

# Renovate, Replace, or Repurpose?

## What to do with an aging facility



# Hope is Not a Strategy - Renovate, Replace, or Repurpose?

What to do with an aging  
facility

**(DAL9078)**

**1 LU|HSW**



**Approved  
Continuing  
Education**

## HSW Learning Objectives

1. The attendees will be able to identify when to renovate, repurpose, or replace an aging facility and the potential challenges they need to plan to overcome.
2. The attendees can explain how repurposing a facility can add value to a school district and is a more sustainable solution than building new or demolishing an existing asset.
3. The attendees can describe the benefit of replacing a facility at the end of life and the community engagement it takes to accomplish it.
4. The attendees will learn factors to consider while embarking on a complex renovation in an occupied campus and the safety considerations for the occupants.



**Approved  
Continuing  
Education**

## Your Speakers



**Sandra Hayes**

**Assistant Superintendent**

**Richardson Independent School  
District**



**Vandana Nayak**

**Principal | Regional Education  
Practice Leader**

**Perkins&Will**

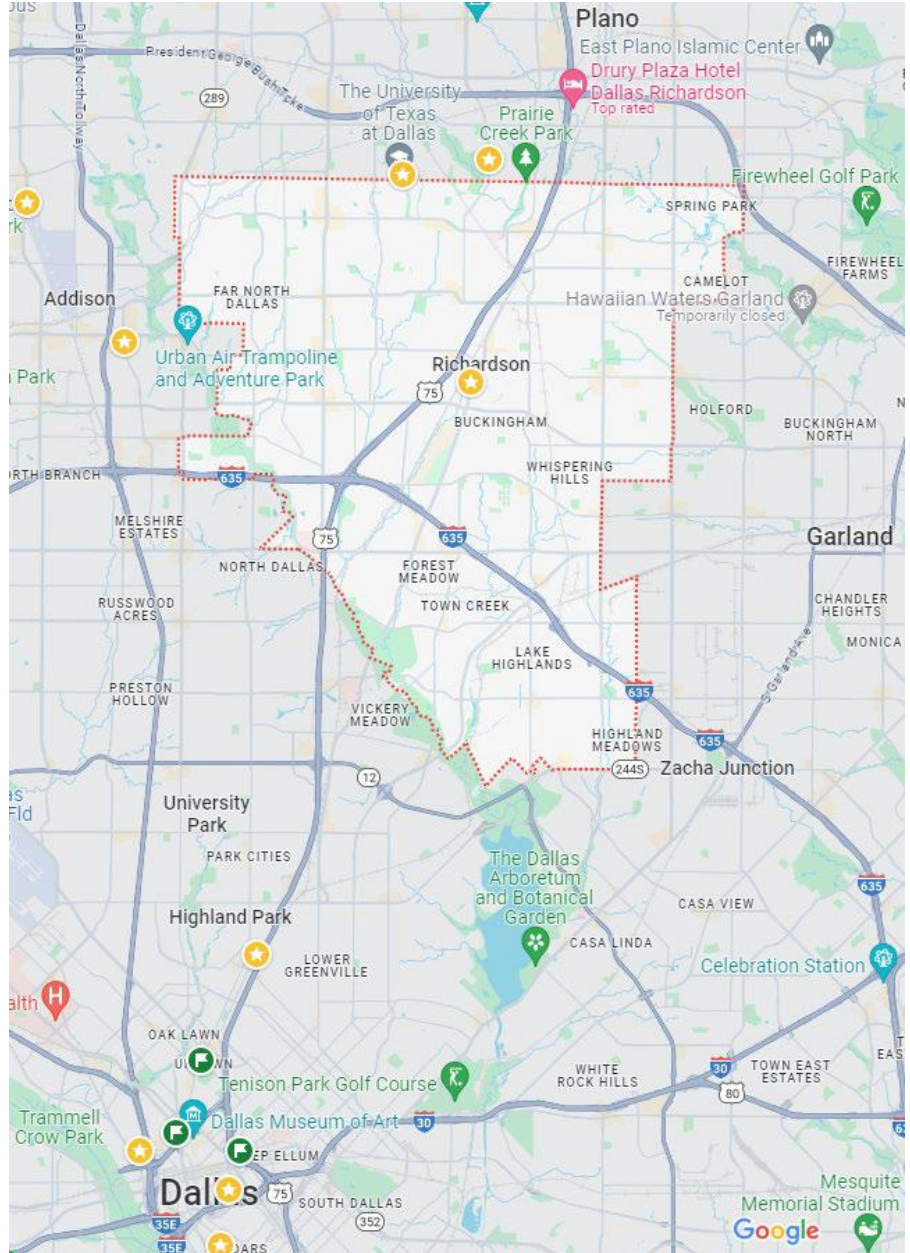
# Richardson Independent School District

**46** square miles

Serves city of Richardson, Garland, Dallas

15 miles from Dallas

Home of TI / Technology Corridor/ Financial Institutions



Perkins&Will

Founded in

1935

Total Staff

2600+

Areas of Practice

14

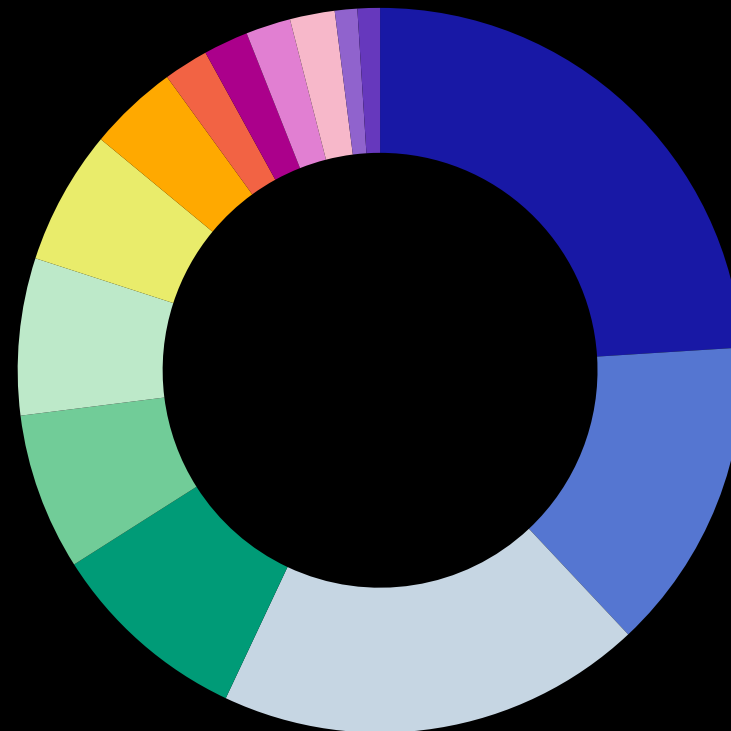
Studios

30

Atlanta  
Austin  
Bainbridge Island  
Boston  
Calgary  
Charlotte  
Chicago  
Dallas  
Denmark  
Denver

Dublin  
Durham  
Houston  
Kansas City  
London  
Los Angeles  
Miami  
Minneapolis  
Monterrey  
New York

Ottawa  
Philadelphia  
San Diego  
San Francisco  
São Paulo  
Seattle  
Shanghai  
Toronto  
Vancouver  
Washington, DC



- Corporate and Commercial
- Corporate Interiors
- Health
- Higher Education
- Cultural and Civic
- K-12 Education
- Science and Technology
- Sports, Recreation, and Entertainment
- Hospitality
- Landscape Architecture
- Transportation
- Urban Design
- Branded Environments
- Planning and Strategies

About Perkins&Will

150+

K-12 Projects  
Completed in the  
last 10 Years

300+

K-12 Public School Districts  
Served Nationwide

Top 5

Design Firms in K-12

*Architectural Record*

230

Design  
Professionals in  
Dallas

#1

Green Design Firm for  
Educational Facilities

*Engineering News Record*



Perkins&Will

Five Factors to consider -

1. **Demographics**
2. **Program changes**
3. **Changing teacher and learner needs**
4. **Age / Condition of the Facility**
5. **Funding source**





# 1. Demographics

# R.I.S.D. Demographics

**37,260**

**Students**

**55**

**Schools**

41 Elementary • 8 Junior High • 4 High Schools •  
2 Alternative

**6,000+**

**Employees**

We are home to

**11,291 emergent bilingual students**

who speak at least

**76** different languages and dialects.

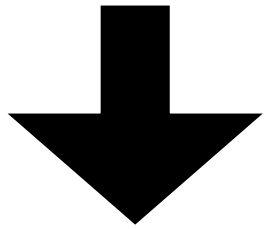
The top languages spoken in RISD after English include

**Spanish, Arabic, Amharic,  
Vietnamese, Pashto, and Urdu.**

**31** Title I Schools • **16** Bilingual Campuses

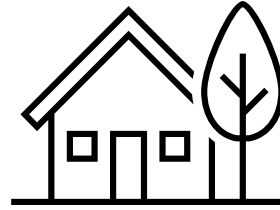


# R.I.S.D. Demographics Shifting



**Declining**

**birth rate**



**Increasing**

**Cost of Housing**



**Uneven**

**Growth/ decline across  
the district**

## 2. Program Changes

# Program Changes

## State Curriculum

Middle School Transformation

## Specialty Programs

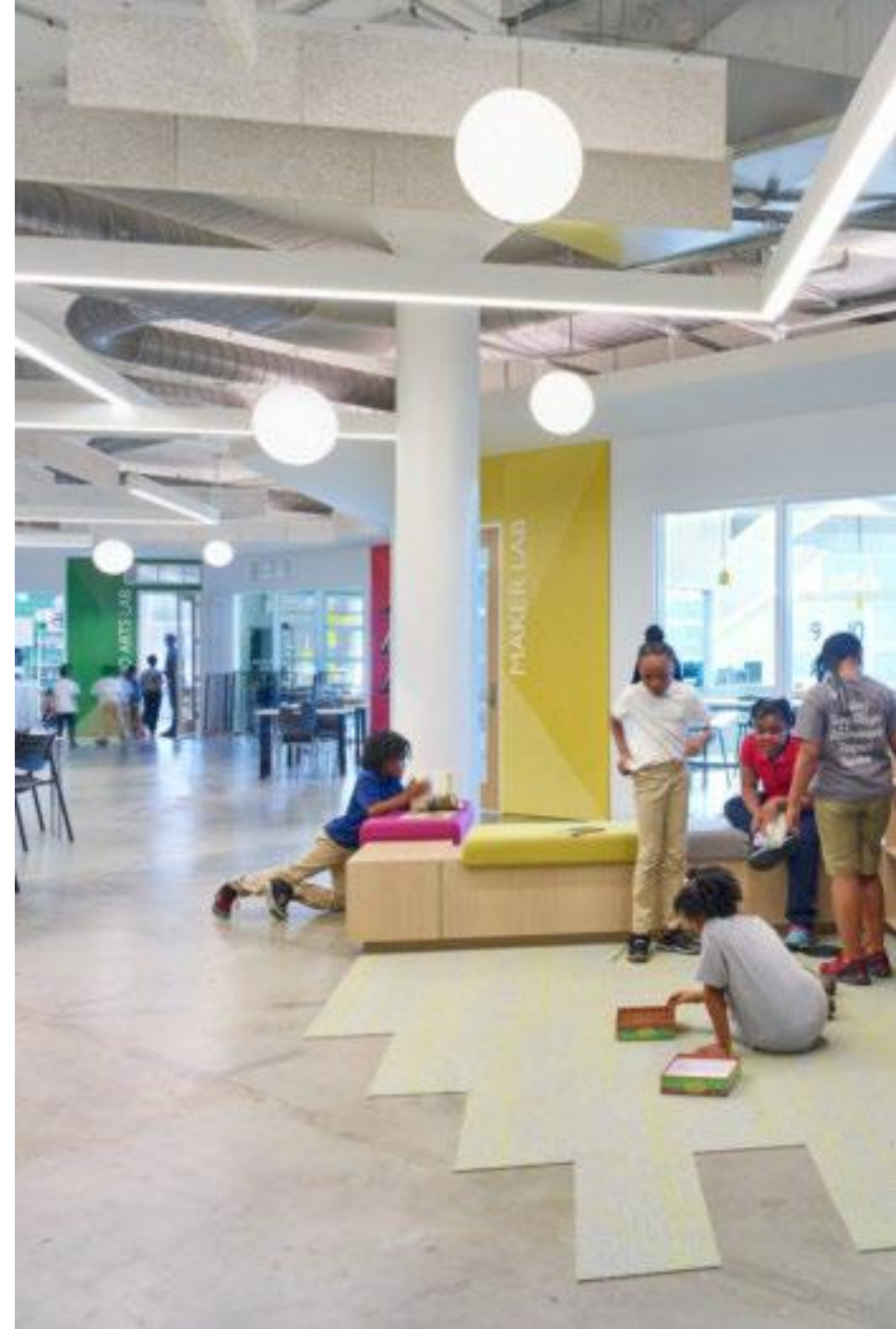
International Baccalaureate (IB)

Career and Technical Education (CTE)

Dual Language (Spanish immersion)

Art

Science, Technology, Engineering Math (STEM)



# **3. Changing Teacher and Learner Needs**

**Shifting teacher needs**

**Technology-rich spaces**

**Future of school needs**



**1950's**



**2020's** <sup>15</sup>

# 4. Facility Condition



## Renovate, Replace, or Repurpose

# Facility Condition Index (FCI) – Junior High Schools

Facilities	Year Built	Total SF	Cost/SF	Replacment Value	Costs Current 2019	FCI Current Year	5 Year Costs 2024	FCI 5 Year	10 Year Costs 2029	FCI 10 Year
Apollo Junior High School	1977	148,518	\$300.00	\$44,555,400.00	\$117,013.00	0.26%	\$3,686,841.70	8.27%	\$9,429,100.70	21.16%
Forest Meadow Junior High School	1967	137,640	\$300.00	\$41,292,000.00	\$18,040.00	0.04%	\$3,020,530.00	7.32%	\$5,591,646.00	13.54%
Lake Highlands Junior High	1956	159,977	\$300.00	\$47,993,100.00	\$568,165.00	1.18%	\$10,852,515.00	22.61%	\$19,999,582.10	41.67%
Liberty Junior High School	1974	112,823	\$300.00	\$33,846,900.00	\$60,000.00	0.18%	\$4,468,093.00	13.20%	\$8,075,670.60	23.86%
Parkhill Junior High School	1978	111,246	\$300.00	\$33,373,800.00	\$46,138.00	0.14%	\$4,684,078.60	14.04%	\$10,343,261.60	30.99%
Richardson North Junior High School	1964	150,284	\$300.00	\$45,085,200.00	\$20,950.00	0.05%	\$3,954,833.00	8.77%	\$7,994,065.20	17.73%
Richardson West Arts and Technology Magnet School	1962	144,298	\$300.00	\$43,289,400.00	\$12,176.00	0.03%	\$2,918,838.80	6.74%	\$5,502,573.80	12.71%
Westwood Junior High – The Math, Science and Leadership School	1969	128,565	\$300.00	\$38,569,500.00	\$18,713.00	0.05%	\$2,916,229.50	7.56%	\$8,032,573.40	20.83%
<b>Total</b>					<b>\$861,195.00</b>		<b>\$36,501,959.60</b>		<b>\$74,968,473.40</b>	

# 5. Funding

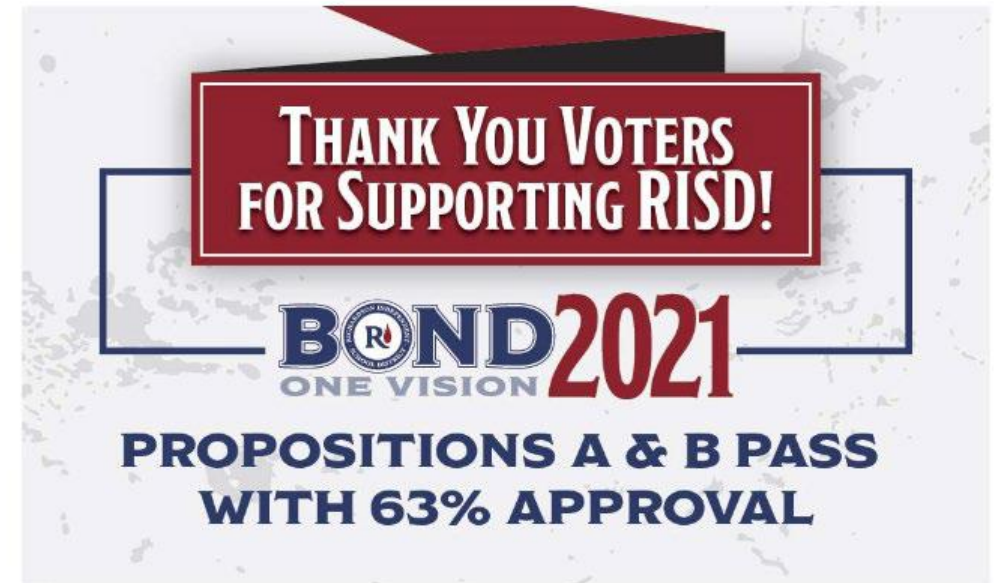
# MS transformation in phases

## Phase I funding through - Bond 2021

**Replace** Lake Highlands Junior High School to build a new Lake Highlands Middle School.

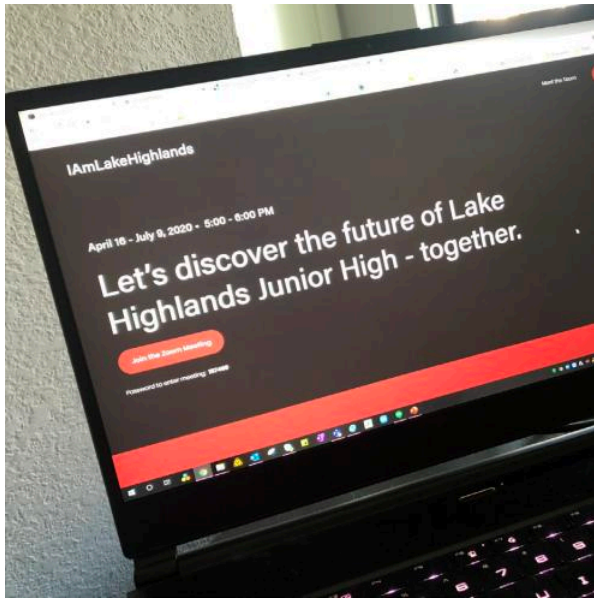
**Renovate** Forrest Meadow Junior High School to create a remodeled Forrest Meadow Middle School

**Bond 2021 Propositions  
Approved – Thank You RISD  
Community!**



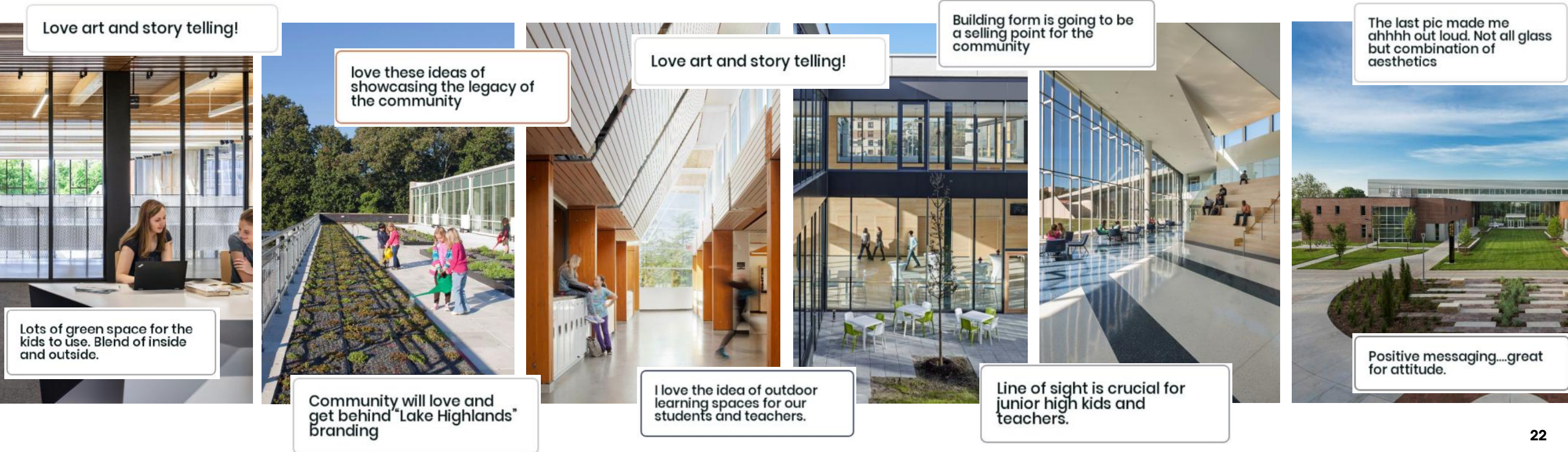
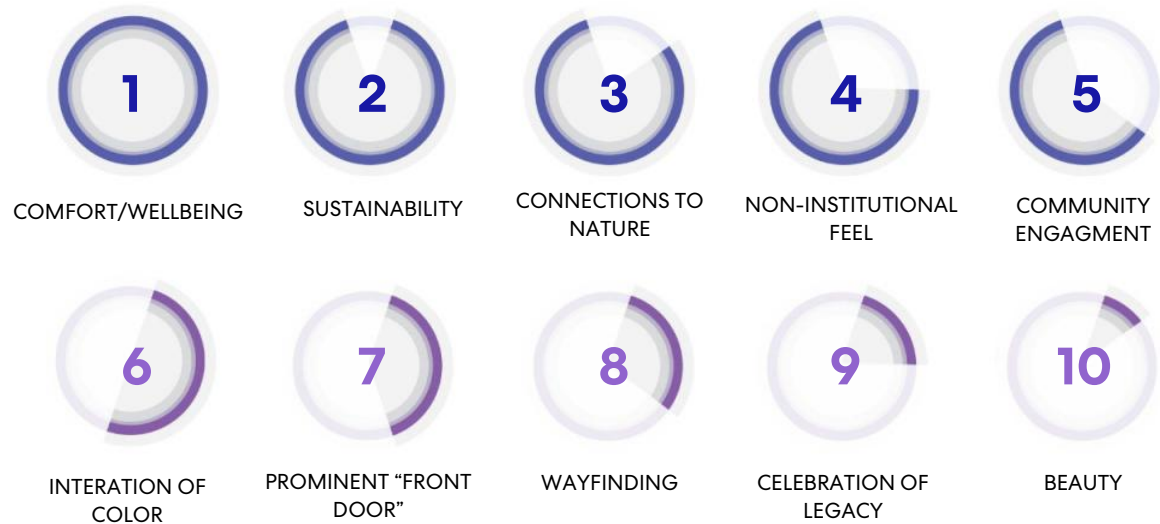
May 2, 2021

# **Continuing the dialogue with the community**



# Listening to our community - Design Priorities

In person / Virtual meetings  
 Surveys / Taste Tests  
 PPC's / Community Meetings  
 User Group Meetings  
 Leadership presentations  
 All MS campus principal presentations  
 Board Presentations



# **Building a new Middle School with Future in Mind**

# The Mission

---

The Richardson ISD's mission is to challenge and foster lifelong learning necessary to achieve academic, social and career success for all students while acknowledging all personal and cultural diversity.



“65% OF TODAY’S  
GRADE SCHOOL  
KIDS WILL END UP  
AT JOBS THAT  
HAVEN’T BEEN  
INVENTED YET.”

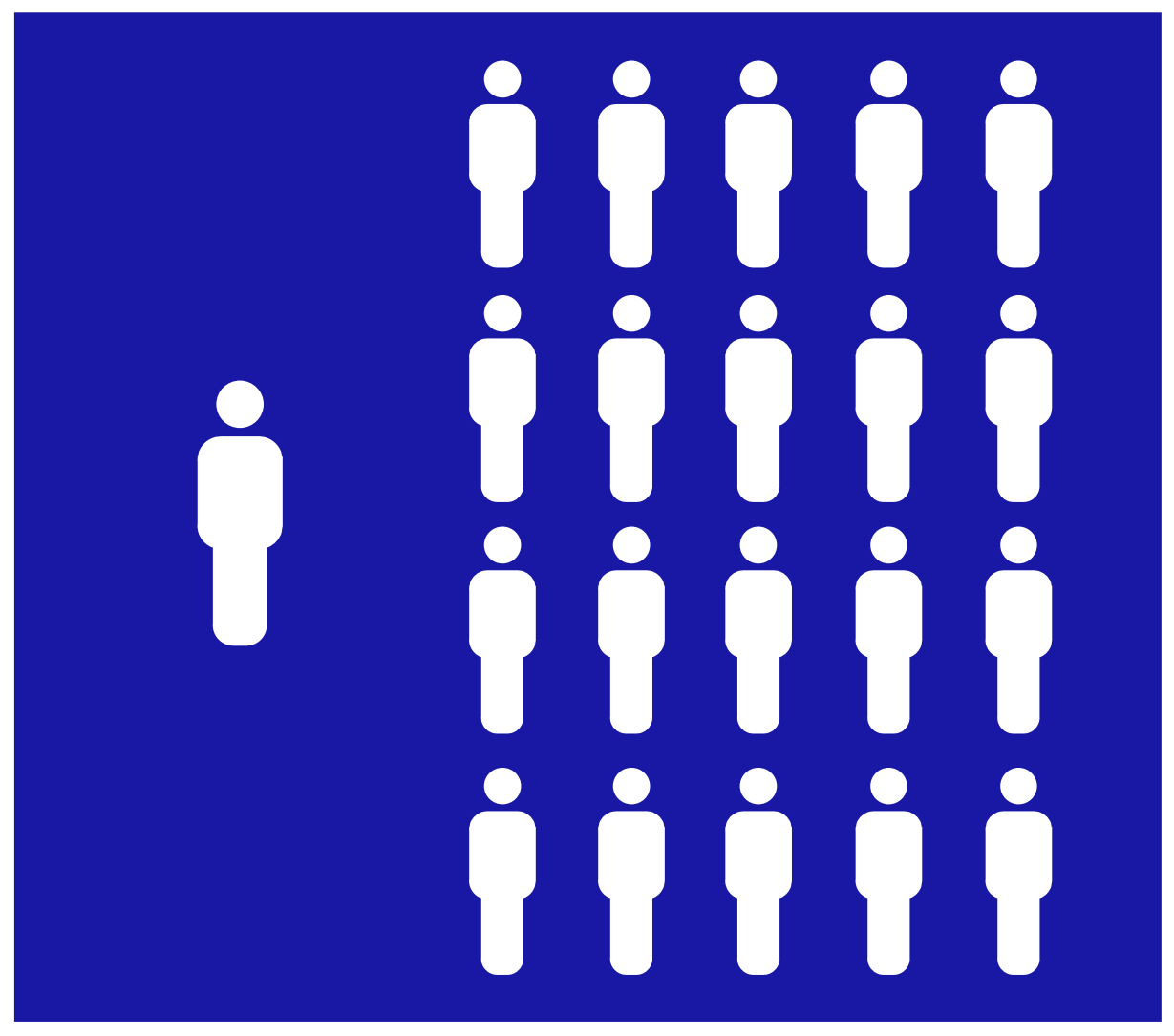
U.S. Department of Labor

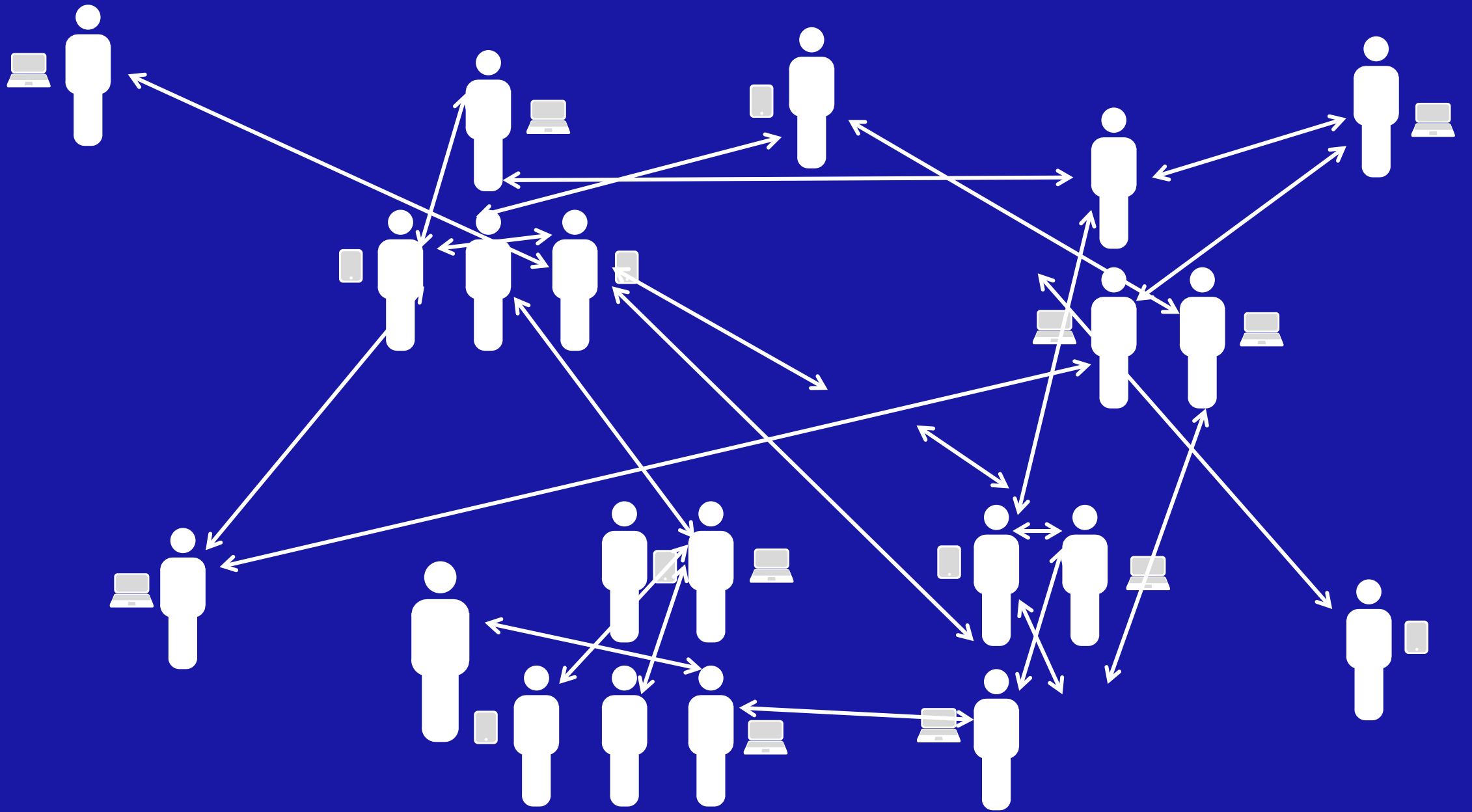


Robot Polishers  
Chief Productivity Officer  
Alternative Currency Bankers  
Drones Manager Automation Skills-Building  
3D Printing Engineers  
Self-driving Car Mechanic  
Robot Engineer AI Energy Distribution  
Avatar Geoengineers  
Designers Organ Agents  
Robotic Coders Drone Dispatchers  
Virtual Reality Designer  
Food-Printing Engineer  
Earthquake Forecasters  
Professional Triber

**“WHAT MATTERS MOST IN OUR  
INCREASINGLY INNOVATION-DRIVEN  
ECONOMY IS NOT WHAT YOU KNOW,  
BUT WHAT YOU CAN DO WITH WHAT  
YOU KNOW”**

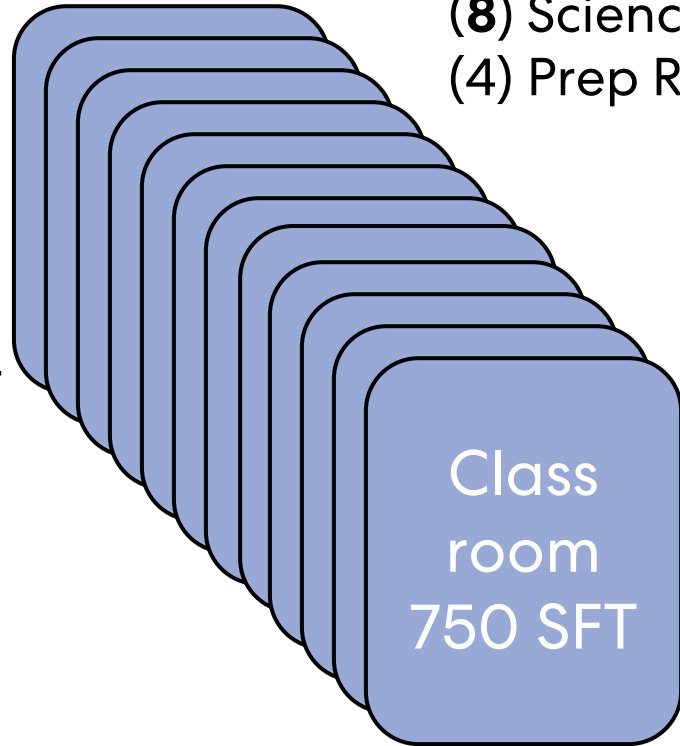
*Most Likely to Succeed, Preparing our Kids for the Innovation Era*  
Tony Wagner, Ted Dintersmith



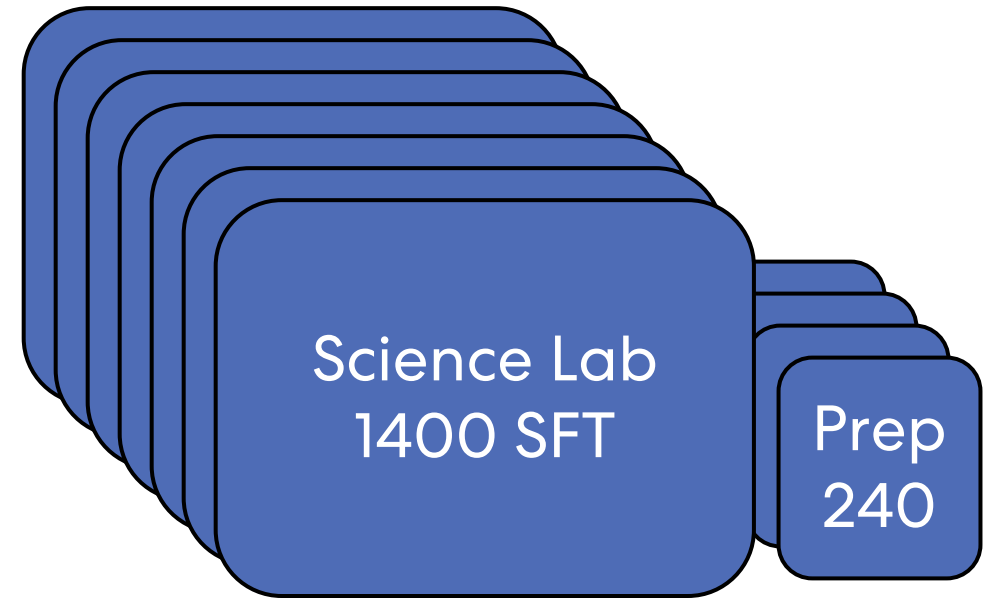


**Instructional Spaces**  
**Typical Classroom**  
**25 Seat Classroom**

(40) Classroom for  
Math, ELAR, S.S.  
(4) Language OTE  
(2) AVID  
(2) ESL



(8) Science Labs  
(4) Prep Rooms



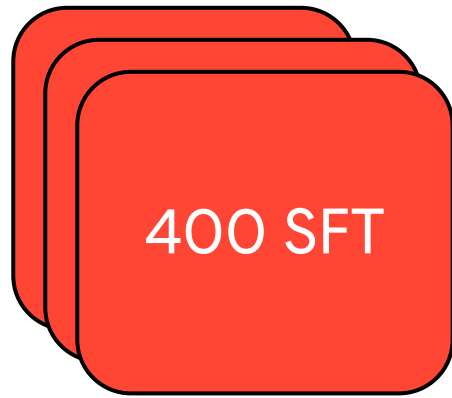
Distributed Collaboration  
Spaces

**Allow for -**

Teach teaching/ student body meetings (Some Classrooms open-up)  
Transparency  
Daylight  
Access to Collaboration Space  
Grade level Pods

## Academic Support

M Mothers Room



(3) PLC



Teacher Wellness  
Lounge



Office stations



Teacher Workroom/  
Breakroom  
(1) per floor



Unisex Staff Toilet

### Allow for

Work stations for intervention coaches at PLC. Separation in the PLC room for work stations.

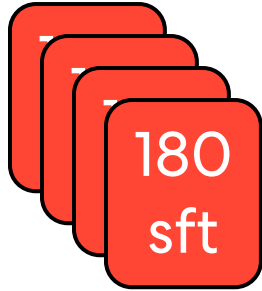
Embedded in grade level pods



# ADMINISTRATION, CLINIC, AND COUNSELING SUITES



Reception



AP Offices (4)



Principal

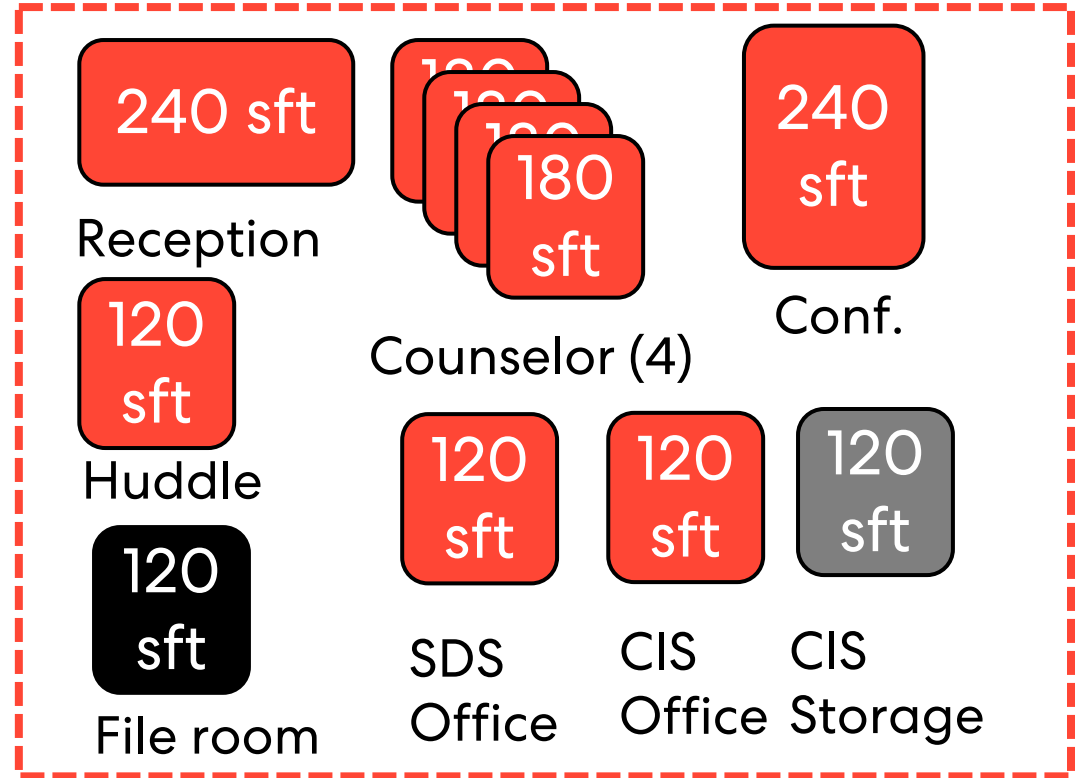


Principal's Secretary



Conference Room (2)

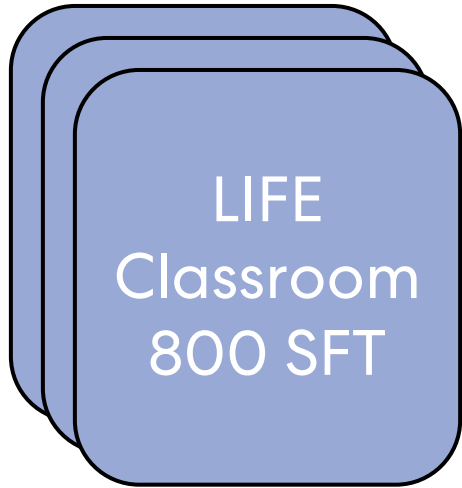
## Counseling Suites



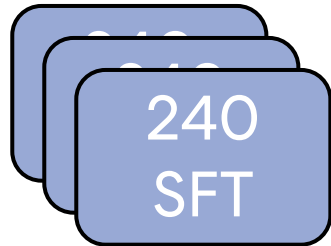
## Clinic



# SPECIAL EDUCATION



Self Contained Classrooms (3)



Resource Rooms (3)



ARD Conference Room

(5) Dyslexia CR's counted in Gen CR count



Toilet (Large)



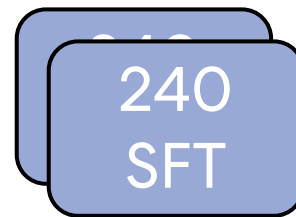
Toilet



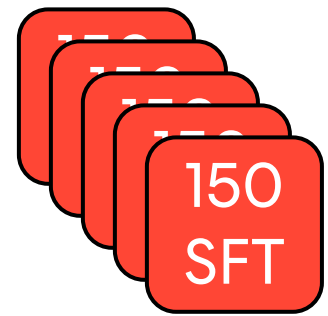
Cool Down Room



Sensory Room



Speech (2)

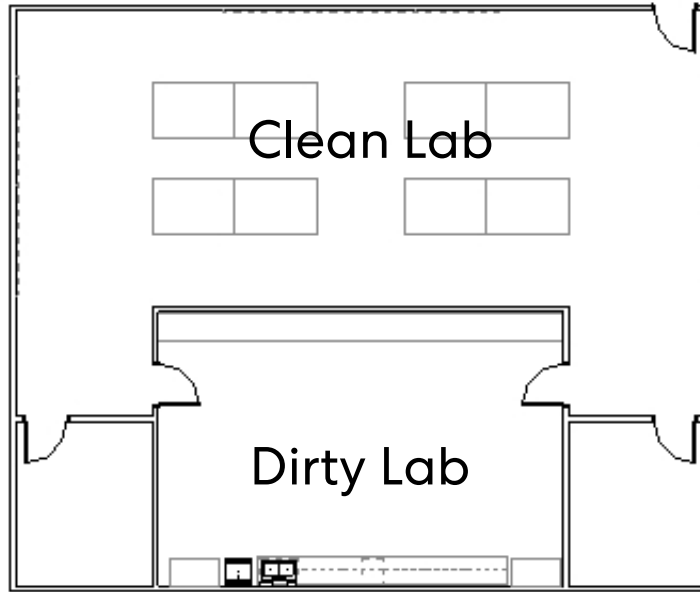


Sp Ed Offices (5)

# 5,010 SFT



**Instructional Spaces  
CTE – STEM Lab**



**STEM Lab  
1840 SFT**

1000 SFT Clean Lab  
600 SFT Dirty Lab  
120 SFT Secure Storage  
120 SFT Bulk Storage

**CTE Lab  
1000 SFT**

**Dry Lab**

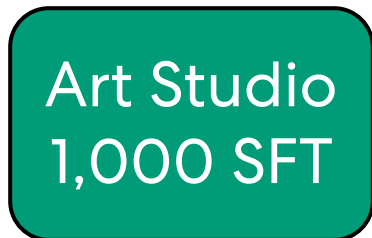
**CTE Lab  
1000 SFT**

**Wet Lab**

# FINE ARTS – TEACHING SPACES



(1) Office



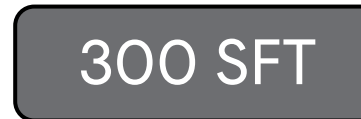
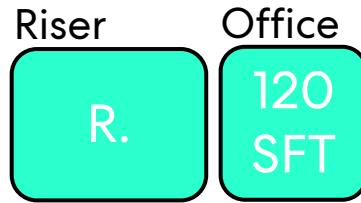
(3) Art Studios



(1) Office



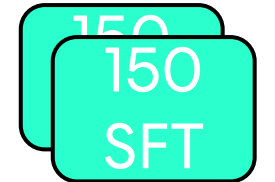
(6) Practice Rooms



Robe Storage



Storage



(2) Dressing



Ensemble  
(Large)



Ensemble  
(Small)



(1) Shared  
Music  
Library

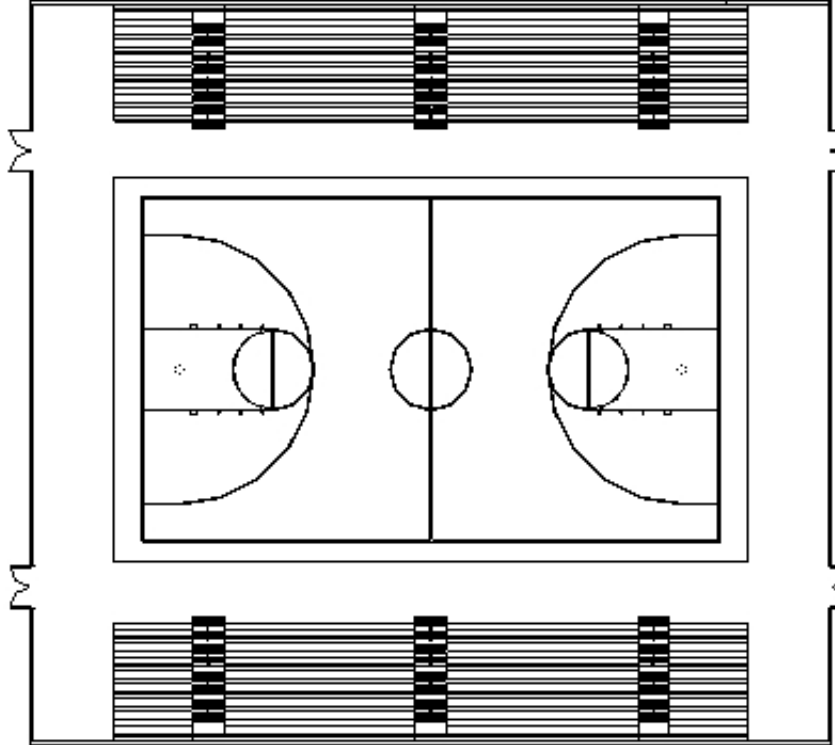


Uniform  
Storage

**Athletic Spaces  
Main Gymnasium**

Main Gym  
1000 Seats

Double Sided seating



## ATHLETICS AND PHYSICAL EDUCATION

1500 SFT

Athletic Locker

600 SFT

PE Locker

380 SFT

Athletic Storage

320 SFT

Coach's  
Bullpen

120 SFT

Coach's  
Shower

150 SFT

Laundry

# Girls

1500 SFT

Athletic Locker

600 SFT

PE Locker

380 SFT

Athletic Locker

320 SFT

Coach's  
Bullpen

120 SFT

Coach's  
Shower

150 SFT

Laundry

# Boys

## Media Center Library



Library  
6,000 SFT

## Food Service/ Dining



300  
SFT

Chair  
Storage

Kitchen  
4,300 SFT

Dining  
9,000 SFT

# Repurpose



## BEFORE

- HIGH LIGHTING POWER DENSITY LEVELS
- A LOT OF LIGHT REFLECTION
- HARD CONTRASTS B/W DARK AND LIGHT SPOTS – UNEVEN FOOT CANDLE COUNT
- FLOORS THAT NEED TO BE WAXED TO BE MAINTAINED



## AFTER

- LOW LIGHTING POWER DENSITY LEVELS
- MINIMAL REFLECTION
- AMPLE DIFFUSE LIGHT,
- LOW LIGHT-GRADIENT AND
- EVEN FOOT CANDLES
- DIRECT VIEW TO EXTERIOR AND NATURAL LIGHT
- NO WAX FLOORS.





SCHOOL TRANSFORMATION/  
Messy Lab

# STEM CULTURE

BIG IMPACT | LOW BUDGET

COMMUNICATION

INSPIRED

EXPLORATION

SAFE

GROUP

GLOBAL AWARENESS

UNIQUE

INCLUSIVE

LEARNING

CREATIVE

TRANSPARENT

IMPACT

CONFIDENT



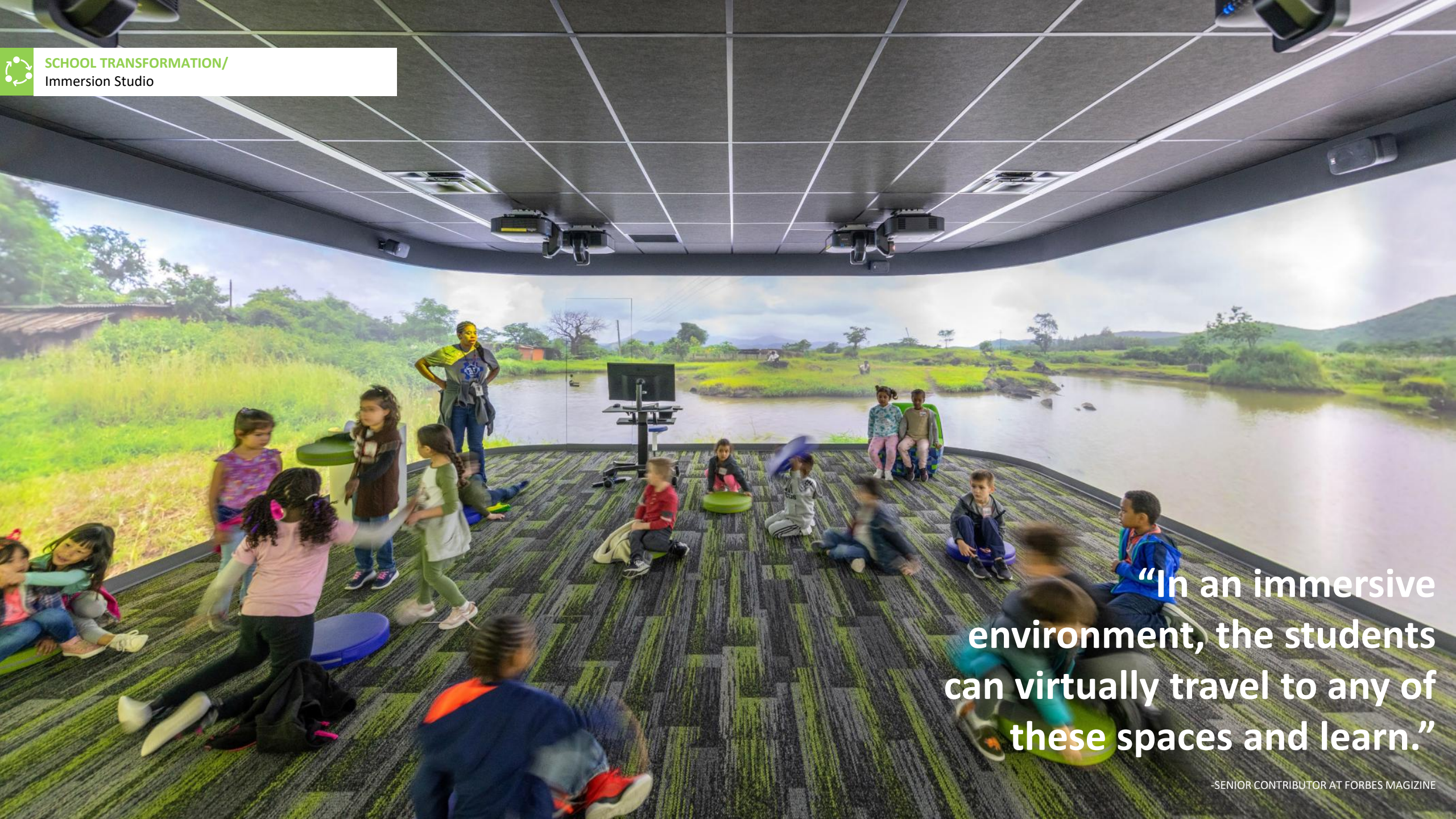
BEFORE



AFTER



SCHOOL TRANSFORMATION/  
Immersion Studio



**“In an immersive environment, the students can virtually travel to any of these spaces and learn.”**

-SENIOR CONTRIBUTOR AT FORBES MAGAZINE

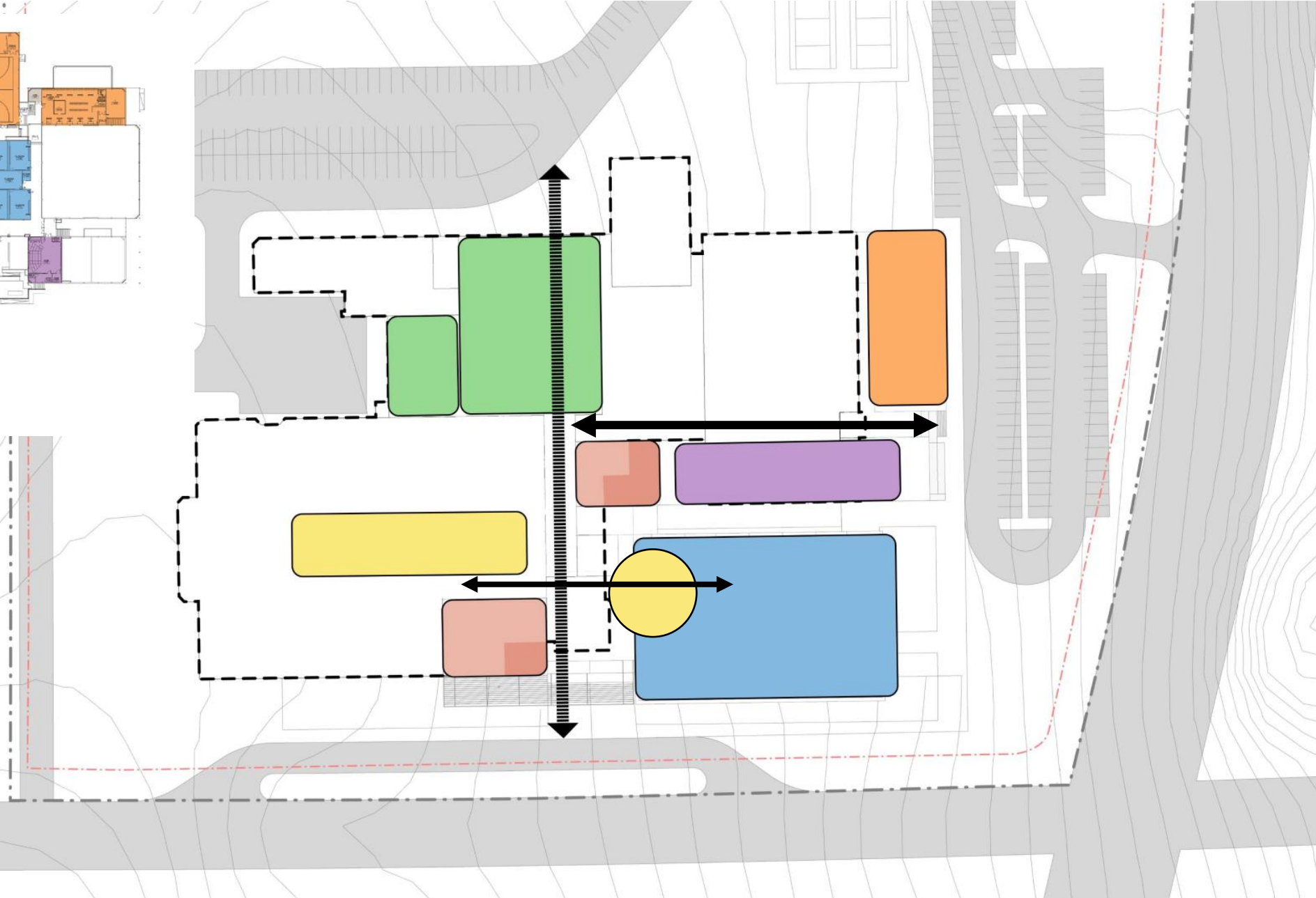


“We need to create programs that our students are interested in [and] that our community needs...”

—EXECUTIVE DIRECTOR OF INSTRUCTIONAL TECHNOLOGY

# Renovate

# Proposed Solution - Consolidate And Expand



# Floor Plan – Building Addition Scope

Upper Level











FOREST MEADOW MIDDLE SCHOOL







HOME OF THE  
CHARGERS!!!



HMS

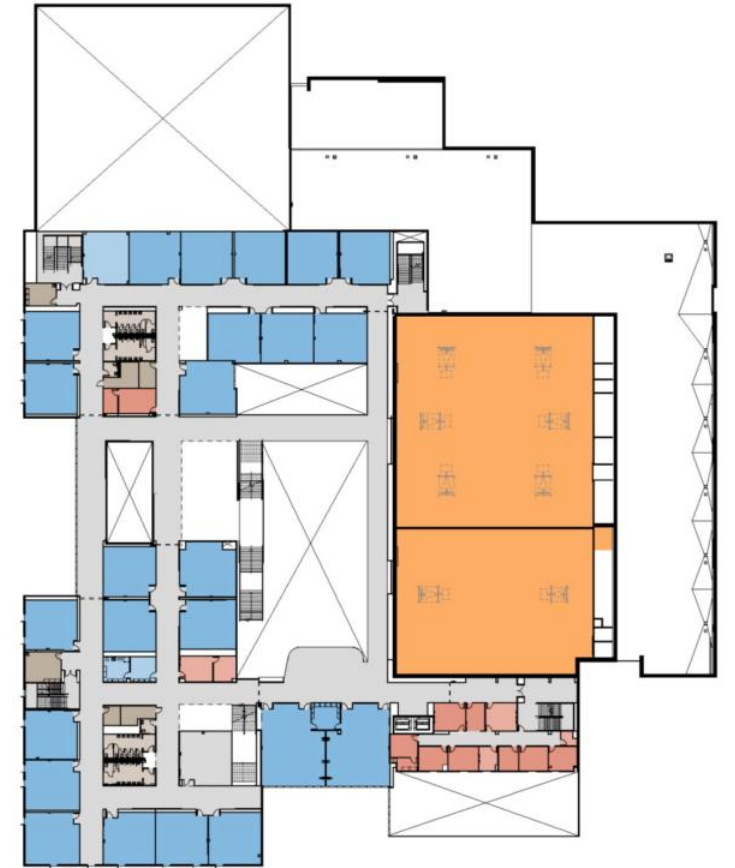
# Replace



First Floor



Second Floor



Third Floor

## Existing

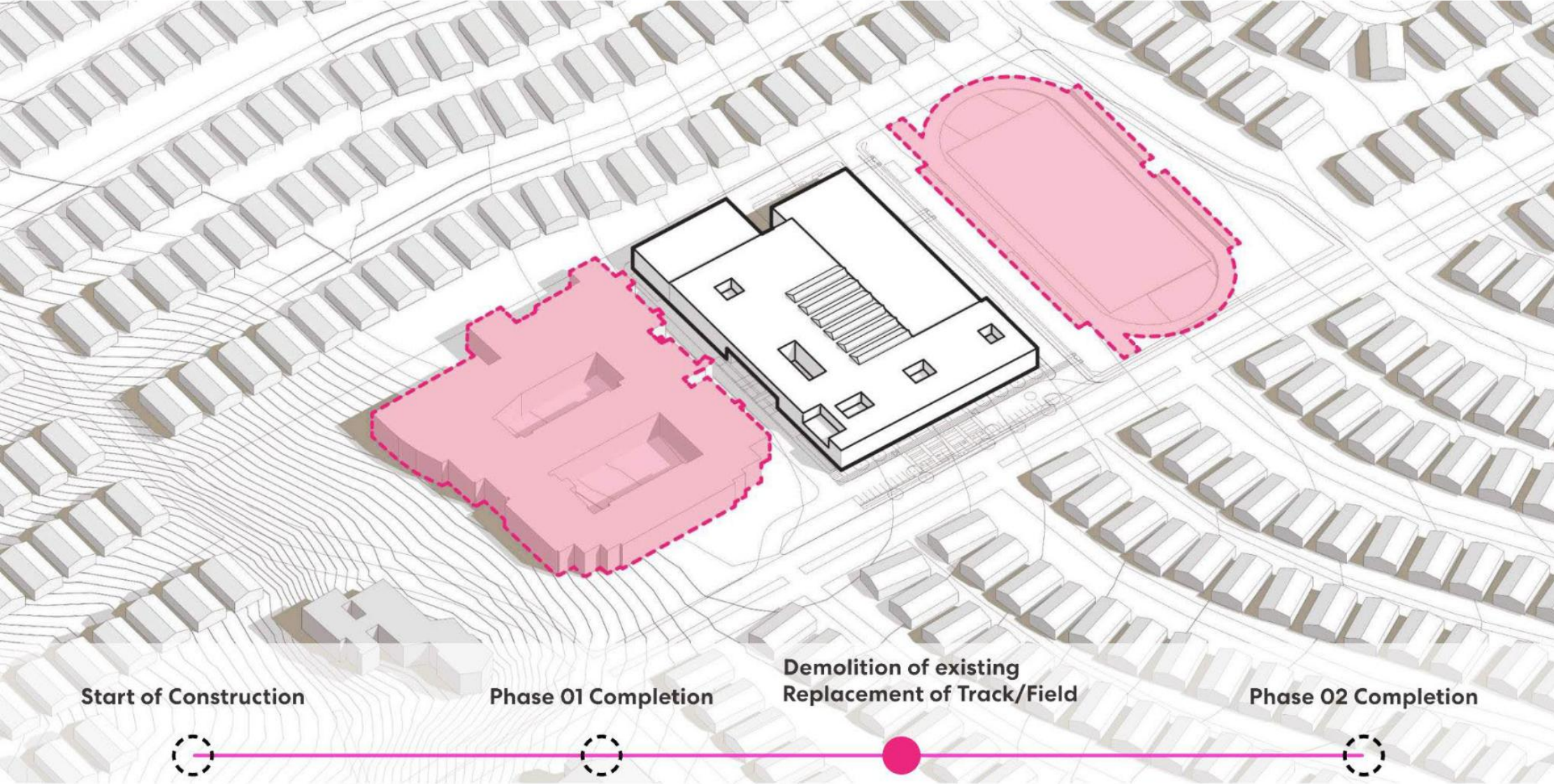
“There’s **neighborhood pride**, but not much pretension.”

“The school is the neighborhood, and the **neighborhood is the school.**”

–Adam McGill



# Phasing Demolition









**EXISTING CAMPUS**



1956.



2024

















# Questions

# Thank you!



**Sandra Hayes**

**Assistant Superintendent**

**Richardson Independent School District**



**Vandana Nayak**

**Principal | Regional Education Practice Leader**

**Perkins&Will**

**[Vandana.Nayak@perkinswill.com](mailto:Vandana.Nayak@perkinswill.com)**

**Perkins&Will**



**Thank you**