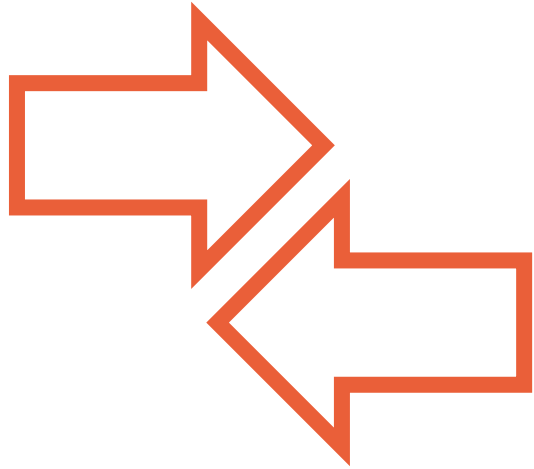


The EMERGENT Process |

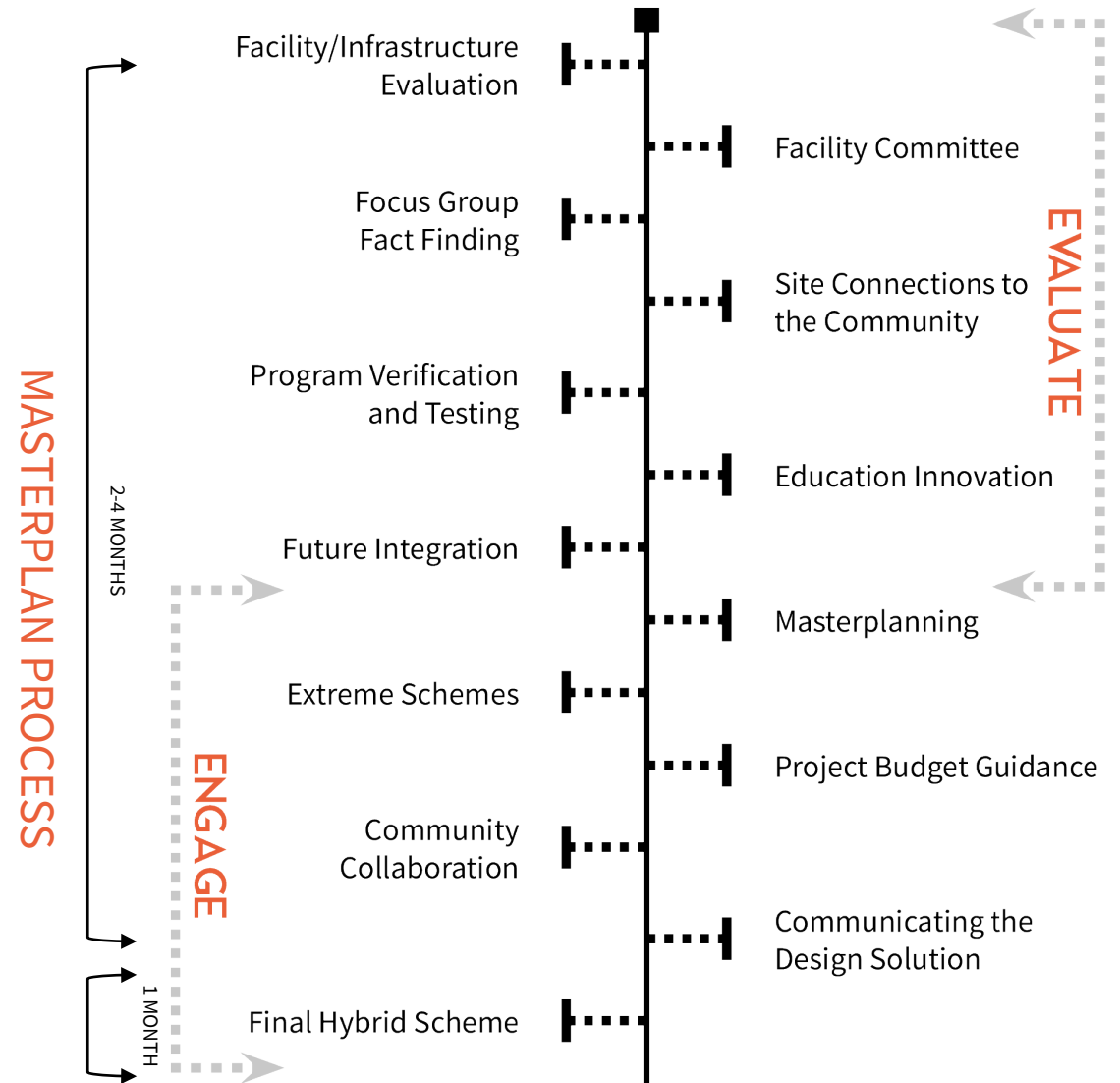


E
EMERGENT
ARCHITECTURE

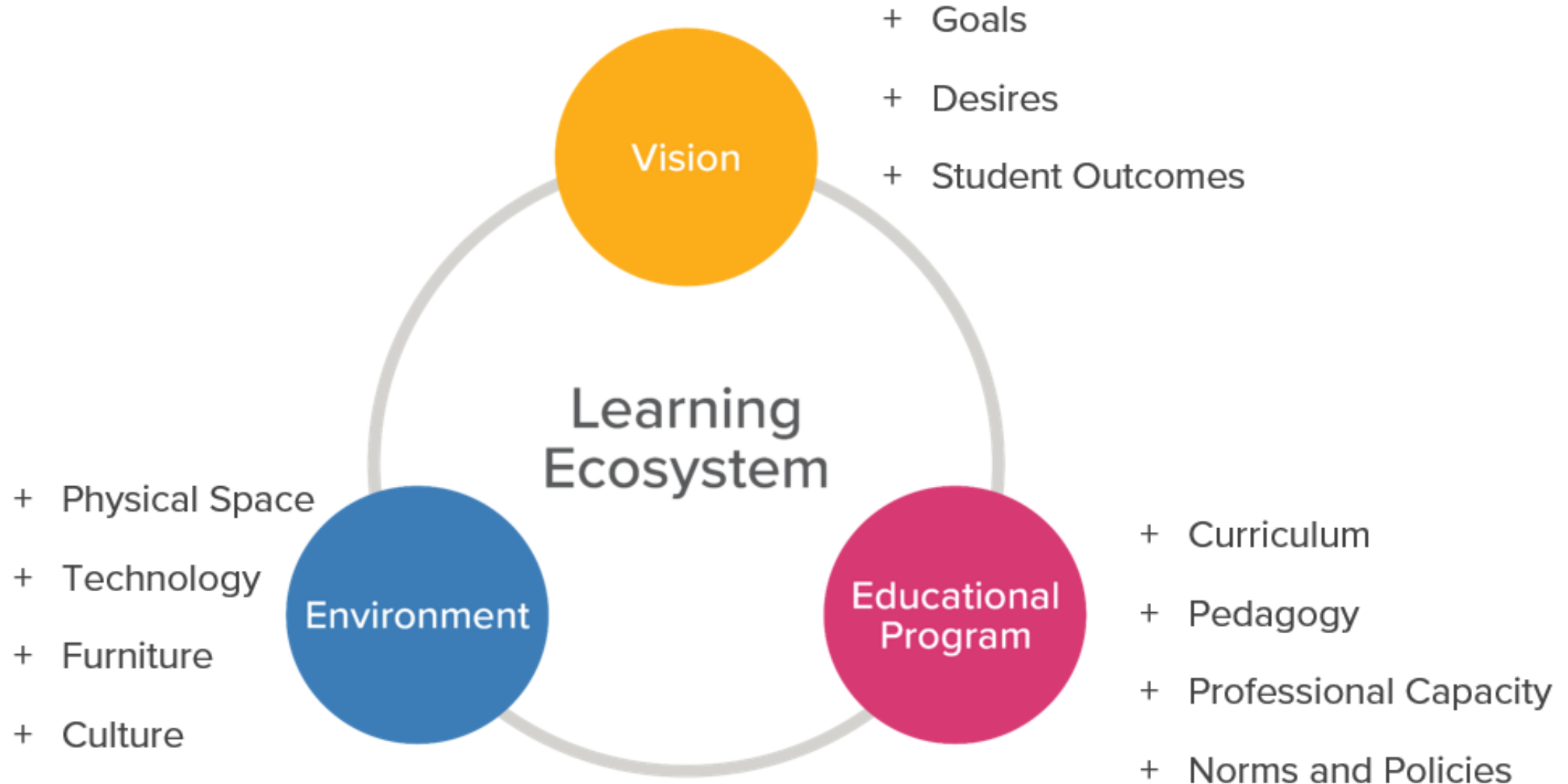
The EMERGENT Process |

WHAT IS A MASTERPLAN

- Assessment of the current conditions & facilities
- Engaging of stakeholders
- Research on what the future holds
- Analyzing the existing and future
- Visioning a preferred future PLAN
- Create a MASTER PLAN to guide you to that vision



Master Planning |



Evaluation – ELEMENTARY |

ELEMENTARY (1978 & 2010):

MAIN BUILDING 36,350 sf
STUDENT COUNT /181 students?
200 SF/STUDENT

NEW ELEMENTARIES SIMILAR TO YOUR SIZE
CAN GET AS LOW AS 125 SF/STUDENT
(TYPICALLY LARGER SCHOOL DISTRICTS).

MOST SCHOOLS IN THE AREA OF YOUR SIZE
ARE BETWEEN 125-300 SF/STUDENT.

SITE SIZE = 9 ACRES

- *49 PARKING STALLS*
- *DROP OFF LANE*
- *PK PLAYGROUND = 1,650 SF*
- *LOWER LEVEL PLAYGROUND = 14,000 SF*
- *MID LEVEL PLAYGROUND = 15,650 SF*
- *HARD SURFACE PLAYGROUND = 16,000 SF*

SITE ADJACENT = 6.65 ACRES

- *PRACTICE SOFTBALL FIELD*
- *SOFTBALL COMPETITION FIELD*
- *PRACTICE FOOTBALL FIELD*

Site Connections to Community |



SPACE PROGRAM - ELEM. SCHOOL (PK-4)

BCLUW CSD - ELEMENTARY SCHOOL (PK-4)

| | Ideal Program: 300 Students | | | | | Existing Facilities: 300 Students | | | | |
|--------------------------------|-----------------------------|---------|---------------|------|------------|-----------------------------------|---------|---------------|------|------------|
| | Qty | Sq. Ft. | Total Area | Occ. | Total Occ. | Qty | Sq. Ft. | Total Area | Occ. | Total Occ. |
| Classrooms: | | | | | | | | | | |
| Pre-K Classroom | 1 | 1,200 | 1,200 | 18 | 18 | 1 | 1,400 | 1,400 | 25 | 25 |
| Kindergarten Classroom | 2 | 1,200 | 2,400 | 18 | 36 | 1 | 1,140 | 1,140 | 20 | 20 |
| | | | | | | 1 | 1,400 | 1,400 | 25 | 25 |
| Office | | | | | | | | 116 | | |
| Grade 1 Classroom | 2 | 1,000 | 2,000 | 18 | 36 | 2 | 910 | 1,820 | 20 | 40 |
| Grade 2 Classroom | 2 | 1,000 | 2,000 | 18 | 36 | 2 | 900 | 1,800 | 20 | 40 |
| Grade 3 Classroom | 2 | 1,000 | 2,000 | 20 | 40 | 2 | 910 | 1,820 | 20 | 40 |
| Grade 4 Classroom | 2 | 850 | 1,700 | 20 | 40 | 2 | 1,000 | 2,000 | 25 | 50 |
| Storage | 0 | 200 | 0 | | | | 0 | 0 | | |
| Subtotal | 11 | | 11,300 | | 206 | 11 | | 11,496 | | 240 |
| Arts/Music/Computer: | | | | | | | | | | |
| Art | 1 | 1,200 | 1,200 | 20 | 20 | 1 | 960 | 960 | 25 | 25 |
| Art Storage / Project Room | 1 | 200 | 200 | | | 1 | 133 | 133 | | |
| Art office | 1 | 200 | 200 | | | 1 | 133 | 133 | | |
| Music | 1 | 1,200 | 1,200 | 36 | 36 | 1 | 960 | 960 | 36 | 36 |
| Music Storage | 1 | 200 | 200 | | | 1 | 135 | 135 | | |
| Music Office | 1 | 200 | 200 | | | 1 | 135 | 135 | | |
| STEM | 1 | 1,200 | 1,200 | 25 | 25 | 0 | 0 | 0 | 0 | 0 |
| Subtotal | 5 | | 4,400 | | 81 | 2 | | 2,450 | | 61 |
| Small Group/Exceptional | | | | | | | | | | |
| Flex Classroom | 1 | 850 | 850 | 26 | 26 | 0 | 0 | 0 | | 0 |
| Resource Room | 3 | 450 | 1,350 | | | 1 | 495 | 495 | | |
| Small Group | 1 | 200 | 200 | | | 2 | 190 | 380 | | |
| Collaboration | 1 | 800 | 800 | | | 0 | 0 | 0 | | |
| At Risk - Title | 1 | 450 | 450 | | | 1 | 897 | 897 | | |
| Special Needs / Ed. | 1 | 1,200 | 1,200 | 10 | 10 | 2 | 905 | 1,810 | 10 | 20 |
| Subtotal | 2 | | 4,850 | | 36 | 3 | | 3,582 | | 20 |
| Core Classroom Total | 16 | | 20,550 | | 323 | 16 | | 17,534 | | 321 |
| Media Center | | | | | | | | | | |
| Media | 1 | 1,600 | 1,600 | | | 1 | 1,880 | 1,880 | | |
| Office | 1 | 150 | 150 | | | 1 | 132 | 132 | | |
| Support Space | 1 | 1,200 | 1,200 | | | 0 | 0 | 0 | | |
| Subtotal | | | 2,950 | | | | | 2,012 | | |

Program Ver. |

| | Ideal Program: 300 Students | | | | | Existing Facilities: 300 Students | | | | |
|----------------------------------|-----------------------------|---------|---------------|------|------------|-----------------------------------|---------|---------------|-------|------------|
| | Qty | Sq. Ft. | Total Area | Occ. | Total Occ. | Qty | Sq. Ft. | Total Area | Occ. | Total Occ. |
| Food Service | | | | | | | | | | |
| Dining | 1 | 1,800 | 1,800 | | | 1 | 3,554 | 0 | | |
| Kitchen (serve vs prep) | 1 | 1,261 | 1,261 | prep | | 1 | 427 | 427 | serve | |
| Serving (serv lines) | 1 | 400 | 400 | | | 0 | 0 | 0 | | |
| Subtotal | | | 3,461 | | | | | 427 | | |
| Physical Ed. / Auditorium | | | | | | | | | | |
| Multipurpose | | | 0 | | | | | | | |
| Gymnasium | 1 | 3,600 | 3,600 | | | 1 | 3,554 | 3,554 | | |
| Locker Rooms | | | 0 | | | 2 | 250 | 480 | | |
| Equipment | | | 0 | | | 1 | 115 | 115 | | |
| Stage | 1 | 600 | 600 | | | 0 | 0 | 0 | | |
| Auditorium | | | 0 | | | 0 | 0 | 0 | | |
| Storage/Office | 1 | 450 | 450 | | | 1 | 97 | 97 | | |
| Subtotal | | | 4,650 | | | | | 4,226 | | |
| Administration, Misc. | | | | | | | | | | |
| Principal | 1 | 200 | 200 | | | 1 | 217 | 217 | | |
| Seretary/Reception | 1 | 400 | 400 | | | 1 | 277 | 277 | | |
| Health / Nurse | 1 | 120 | 120 | | | 1 | 208 | 208 | | |
| Office Work Room | 1 | 187 | 187 | | | 0 | 0 | 0 | | |
| Conference | 1 | 200 | 200 | | | 0 | 0 | 0 | | |
| Records | 1 | 87 | 87 | | | 0 | 0 | 0 | | |
| Office Storage | 1 | 87 | 87 | | | 1 | 85 | 85 | | |
| Guidance Counselor | 1 | 300 | 300 | | | 0 | 0 | 0 | | |
| Office/Testing | 1 | 150 | 150 | | | 0 | 0 | 0 | | |
| Teacher Workroom | 1 | 300 | 300 | | | 1 | 270 | 270 | | |
| Book Storage | 1 | 650 | 650 | | | 0 | 0 | 0 | | |
| General Storage | 1 | 750 | 750 | | | 1 | 313 | 313 | | |
| Subtotal | | | 3,431 | | | | | 1,370 | | |
| Total | 16 | | 35,042 | | 323 | 16 | | 29,795 | | 321 |
| Circulation, Toilets, Mech | 35% | | 12,265 | | | 22% | | 6,505 | | |
| GRAND TOTAL SQ FT | | | 47,307 | | | | | 36,300 | | |
| Core Capacity (Pre-K - 6) | | | | | | 323 | | | | 321 |
| Sq Ft / Core Student | | | | | | 146 | | | | 113 |
| Core Teaching Stations | | | | | | 16 | | | | 16 |
| Students/Core Teaching Station | | | | | | 20 | | | | 20 |
| Total Capacity | | | | | | 323 | | | | 180 |
| Sq Ft / Total Student Capacity | | | | | | 146 | | | | 202 |
| Total Teaching Stations | | | | | | 16 | | | | 16 |
| Students / Teaching Station | | | | | | 20 | | | | 11 |

SHARED

ACTUAL

LEGEND

- 1 = POOR
- 2 = BELOW AVERAGE
- 3 = AVERAGE
- 4 = ABOVE AVERAGE
- 5 = GOOD

ELEMENTARY CONDITION DIAGRAMS

EXTERIOR CONDITIONS



INTERIOR CONDITIONS



MEPT CONDITIONS



Evaluation – ELEMENTARY |

Differed Maintenance:

Additional programming:

Infrastructure:

General Overall Reaction:

- This site has the most potential and is the largest in the district
- This building is in good shape and nicely laid out
- Classroom sizes here are right or even big
- The media center acts as the collaboration space in the design
- Infrastructure and building quality is decent
- Education Program wise this school is in good shape except for the shared gymnasium as the lunch room which limits education.



Evaluation - MIDDLE SCHOOL |

MIDDLE SCHOOL (1961 , 1978, 1999):

FOOTPRINT 31,285 sf

UPPER LEVEL 6,170 sf

5th GRADE BLDG 3,360 sf

TOTAL 41,355 SF

STUDENT COUNT /150 students?
275 SF/STUDENT

MIDDLE SCHOOLS SIMILAR TO YOUR SIZE CAN GET AS LOW AS 200 SF/STUDENT. MANY OF THEM ARE COMBINED WITH HIGH SCHOOL

MOST SCHOOLS IN THE AREA OF YOUR SIZE ARE BETWEEN 250-350 SF/STUDENT.

SITE SIZE = 5.66 ACRES

- *40 PARKING STALLS*
- *BUS BARN = 2,880 SF*
- *FOOTBALL FIELD*
 - *PRACTICE/COMPETITION*
 - *LIGHTED*

Site Connections to Community |



SPACE PROGRAM - MIDDLE SCHOOL

BCLUW CSD - MIDDLE SCHOOL (5-8)

| | Ideal Program: 300 Students | | | | | Existing Facilities: 240 Students | | | | |
|---|-----------------------------|---------------|------------|------------|-----------|-----------------------------------|---------------|------------|-----|------------|
| | Qty | Sq. Ft | Total Area | Occ | Total Occ | Qty | Sq. Ft | Total Area | Occ | Total Occ |
| UNCONNECTED | | | | | | | | | | |
| Classrooms: | | | | | | | | | | |
| 5TH: LA/SS/Math | 2 | 850 | 1,700 | 25 | 50 | 2 | 920 | 1,840 | 25 | 50 |
| 6th/7th/8th | | | | | | | | | | |
| English | 2 | 850 | 1,700 | 25 | 50 | 3 | 830 | 2,490 | 20 | 60 |
| Foreign Language (robotics) | 1 | 850 | 850 | 25 | 25 | 1 | 670 | 670 | 20 | 20 |
| Social Studies | 1 | 850 | 850 | 25 | 25 | 1 | 714 | 714 | 20 | 20 |
| Math - Tech/business | 2 | 850 | 1,700 | 25 | 50 | 1 | 1,070 | 1,070 | 25 | 25 |
| Science: | 1 | 1,200 | 1,200 | 20 | 20 | 1 | 1,310 | 1,310 | 20 | 20 |
| Prep. Rooms | 1 | 300 | 300 | | | 1 | 144 | 144 | | 0 |
| Collaborative Areas | | | | | | | | | | |
| Project / Flex Classroom | 1 | 1,200 | 1,200 | 20 | 20 | 0 | | 0 | 20 | 0 |
| Maker Space | 1 | 1,200 | 1,200 | 20 | 20 | 0 | | 0 | 10 | 0 |
| Storage | 1 | 200 | 200 | | | 0 | | 0 | | |
| Breakout Space | 1 | 1,500 | 1,500 | | | 0 | | 0 | | |
| Small Group | 2 | 250 | 500 | | | 0 | | 0 | | |
| Teacher PLC | 4 | 400 | 1,600 | | | 0 | | 0 | | |
| Subtotal | 2 | 6,200 | | 40 | 0 | 0 | | 0 | | 0 |
| Resource/Special Ed | | | | | | | | | | |
| Resource Rooms | 2 | 450 | 900 | | | 1 | 210 | 210 | | |
| Special Ed Level I | 2 | 650 | 1,300 | 10 | 20 | 1 | 602 | 602 | 10 | 10 |
| Special Ed Level II/III (RES + SP. ED.) | 1 | 1,000 | 1,000 | 10 | 10 | 1 | 967 | 967 | 10 | 10 |
| Subtotal | 3 | 3,200 | | 30 | 2 | 2 | 1,779 | | | 20 |
| Core Classroom Subtotal | 14 | 17,700 | | 290 | 11 | | 10,917 | | | 215 |
| Arts Education | | | | | | | | | | |
| Visual Art | 1 | 1,400 | 1,400 | 20 | 20 | 1 | 1,205 | 1,205 | | 0 |
| Art Storage/Kiln | 2 | 200 | 400 | | | 2 | 90 | 180 | | |
| Subtotal | 1 | 1,800 | | 20 | 1 | | 1,385 | | | 0 |
| Music | | | | | | | | | | |
| Band | 1 | 1,400 | 1,400 | 40 | 40 | 1 | 1,440 | 1,440 | | 0 |
| Chorus | 1 | 1,400 | 1,400 | 40 | 40 | 0 | 1,400 | 0 | | 0 |
| Instrument Storage | 1 | 250 | 250 | | | 1 | 129 | 129 | | |
| Uniform/Gen Storage | 2 | 350 | 700 | | | 0 | 158 | 0 | | |
| Office/Workroom | 2 | 200 | 400 | | | 1 | 134 | 134 | | |
| Practice Rooms | 2 | 80 | 160 | | | 0 | 160 | 0 | | |
| Family & Consumer Science | | | | | | | | | | |
| F&CS Lab/Classroom | 1 | 1,400 | 1,400 | 20 | 20 | 0 | 1,027 | 0 | | 0 |
| Storage | 1 | 200 | 200 | | | 0 | 55 | 0 | | |
| Subtotal | 1 | 1,600 | | 20 | 0 | 0 | 0 | 0 | | 0 |
| Career Technical Ed | | | | | | | | | | |
| AG Classroom | 1 | 850 | 850 | 20 | 20 | 1 | 615 | 615 | 20 | 20 |
| Wood Shop | 1 | 1,400 | 1,400 | | | 0 | 2,030 | 0 | | |
| Metal Shop | 1 | 1,400 | 1,400 | | | 0 | 3,934 | 0 | | |
| Drafting Classroom | 1 | 850 | 850 | 20 | 20 | 0 | 405 | 0 | | 0 |
| Finishing Room | 1 | 600 | 600 | | | 0 | | 0 | | |
| Office | 1 | 150 | 150 | | | 0 | | 0 | | |
| Shop Storage | 2 | 600 | 1,200 | | | 0 | 565 | 0 | | |
| Classroom Total | 20 | 31,860 | | 450 | 14 | | 13,720 | | | 235 |

| | | | | | | | | | | |
|------------------------------------|-----------|---------------|---------------|-----------|------------|-----------|--------------|---------------|--|------------|
| Media Center | | | | | | | | | | |
| Media/RLV | 1 | 1,800 | 1,800 | | | 1 | 1,527 | 1,527 | | |
| Office | 1 | 150 | 150 | | | 1 | 129 | 129 | | |
| Conference/Sm Group | 2 | 200 | 400 | | | 0 | 200 | 0 | | |
| Workroom | 1 | 400 | 400 | | | 1 | 337 | 337 | | |
| Subtotal | | 2,750 | | | | | 1,993 | | | |
| Food Service | | | | | | | | | | |
| Dining (Commons) | 1 | 2,000 | 2,000 | | | 1 | 637 | 637 | | |
| Kitchen | 1 | 1,000 | 1,000 | | | 1 | 569 | 569 | | |
| Serving | 1 | 400 | 400 | | | 0 | 0 | 0 | | |
| Dry Storage | 1 | 600 | 600 | | | 1 | 379 | 379 | | |
| Dish | 1 | 300 | 300 | | | 0 | 154 | 0 | | |
| Subtotal | | 4,200 | | | | | 1,585 | | | |
| Physical Education | | | | | | | | | | |
| Main Gym | 1 | 7,500 | 7,500 | | | 1 | 6,967 | 6,967 | | |
| Girls Locker Rooms/Toilets/Showers | 2 | 800 | 1,600 | | | 2 | 300 | 600 | | |
| Boys Locker Rooms/Toilets/Showers | 2 | 800 | 1,600 | | | 2 | 450 | 900 | | |
| Coach Office/Toilet/Shower | 1 | 200 | 200 | | | 2 | 140 | 280 | | |
| Training | 0 | 300 | 0 | | | 0 | 150 | 0 | | |
| Equipment Storage (2) | 1 | 500 | 500 | | | 1 | 73 | 73 | | |
| Lobby/Cons | 1 | 500 | 500 | | | 0 | 433 | 0 | | |
| Weight Room | 1 | 1,200 | 1,200 | | | 0 | 1,600 | 0 | | |
| Wrestling Room | 1 | 1,500 | 1,500 | | | 0 | 2,000 | 0 | | |
| Health/P.E. Classrooms | 1 | 750 | 750 | 25 | 25 | 0 | 0 | 0 | | 0 |
| Subtotal | | 15,350 | | 25 | | | 8,820 | | | 0 |
| Auditorium/Theatre | | | | | | | | | | |
| Seating - 200 capacity | 0 | 1,800 | 0 | | | 0 | 0 | 0 | | |
| Stage | 1 | 2,000 | 2,000 | | | 1 | 1,191 | 1,191 | | |
| Lobby | 1 | 800 | 800 | | | 0 | 0 | 0 | | |
| Subtotal | | 2,800 | | | | | 1,191 | | | |
| Administration, Misc. | | | | | | | | | | |
| Principal | 1 | 250 | 250 | | | 1 | 312 | 312 | | |
| Main Office | 1 | 400 | 400 | | | 1 | 232 | 232 | | |
| Health | 1 | 200 | 200 | | | 1 | 125 | 125 | | |
| Health Toilet | 1 | 100 | 100 | | | 0 | 23 | 0 | | |
| Office Work Room | 1 | 200 | 200 | | | 0 | 184 | 0 | | |
| Conference | 1 | 200 | 200 | | | 1 | 120 | 120 | | |
| Records | 1 | 100 | 100 | | | 1 | 150 | 150 | | |
| In-School Susp | 1 | 60 | 60 | | | 0 | 60 | 0 | | |
| Teacher Lounge | 1 | 400 | 400 | | | 1 | 300 | 300 | | |
| Teacher Wellness | 0 | 175 | 0 | | | 1 | 175 | 175 | | |
| Subtotal | | 1,910 | | | | | 1,414 | | | |
| Guidance | | | | | | | | | | |
| Counselor Office | 1 | 150 | 150 | | | 1 | 97 | 97 | | |
| Conference/Testing | 1 | 200 | 200 | | | 1 | 48 | 48 | | |
| Subtotal | | 350 | | | | | 145 | | | |
| Storage | | | | | | | | | | |
| Book Storage | 1 | 650 | 650 | | | 0 | 650 | 0 | | |
| General Storage | 2 | 800 | 1,600 | | | 1 | 250 | 250 | | |
| Subtotal | | 2,250 | | | | | 250 | | | |
| Total | 20 | | 61,570 | | 475 | 14 | | 29,116 | | 235 |
| Circulation, Toilets, Mech | 21% | | 12,930 | | | 40% | | 11,697 | | |
| GRAND TOTAL SQ FT | | | 74,500 | | | | | 40,815 | | |
| Total Core Capacity | | | | | 290 | | | | | 235 |
| Sq Ft / Student | | | | | 257 | | | | | 174 |
| Total Teaching Stations | | | | | 20 | | | | | 14 |
| Students / Teaching Station | | | | | 15 | | | | | 17 |
| Total Core Capacity | | | | | 290 | | | | | 150 |
| Sq Ft / Student | | | | | 257 | | | | | 272 |
| Total Teaching Stations | | | | | 20 | | | | | 14 |
| Students / Teaching Station | | | | | 15 | | | | | 11 |

ACTUAL

LEGEND

- 1 = POOR
- 2 = BELOW AVERAGE
- 3 = AVERAGE
- 4 = ABOVE AVERAGE
- 5 = GOOD

MIDDLE SCHOOL CONDITION DIAGRAMS

EXTERIOR CONDITIONS



INTERIOR CONDITIONS



MEPT CONDITIONS



Evaluation – 5th GRADE BUILDING |

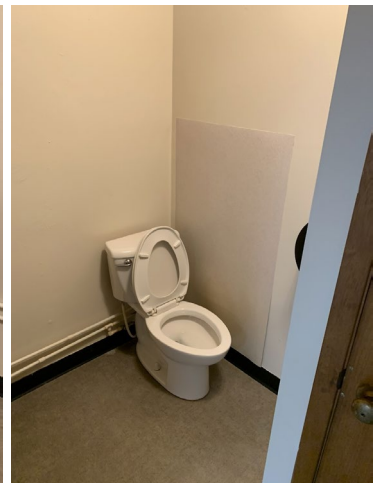
Differed Maintenance:

Additional programming:

Infrastructure:

General Overall Reaction:

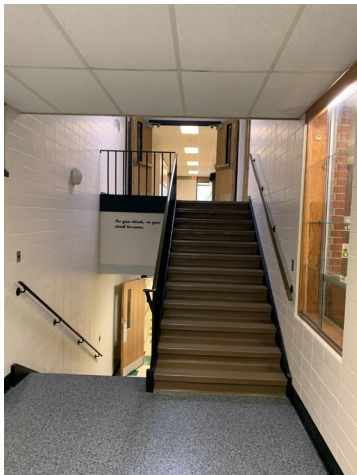
- It is not connected to the school – safety is an issue
- This building is not in good shape and is not a good learning environment
- The systems for this building are completely separated, inefficient
- Codes are not being met in this building (toilets, air exchange, etc)
- This is a pre-engineered building being used for classrooms
- The immediate reaction to this is to not use this building for teaching



Evaluation – MIDDLE SCHOOL |

General Overall Reaction:

- The gymnasium and locker rooms are decent sized, and the stage is a bonus.
- This location is far removed from the HS, where some programs are offered to the students they cannot get here (Shop, FCS, Weight, Wrestling).
- A small sloping site with poor access and the street is drop off and parking.
- The building is a 1962 building with a lot of corridor space.
- Programmatically it is lacking in collaborative space, conference rooms, shop, weight and wrestling along with a right sized commons or lobby space for events.
- It is the oldest building in the district with the biggest needs.



Evaluation – HIGH SCHOOL |

HIGH SCHOOL (1969, 1971, 2000,2002, 2014) :

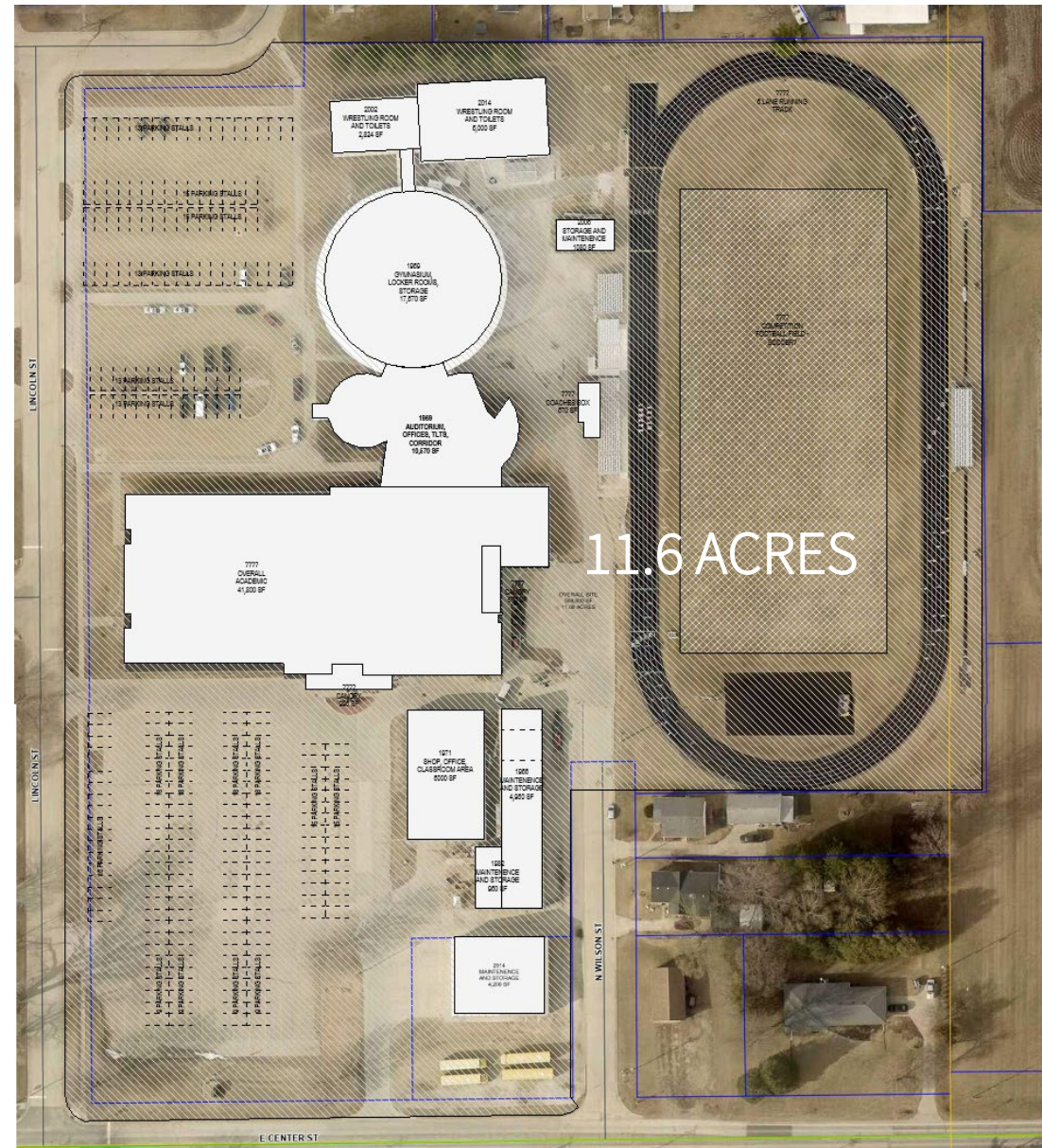
| | |
|----------------------|---|
| CLASSROOM AREA | 41,800 sf |
| AUD, OFFICES | 10,570 sf |
| GYMNASIUM | 17,670 sf |
| WEIGHT ROOM | 2,824 sf |
| WRESTLING – TLT | 6,000 sf |
| SHOP BUILDING | <u>6,000 sf</u> |
| TOTAL | 84,864 SF |
| STUDENT COUNT | <u>/175 students</u> 485 SF/STUDENT |

MOST SCHOOLS IN THE AREA OF YOUR SIZE ARE BETWEEN **350-500 SF/STUDENT**.

SITE SIZE = 11.66 ACRES

- **154 PARKING STALLS IN FRONT**
- **92 PARKING STALLS IN BACK**
- *BUS BARN = 4,200 SF*
- *MAINTENANCE BLDG= 6,000 SF*
- *COMPETITION TRACK AND FIELD*
 - *COMPETITION FOOTBALL*
 - *6 LANE TRACK*
 - *LIGHTED*
 - *BLEACHERS HOME & AWAY*
 - *PRESS BOX*
 - *STORAGE SHED*

Site Connections to Community |

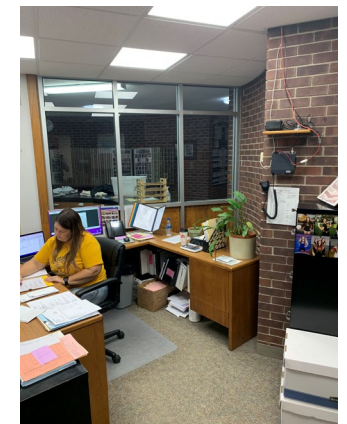


SPACE PROGRAM - SR HIGH SCHOOL

BCLUW CSD - HIGH SCHOOL

| | Ideal Program: 300 Students | | | | | Existing Facilities: 240 Students | | | | |
|--------------------------------|-----------------------------|---------------|---------------|------------|------------|-----------------------------------|---------------|---------------|------------|------------|
| | Qty | Sq. Ft. | Total Area | Occ. | Total Occ. | Qty | Sq. Ft. | Total Area | Occ. | Total Occ. |
| Classrooms: | | | | | | | | | | |
| 7th/8th: LA/SS/Math | 0 | 850 | 0 | 25 | | | 0 | | 0 | |
| 7th/8th: Science | 0 | 1,000 | 0 | 20 | | | 0 | | 0 | |
| Science Prep/Storage | 0 | 200 | 0 | | | | 0 | | 0 | |
| High School Academic | | | | | | | | | | |
| English | 2 | 850 | 1,700 | 25 | 50 | 2 | 770 | 1,540 | 20 | 40 |
| Foreign Language | 1 | 850 | 850 | 25 | 25 | 1 | 783 | 783 | 20 | 20 |
| Social Studies | 2 | 850 | 1,700 | 25 | 50 | 2 | 770 | 1,540 | 20 | 40 |
| Math | 2 | 850 | 1,700 | 25 | 50 | 2 | 760 | 1,520 | 20 | 40 |
| Health | 1 | 850 | 850 | 25 | 25 | 1 | 760 | 760 | 20 | 20 |
| Business | 1 | 850 | 850 | 25 | 25 | 1 | 800 | 800 | 20 | 20 |
| Science: | | | | | | | | | | |
| Biology | 1 | 1,200 | 1,200 | 20 | 20 | 1 | 952 | 952 | 20 | 20 |
| Chemistry/Physics | 1 | 1,200 | 1,200 | 20 | 20 | 1 | 1,005 | 1,005 | 20 | 20 |
| Prep. Rooms | 1 | 300 | 300 | | | 2 | 94 | 188 | | |
| Subtotal | 10 | 10,250 | 10,250 | 255 | 255 | 11 | 9,088 | 9,088 | 220 | 220 |
| Collaborative Areas | | | | | | | | | | |
| Project / Flex Classroom | 2 | 1,200 | 2,400 | 20 | 40 | 2 | 440 | 880 | 15 | 30 |
| Maker Space | 1 | 1,200 | 1,200 | 20 | 20 | 0 | 0 | 0 | 10 | 0 |
| Storage | 1 | 200 | 200 | | | 0 | 0 | 0 | | |
| Breakout Space | 1 | 1,500 | 1,500 | | | 0 | 0 | 0 | | |
| Small Group | 2 | 250 | 500 | | | 1 | 160 | 160 | | |
| Teacher PLC | 4 | 400 | 1,600 | | | 0 | 0 | 0 | | |
| Subtotal | 2 | 7,400 | 7,400 | 60 | 60 | 1 | 1,040 | 1,040 | 20 | 20 |
| Resource/Special Ed | | | | | | | | | | |
| Resource Rooms | 2 | 450 | 900 | | | 2 | 450 | 900 | | |
| Special Ed Level I | 2 | 650 | 1,300 | 10 | 20 | 0 | 0 | 0 | 10 | 0 |
| Special Ed Level II/III | 1 | 1,000 | 1,000 | 10 | 10 | 0 | 0 | 0 | 10 | 0 |
| Subtotal | 3 | 3,200 | 3,200 | 30 | 30 | 0 | 900 | 900 | 0 | 0 |
| Core Classroom Subtotal | 16 | 20,950 | 20,950 | 355 | 355 | 13 | 11,028 | 11,028 | 250 | 250 |

| | Ideal Program: 300 Students | | | | | Existing Facilities: 240 Students | | | | |
|--------------------------------------|-----------------------------|---------------|---------------|------------|------------|-----------------------------------|---------------|---------------|------------|------------|
| | Qty | Sq. Ft. | Total Area | Occ. | Total Occ. | Qty | Sq. Ft. | Total Area | Occ. | Total Occ. |
| Arts Education | | | | | | | | | | |
| Visual Art | 1 | 1,400 | 1,400 | 20 | 20 | 1 | 1,488 | 1,488 | 20 | 20 |
| Art Storage/Kiln | 2 | 200 | 400 | | | 2 | 115 | 230 | | |
| Office | | | | | | 1 | 65 | 65 | | |
| Subtotal | 1 | 1,800 | 1,800 | 20 | 20 | 1 | 1,783 | 1,783 | 20 | 20 |
| Music | | | | | | | | | | |
| Band | 1 | 1,400 | 1,400 | 40 | 40 | 1 | 1,687 | 1,687 | 50 | 50 |
| Chorus | 1 | 1,400 | 1,400 | 40 | 40 | 0 | 0 | 0 | | 0 |
| Instrument Storage | 1 | 250 | 250 | | | 1 | 95 | 95 | | |
| Uniform/Gen Storage | 2 | 350 | 700 | | | 3 | 95 | 285 | | |
| Office/Workroom | 2 | 200 | 400 | | | 2 | 95 | 190 | | |
| Practice Rooms | 2 | 80 | 160 | | | 0 | 0 | 0 | | |
| Subtotal | 2 | 4,310 | 4,310 | 80 | 80 | 1 | 2,257 | 2,257 | 50 | 50 |
| Family & Consumer Science | | | | | | | | | | |
| F&CS Lab/Classroom | 1 | 1,400 | 1,400 | 20 | 20 | 2 | 880 | 1,760 | 20 | 40 |
| Storage | 1 | 200 | 200 | | | 0 | 0 | 0 | | |
| Subtotal | 1 | 1,600 | 1,600 | 20 | 20 | 2 | 880 | 1,760 | 20 | 40 |
| Career Technical Ed | | | | | | | | | | |
| AG Classroom | 1 | 850 | 850 | 20 | 20 | 1 | 921 | 921 | 20 | 20 |
| Ag Storage | | | | | | 1 | 75 | 75 | | |
| Wood Shop | 1 | 1,400 | 1,400 | | | 1 | 2,000 | 2,000 | | |
| Metal Shop | 1 | 1,400 | 1,400 | | | 1 | 2,000 | 2,000 | | |
| Drafting Classroom | 1 | 850 | 850 | 20 | 20 | 1 | 921 | 921 | 20 | 20 |
| Finishing Room | 1 | 600 | 600 | | | 0 | 0 | 0 | | |
| Office | 1 | 150 | 150 | | | 0 | 0 | 0 | | |
| Shop Storage | 2 | 600 | 1,200 | | | 0 | 0 | 0 | | |
| Subtotal | 2 | 6,450 | 6,450 | 40 | 40 | 2 | 5,917 | 5,917 | 40 | 40 |
| Classroom Total | 22 | 38,800 | 38,800 | 915 | 915 | 19 | 24,974 | 24,974 | 490 | 490 |



| | Ideal Program: 300 Students | | | | | Existing Facilities: 240 Students | | | | |
|------------------------------------|-----------------------------|---------|---------------|------|------------|-----------------------------------|---------|---------------|------|------------|
| | Qty | Sq. Ft. | Total Area | Occ. | Total Occ. | Qty | Sq. Ft. | Total Area | Occ. | Total Occ. |
| Media Center | | | | | | | | | | |
| Media/RLV | 1 | 1,800 | 1,800 | | | 1 | 1,954 | 1,954 | | |
| Office | 1 | 150 | 150 | | | 2 | 100 | 200 | | |
| Conference/Sm Group | 2 | 200 | 400 | | | 2 | 125 | 250 | | |
| Workroom | 1 | 400 | 400 | | | 1 | 147 | 147 | | |
| Subtotal | | | 2,750 | | | | | 2,551 | | |
| Food Service | | | | | | | | | | |
| Dining (Commons) | 1 | 2,000 | 2,000 | | | 1 | 4,975 | 4,975 | | |
| Kitchen | 1 | 1,000 | 1,000 | | | 1 | 1,034 | 1,034 | | |
| Serving | 1 | 400 | 400 | | | 1 | 528 | 528 | | |
| Dry Storage | 1 | 600 | 600 | | | 1 | 185 | 185 | | |
| Office | 1 | 100 | 100 | | | 1 | 95 | 95 | | |
| Toilet | 1 | 80 | 80 | | | 1 | 57 | 57 | | |
| Washer-Dryer | 1 | 80 | 80 | | | 1 | 57 | 57 | | |
| Dish | 1 | 200 | 200 | | | 1 | 140 | 140 | | |
| Ref - Freeze | 2 | 150 | 300 | | | 3 | 116 | 348 | | |
| Staff | | | | | | 1 | 140 | 140 | | |
| Subtotal | | | 4,760 | | | | | 7,559 | | |
| Physical Education | | | | | | | | | | |
| Main Gym | 1 | 10,500 | 10,500 | | | 1 | 9,500 | 9,500 | | |
| Girls Locker Rooms/Toilets/Showers | 2 | 1,500 | 3,000 | | | 2 | 540 | 1,080 | | |
| Boys Locker Rooms/Toilets/Showers | 2 | 1,500 | 3,000 | | | 2 | 540 | 1,080 | | |
| Coach Office/Toilet/Shower | 2 | 300 | 600 | | | 4 | 83 | 332 | | |
| Training | 1 | 300 | 300 | | | 0 | | 0 | | |
| Equipment Storage (2) | 1 | 1,200 | 1,200 | | | 2 | 167 | 334 | | |
| Lobby/Cons | 1 | 1,200 | 1,200 | | | 1 | 450 | 450 | | |
| Auxiliary Gym (JR/HS) | 0 | 6,500 | 0 | | | 0 | 0 | 0 | | |
| Weight Room | 1 | 2,000 | 2,000 | | | 1 | 2,575 | 2,575 | | |
| Wrestling Room | 1 | 2,400 | 2,400 | | | 1 | 5,073 | 5,073 | | |
| Office | 1 | 150 | 150 | | | 1 | 144 | 144 | | |
| Subtotal | | | 24,350 | | | | | 20,568 | | |
| Auditorium/Theatre | | | | | | | | | | |
| Seating - 200 capacity | 1 | 1,800 | 1,800 | | | 1 | 2,362 | 2,362 | | |
| Stage | 1 | 2,000 | 2,000 | | | 1 | 1,411 | 1,411 | | |
| Green | 2 | 120 | 240 | | | 2 | 180 | 360 | | |
| Green tlt | 2 | 60 | 120 | | | 2 | 45 | 90 | | |
| Lobby | 1 | 800 | 800 | | | 1 | 450 | 0 | | |
| Subtotal | | | 4,960 | | | | | 4,223 | | |

| | Ideal Program: 300 Students | | | | | Existing Facilities: 240 Students | | | | |
|------------------------------|-----------------------------|---------|---------------|------|------------|-----------------------------------|---------|---------------|------|------------|
| | Qty | Sq. Ft. | Total Area | Occ. | Total Occ. | Qty | Sq. Ft. | Total Area | Occ. | Total Occ. |
| Administration, Misc. | | | | | | | | | | |
| Principal | 1 | 250 | 250 | | | 1 | 152 | 152 | | |
| Admin Office | 1 | 150 | 150 | | | 1 | 135 | 135 | | |
| AD Office | 1 | 150 | 150 | | | 1 | 120 | 120 | | |
| AD Stor | 1 | 100 | 100 | | | 2 | 81 | 162 | | |
| Main Office | 1 | 400 | 400 | | | 1 | 410 | 410 | | |
| Health | 1 | 200 | 200 | | | 1 | 146 | 146 | | |
| Health Toilet | 1 | 100 | 100 | | | 1 | 0 | 0 | | |
| Office Work Room | 1 | 200 | 200 | | | 1 | 90 | 90 | | |
| Conference | 1 | 200 | 200 | | | 1 | 305 | 305 | | |
| Records - Vault | 1 | 100 | 100 | | | 1 | 93 | 93 | | |
| Resource Officer | 1 | 150 | 150 | | | 0 | | 0 | | |
| In-School Susp | 1 | 50 | 50 | | | 0 | | 0 | | |
| Tech Director | 1 | 400 | 400 | | | 1 | 503 | 503 | | |
| Teacher Lounge | 1 | 600 | 600 | | | 1 | 463 | 463 | | |
| Subtotal | | | 3,050 | | | | | 2,579 | | |
| Guidance | | | | | | | | | | |
| Counselor Office | 1 | 150 | 150 | | | 1 | 135 | 135 | | |
| Conference/Testing | 1 | 200 | 200 | | | 1 | 130 | 130 | | |
| Subtotal | | | 350 | | | | | 265 | | |
| Storage | | | | | | | | | | |
| Book Storage | 1 | 650 | 650 | | | 1 | 586 | 586 | | |
| General Storage | 2 | 800 | 1,600 | | | 1 | 257 | 257 | | |
| Subtotal | | | 2,250 | | | | | 843 | | |
| Total | 22 | | 81,330 | | 515 | 19 | | 60,433 | | 400 |
| Circulation, Toilets, Mech | 21% | | 17,079 | | | 40% | | 24,431 | | |
| GRAND TOTAL SQ FT | | | 98,409 | | | | | 84,864 | | |
| Total Core Capacity | | | | | | | | | | 400 |
| Sq Ft / Student | | | | | | | | | | 212 |
| Total Teaching Stations | | | | | | | | | | 19 |
| Students / Teaching Station | | | | | | | | | | 21 |
| Total Core Capacity | | | | | | | | | | 175 |
| Sq Ft / Student | | | | | | | | | | 485 |
| Total Teaching Stations | | | | | | | | | | 19 |
| Students / Teaching Station | | | | | | | | | | 9 |



Evaluation – HIGH SCHOOL |

Differed Maintenance:

Additional programming:

Infrastructure:

General Overall Reaction:

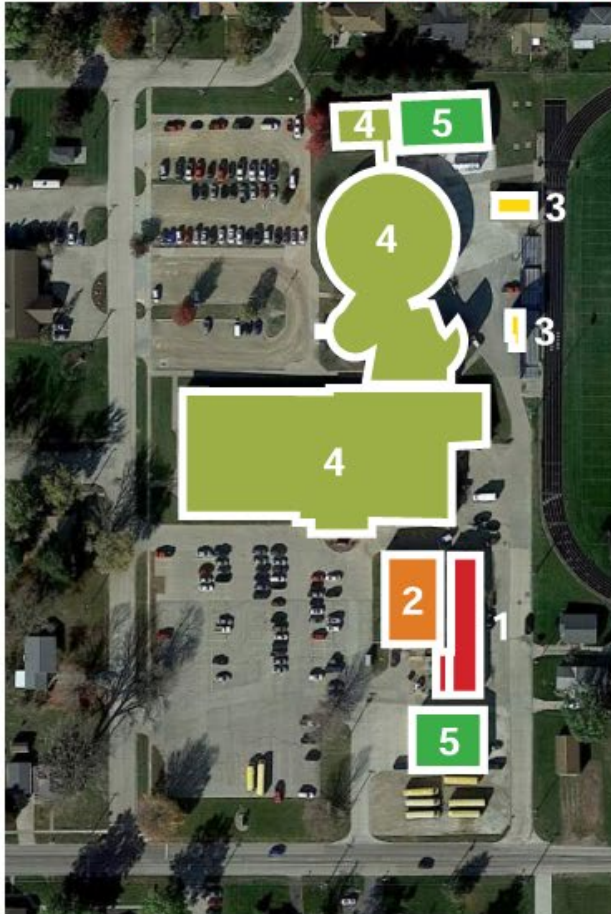
- The site has very good parking and decent access to the school but the track and field are not very accessible from the parking.
- The academic part of the school is well built and in good shape and is some of the newest spaces in the district.
- The gymnasium is very unique and good sized, and the auditorium is nice to have but outdated and needs updating.
- The wrestling and weight spaces are hard to get to but are good sized.
- The softball, baseball fields and any practice fields are not on site.
- The shop is disconnected from the building and causes some safety concerns.
- The entrance sequence and lobby as it works with the gymnasium and public events are not well planned out.

LEGEND

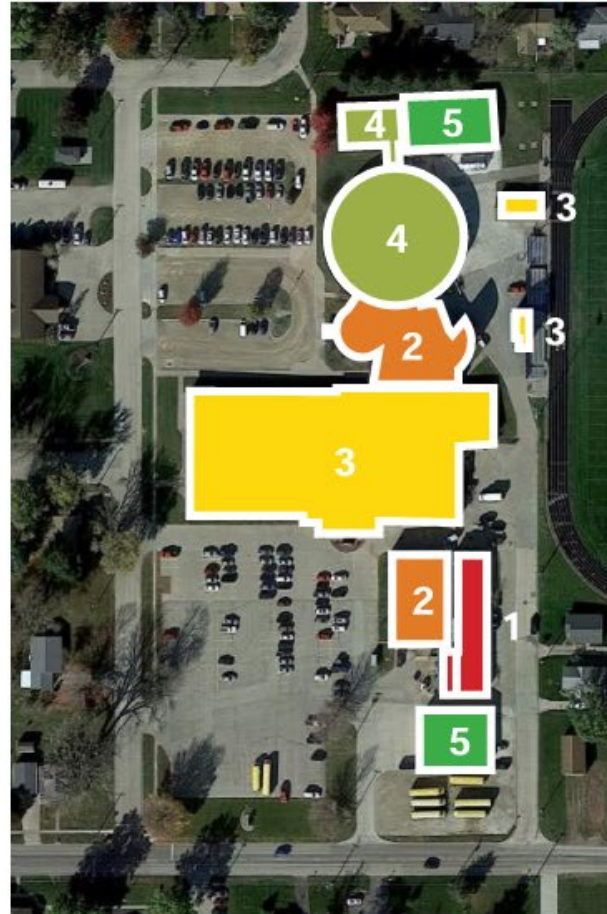
- 1 = POOR
- 2 = BELOW AVERAGE
- 3 = AVERAGE
- 4 = ABOVE AVERAGE
- 5 = GOOD

HIGH SCHOOL CONDITION DIAGRAMS

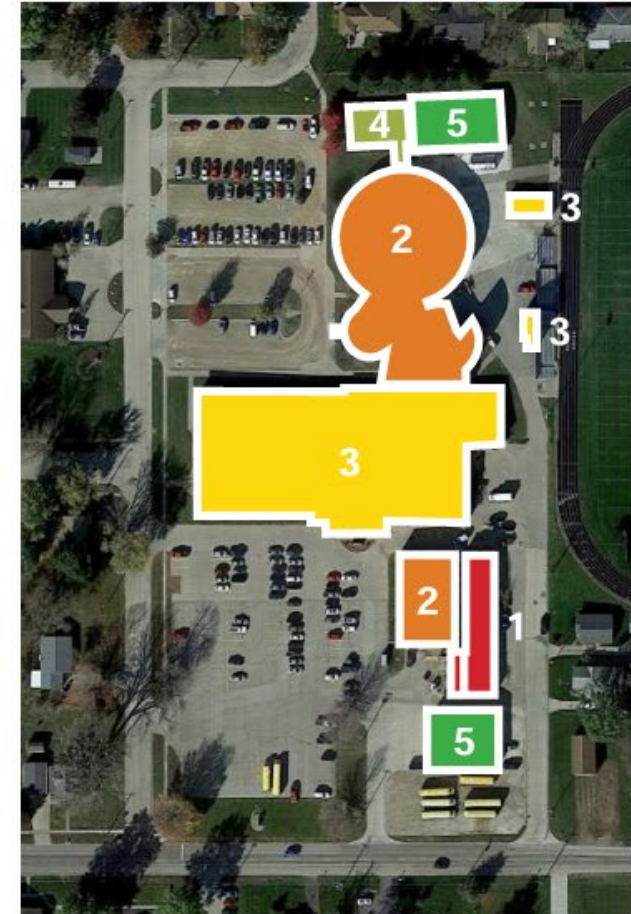
EXTERIOR CONDITIONS



INTERIOR CONDITIONS




MEPT CONDITIONS



Estimation of FUTURE EXPENSES |

What can we gather:

| | | | |
|---|--|---|--|
| ■ Enrollment is 504, dropping to 400 likely | | | <u>Estimated expenses:</u> |
| ■ Elementary: 321 students | 180 served | 36,350sf x \$100/sf = \$3,635,000 | |
| ■ Middle School: 235 students | 150 served | 41,355sf x \$200/sf = \$8,271,000 | |
| ■ High School: <u>400 students</u> | <u>175 served</u> | 81,864sf x \$100/sf = \$8,186,400 | |
| ■ SUM | <u>could serve:</u> <u>956 students</u> | <u>actually serve:</u> <u>504 served = 39/grade = 19/sect.</u> | \$20,092,400 expected  |
| ■ 2028 | <u>PROJECTED:</u> | <u>400 served = 30/grade = 15/sect.</u> | |

1. You have more square footage than what you need to serve the current students.
2. It will cost too much for the district to update it all in the near future.
3. With decling enrollment, you must consider reducing your amount of building.

Educational Innovation |

Key Learning Drivers

1. Inquiry & Project-Based...**real-world, design-thinking**
2. Personalized...**differentiated,**
 - **Blue Apples, College Equipped vs Career Tech Educ.**
3. Student-Directed...**rigorous and peer driven,**
 - **Leader In Me program**
4. Collaborative...**learning communities**
5. **Technology-infused**
6. Community Connected...**service-based**
7. Interdisciplinary
8. Integrated with Nature...**indoor-outdoor connection**
9. Globally Connected...**international-mindedness**
10. Safe and Secure

DESIGN PATTERNS to Integrate

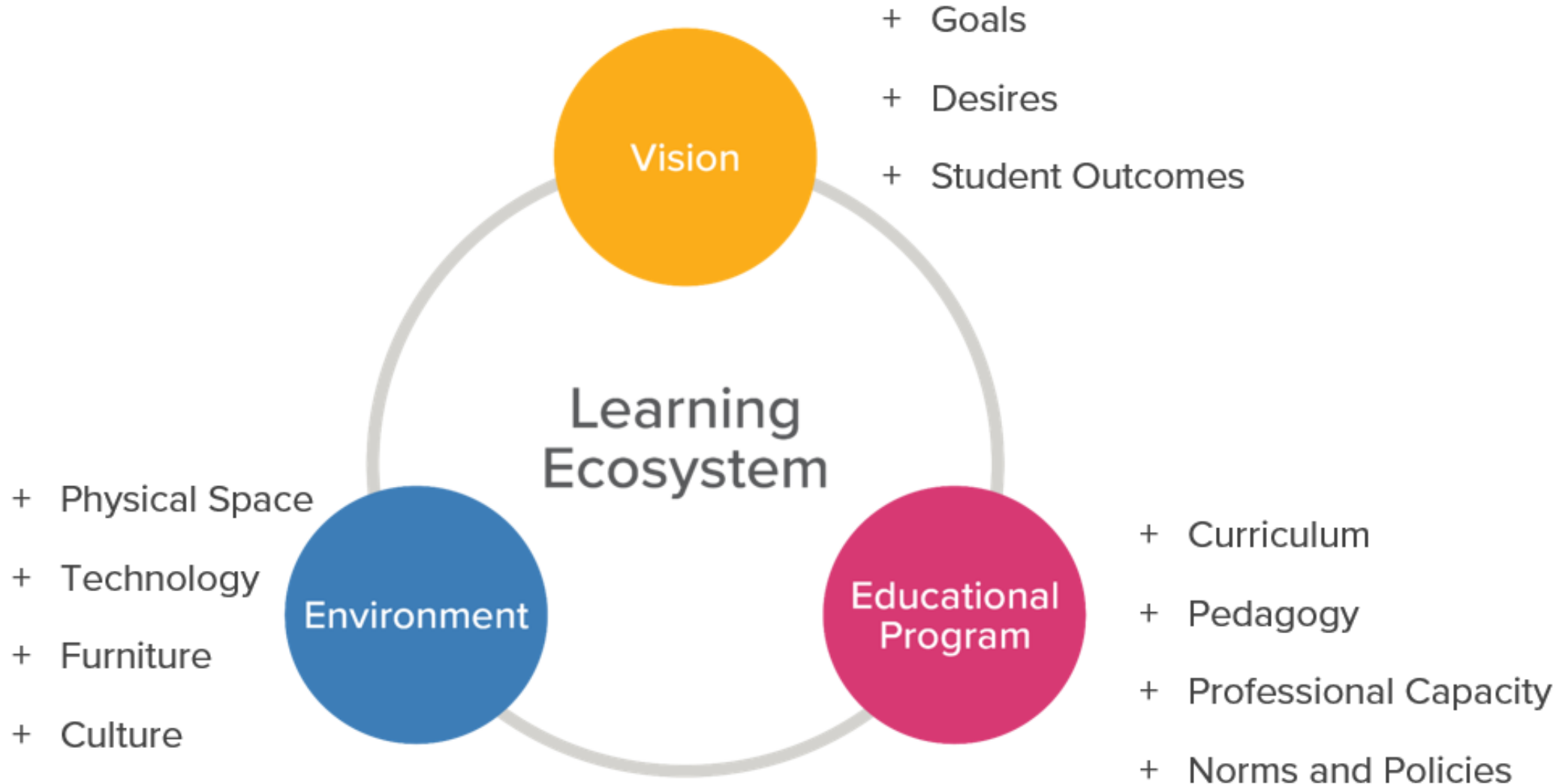
1. **Community-Connected**
2. **Welcoming Entry**
3. **Watering Holes**
4. **Learning Suites** 2:40
5. Learning Studio 1:20
6. Learning Communities 5:80
7. Campfires
8. Caves
9. Vistas and Transparency

Future Integration |

Goals – ‘What we must get right’

- We must be a viable district in the future
- Size challenge, how do we stay competitive
- Education is done right – Skills to make them successful adults, Preparedness
- Better equipped project-based, science and ag activity spaces
- Improved spaces for learning
- Educational space vs extra-curricular space
- Make solution right for the future: Enrollment expectation, Programs offered
- Elementary cafeteria/gymnasium must be fixed – overdue
- Natural light into the elementary
- Portable toilets at Football? We can do better!
- Furniture to fit delivery of education
- Bus Barn, storage of them

Master Planning |










Master Facilities Design

BCLUW CSD – Elementary (PK-6)

LEGEND

| | |
|---|-------------------|
|  | CIRCULATION |
|  | ADMINISTRATION |
|  | CLASSROOMS |
|  | COLLABORATION |
|  | KITCHEN / SERVING |

PROPOSED WORK

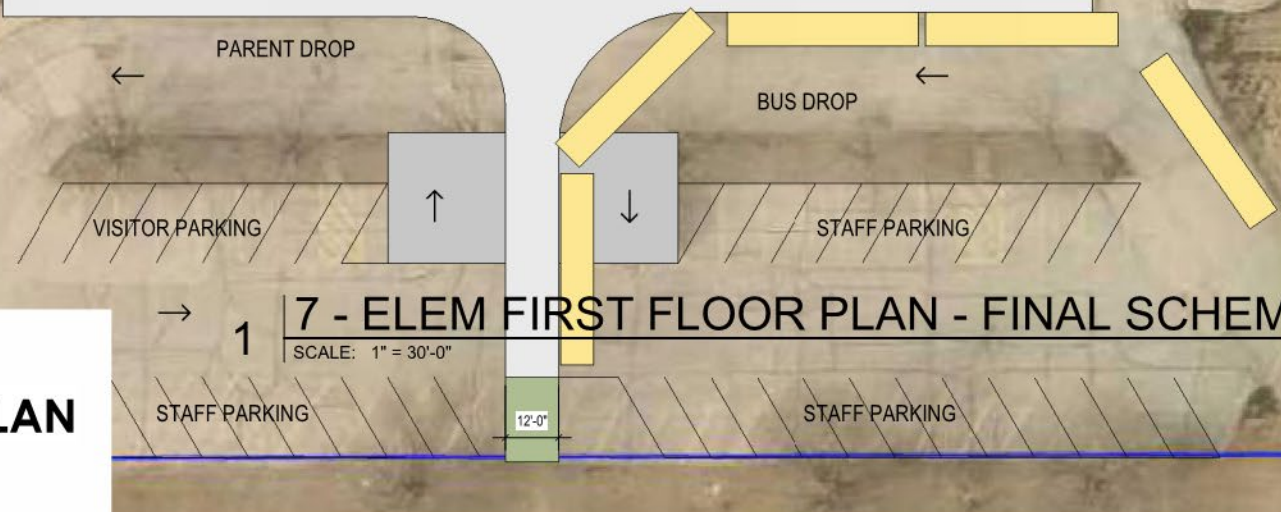
1. NEW OFFICE WITH SECURE ENTRY
2. NEW COMMONS – CAFETERIA TO FREE UP GYM
3. ENLARGED KITCHEN AND SERVING AREA
4. ADDITIONAL CLASSROOMS FOR EXPANDED GRADES
5. EXISTING OFFICE REMODEL INTO INTERVENTION AND COLLABORATION SPACES
6. SEPARATION OF BUS TRAFFIC WITH STAFF PARKING AND PARENT DROP OFF WITH VISITOR PARKING



- 1 - ADMINISTRATION
- 2 - ATHLETIC
- 3 - CLASSROOM
- 4 - COLLABORATION
- 5 - MEDIA
- 6 - FINE ARTS
- 7 - VOCATIONAL
- 8 - SPECIAL ED.
- 9 - FOOD SERVICE
- CORRIDOR
- VERTICAL CIRC.
- STORAGE
- MECHANICAL
- RESTROOMS

- ADVANTAGES OF THIS SOLUTION:**
- SECURE ENTRY CHECK INTO OFFICE
 - NEW ENTRANCE
 - NEW COMMONS
 - NEW KITCHEN - ATTACHED TO EXISTING
 - STAFF DOES NOT MOVE, ADD 5TH AND 6TH
 - ENLARGE ART ROOM
 - GET SPECIAL ED IN A NON-DISRUPTIVE LOCATION
 - LIBRARY ACTS AS COLLABORATION AREA
 - EXISTING OFFICE CHANGES TO SUPPORT SPACES AND CONFERENCE SPACE
 - LARGEST SITE (9 ACRES), BY PRACTICE FIELDS
 - GOOD PARKING AND SITE ACCESS
 - GOOD PLAYGROUNDS

ADDITION OF KITCHEN, COMMONS, OFFICE
 5,200 SF @ \$350/SF = \$1,825,000
 6TH GRADE ADDITION 2,300 SF @ \$300/SF = \$690,000
 TOTAL PROJECT ESTIMATE = \$3,018,000 - \$3,500,000



BCLUW MASTER PLAN
 CONRAD, IOWA
 ISSUE DATE JULY 25, 2023



Elementary Main Entrance and Addition

OVERALL BUILDING
31,285 SF
FOOTPRINT

NEW
FOOTPRINT
24,350 SF

PARKING OR DROP OFF

DEMOLITION OF BUILDING, PANELING ONTO
EXISTING BUILDING, REGRADING = \$500,000

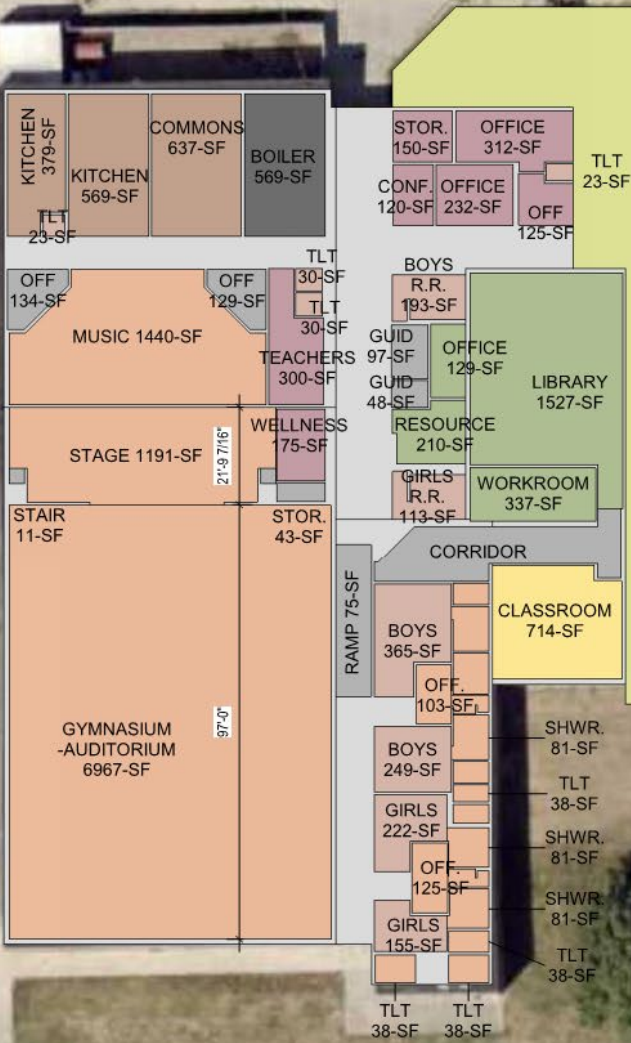
40 PARKING STALLS

GRASS AREA - PARK

WORK AT THIS LOCATION:

- DEMOLISH TWO STORY CR WING, THIS NEEDS MOST IMPROVEMENT AND IS TOO COSTLY TO IMPROVE.
- LIBRARY, NEWER CLASSROOM, KITCHEN, COMMONS, MUSIC, OFFICES, TOILETS, LOCKER ROOMS, GYMNASIUM AND STAGE REMAIN.
- DISTRICT COMMITS TO MAINTENANCE OF FACILITY FOR FIVE YEARS, USE FOR PRACTICES
- FUTURE COMMUNITY BUILDING

| |
|--------------------|
| 1 - ADMINISTRATION |
| 2 - ATHLETIC |
| 3 - CLASSROOM |
| 4 - COLLABORATION |
| 5 - MEDIA |
| 6 - FINE ARTS |
| 7 - VOCATIONAL |
| 8 - SPECIAL ED. |
| 9 - FOOD SERVICE |
| CORRIDOR |
| VERTICAL CIRC. |
| STORAGE |
| MECHANICAL |
| RESTROOMS |



BCLUW MASTER PLAN

CONRAD, IOWA

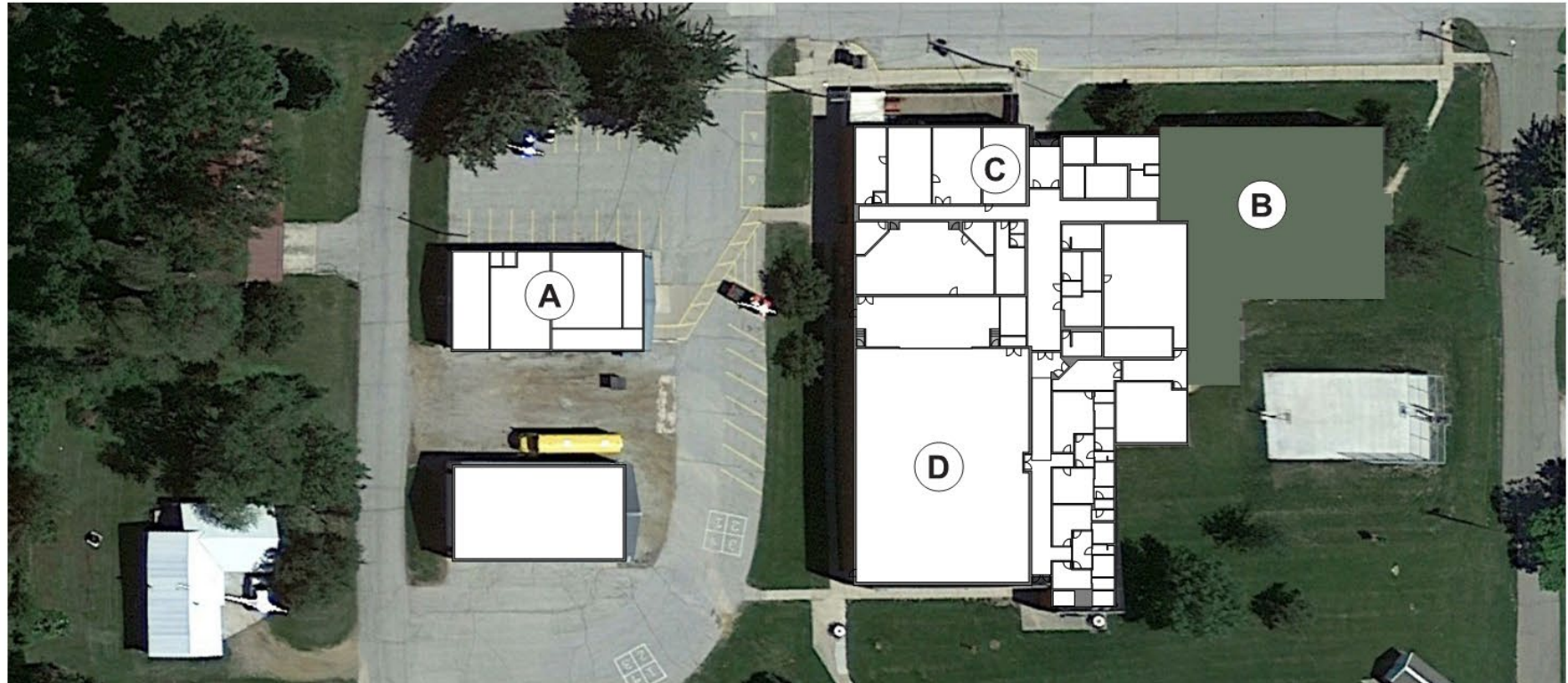
ISSUE DATE JULY 25, 2023

7 - MS FIRST FLOOR PLAN - FINAL SCHEME

SCALE: 1" = 30'-0"

PROPOSED WORK

- A. FIFTH GRADE BUILDING BECOMES DISTRICT STORAGE
- B. REMOVE OUTDATED EASTERN TWO STORY CLASSROOM WING
- C. UPDATE BOILER SYSTEM AND ELECTRICAL INFRASTRUCTURE
- D. UTILIZE FOR SPORTS PRACTICES, DISTRICT, AND COMMUNITY EVENTS









Master Facilities Design

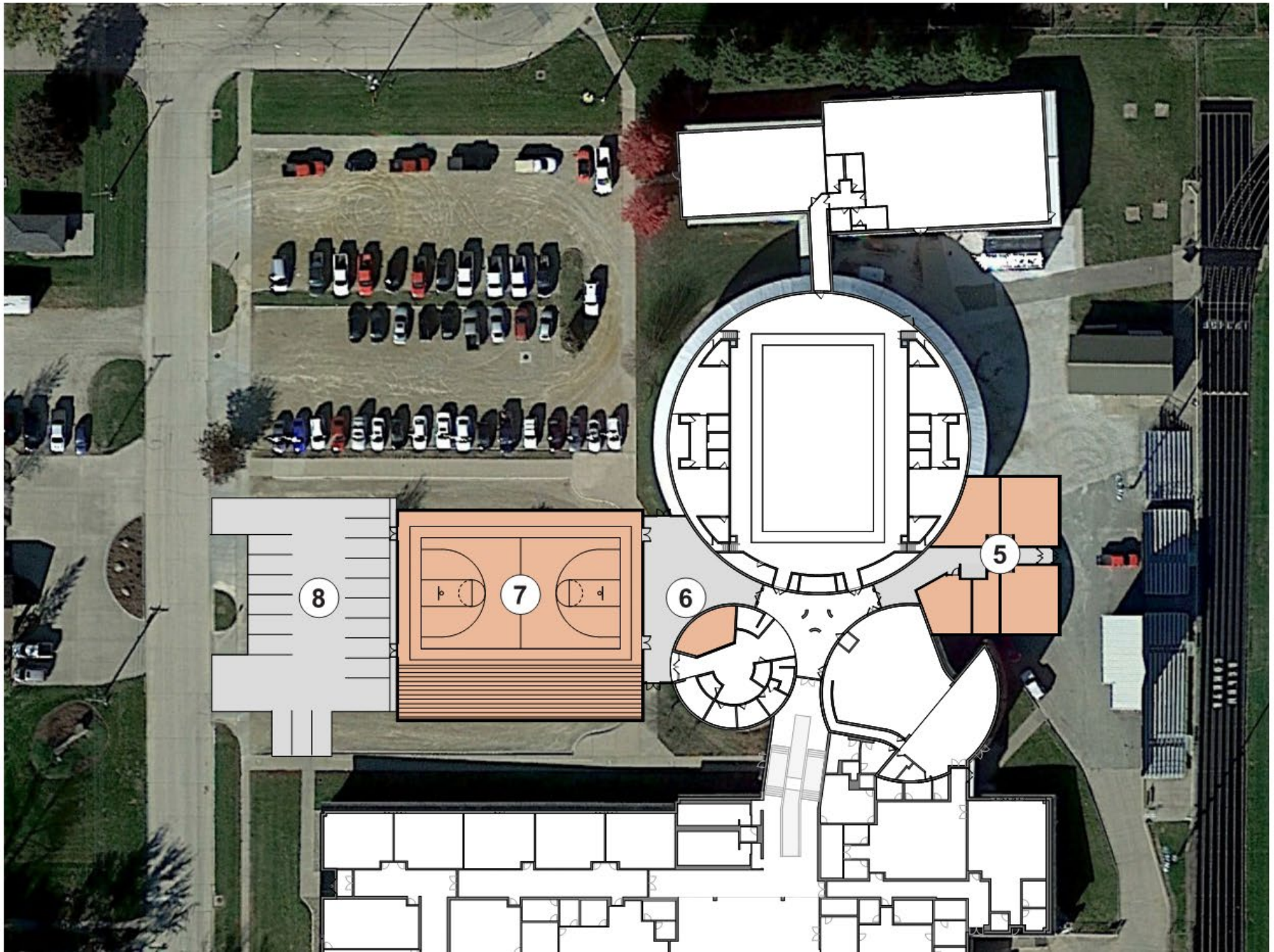
BCLUW CSD – Junior/Senior High School

LEGEND

-  CIRCULATION
-  ADMINISTRATION
-  ATHLETICS
-  CLASSROOMS

PROPOSED WORK

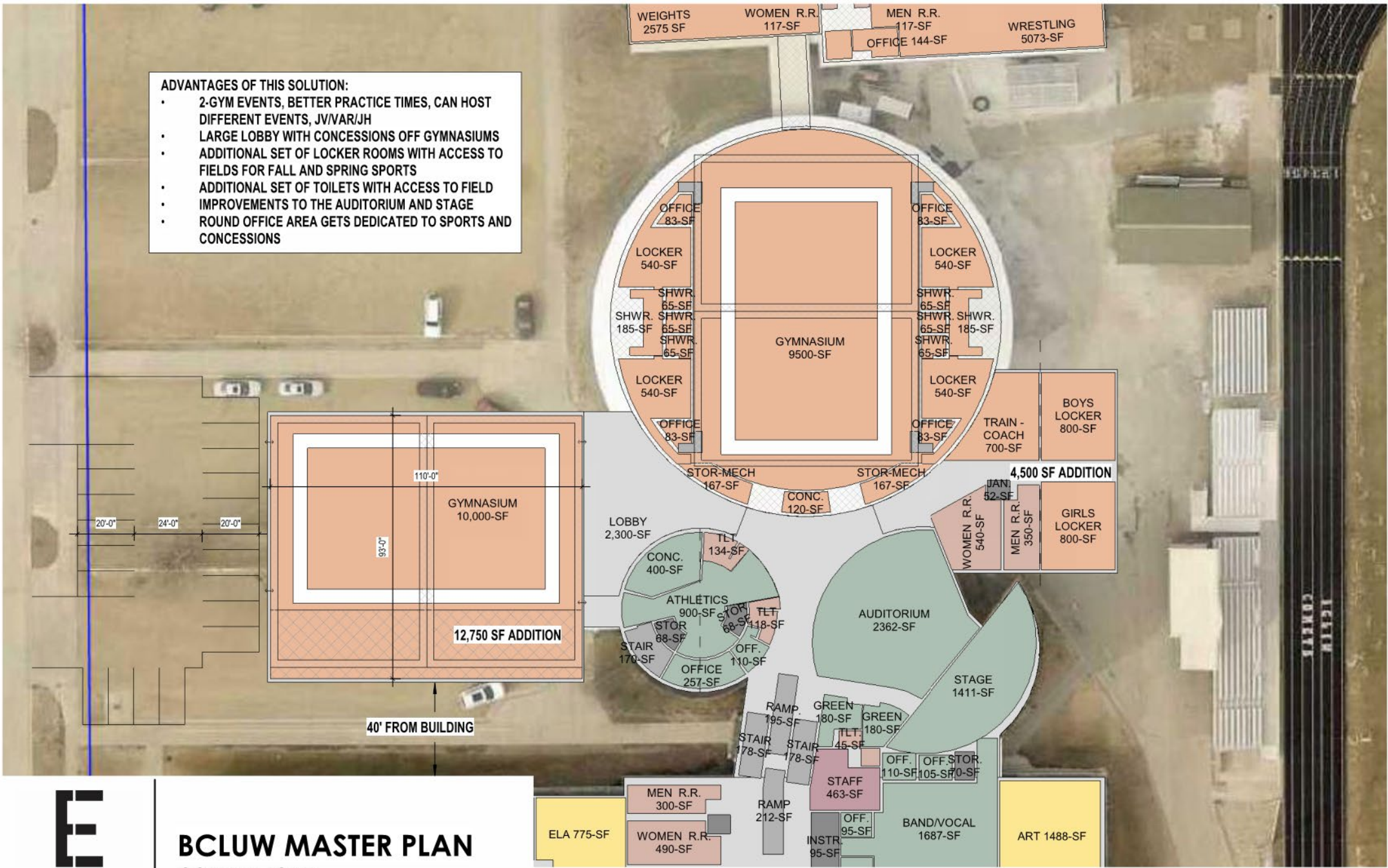
1. NEW OFFICE ADDITION WITH SECURE ENTRY
2. NEW CAREER TECH ADDITION CONNECTING THE EXISTING SHOP TO THE JUNIOR/SENIOR HIGH SCHOOL
3. RELOCATED GREENHOUSE
4. NEW MAIN ENTRANCE
5. NEW VARSITY LOCKER ROOMS AND TOILETS WITH ACCESS TO THE EXTERIOR
6. EVENT LOBBY AND CONCESSIONS
7. NEW SECONDARY GYMNASIUM
8. PARKING REVISIONS





Junior/Senior High School Additions and Renovations

- ADVANTAGES OF THIS SOLUTION:**
- 2-GYM EVENTS, BETTER PRACTICE TIMES, CAN HOST DIFFERENT EVENTS, JV/VAR/JH
 - LARGE LOBBY WITH CONCESSIONS OFF GYMNASIUMS
 - ADDITIONAL SET OF LOCKER ROOMS WITH ACCESS TO FIELDS FOR FALL AND SPRING SPORTS
 - ADDITIONAL SET OF TOILETS WITH ACCESS TO FIELD
 - IMPROVEMENTS TO THE AUDITORIUM AND STAGE
 - ROUND OFFICE AREA GETS DEDICATED TO SPORTS AND CONCESSIONS



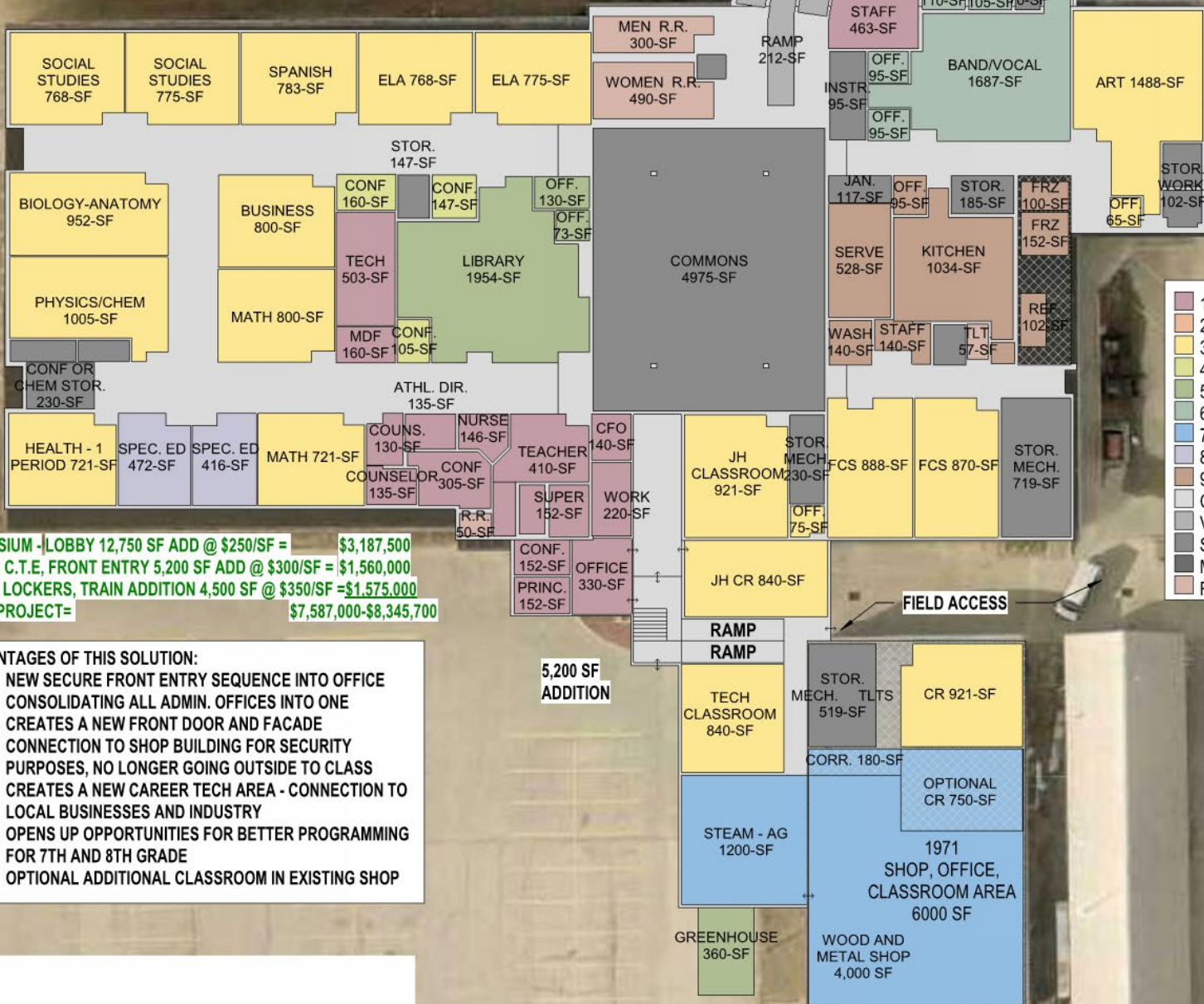
BCLUW MASTER PLAN

CONRAD, IOWA

ISSUE DATE JULY 25, 2023

1 7 - HS FIRST FLOOR PLAN - FINAL SCHEME NORTH

SCALE: 1" = 30'-0"



- 1 - ADMINISTRATION
- 2 - ATHLETIC
- 3 - CLASSROOM
- 4 - COLLABORATION
- 5 - MEDIA
- 6 - FINE ARTS
- 7 - VOCATIONAL
- 8 - SPECIAL ED.
- 9 - FOOD SERVICE
- CORRIDOR
- VERTICAL CIRC.
- STORAGE
- MECHANICAL
- RESTROOMS

GYMNASIUM - LOBBY 12,750 SF ADD @ \$250/SF = \$3,187,500
 OFFICE, C.T.E, FRONT ENTRY 5,200 SF ADD @ \$300/SF = \$1,560,000
 TOILET, LOCKERS, TRAIN ADDITION 4,500 SF @ \$350/SF = \$1,575,000
 TOTAL PROJECT = \$7,587,000-\$8,345,700

- ADVANTAGES OF THIS SOLUTION:**
- NEW SECURE FRONT ENTRY SEQUENCE INTO OFFICE
 - CONSOLIDATING ALL ADMIN. OFFICES INTO ONE
 - CREATES A NEW FRONT DOOR AND FACADE
 - CONNECTION TO SHOP BUILDING FOR SECURITY PURPOSES, NO LONGER GOING OUTSIDE TO CLASS
 - CREATES A NEW CAREER TECH AREA - CONNECTION TO LOCAL BUSINESSES AND INDUSTRY
 - OPENS UP OPPORTUNITIES FOR BETTER PROGRAMMING FOR 7TH AND 8TH GRADE
 - OPTIONAL ADDITIONAL CLASSROOM IN EXISTING SHOP

5,200 SF ADDITION

FIELD ACCESS



BCLUW MASTER PLAN

CONRAD, IOWA

ISSUE DATE JULY 25, 2023

1 | 7 - HS FIRST FLOOR PLAN - FINAL SCHEME SOUTH

SCALE: 1" = 30'-0"

