

## PROJECT SUMMARY\*

Highland Park Elementary (HPE) is a part of the Primary Years Programme (PYP), as designated by the prestigious International Baccalaureate organization. This means our students think and act globally as they explore complex issues, take action to solve problems and reflect on what they've learned. The small size of our school makes room for lots of personal attention, and our teachers take warm interest and pride in their students. We offer specialized coursework in Mandarin Chinese, science, art and physical education, and artist-in-residence programs inspire students in the visual and performing arts.

It was originally constructed in 1952 at 22,309 square feet. Later additions were completed in 1954 and 1997. It is now 41,776 square feet.

One of the top priorities is to provide additional classroom space to address future enrollment. Three new specialist and three general classrooms are needed. Along with this, additional space is needed for Special Education, the Discovery Club and staff/volunteer workrooms. The existing classrooms are to be upgraded to create PYP learning spaces and improve the HVAC system.

A larger cafeteria is needed as lunch currently lasts three hours with a number of sections needed. The addition of a new gym with a multi-purpose assembly space allows the cafeteria to move to the existing gym. The kitchen will be upgraded and expanded including additional storage. Other main considerations are to transform the library/media center to become the center of the school and create space for flexible and collaborative learning. This also includes new and updated restrooms, a safer and larger playground, a safe drop off area with a more identifiable front entrance, and preserving access to natural day light.

## TOP 10 SITE IDENTIFIED PRIORITIES\*

1. Additional Classroom Space (Require additional classrooms and workroom space)
2. Library/Media as Hub (Create as center of the school)
3. Cafeteria (Inadequate size and kitchen update needed)
4. Performance/Multi-purpose (Provide a screen and increase seating)
5. Gym (Inadequate space for indoor recess and storage)
6. Upgrade Existing Classrooms (Create PYP learning spaces)
7. Main Entry/Parking & Drop-Off (Create safe drop-off area and identifiable front entrance)
8. Plumbing (Add additional and update existing restrooms)
9. Safe Playground (Inadequate small playground and out-dated equipment)
10. Natural Light (Preserve natural light and increase daylight where appropriate)

\*Previously published as part of HPE FMP School Work Scope - visit <http://www.spps.org/Page/22144> to review full document.

## KEY ISSUES

- 1) NO VARIANCES REQUIRED
- 2) 9 ADDITIONAL CLASSROOMS NEEDED (AUGUST 2018)
- 3) NEW/APPROPRIATE SIZED GYMNASIUM (2 TEACHING SPACES)
- 4) CAFETERIA SIZED TO ENABLE 3 LUNCH PERIODS (CURRENTLY 6)
- 5) \$17.0 MILLION BUDGET
- 6) SCHOOL REMAINS OPERATIONAL DURING CONSTRUCTION
- 7) SITE SAFETY / BUILDING SAFETY
- 8) FULL ACCESSIBILITY
- 9) FLEXIBLE LEARNING OPTIONS FOR STUDENTS

## IMPORTANT DATES

Facilities Master Planning (FMP): January - June 2015

Community Meeting 1: April 11, 2016

Community Meeting 2: May 18, 2016

Community Meeting 3: June 20, 2016

Community Meeting 4: June 29, 2016

Soil Borings: Summer 2016

Site Plan Review: Summer/Fall 2016

Construction Documents: July - December 2016 +/-

Bid Opening: January 2017 +/-

Construction Start: March 2017

Construction Complete: August 2018

Visit <http://www.spps.org/Page/23681> to learn more about the design process for building renovations at HPE and to follow the progress of the project.

## HPE ENROLLMENT

Current Grades Served: K-5  
2014/15 enrollment: 418  
Current Adjusted Capacity: 378

Projected Enrollment / Capacity: 504  
Maximum Design Enrollment: 545

Grade	# of Sections	Grade Enrollment
PreK	3	60
K	3	68
Grade 1	3	68
Grade 2	3	74
Grade 3	3	74
Grade 4	3	81
Grade 5	3	81

Current Cafeteria Capacity: 89  
Proposed Cafeteria Seating Capacity: 180  
Target Cafeteria Capacity (3 lunches): 182

## HPE SCHOOL AREAS

Current Area: (Total Gross SF) 37,013 SF  
SD Area Proposed: +/- 58,330 SF

Current Parking Spaces: 26 Spaces  
Proposed Parking Spaces: 49 Spaces

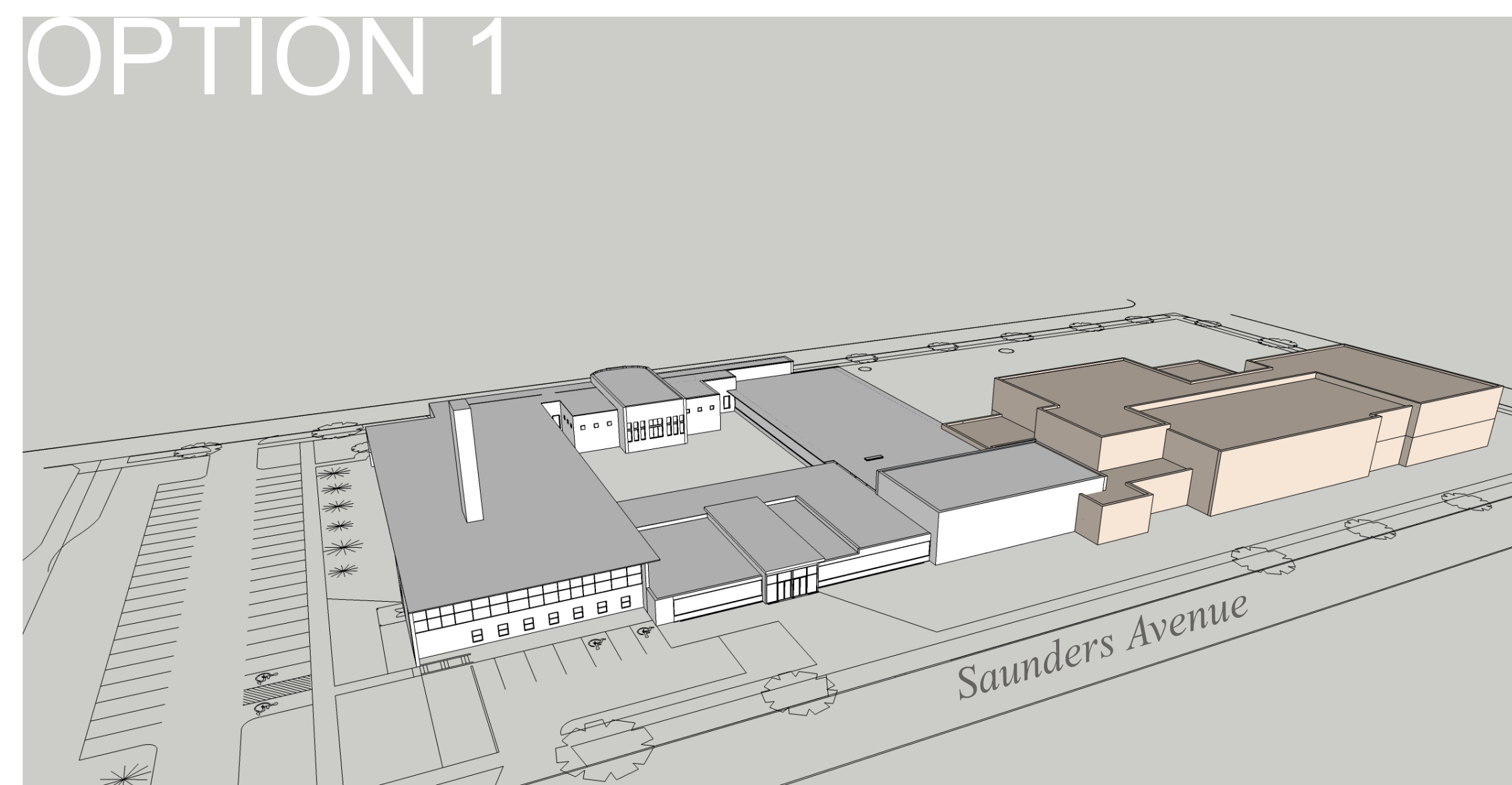
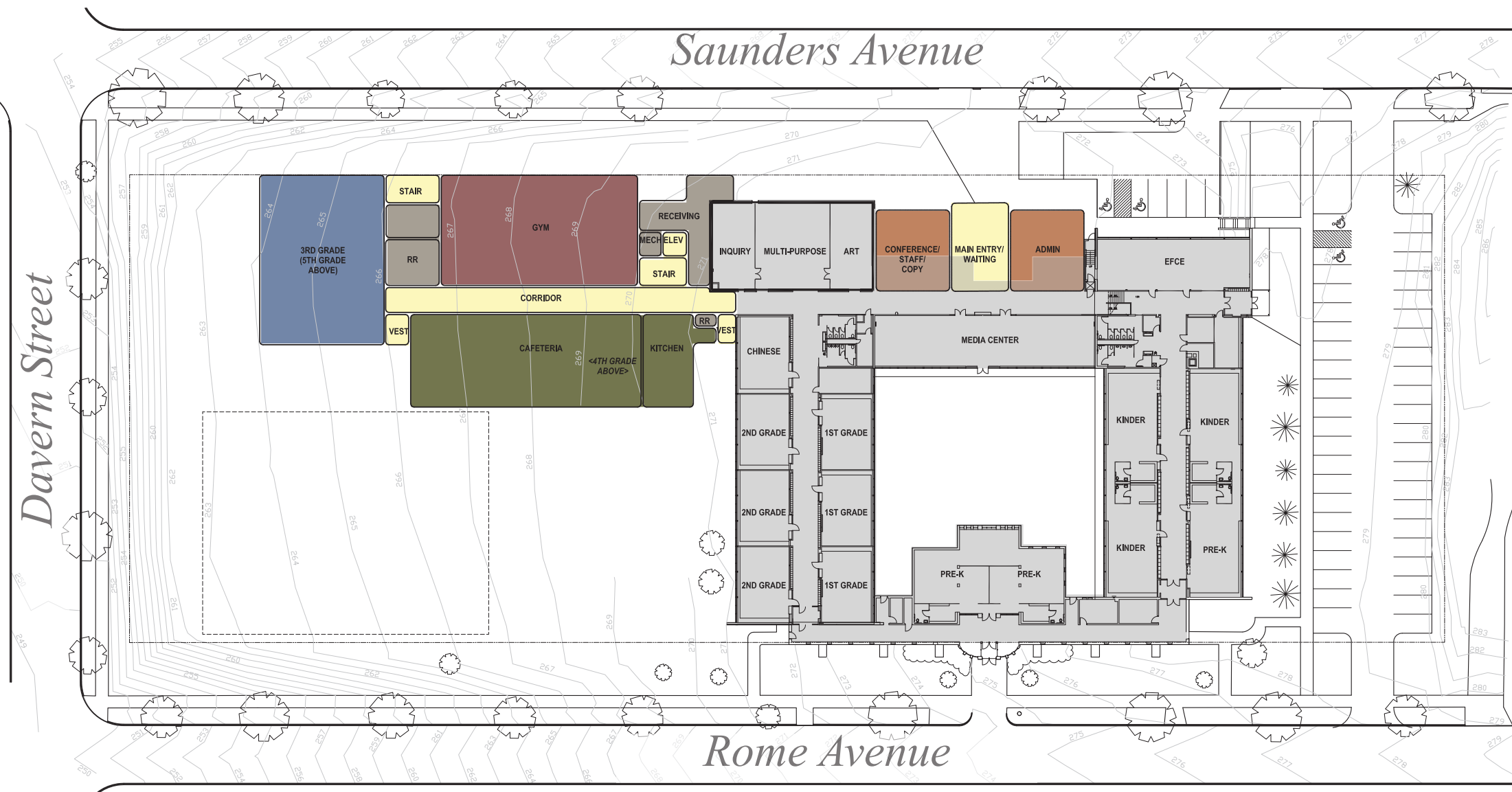
Current Lot Coverage %: 21.0 %  
Permitted Lot Coverage %: 40.0 %  
Proposed Lot Coverage %: 33.7%

## CRITERIA FOR SCHEMATIC DESIGN PLAN OPTIONS

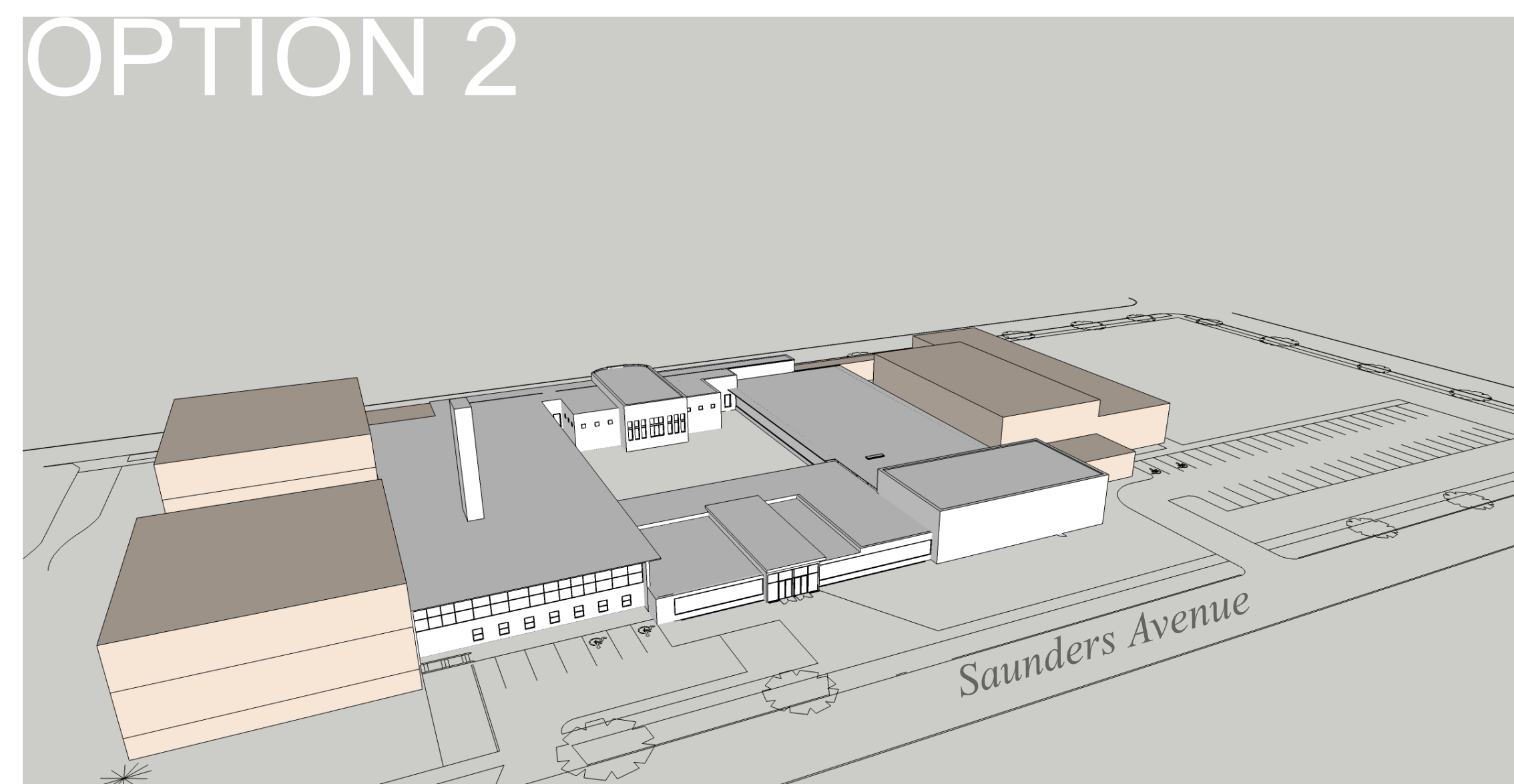
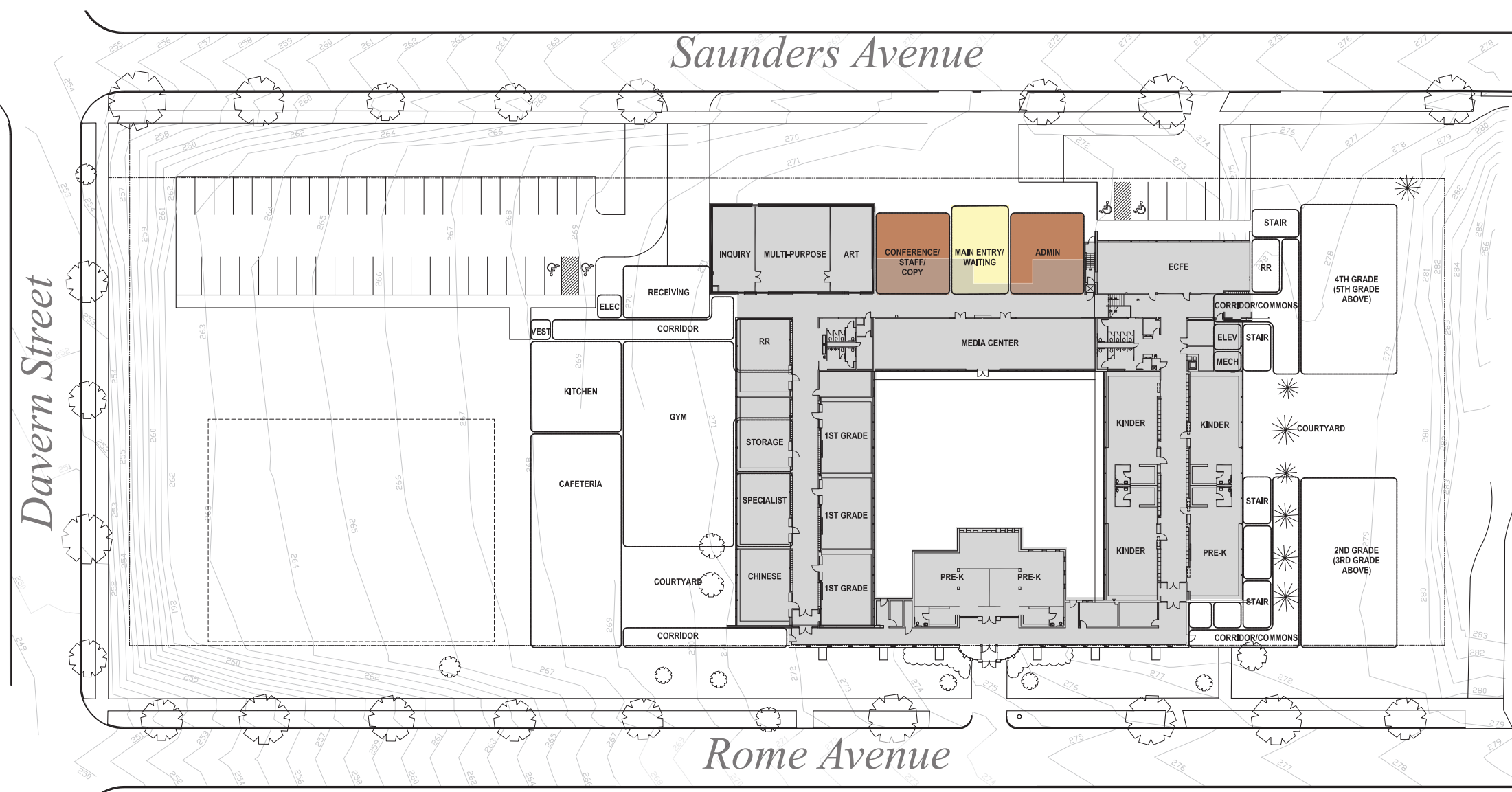
In response to feedback from Community Meeting 3, the architectural team developed additional plan options. Each plan was measured against the following criteria established by the district and school's steering committee:

- VIEWS & DAYLIGHTING
- SQUARE FOOTAGE
- TRANSITIONS
- PARKING/SAFETY
- ADJACENCY OF CAFETERIA & GYMNASIUM TO PLAYGROUND
- CONSTRUCTION TIMELINE
- CONSTRUCTION COST

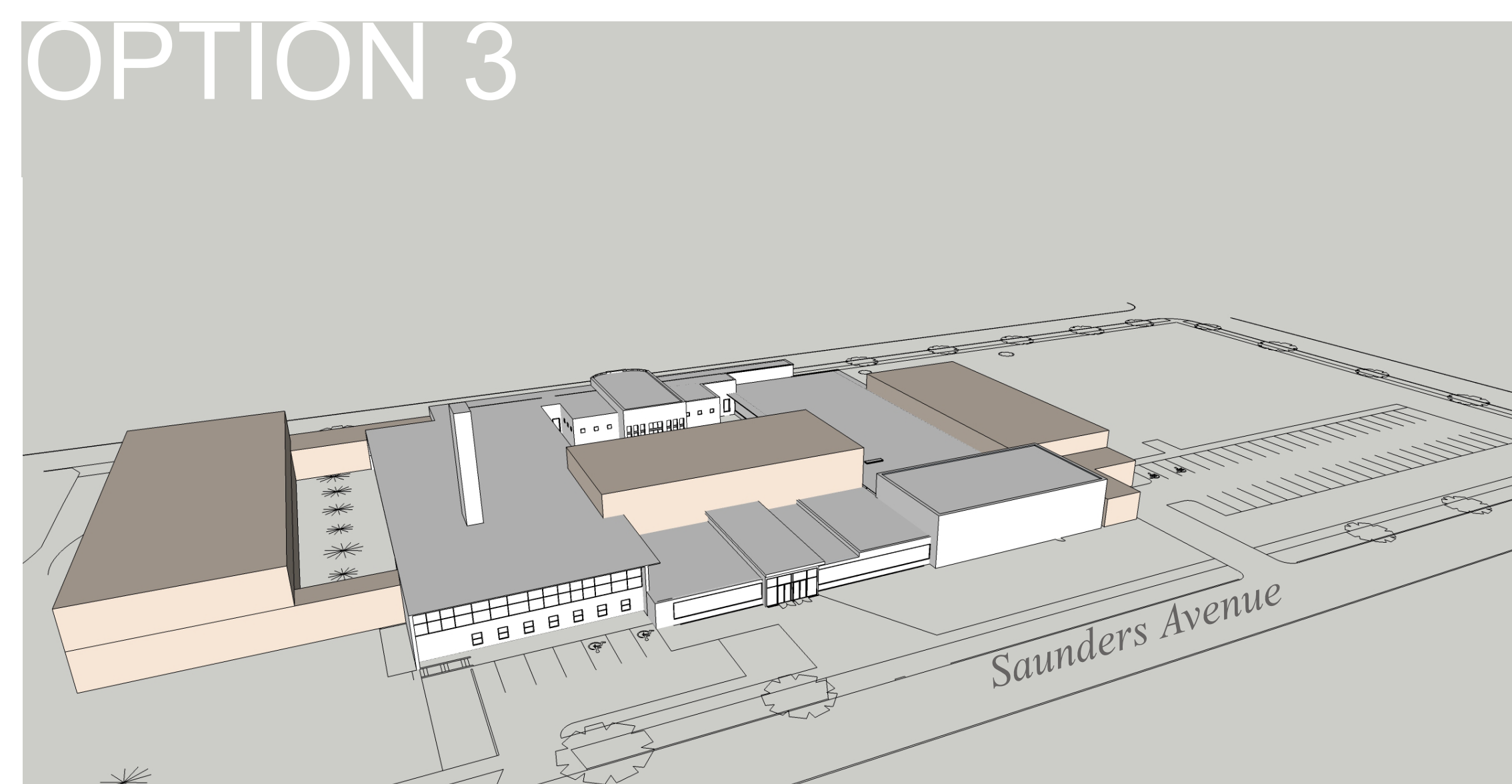
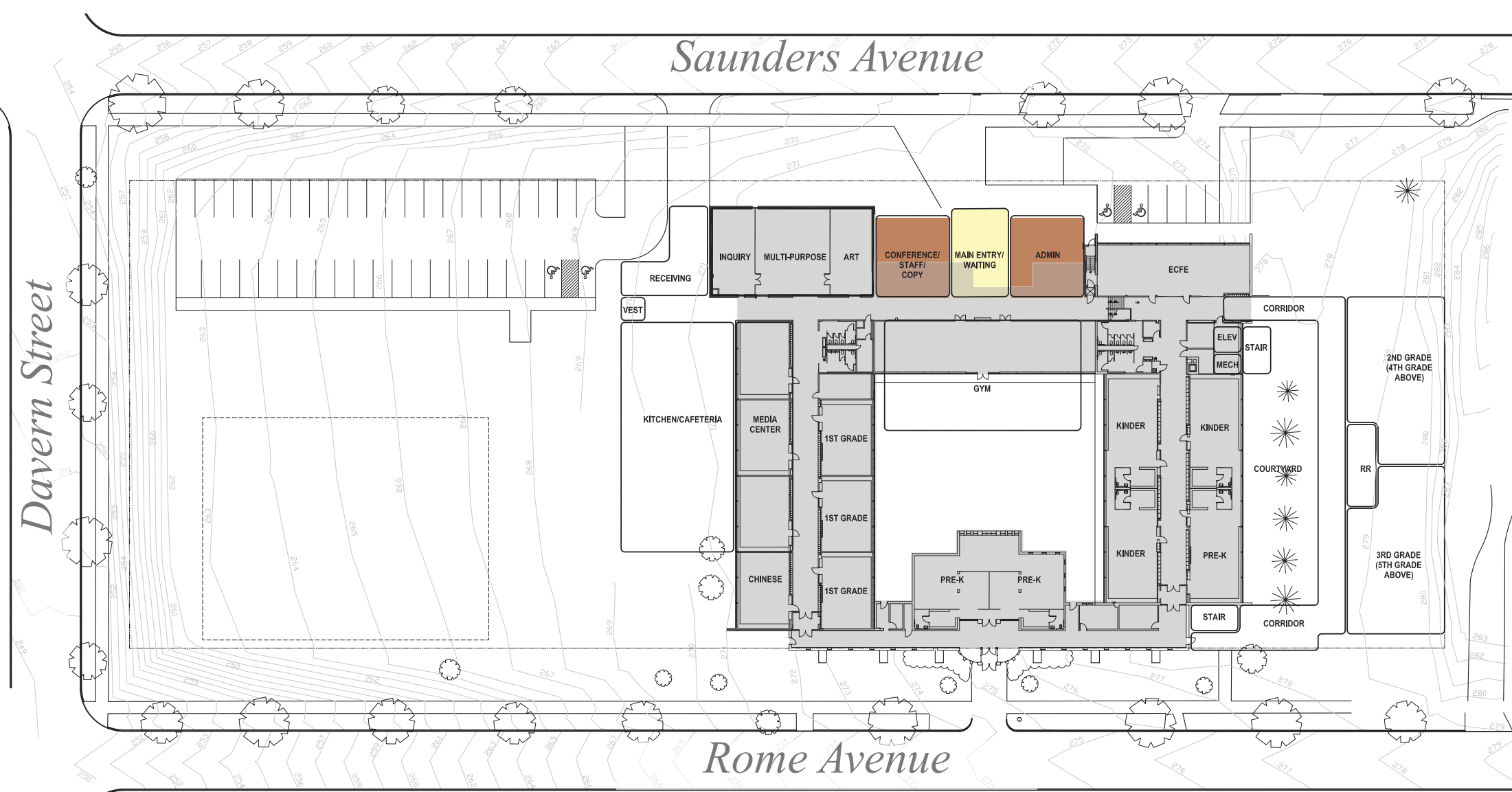




- **VIEWS & DAYLIGHTING:**  
MAXIMIZES VIEW AND DAYLIGHTING OPPORTUNITIES IN ALL NEW AND EXISTING CLASSROOMS
- **SQUARE FOOTAGE:**  
MINIMIZES ADDITIONAL SQUARE FOOTAGE BY ADDING AREA FOR THREE GRADE LEVELS ONLY; NO EXISTING CLASSROOMS AFFECTED
- **TRANSITIONS:**  
LAYOUT PROVIDES EFFICIENT TRANSITIONS BETWEEN CLASSROOMS AND GYM/CAFETERIA
- **PARKING/SAFETY:**  
MEETS REQUIRED NUMBER OF PARKING SPOTS; CLEAR SEPARATION BETWEEN STUDENTS AND PARKING
- **ADJACENCY OF CAFETERIA & GYMNASIUM TO PLAYGROUND:**  
CAFETERIA ADJACENT TO PLAYGROUND; GYM NEAR PLAYGROUND
- **CONSTRUCTION TIMELINE:**  
MINIMAL DISRUPTION TO CLASSROOMS DURING SCHOOL YEAR FOR CONSTRUCTION
- **CONSTRUCTION COST:**  
MINIMIZES ADDITIONAL SQUARE FOOTAGE BY ADDING AREA FOR THREE GRADE LEVELS ONLY; MINIMAL REINFORCING REQUIRED TO EXISTING STRUCTURE



- **VIEWS & DAYLIGHTING:**  
COMPROMISES VIEWS AND DAYLIGHTING IN FOUR EXISTING CLASSROOMS
- **SQUARE FOOTAGE:**  
ADDITIONAL SQUARE FOOTAGE FOR NEW CLASSROOMS AND COURTYARDS TO MAINTAIN REQUIREMENTS FOR DAYLIGHTING AND VIEWS
- **TRANSITIONS:**  
LAYOUT CREATES INEFFICIENT TRANSITIONS BETWEEN CLASSROOMS AND GYM/CAFETERIA
- **PARKING/SAFETY:**  
MAINTAINS SAME NUMBER OF PARKING SPOTS AS OPTION 1; MINIMAL SEPARATION BETWEEN STUDENTS AND PARKING AT PLAYGROUND
- **ADJACENCY OF CAFETERIA & GYMNASIUM TO PLAYGROUND:**  
CAFETERIA & GYMNASIUM ADJACENT TO PLAYGROUND
- **CONSTRUCTION TIMELINE:**  
MORE DISRUPTION TO CLASSROOMS DURING SCHOOL YEAR FOR CONSTRUCTION; MULTIPLE CONSTRUCTION ZONES
- **CONSTRUCTION COST:**  
INCREASED COST OVER OPTION 1; ADDITIONAL SQUARE FOOTAGE FOR NEW CLASSROOMS; TWICE THE NUMBER OF STAIRS AND ELEVATORS TO MAINTAIN BUILDING CODE REQUIREMENTS FOR EXITING; ADDITIONAL REINFORCING TO EXISTING STRUCTURE



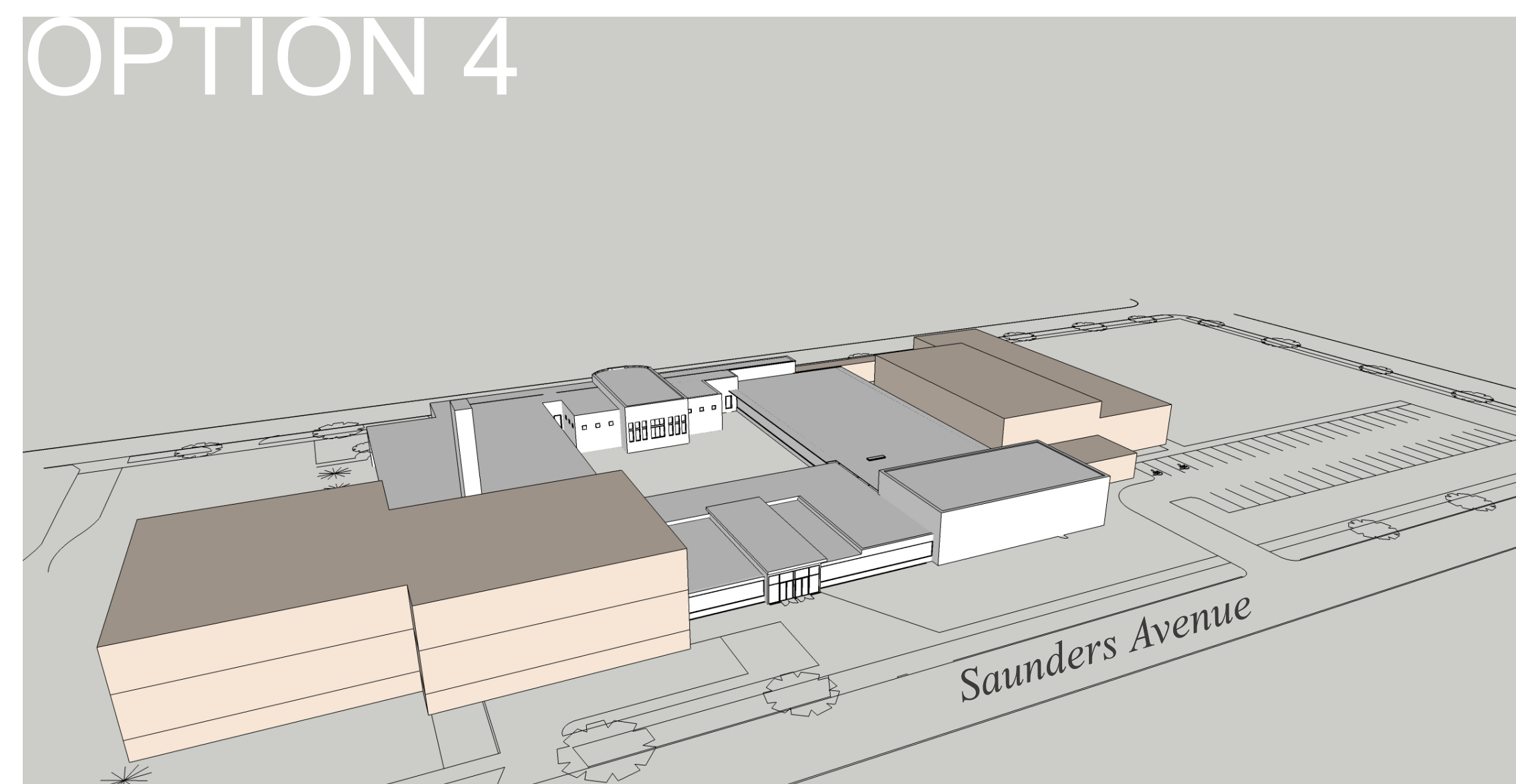
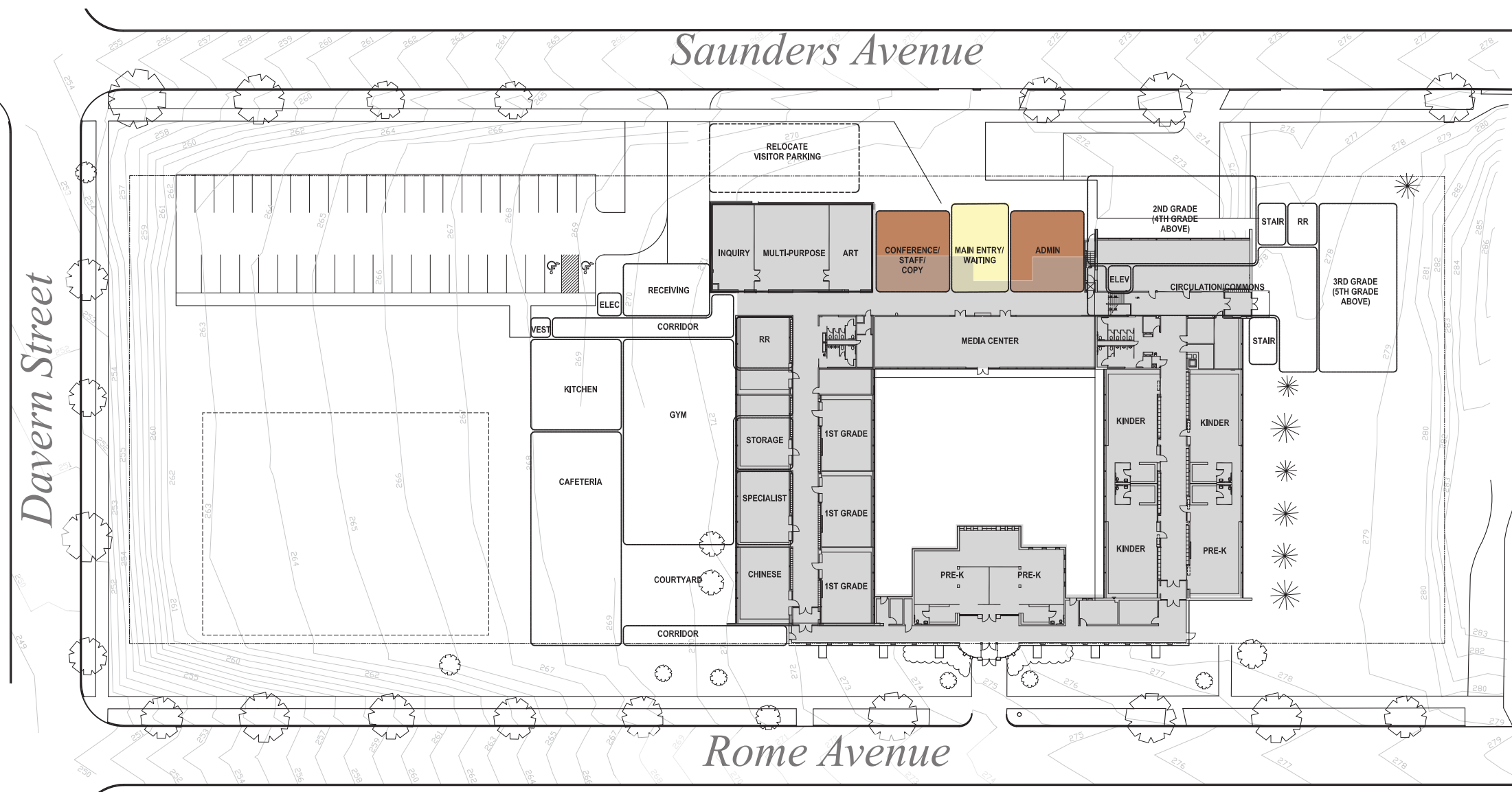
- **VIEWS & DAYLIGHTING:**  
COMPROMISES VIEWS AND DAYLIGHTING IN THREE EXISTING CLASSROOMS
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- **ADJACENCY OF CAFETERIA & GYMNASIUM TO PLAYGROUND:**  
CAFETERIA ADJACENT TO PLAYGROUND; GYMNASIUM NOT ADJACENT
- **CONSTRUCTION TIMELINE:**  
MOST DISRUPTION TO CLASSROOMS DURING SCHOOL YEAR FOR CONSTRUCTION OF ALL THE OPTIONS; MULTIPLE CONSTRUCTION ZONES
- **CONSTRUCTION COST:**  
INCREASED COST OVER OPTION 1; ADDITIONAL SQUARE FOOTAGE FOR NEW CLASSROOMS; REQUIRES THE MOST REINFORCING TO EXISTING STRUCTURE

June 29, 2016

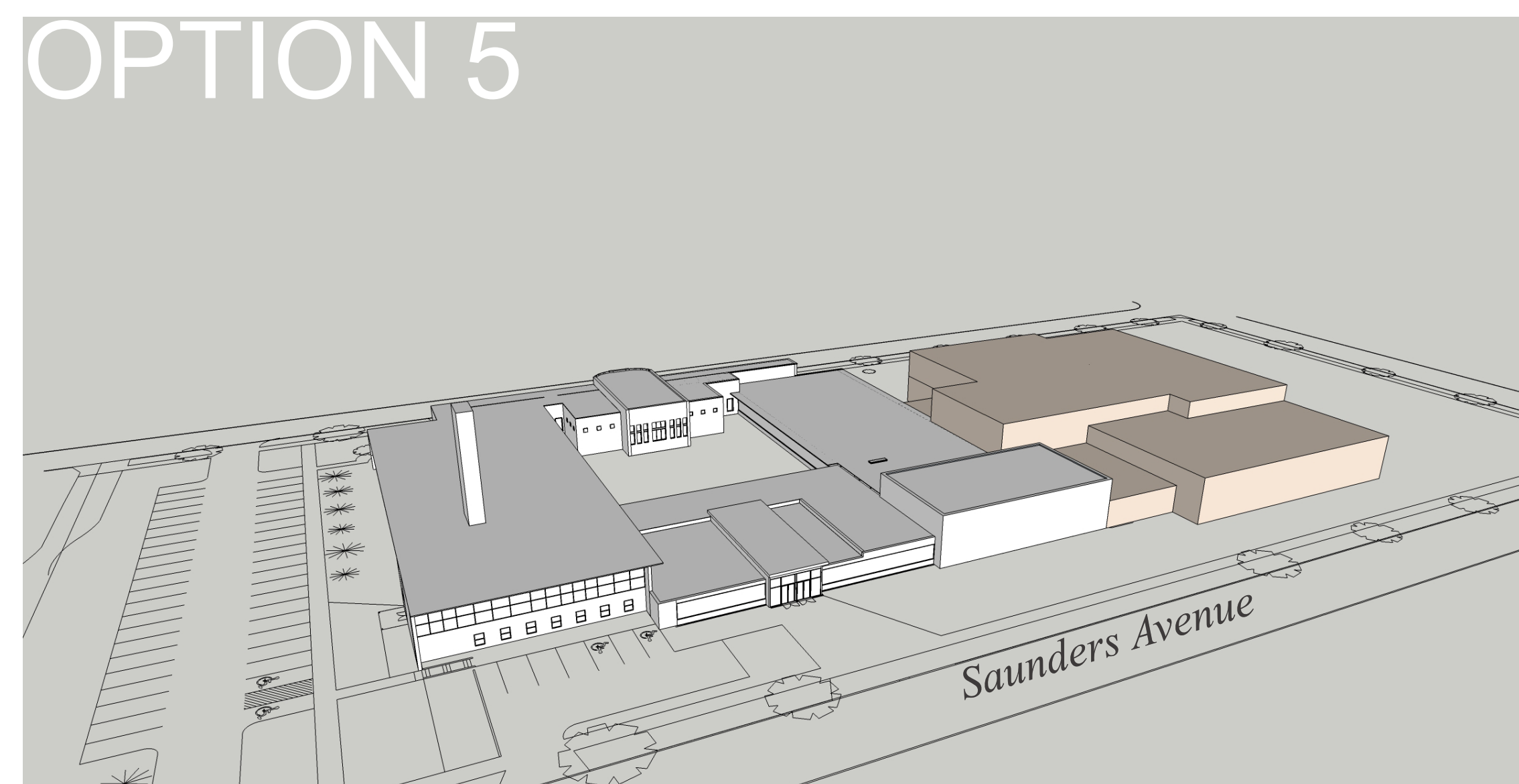
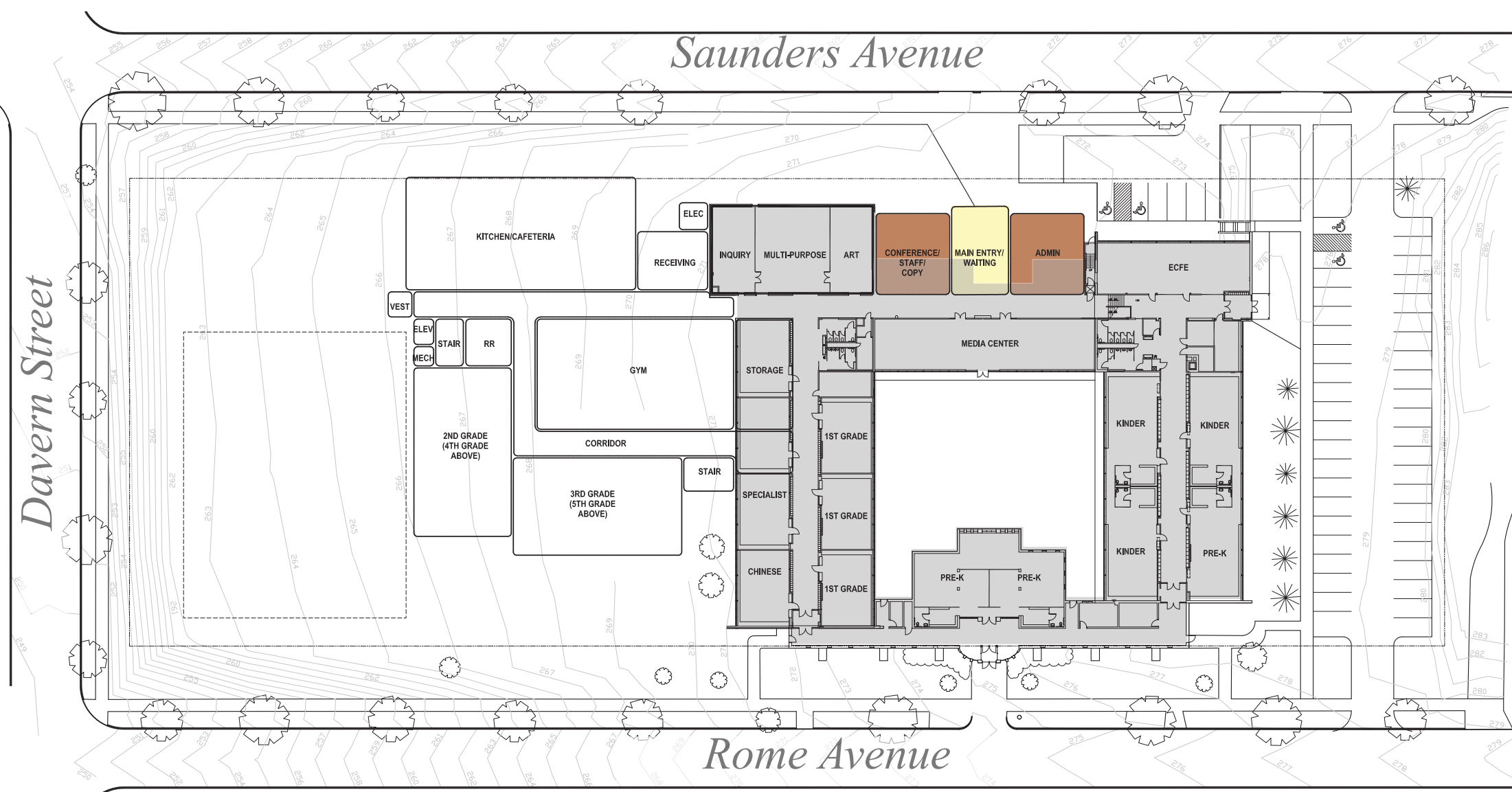


## SCHEMATIC DESIGN PLAN OPTIONS

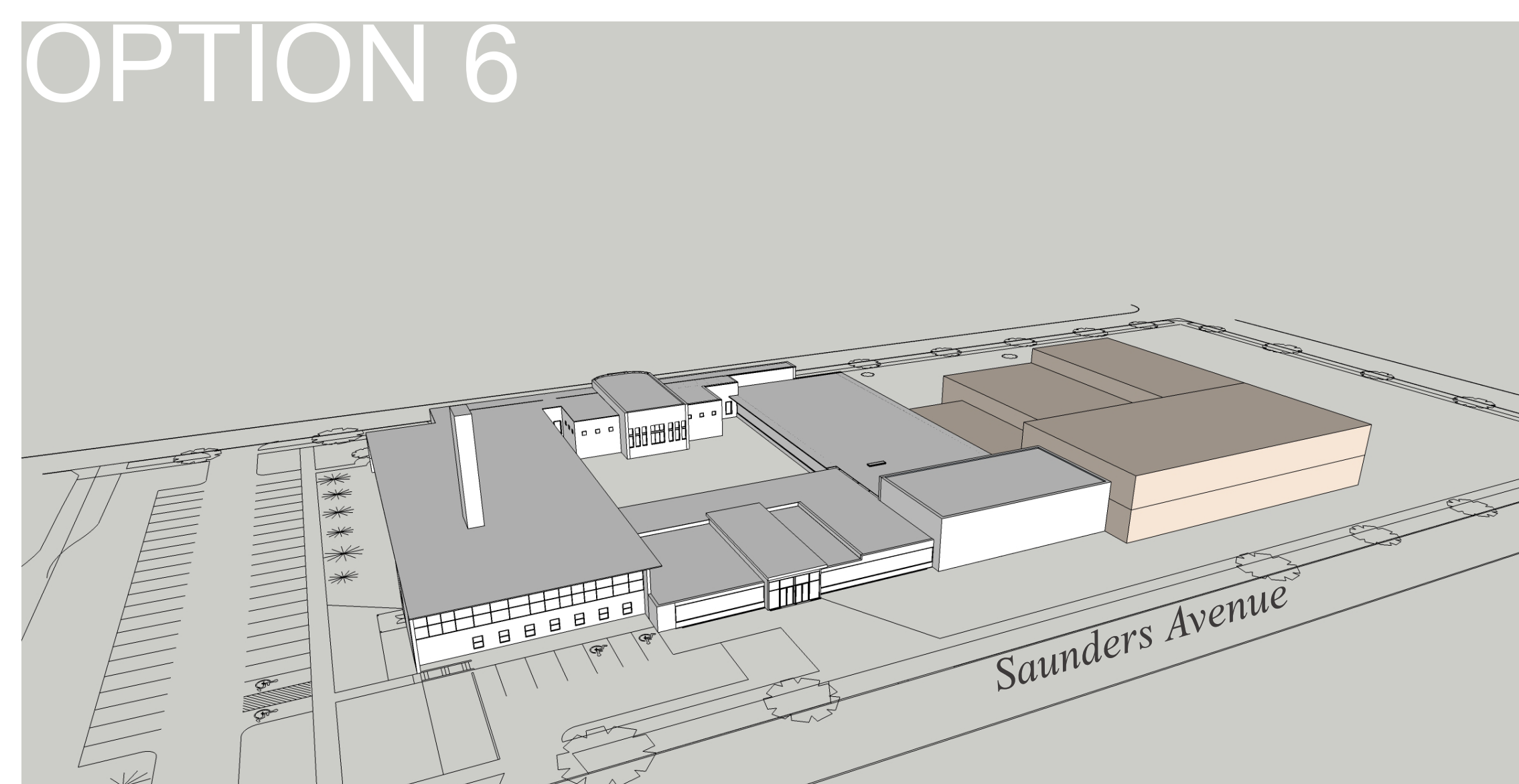
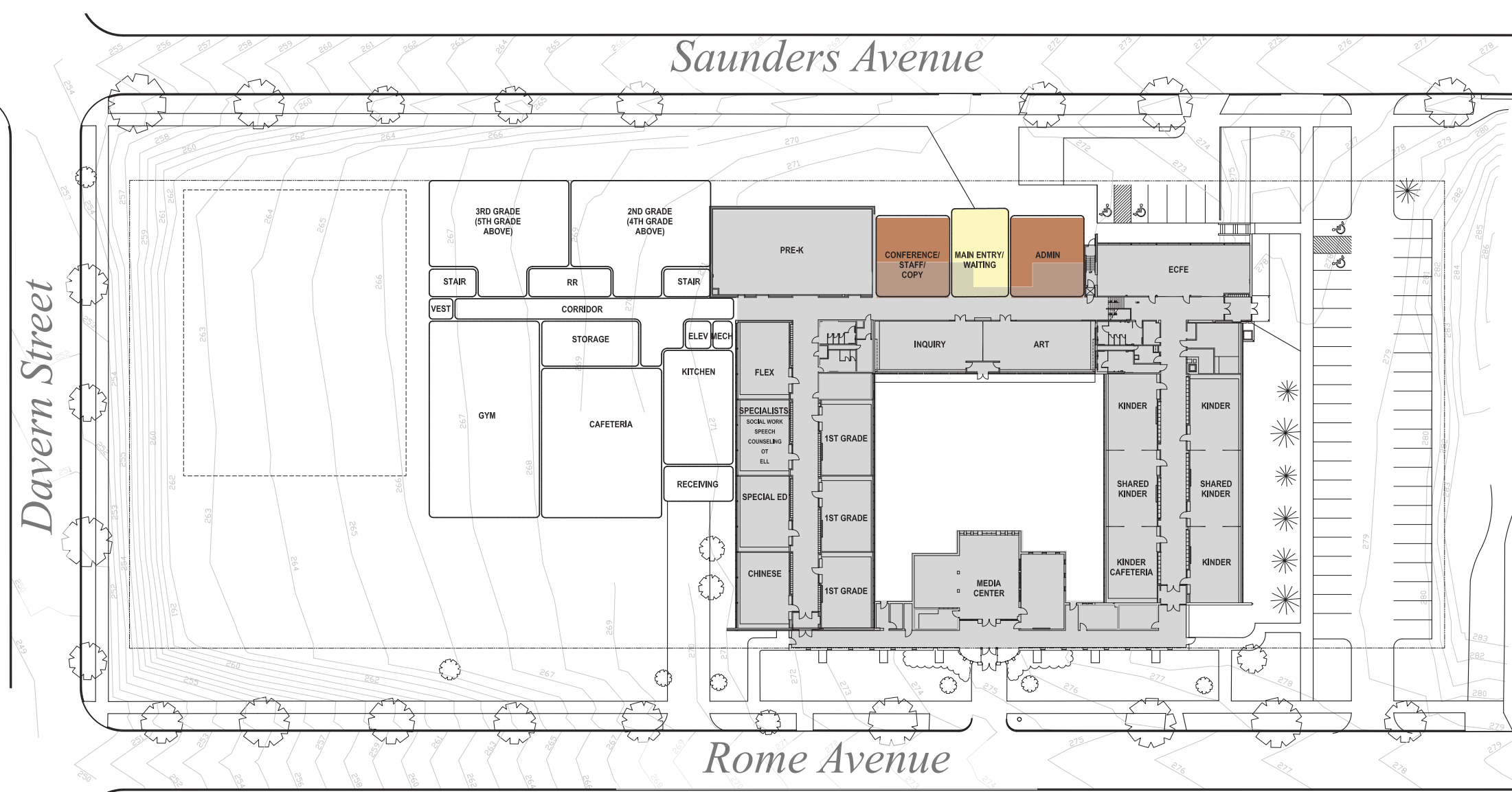
miller dunwiddie  
ARCHITECTURE



- **VIEWS & DAYLIGHTING:** COMPROMISES VIEWS AND DAYLIGHTING IN THREE EXISTING CLASSROOMS
- **SQUARE FOOTAGE:** ADDITIONAL SQUARE FOOTAGE FOR NEW CLASSROOMS AND COURTYARDS TO MAINTAIN REQUIREMENTS FOR DAYLIGHTING AND VIEWS
- **TRANSITIONS:** LAYOUT CREATES INEFFICIENT TRANSITIONS BETWEEN CLASSROOMS AND GYM/CAFETERIA
- **PARKING/SAFETY:** MAINTAINS SAME NUMBER OF PARKING SPOTS AS OPTION 1; MINIMAL SEPARATION BETWEEN STUDENTS AND PARKING
- **ADJACENCY OF CAFETERIA & GYMNASIUM TO PLAYGROUND:** CAFETERIA ADJACENT TO PLAYGROUND; GYMNASIUM NEAR PLAYGROUND
- **CONSTRUCTION TIMELINE:** MORE DISRUPTION TO CLASSROOMS DURING SCHOOL YEAR FOR CONSTRUCTION; MULTIPLE CONSTRUCTION ZONES
- **CONSTRUCTION COST:** INCREASED COST OVER OPTION 1; ADDITIONAL SQUARE FOOTAGE FOR NEW CLASSROOMS; ADDITIONAL REINFORCING TO EXISTING STRUCTURE



- **VIEWS & DAYLIGHTING:** COMPROMISES VIEWS AND DAYLIGHTING IN TWO EXISTING CLASSROOMS
- **SQUARE FOOTAGE:** ADDITIONAL SQUARE FOOTAGE FOR NEW CLASSROOMS TO MAINTAIN REQUIREMENTS FOR DAYLIGHTING AND VIEWS AND FOR ADDITIONAL CORRIDOR FOR REQUIRED EXITING
- **TRANSITIONS:** LAYOUT PROVIDES EFFICIENT TRANSITIONS BETWEEN CLASSROOMS AND GYM/CAFETERIA
- **PARKING/SAFETY:** MAINTAINS SAME NUMBER OF PARKING SPOTS AS OPTION 1; CLEAR SEPARATION BETWEEN STUDENTS AND PARKING
- **ADJACENCY OF CAFETERIA & GYMNASIUM TO PLAYGROUND:** CAFETERIA ADJACENT TO PLAYGROUND; GYMNASIUM NEAR PLAYGROUND
- **CONSTRUCTION TIMELINE:** MORE DISRUPTION TO CLASSROOMS DURING SCHOOL YEAR FOR CONSTRUCTION
- **CONSTRUCTION COST:** MINIMAL COST OVER OPTION 1; ADDITIONAL SQUARE FOOTAGE FOR NEW CLASSROOMS; SIMILAR REINFORCING REQUIRED TO EXISTING STRUCTURE AS OPTION 1



- **VIEWS & DAYLIGHTING:** COMPROMISES VIEWS AND DAYLIGHTING IN TWO EXISTING CLASSROOMS
- **SQUARE FOOTAGE:** ADDITIONAL SQUARE FOOTAGE FOR NEW CLASSROOMS TO MAINTAIN REQUIREMENTS FOR DAYLIGHTING AND VIEWS; MOST EFFICIENT FOOTPRINT WITH MINIMAL AMOUNT OF CORRIDOR FOR REQUIRED EXITING
- **TRANSITIONS:** LAYOUT PROVIDES EFFICIENT TRANSITIONS BETWEEN CLASSROOMS AND GYM/CAFETERIA; MOST COMPACT/EFFICIENT LAYOUT
- **PARKING/SAFETY:** MAINTAINS SAME NUMBER OF PARKING SPOTS AS OPTION 1; CLEAR SEPARATION BETWEEN STUDENTS AND PARKING; RECEIVING BETTER PLACED
- **ADJACENCY OF CAFETERIA & GYMNASIUM TO PLAYGROUND:** CAFETERIA ADJACENT TO PLAYGROUND; GYMNASIUM ADJACENT TO PLAYGROUND
- **CONSTRUCTION TIMELINE:** MINIMAL DISRUPTION TO CLASSROOMS DURING SCHOOL YEAR FOR CONSTRUCTION
- **CONSTRUCTION COST:** MINIMAL COST OVER OPTION 1; ADDITIONAL SQUARE FOOTAGE FOR NEW CLASSROOMS; MINIMAL REINFORCING REQUIRED TO EXISTING STRUCTURE

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**SCHEMATIC DESIGN PLAN OPTIONS**

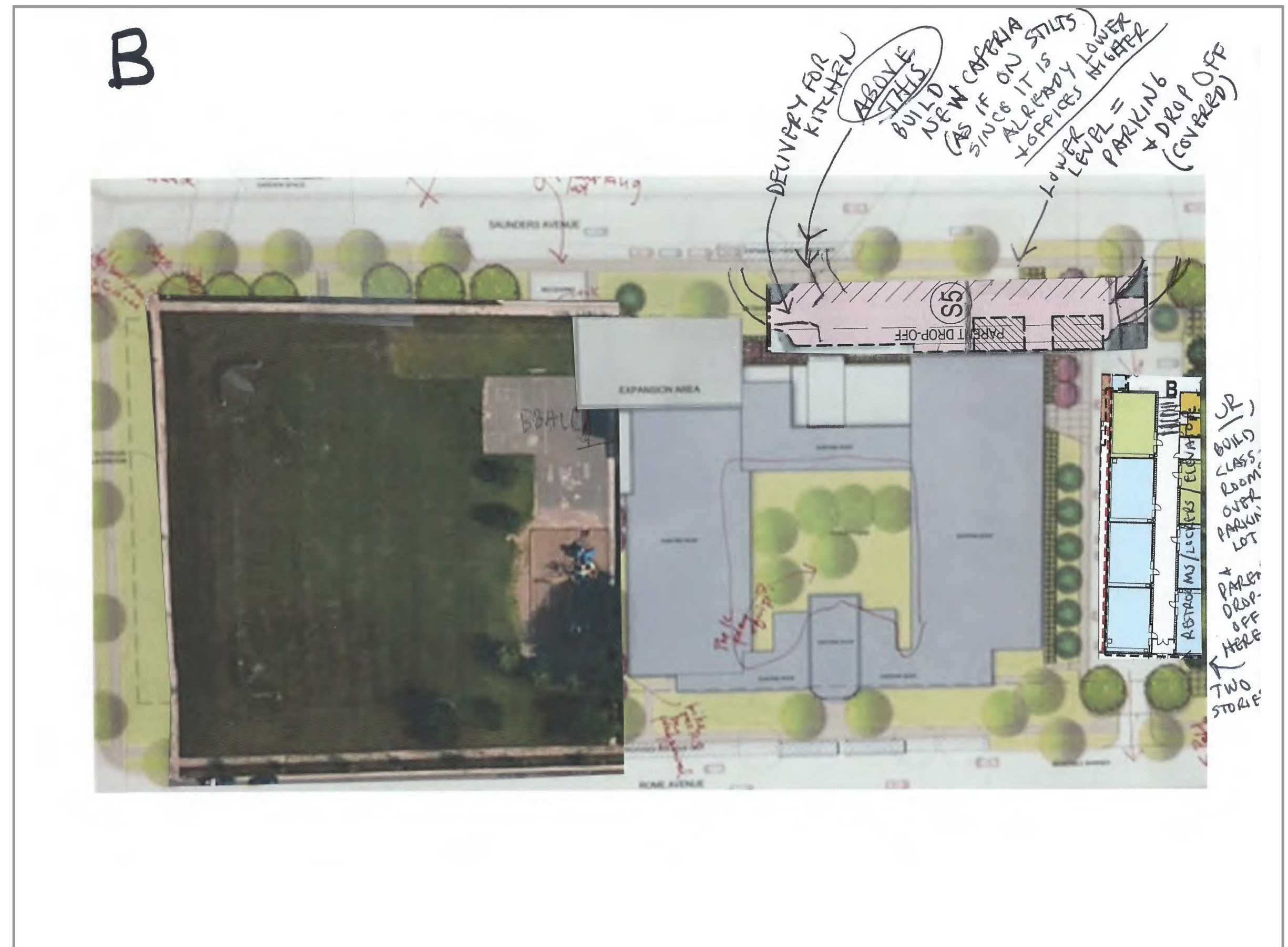




Sketch A: This is similar to the one we gave you – enlarging the existing gym and building two stories on the south east side of the school to provide for more classrooms. Some parking would remain on that side of the school. More parking could be added from cutouts along Saunders. Building a translucent roof over the corridor will add plenty of light and energy savings. This area is rarely used for recreation.



Sketch B: Build parking and parent drop-off in front of the school, or, on the east side as proposed. However, ABOVE the parking, build classrooms and/or the new cafeteria. It seems this would be a fairly efficient way to add parking and add classrooms in the same space.



Sketch C: Take out the entire center section of the school, including the courtyard and build the enlarged gym there, along with a second level of classrooms and cafeteria/office space. It might be possible to keep a small part of the courtyard running alongside the gym. However, we believe the value of the courtyard cannot be compared to the value of the open field for play for students that age.



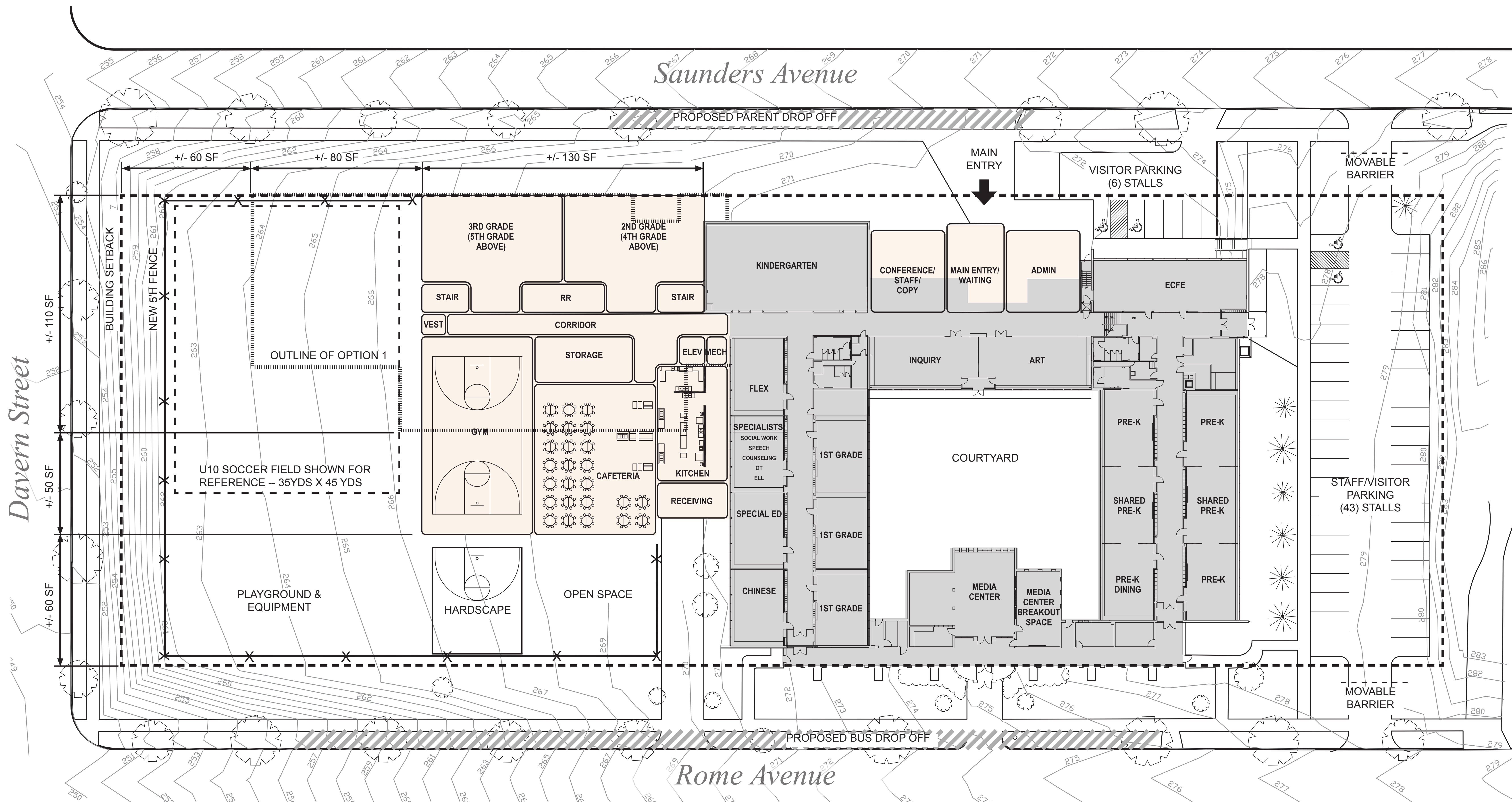
Sketch D: This has more detail and shows how the back part of the proposed parking can accommodate two stories of classrooms. The Saunders side of the school could have parking underneath an expanded administrative office space or the enlarged cafeteria. The existing gym can be expanded toward Saunders and toward Davern without taking away from the open field. Again, the translucent roof over the corridor will add natural light.



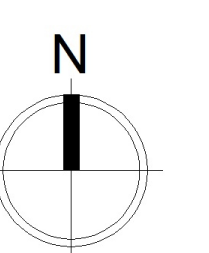
PROPOSED COMMUNITY PLAN OPTIONS

June 29, 2016

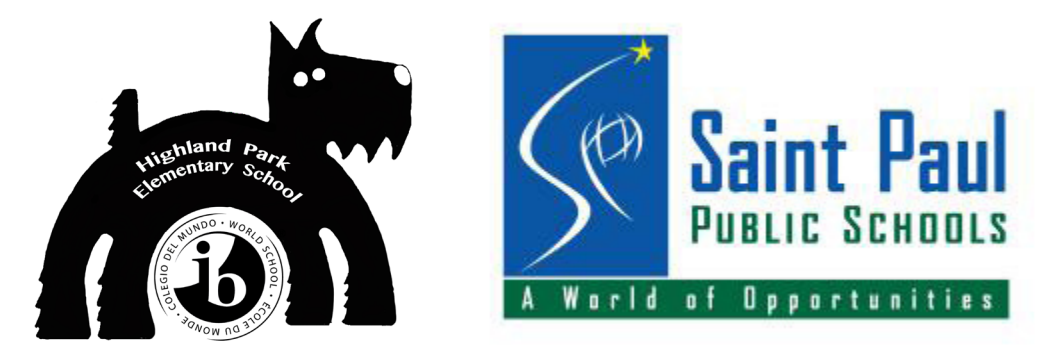
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- NEW CONSTRUCTION
- EXISTING BUILDING



June 29, 2016



PROPOSED SCHEMATIC DESIGN (JUNE 29)

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