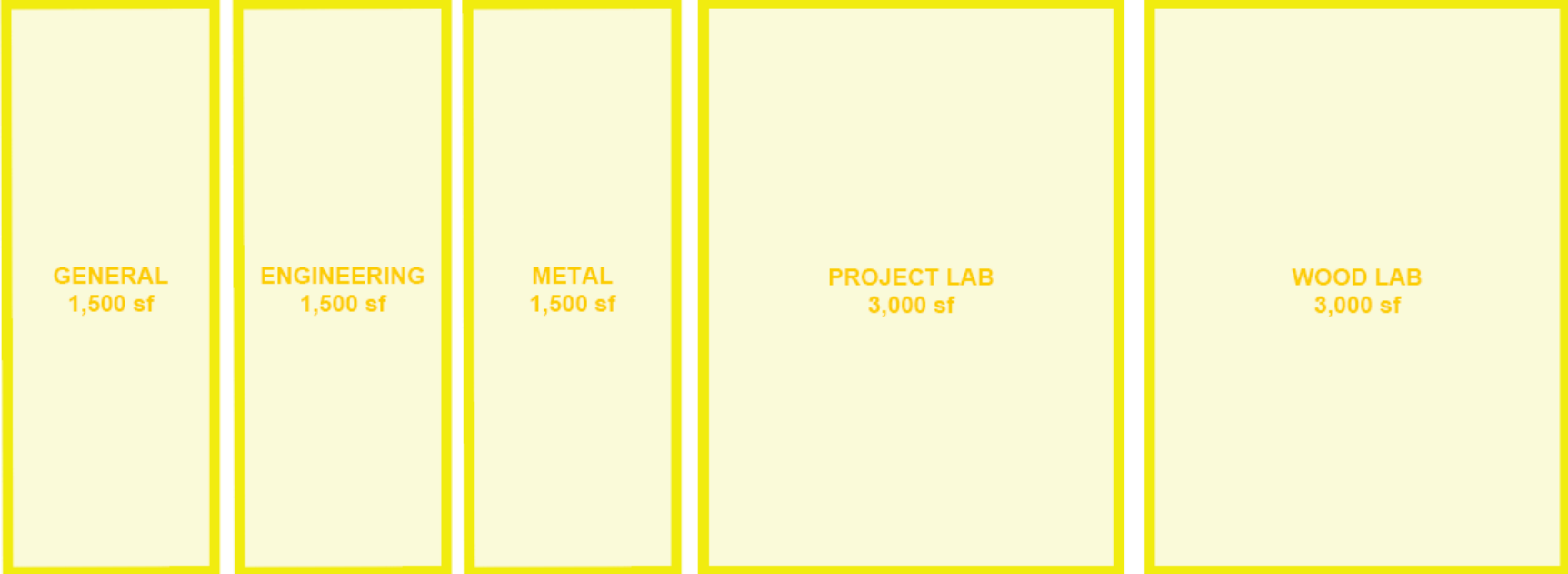
10,500 SF

- WOOD LAB..... 3,000 SF
- METAL LAB.....1,500 SF
- GENERAL LAB.....1,500 SF
- ENGINEERING LAB.....1,500 SF
- PROJECT LAB..... 3,000 SF

SPECIAL NEEDS

4,800 SF

- 3 CLASSROOMS (800 SF EA) - 15 PEOPLE 2,400SF
- 6 RESOURCE ROOMS (400 SF) - 10 PEOPLE..... 2,400 SF



DISCOVERY

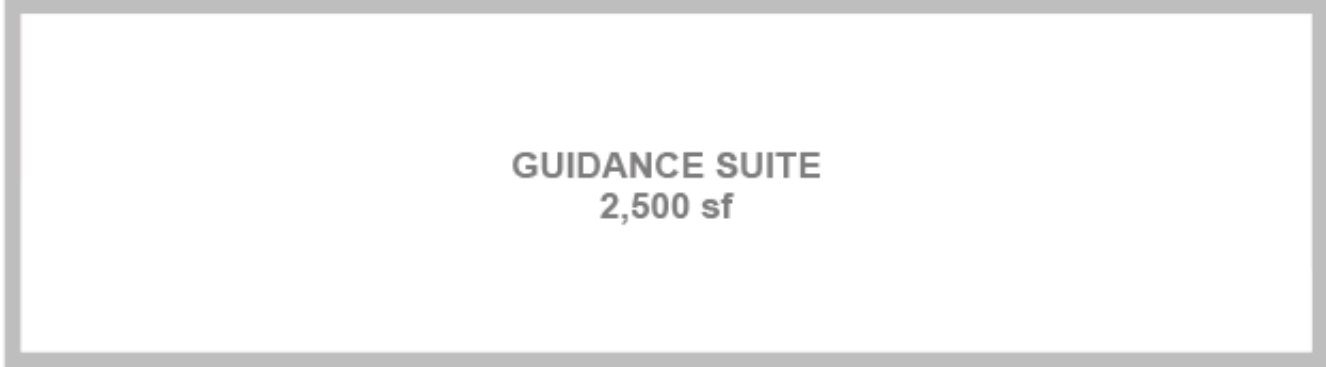
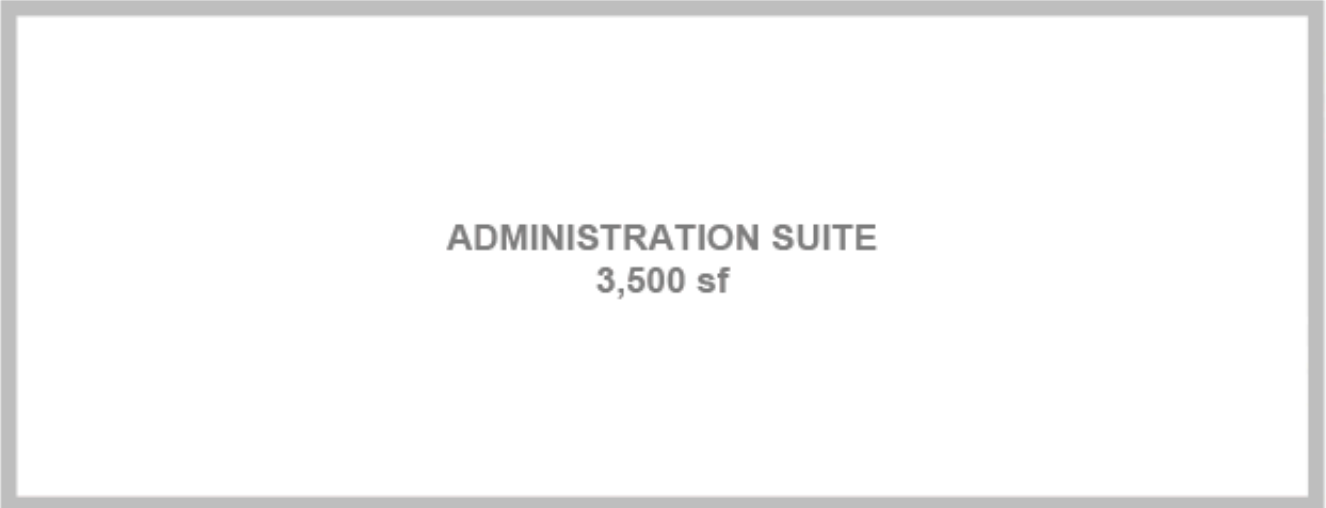
SPACE PROGRAMMING

ADMINISTRATION

6,000 SF

ADMINISTRATION SUITE..... 3,500 SF

GUIDANCE SUITE..... 2,500 SF



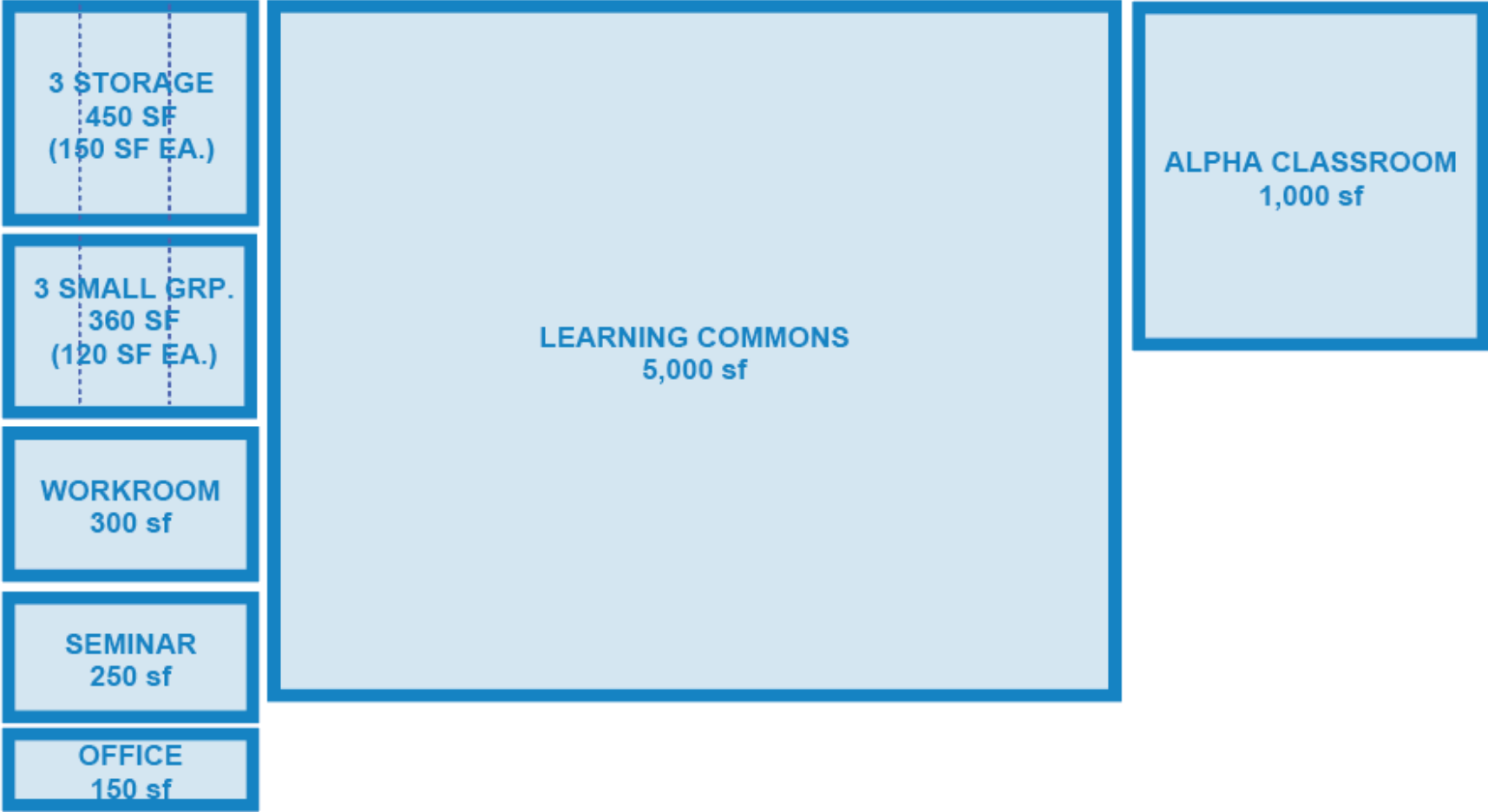
DISCOVERY

SPACE PROGRAMMING

LEARNING RESOURCE CENTER

7,510 SF

LEARNING COMMONS	5,000 SF
3 SMALL GROUP ROOMS (120 SF EA) - 4 PEOPLE	360 SF
SEMINAR ROOM (12 PEOPLE).....	250 SF
OFFICE	150 SF
WORKROOM	300 SF
3 STORAGE (150 SF EA).....	450 SF
ALPHA CLASSROOM.....	1,000 SF



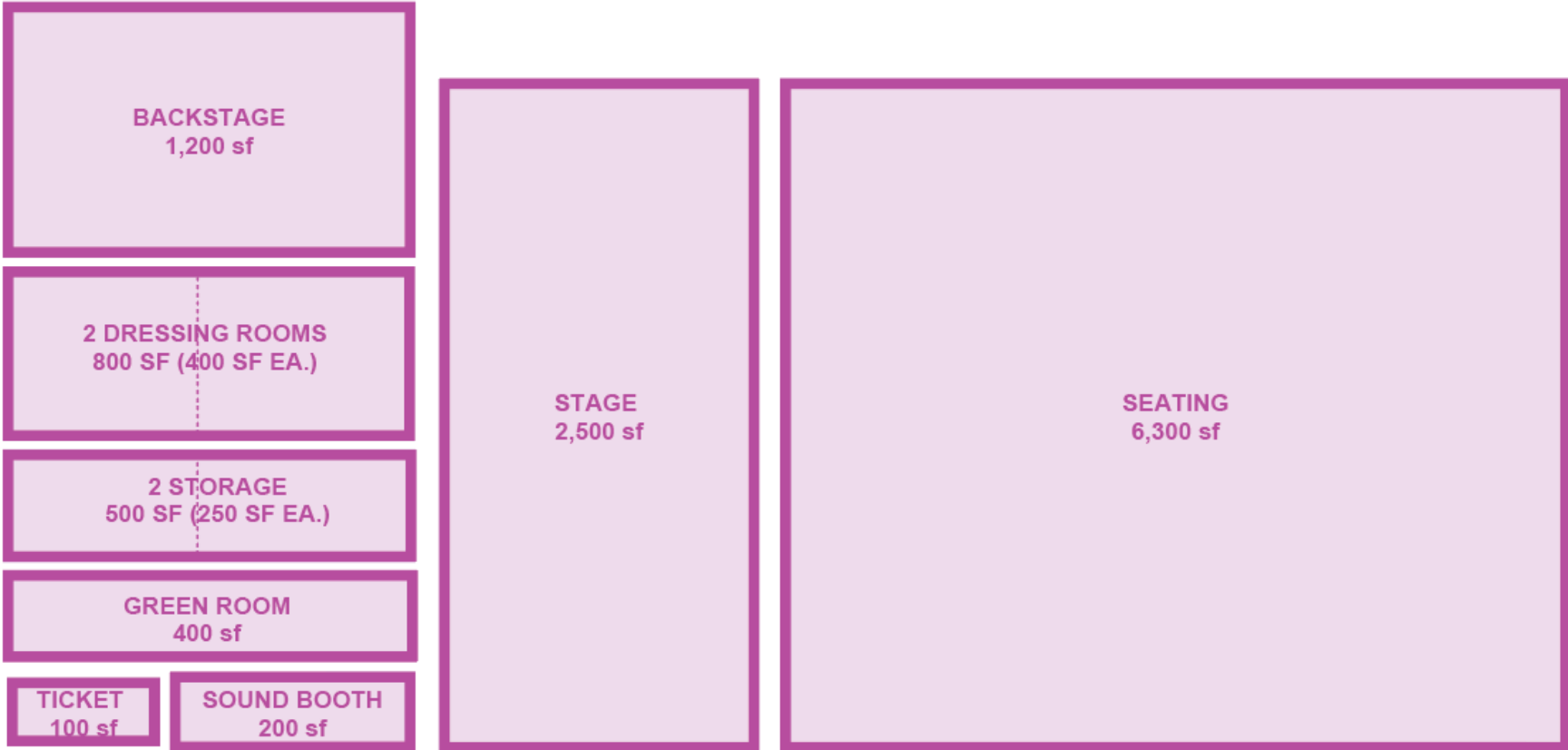
DISCOVERY

SPACE PROGRAMMING

AUDITORIUM

12,000 SF

SEATING (700 PEOPLE)	6,300 SF
STAGE	2,500 SF
BACKSTAGE	1,200 SF
SOUND BOOTH	200 SF
2 DRESSING ROOMS (400 SF EA.)	800 SF
GREEN ROOM	400 SF
TICKET BOOTH	100 SF
2 STORAGE (250 SF EA.)	500 SF



DISCOVERY

SPACE PROGRAMMING

SUPPORT

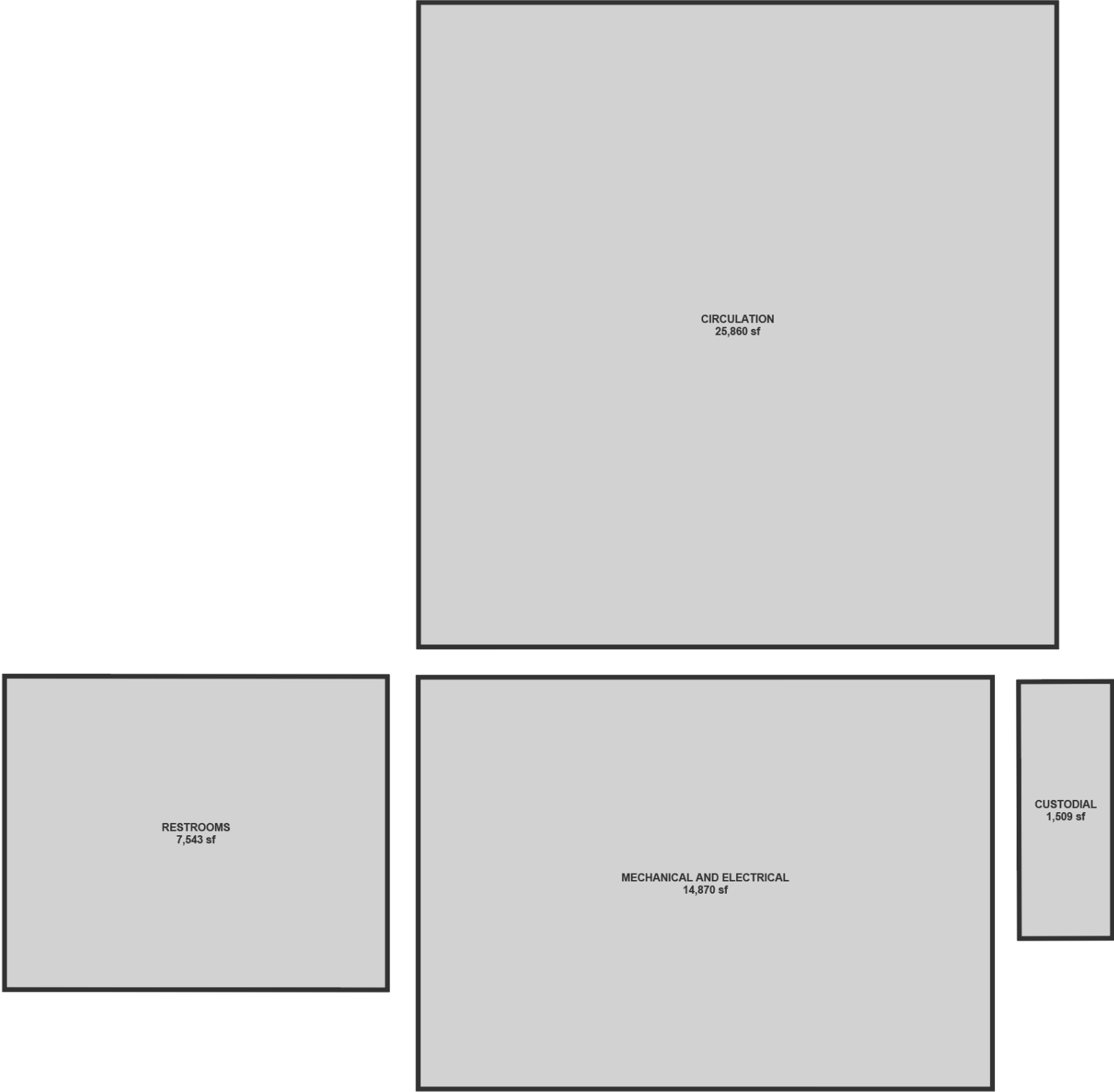
49,781 SF

MECHANICAL AND ELECTRICAL14,870 SF

CIRCULATION 25,860 SF

CUSTODIAL1,509 SF

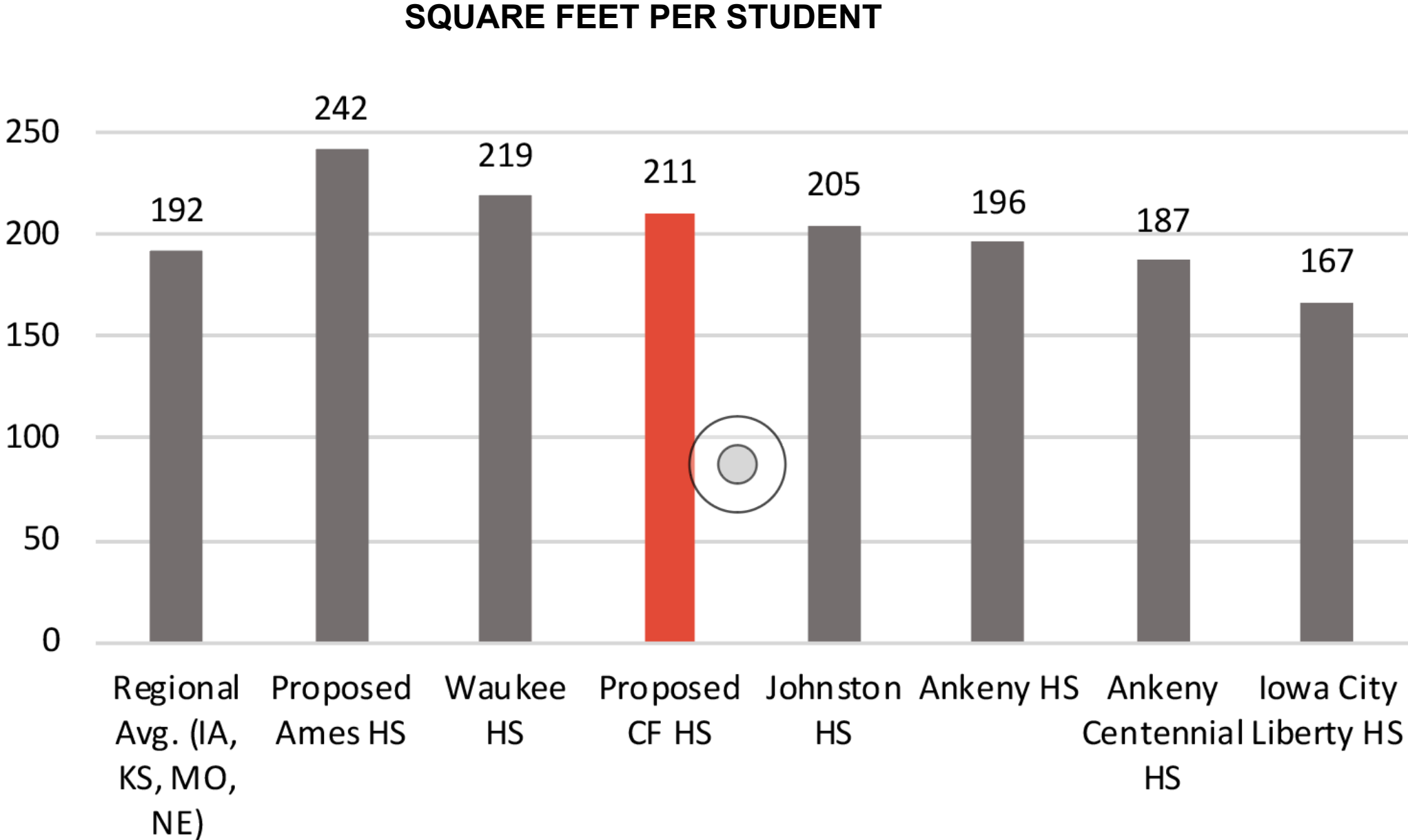
RESTROOMS7,543 SF



DISCOVERY

SPACE PROGRAMMING

PRECEDENT COMPARISON



NEW HIGH SCHOOL

DISCOVERY

SPACE PROGRAMMING

PROGRAM COMPARISON

EXISTING, NEW, AND RENOVATION AREA DIFFERENCE (sf)



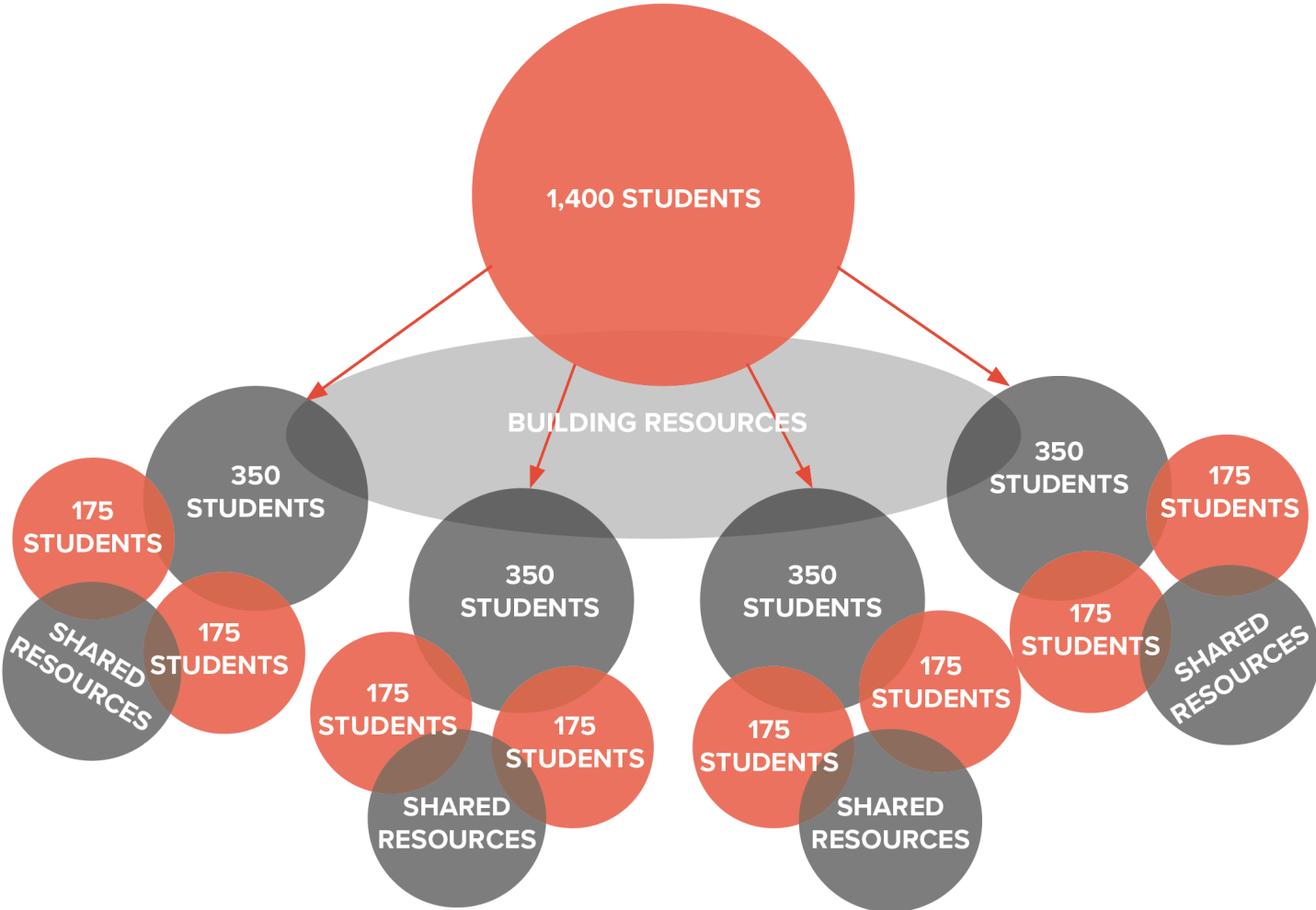
NEW HIGH SCHOOL

DISCOVERY

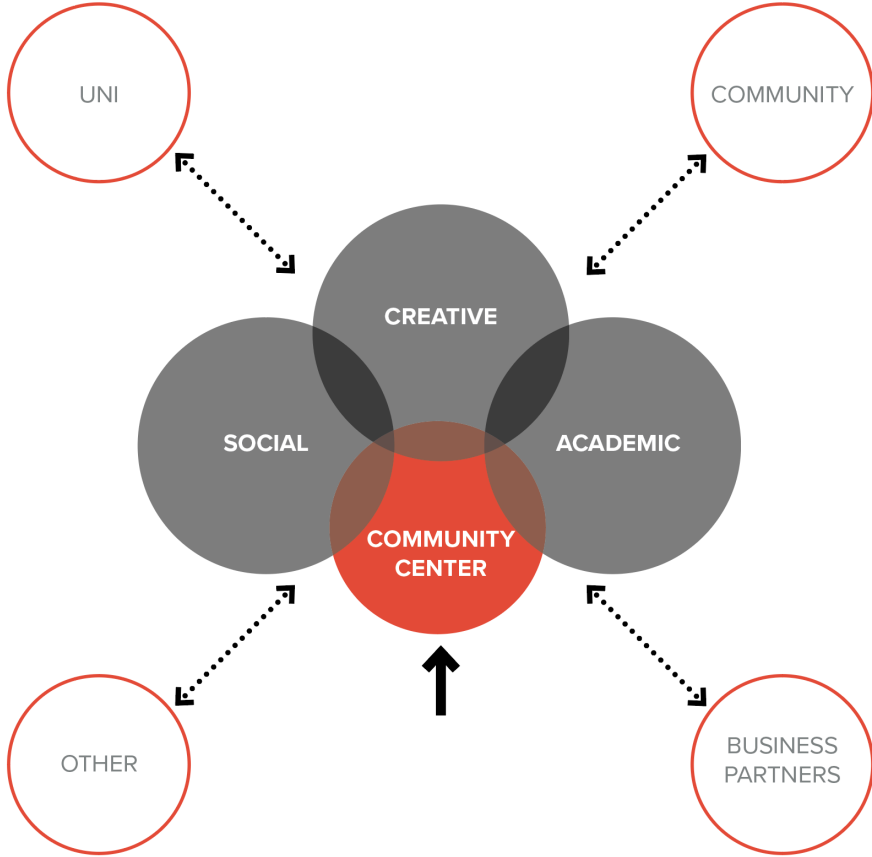
INSIGHT WEEK BIG PICTURE

PROGRAM APPROACH

LEARNING COMMUNITY MODEL



SCHOOL AS A COMMUNITY ASSET



STRATEGY

NEXT STEPS

- UPDATE STAFF AND COMMUNITY GROUPS
 - NEW BUILDING TEST
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