Bringing Everyone Under One Roof

**THE ARLINGTON ISD
ADMINISTRATION CENTER
(FORMERLY ENTERPRISE CENTRE)**

March 31, 2022

Arlington
INDEPENDENT SCHOOL DISTRICT
More Than a Remarkable Education

CORGAN

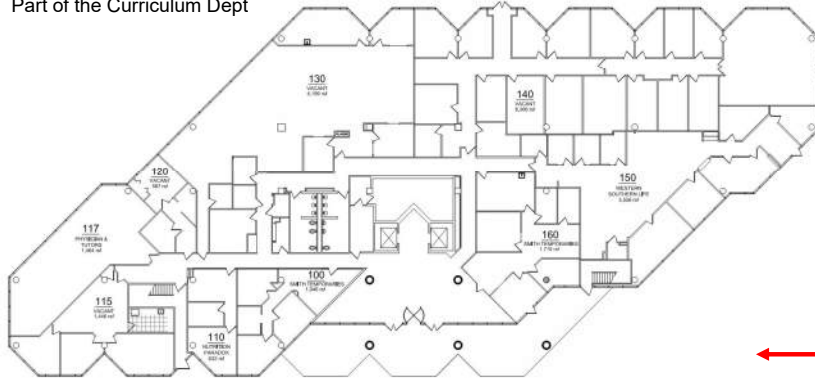## Agenda

1 —— **INTRODUCTION**

2 —— **HISTORY**

3 —— **EVOLUTION**

4 —— **DESIGN**

5 —— **EXPERIENCE**

Enterprise Centre, Arlington Texas

Current Occupants:
- Lobby
- Testing/Processing Center
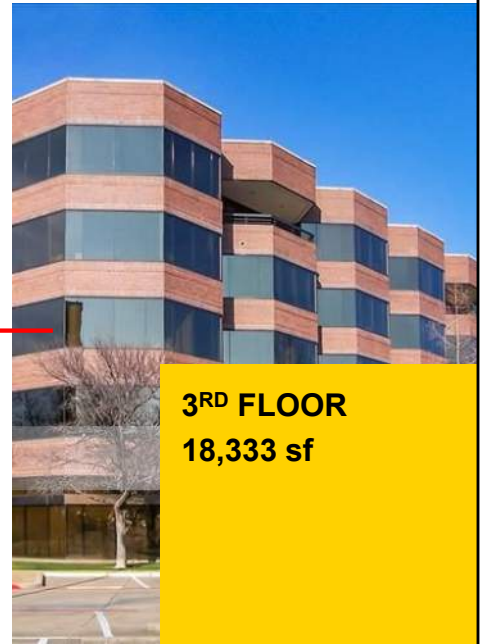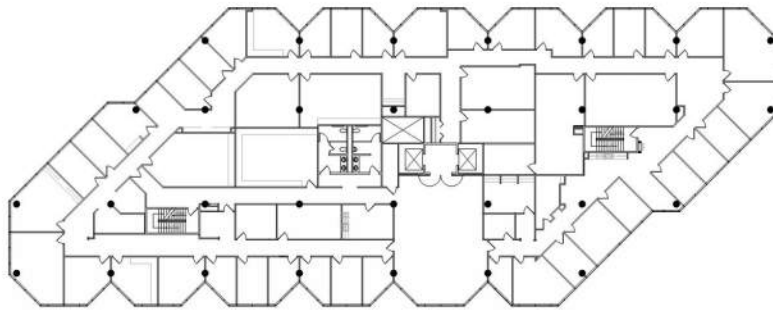- 2 Tenant Spaces
- Part of the Curriculum Dept

1ST FLOOR
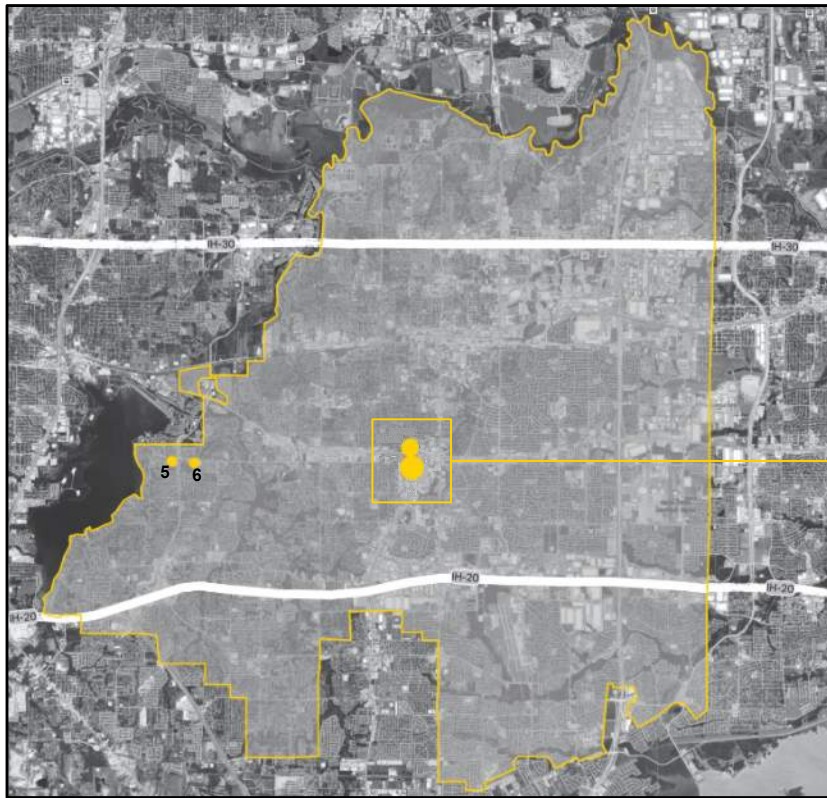**21,000 sf**

Enterprise Centre, Arlington Texas

Current Occupants:
• Tenant Spaces

3RD FLOOR
18,333 sf

Master plan the whole building, to see how many we can fit – what we found is they could fit a large majority of their admin

LEGEND

1. Annex I : 1200 W. Arkansas Ln
2. Annex II: 1202 W. Arkansas Ln
3. Annex III: 1204 W. Arkansas Ln
4. Annex IV: 1141 W. Pioneer Pkwy
5. Annex V: 5618 W. Arkansas Ln
6. Hilldale Annex: 4800 W. Arkansas Ln
7. Counts Building: 1203 W. Pioneer Pkwy

Existing Office Spaces

Using any spaces they could find – large suites to crammed small old classrooms
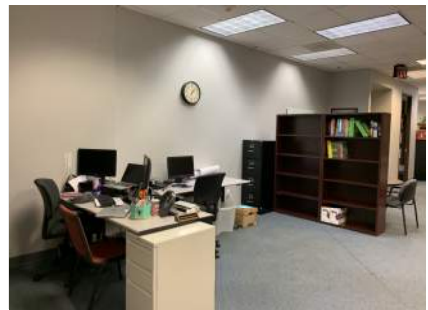Inefficient and not cost effective from maintenance standpoint

LEGEND

1. Annex I : 1200 W. Arkansas Ln
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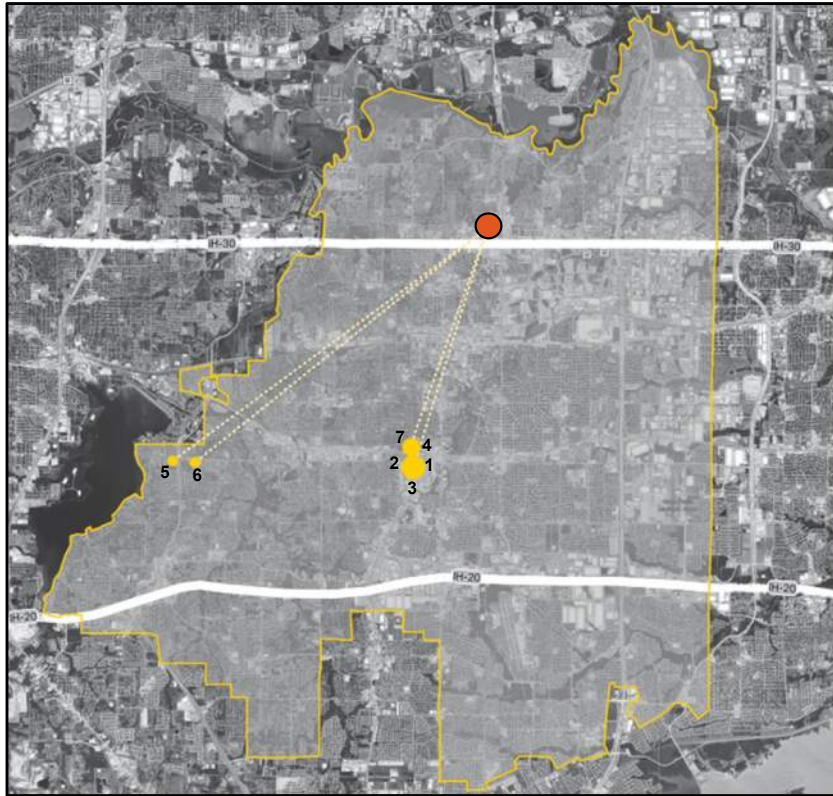7. Counts Building: 1203 W. Pioneer Pkwy

PROGRAM

PROGRAM HEADCOUNT SUMMARY													
DEPARTMENT	2016						2026						% Growth
	Office 1	Office 2	Cubicle 1	Cubicle 2	File Cabinet	TOTAL	Office 1	Office 2	Cubicle 1	Cubicle 2	File Cabinet	TOTAL	
Athletics	0	3	0	6	0	9	0	3	0	6	0	9	0.00%
Business Services	1	7	15	18	0	41	1	7	18	26	0	52	26.83%
Career and Technical Education	0	2	5	3	0	10	0	2	7	3	0	12	20.00%
Central Admin	11	2	6	13	0	32	13	2	6	16	0	37	15.63%
Drop Out Prevention	0	2	8	2	0	12	0	2	8	2	0	12	0.00%
Educational Support Services	1	0	0	1	0	2	1	0	0	1	0	2	0.00%
Fine Arts	0	3	1	2	0	6	0	3	1	3	0	7	16.67%
Guidance & Counseling	0	1	1	1	0	3	0	1	3	1	0	5	66.67%
Health Services	0	1	6	1	0	8	0	1	7	1	0	9	12.50%
Human Resources	0	5	14	12	0	31	0	5	19	12	0	36	16.13%
Instructional Technology	0	2	8	1	0	11	0	4	11	1	0	16	45.45%
Library Media Services	0	1	0	3	0	4	0	1	0	3	0	4	0.00%
Parent and Community Engagement	0	2	7	3	0	12	0	2	7	3	0	12	0.00%
Professional Learning	0	3	2	1	0	6	0	3	3	3	0	9	50.00%
Research and Accountability	1	2	5	5	0	13	1	3	11	8	0	23	76.92%
Security Department	0	4	3	1	6	14	0	5	4	2	6	17	21.43%
Special Education	0	13	58	22	0	93	0	13	58	22	0	93	0.00%
State & Federal Programs	0	2	4	7	0	13	0	2	4	7	0	13	0.00%
Student Behavior and Support Systems	0	1	4	3	0	8	0	3	8	4	0	15	87.50%
Student Development and Support	0	1	10	2	0	13	0	1	10	2	0	13	0.00%
Teaching and Learning	1	5	22	3	0	31	1	6	24	3	0	34	9.68%
Technical Services and Systems Integration	0	6	25	0	0	31	0	6	28	0	0	34	9.68%
Transformational Learning	2	3	2	2	0	9	2	4	4	2	0	12	33.33%
World Languages	0	2	11	22	0	35	0	3	11	22	0	36	2.86%
TOTAL HEADCOUNT	17	73	217	134	6	447	19	82	252	153	6	512	14.54%
Food Services	0	7	43	3	8	61	0	7	43	3	8	61	0.00%
Plant Services	0	6	11	20	0	37	0	6	11	20	0	37	0.00%
PDC (Special Events Center)	0	0	2	1	0	3	0	1	2	1	0	4	33.33%
Transportation	0	4	2	17	0	23	0	4	2	17	0	23	0.00%

Bringing all under one roof but keeping flexible – to standardize offices/workstations so as the vision of their future district evolves, that the office can adapt as well

Implemented the strategic vision in the early stages of planning to provide a clear focus for the design for highly effective and beautiful workplaces.

Enterprise Centre, Arlington Texas
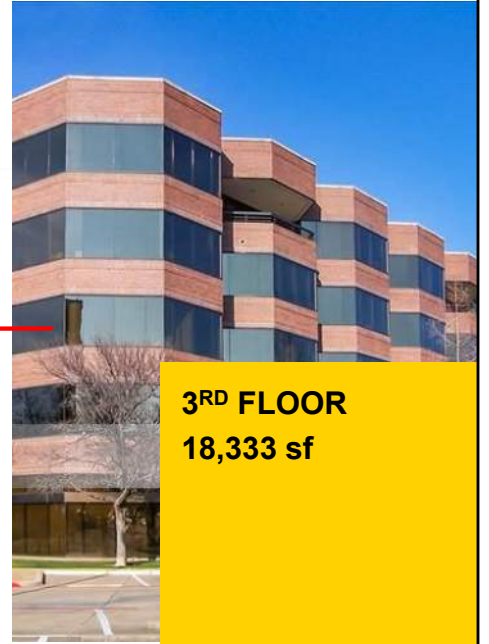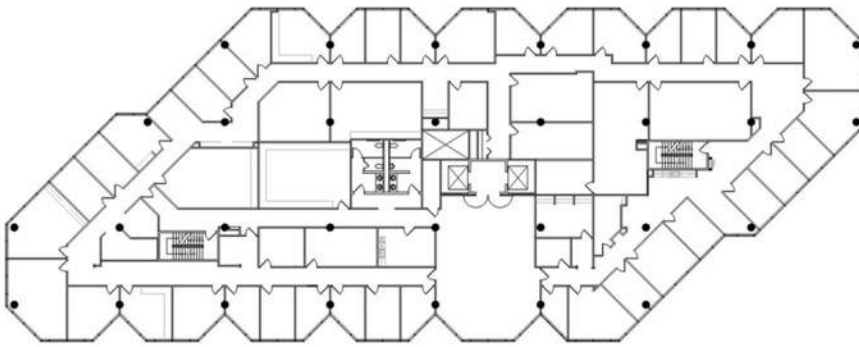
3RD FLOOR
18,333 sf

1	ELEVATOR LOBBY
2	OPEN OFFICE
3	LARGE BREAK ROOM
4	SECONDARY BREAK
5	CONFERENCE ROOM
6	ENCLOSED OFFICE
7	BREAK OUT SPACE
8	EXIT STAIRS

1 WORKSTATION SIZE

6' X 7' WORKSTATION = 105
EXISTING OFFICE TO REMAIN = 12
TOTAL HEADCOUNT = 117

Project Number: 19266.0000

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FLOOR PLAN - LEVEL THREE - OPTION 1
1/16" = 1'-0"
08/08/2019

CORGAN

Multiple test fit – started at looking at different workstation types/sizes
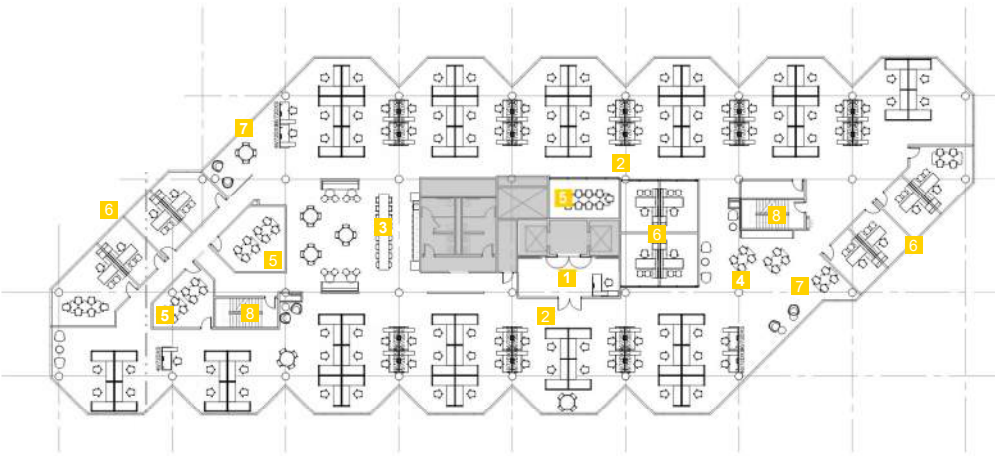
1 ELEVATOR LOBBY

2 OPEN OFFICE

3 LARGE BREAK ROOM

4 SECONDARY BREAK

5 CONFERENCE ROOM

6 ENCLOSED OFFICE

7 BREAK OUT SPACE

8 EXIT STAIRS

2 DIFFERENT WORKSTATION SIZES

6' X 6' BENCHING = 36
6'X8' WORKSTATION = 65
EXISTING OFFICE TO REMAIN = 12
TOTAL HEADCOUNT = 115

Project Number: 19266.0000

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FLOOR PLAN - LEVEL THREE - OPTION 2
1/16" = 1'-0"
08/08/2019

CORGAN

1	ELEVATOR LOBBY
2	OPEN OFFICE
3	LARGE BREAK ROOM
4	SECONDARY BREAK
5	CONFERENCE ROOM
6	ENCLOSED OFFICE
7	BREAK OUT SPACE
8	EXIT STAIRS

3 DIFFERENT WORKSTATION SIZES

6' X 6' BENCHING = 14
6' X 8' WORKSTATION = 85
8' X 12' WORKSTATION = 4
EXISTING OFFICE TO REMAIN = 12
TOTAL HEADCOUNT = 115
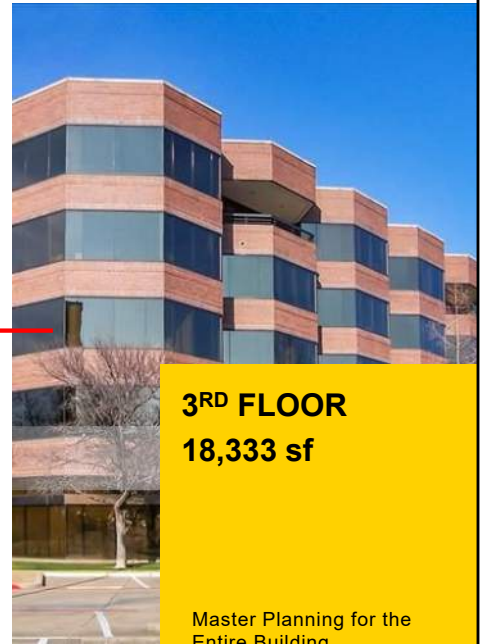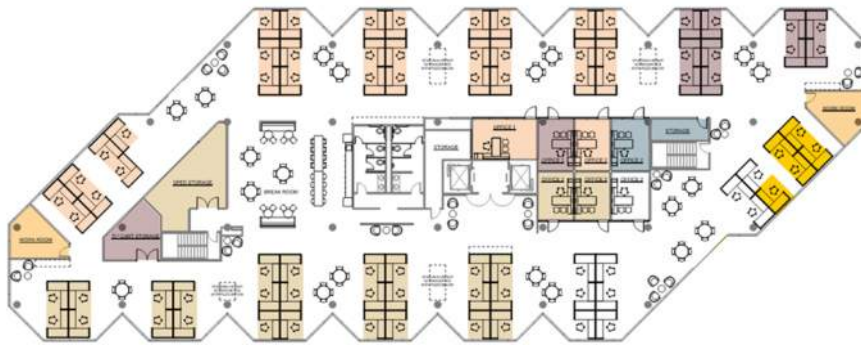
Project Number: 19266.0000

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FLOOR PLAN - LEVEL THREE - OPTION 3
1/16" = 1'-0"
08/08/2019

CORGAN ▪

WORLD LANGUAGES

C&I   31 WORKSTATIONS
      2 OFFICES

TI²   10 WORKSTATIONS
      1 OFFICE

SPED 24 WORKSTATIONS
      2 OFFICES

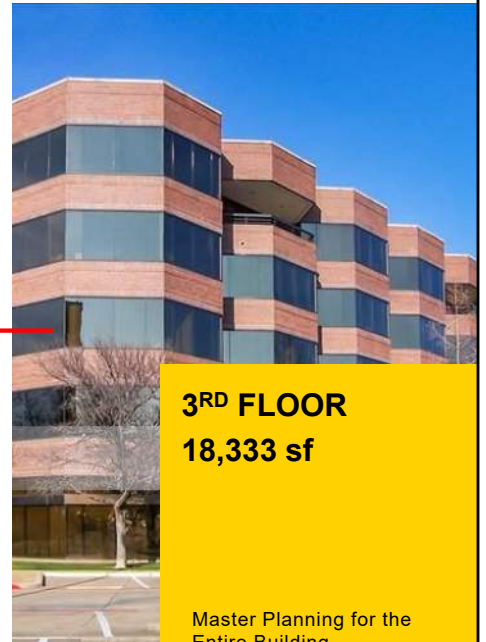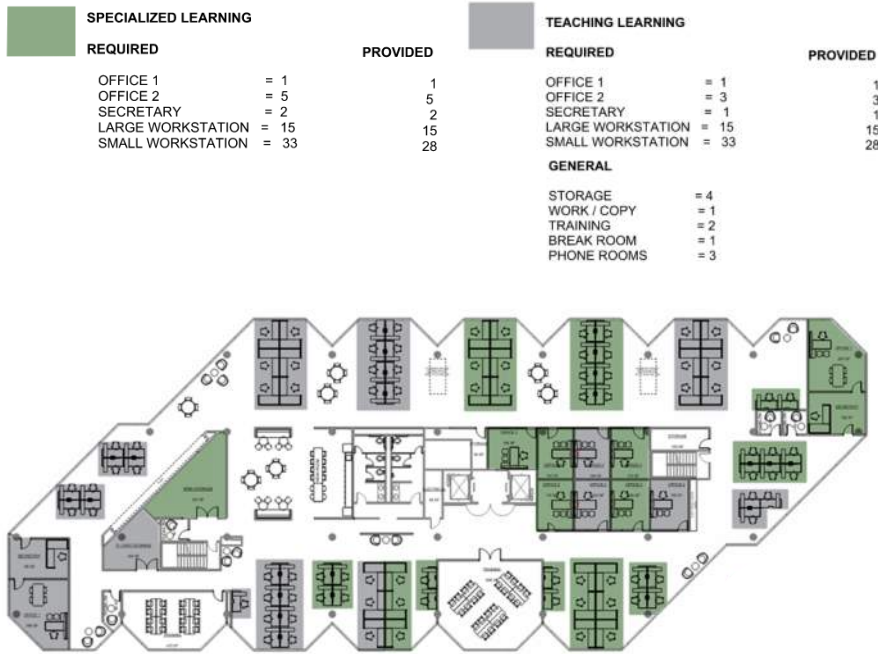LIBRARY MEDIA SERVICES
      5 WORKSTATIONS
      0 OFFICES

**3RD FLOOR
18,333 sf**

Master Planning for the
Entire Building

Multiple discussions and decisions on who is best to be in this facility versus more central or separate
Started with only one workstation arrangement

EVOLUTION

SPECIALIZED LEARNING

REQUIRED		PROVIDED
OFFICE 1	= 1	1
OFFICE 2	= 5	5
SECRETARY	= 2	2
LARGE WORKSTATION	= 15	15
SMALL WORKSTATION	= 33	28

TEACHING LEARNING

REQUIRED		PROVIDED
OFFICE 1	= 1	1
OFFICE 2	= 3	3
SECRETARY	= 1	1
LARGE WORKSTATION	= 15	15
SMALL WORKSTATION	= 33	28

GENERAL

STORAGE	= 4
WORK / COPY	= 1
TRAINING	= 2
BREAK ROOM	= 1
PHONE ROOMS	= 3

**3RD FLOOR
18,333 sf**

Master Planning for the
Entire Building

Depending on who are out at campuses versus spending their whole day here
Refined best adjacencies for departments

14

WORKSTATION COUNTS

RESEARCH & ACCOUNTABILITY (9)
ASSIGNED: 9
UNASSIGNED: 0

TEACHING AND LEARNING (35)
ASSIGNED: 8
UNASSIGNED: 27

TRANSFORMATIONAL LEARNING (45)
ASSIGNED: 27
UNASSIGNED: 18

OFFICE OF SCHOOL IMPROVEMENT (7)
ASSIGNED: 3
UNASSIGNED: 4

GROWTH: 18

FLOOR TOTAL: 114
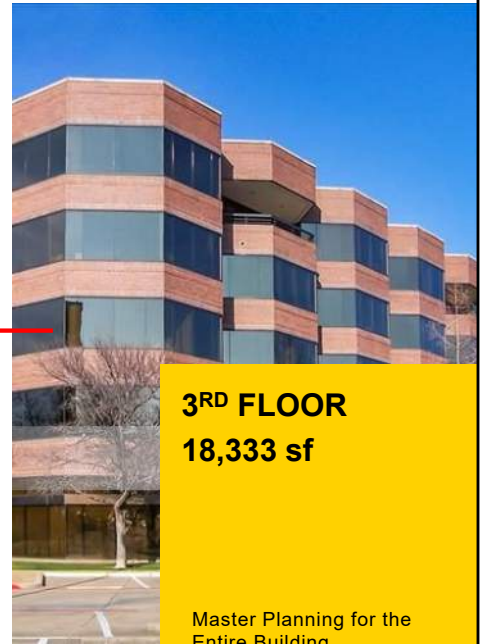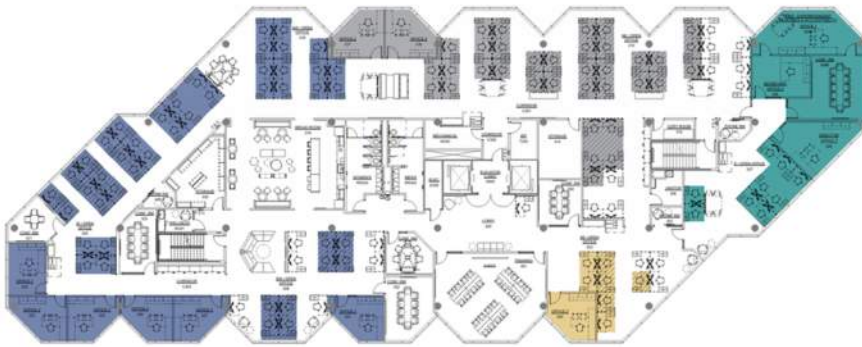
**3RD FLOOR
18,333 sf**

Master Planning for the Entire Building

Bringing all under one roof but keeping it flexible – standardize workstations and offices

Multiple choices for collaboration – in open areas, in conference rooms, in training rooms

WORKSTATION COUNTS

RESEARCH & ACCOUNTABILITY (9)
ASSIGNED: 9
UNASSIGNED: 0

TEACHING AND LEARNING (46)
ASSIGNED: 46
UNASSIGNED: 0

TRANSFORMATIONAL LEARNING (46)
ASSIGNED: 46
UNASSIGNED: 0

OFFICE OF SCHOOL IMPROVEMENT (4)
ASSIGNED: 4
UNASSIGNED: 0

GROWTH: 5

FLOOR TOTAL: 110
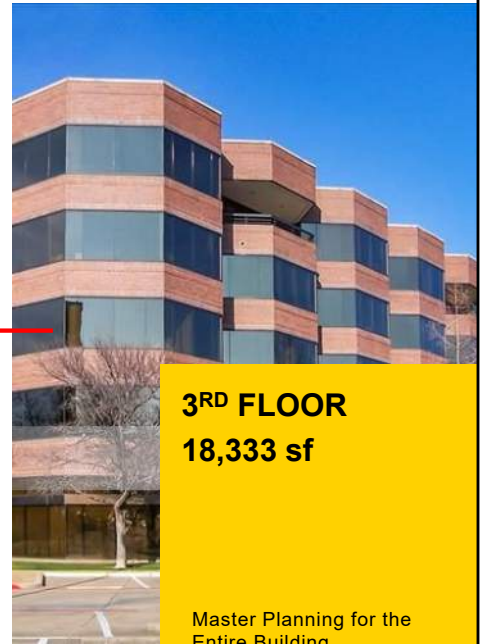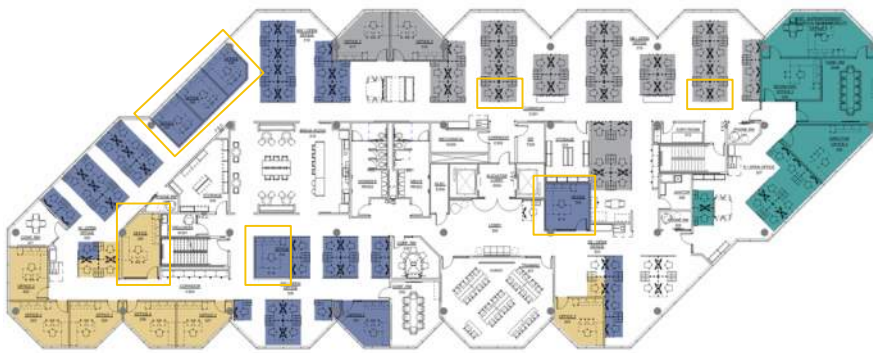
3RD FLOOR
18,333 sf

Master Planning for the Entire Building

Final – even after SC! Due to the Flexibility in open areas, workstations are modular, could revise conference rooms into new offices & add modular office walls to originally planned collaboration and open office area
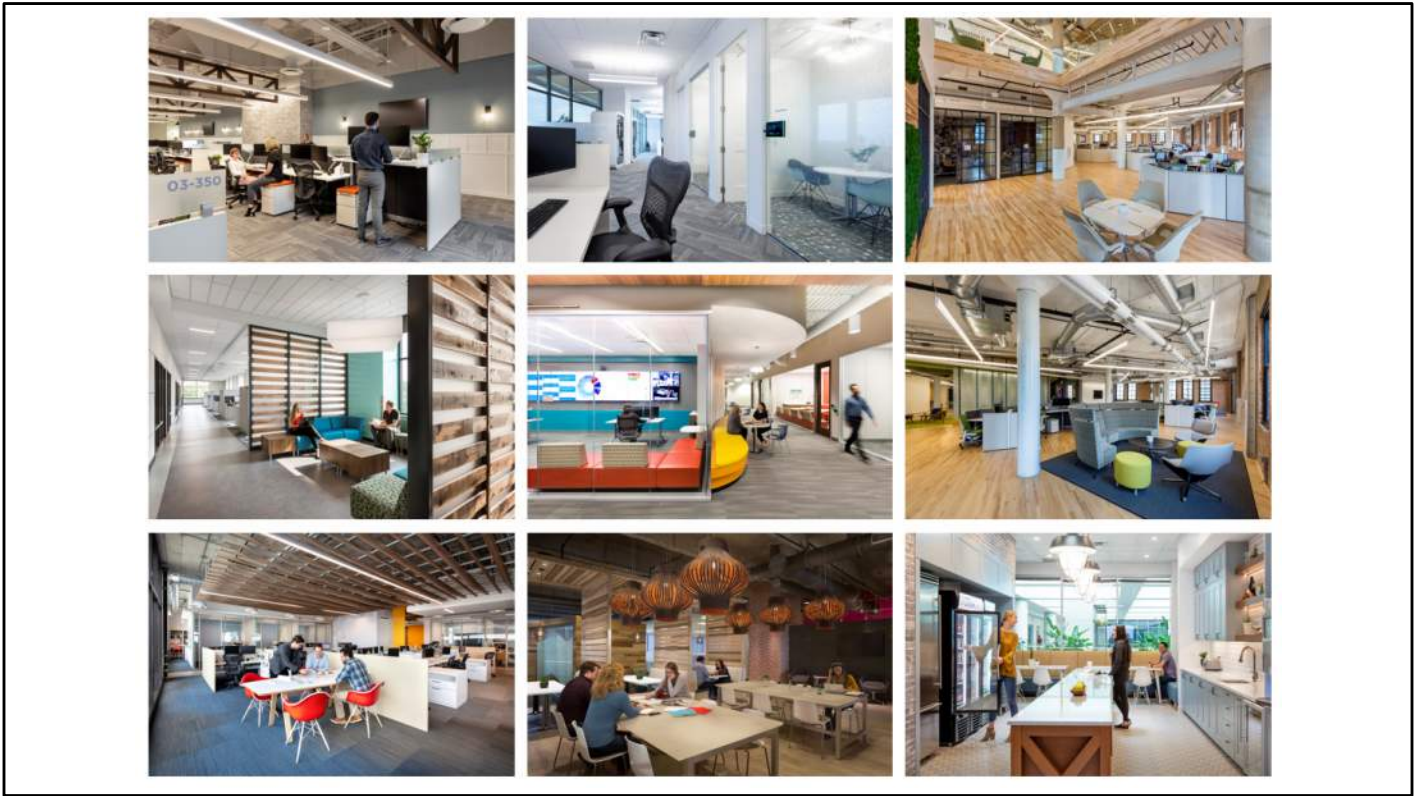
Trends in the workplace –
Companies are placing more value and priority on their people – in wellness, empathy, growth mindset, employee experience
Variety of choices to meet, work, and communicate

Tour of corgan office spaces – to see in person different spaces

TRANSFORMATIONAL

Arlington ISD administration's role is to support the schools in our district.

Reinventing spaces we work in to be more efficient will allows us to create a dynamic work environment and contribute to unprecedented job satisfaction, better work performance, and goal-surpassing outcomes.

FLEXIBLE

Arlington ISD's aspirational ideal, the active learning cycle is mirrored throughout all departments.

A flexible floor plan allows for easy movement, diversity in communication, and learning opportunities that evoke constant reassessment and continued development.

COLLABORATIVE

Arlington ISD's model for collaboration is embedded in the purpose-driven, open and inviting space.

Frequent face-to-face interaction happens both intentionally and accidentally. A feeling of connection, togetherness, and sense of belonging inundate all social-emotional gaps.
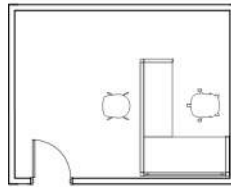
Leadership group defined the facilities-related goals for the district's administration building and develop an understanding of their vision for the future. The project guiding principles serve as the foundation of the project.
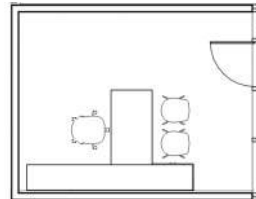
WORKSTATIONS AND OFFICES
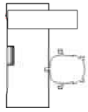
WORKSTATIONS
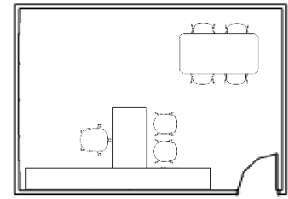Managers/ Coordinators/
Administrative Assistants

OFFICE 3
Generalists/ Communication Editors
Administrative Assistants for Leadership

OFFICE 2
Executive Directors/ Directors

OFFICE 1
Assistant Superintendents/Chiefs
Suite Format with Admin Assistant Office
and Conference Room

A well-planned furniture strategy can boost organizational goals such as recruitment, employee retention, enhanced productivity, and creativity. It supports the work, the worker, and the technology used perform the work. It can make or break a great design.
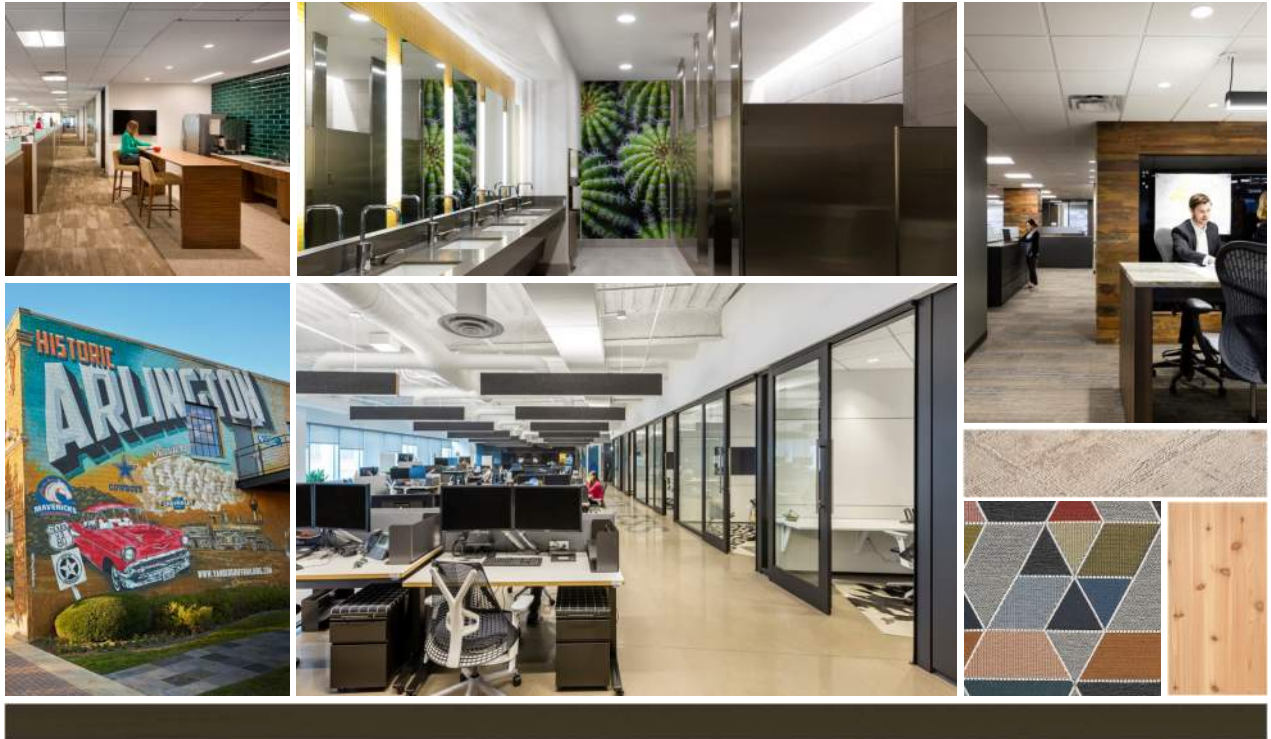
WORKSTATION OPTIONS

TRADITIONAL WORKSTATION

BENCHING WORKSTATION
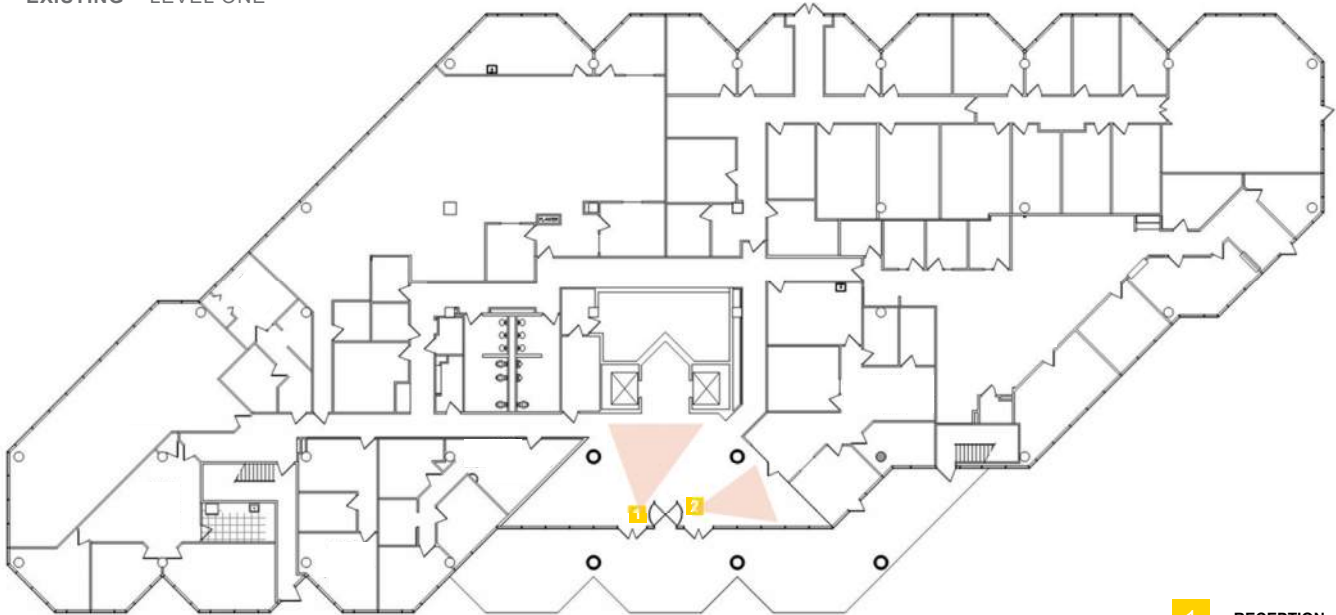
PRIVATE OFFICE OPTIONS

TIMELESS | INVITING | COLLABORATIVE

discussion of the popularization of wellness rooms and showcasing a connection to nature (windows, views, graphics) comes as employers realize the connection between the health of their staff and productivity, engagement, and retention. Initial palette option – warm colors generally, comforting not cold

FINISH PALETTE

CARPETS
LVT
PAINTS
ACCENT TILE
QUARTZ
FABRICS
WALLCOVERING
WOOD
PLASTIC LAMINATE
BASE
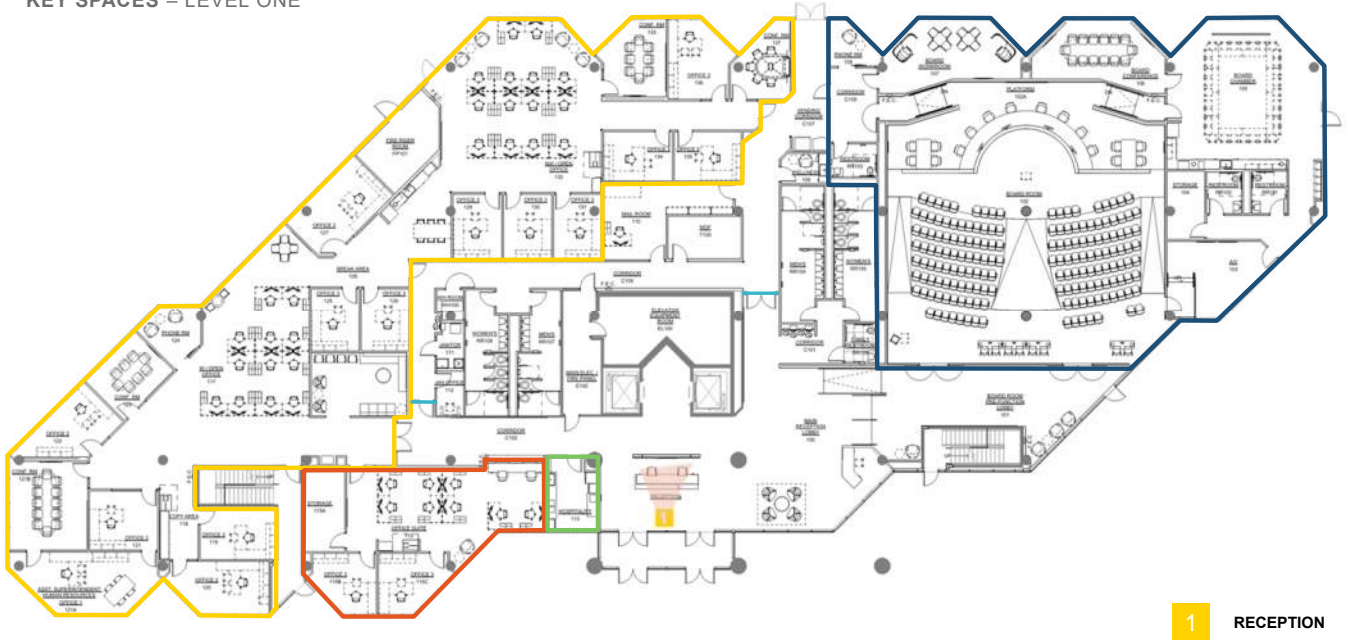PORCELAIN TILE
THIN STONE VENEER
DARK BRONZE HARDWARE

EXISTING – LEVEL ONE

1   RECEPTION

Completely gutted the building – electrical, hvac – all systems
Remove existing chiller and air handler and recaptured space on 5th floor – added VRF system – 30 rooftop units and 2 fresh air intakes
CAN TALK ABOUT BUDGET AND TIME FOR CONSTRUCTION

1   **RECEPTION**

Review of 1st floor –
Security/access
hospitality
Why payroll and HR made sense
Boardroom

75 seats to 175 seats, top of line equipment

board liked the existing dais, so modeled after their original one

5 th floor executive lobby – felt it was an important space, balcony that oversees Arlington entertainment district

Typical Office 1
On 1, 3, 4 and 5 – furniture varied per occupant's own desire

Bench seating, view of trees on 2-3 – variety of collaboration
Appropriate & consistent lighting levels and color for office space

Variety of collaboration – media scapes and booths

Booths on different floor

Booth on 4 floor with large conference beyond

Variety of sizes for conference and training rooms – 2,3 have training to fit appx 30

4 lobby with fun lounge/collab furn, near purchasing – largest training room to seat many (70?)
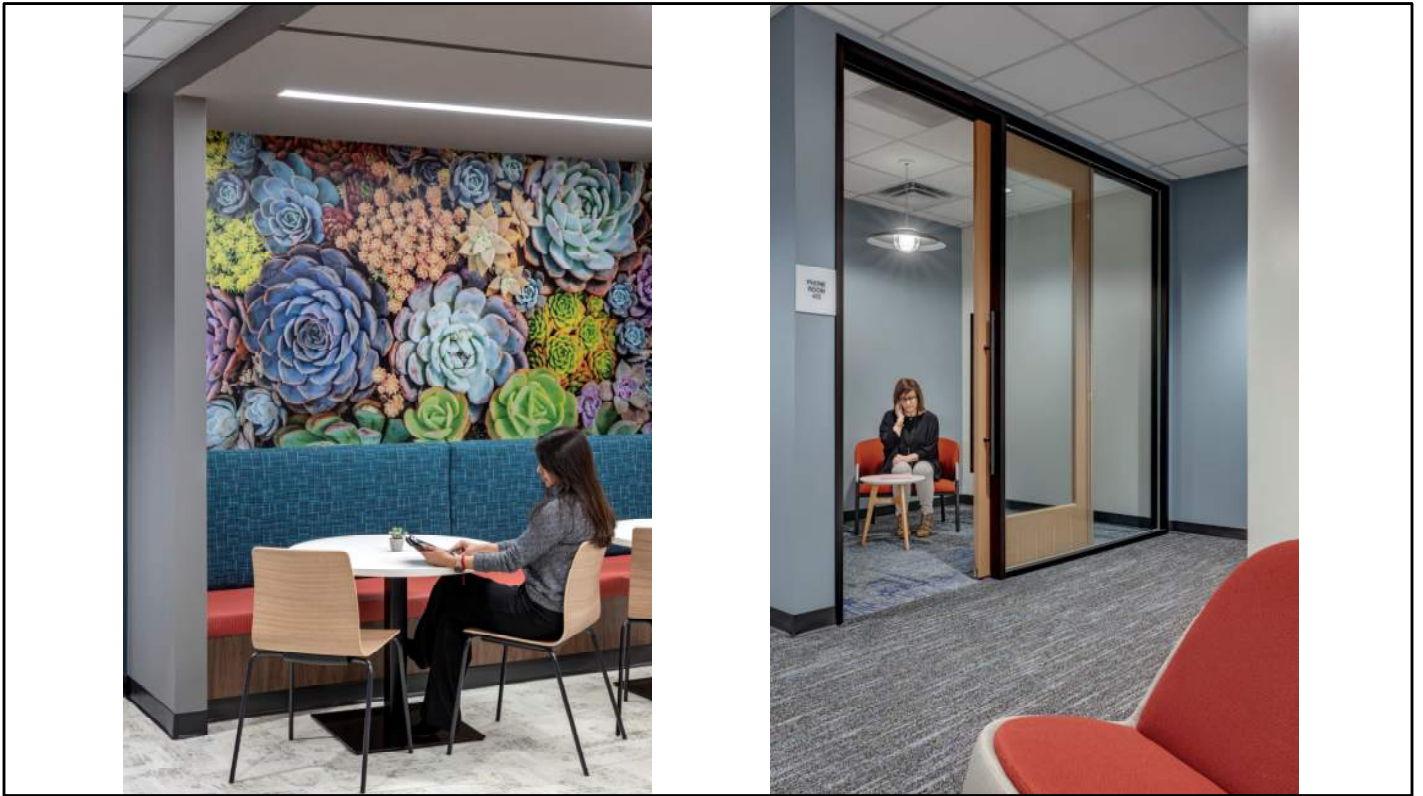
Marketing and communications – media wall

Best space of all – break areas, also could be collab

Bringing images of nature into RR – all images of succulents are different to give each floor/space own feel

Different wallcovering, Phone rooms

5th floor breakroom booths, different arrangement

**BRINGING EVERYONE
UNDER ONE ROOF**

THANK YOU

PROFESSIONAL PHOTOGRAPHY BY
CHUCK SMITH AND KEY CONSTRUCTION

CORGAN