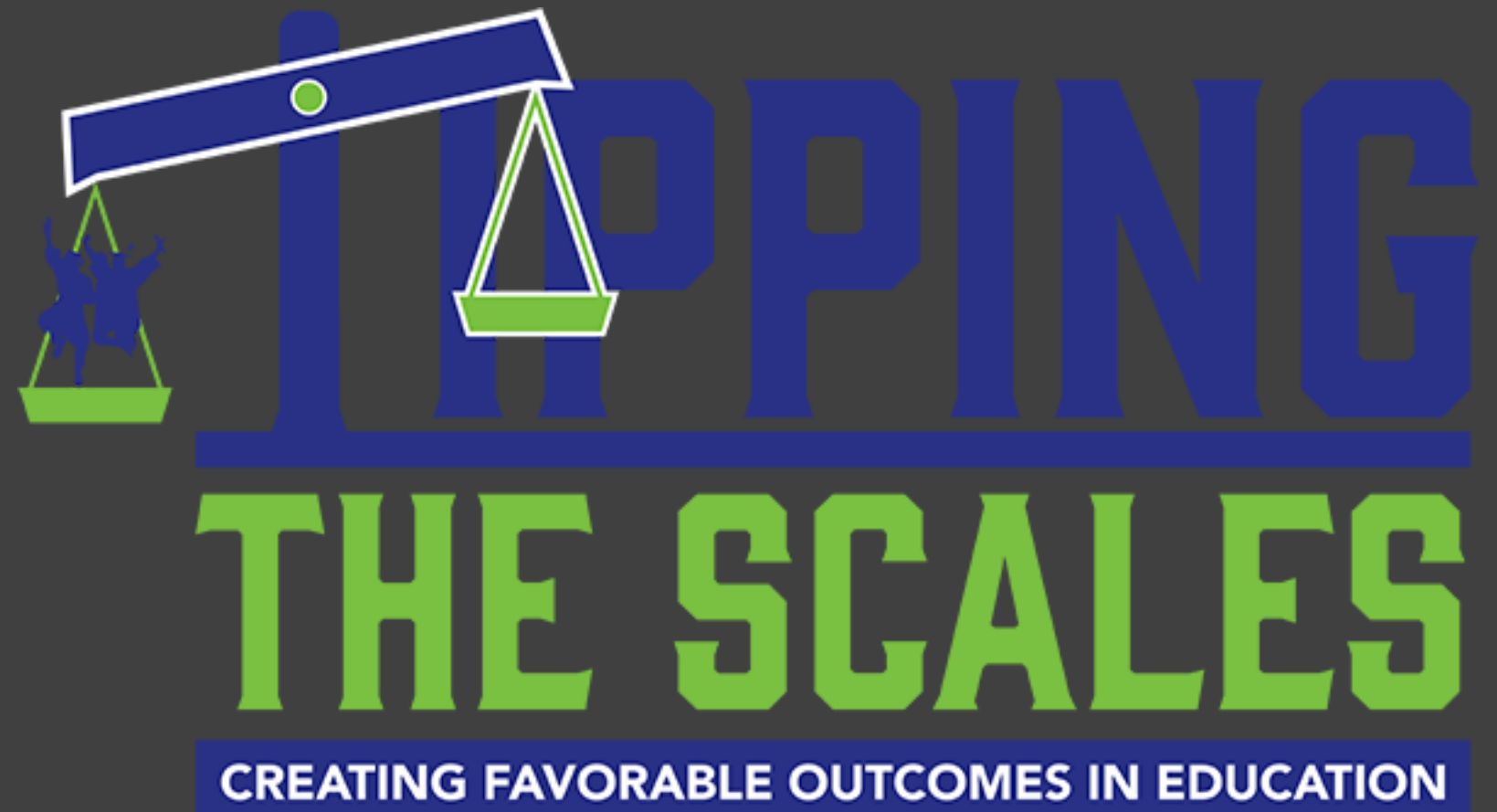


# Cleaning up the Mess - Addressing a Lack of Masterplanning





**As architects working on academic campuses, we are often confronted with a lack of prior master planning or forethought of how the campus was going to need to grow over time. Through a series of four case studies, this session will explore how to move-forward and help a district with not only their current bond cycle, but also to help them define a framework for thoughtful growth in the future. These case studies focus on both large and small school districts, and how preliminary master planning and community engagement has laid a road-map for growth over multiple bond cycles.**

**Learning Objectives:**

- Understand the challenges of developing and implementing successful master plans for academic campuses to thoughtfully grow over time.**
- Examine how preliminary master planning and community engagement have facilitated successful bond campaigns and long-term campus development.**
- Learn how to establish a framework for guiding future campus growth, considering factors such as enrollment projections and changing educational needs.**
- Identify strategies for overcoming common obstacles that arise from a prior piecemeal approach to campus design.**

# WHO WE ARE



**FRANCIS WILMORE**  
AIA, LEED AP BD+C  
Principal, Director of Design



**LIZ ROHRBACKER**  
LID, A4LE, ALEP  
Principal, Interior Design

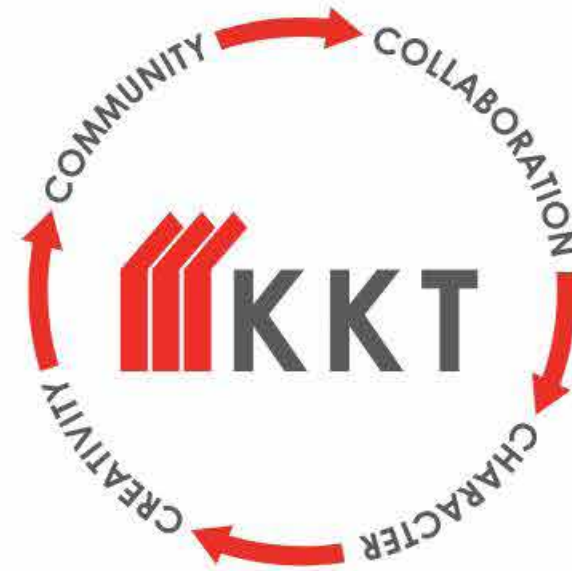


# ABOUT **KKT ARCHITECTS**

- **450** Average Projects per Year
- **Offices** in Tulsa & Oklahoma City

## **LOCAL BY DESIGN**

We are passionate about creating spaces that improve lives & enrich communities.





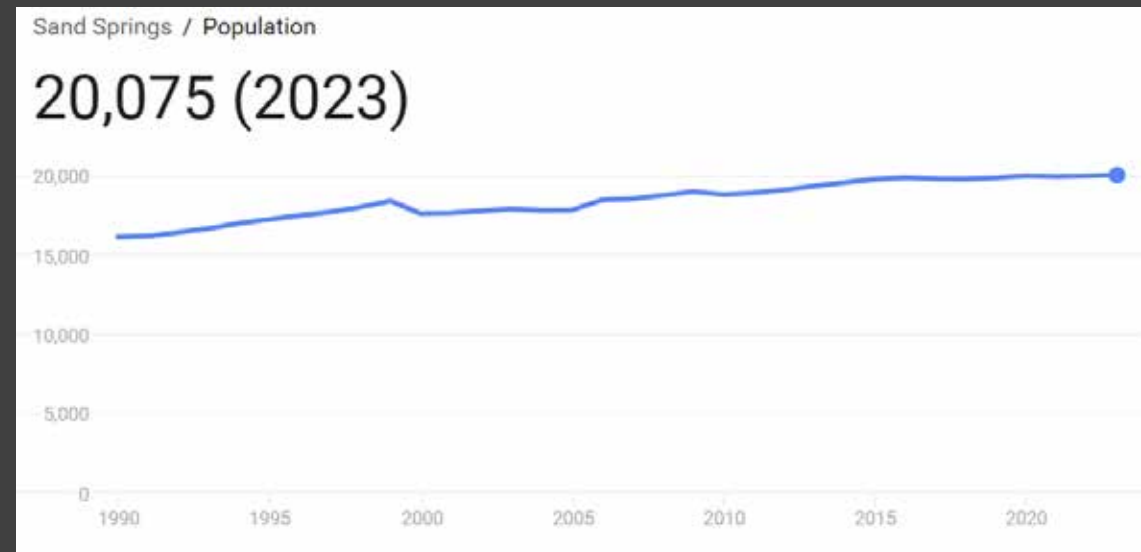
## QUICK FACTS

District Enrollment: **5118**

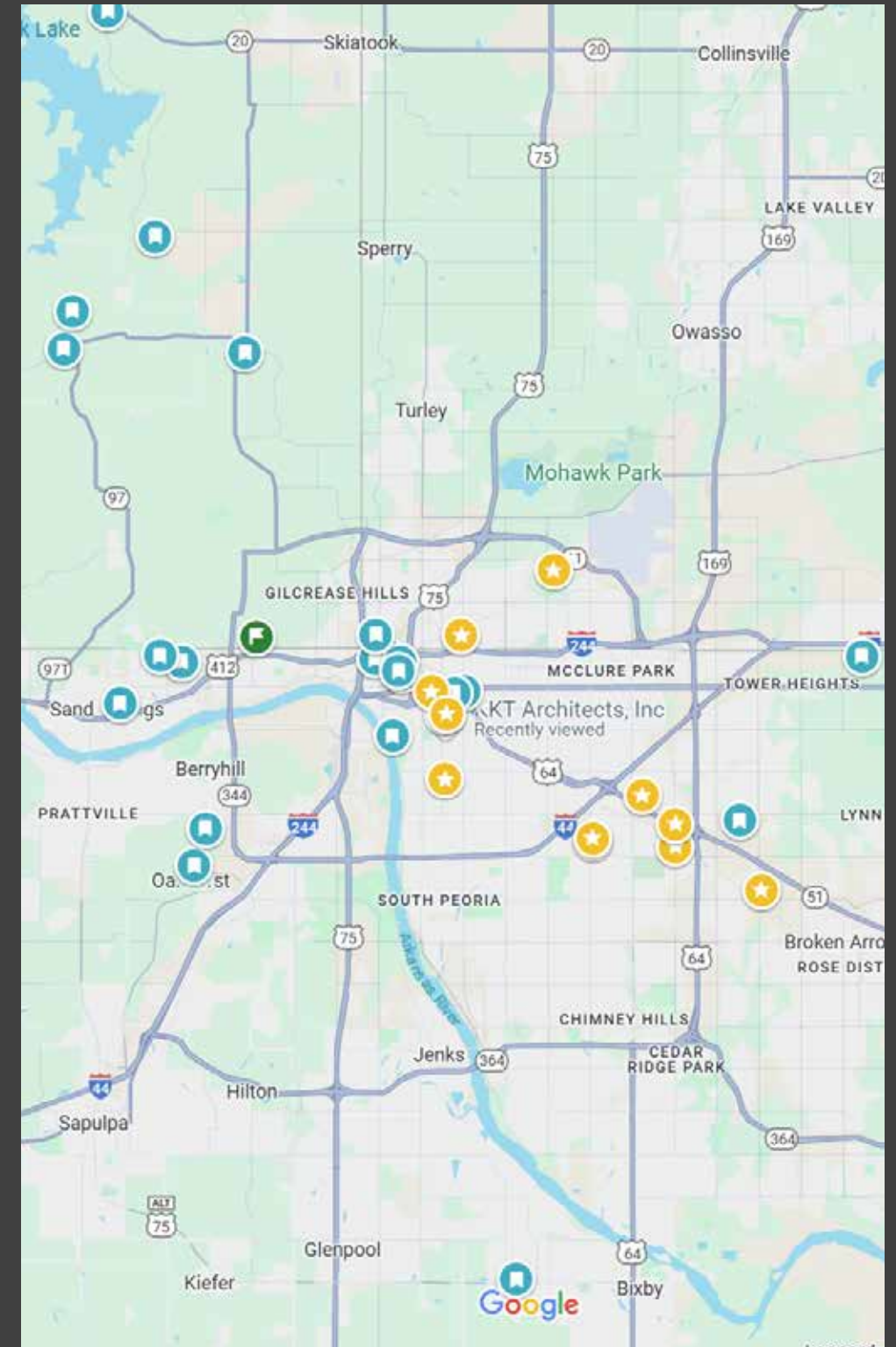
10 Year Growth Rate: **4%**

Bonds Years: **2009, 2019, 2024**

## City Population

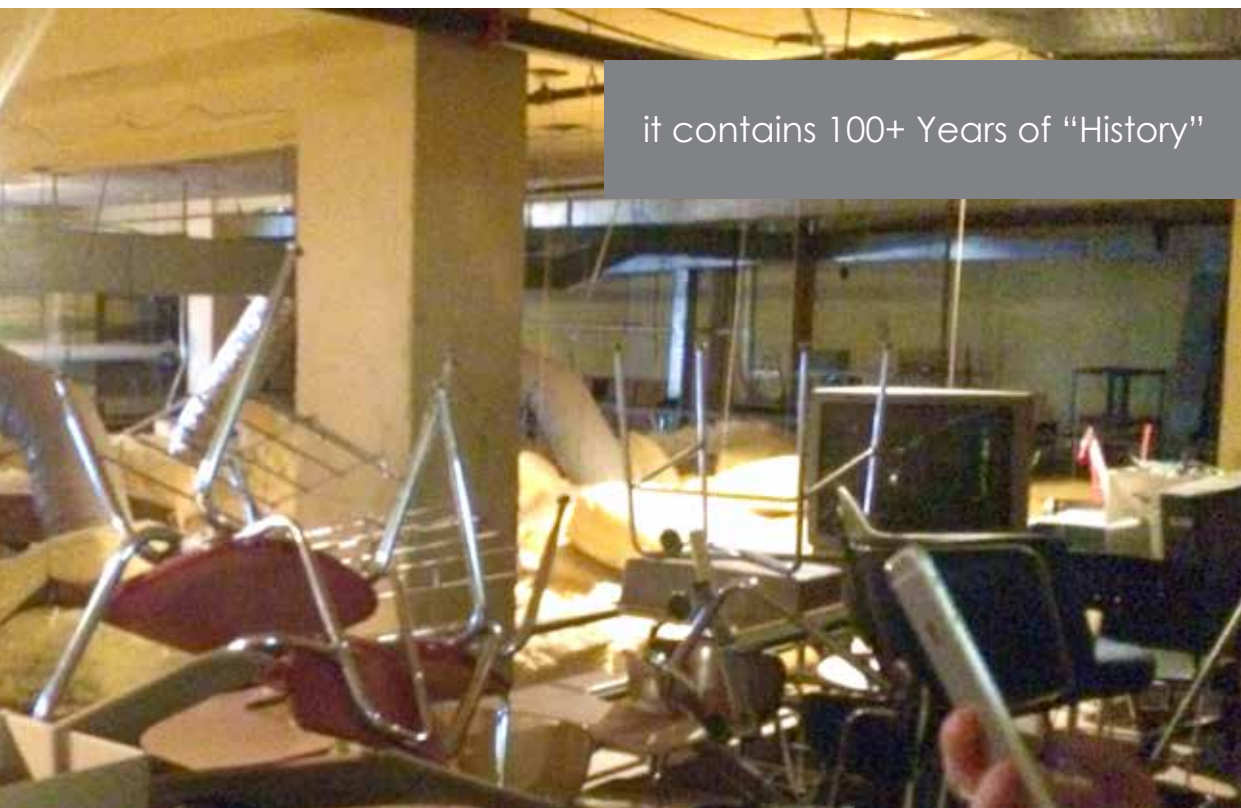


Sand Springs Public Schools





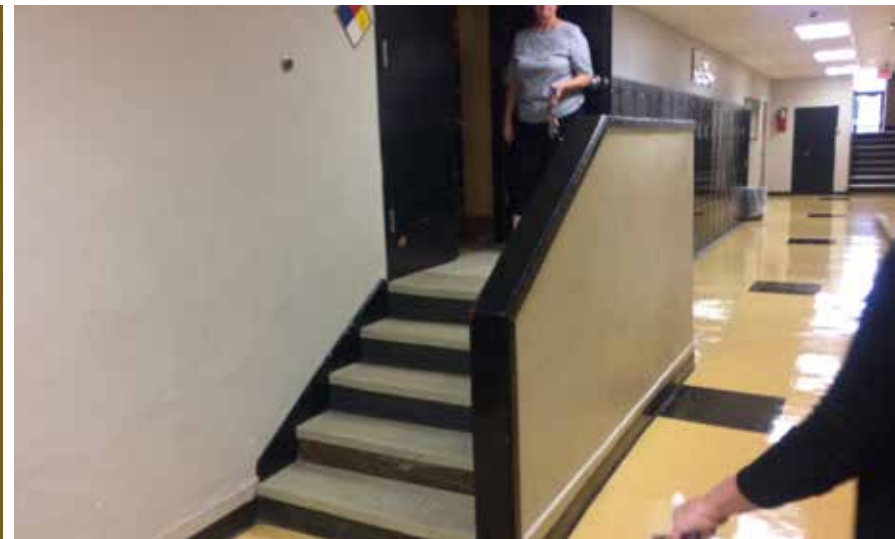
Beautiful 100+ Year Old Building, but...



it contains 100+ Years of "History"



and, 100+ Floor Levels



Master (lack of) Plan Fails

Best 5 min 23 min 7 min

36.1405974, -96.1115042

Charles Page High School, 500 N Adams

Add destination

Leave now Options

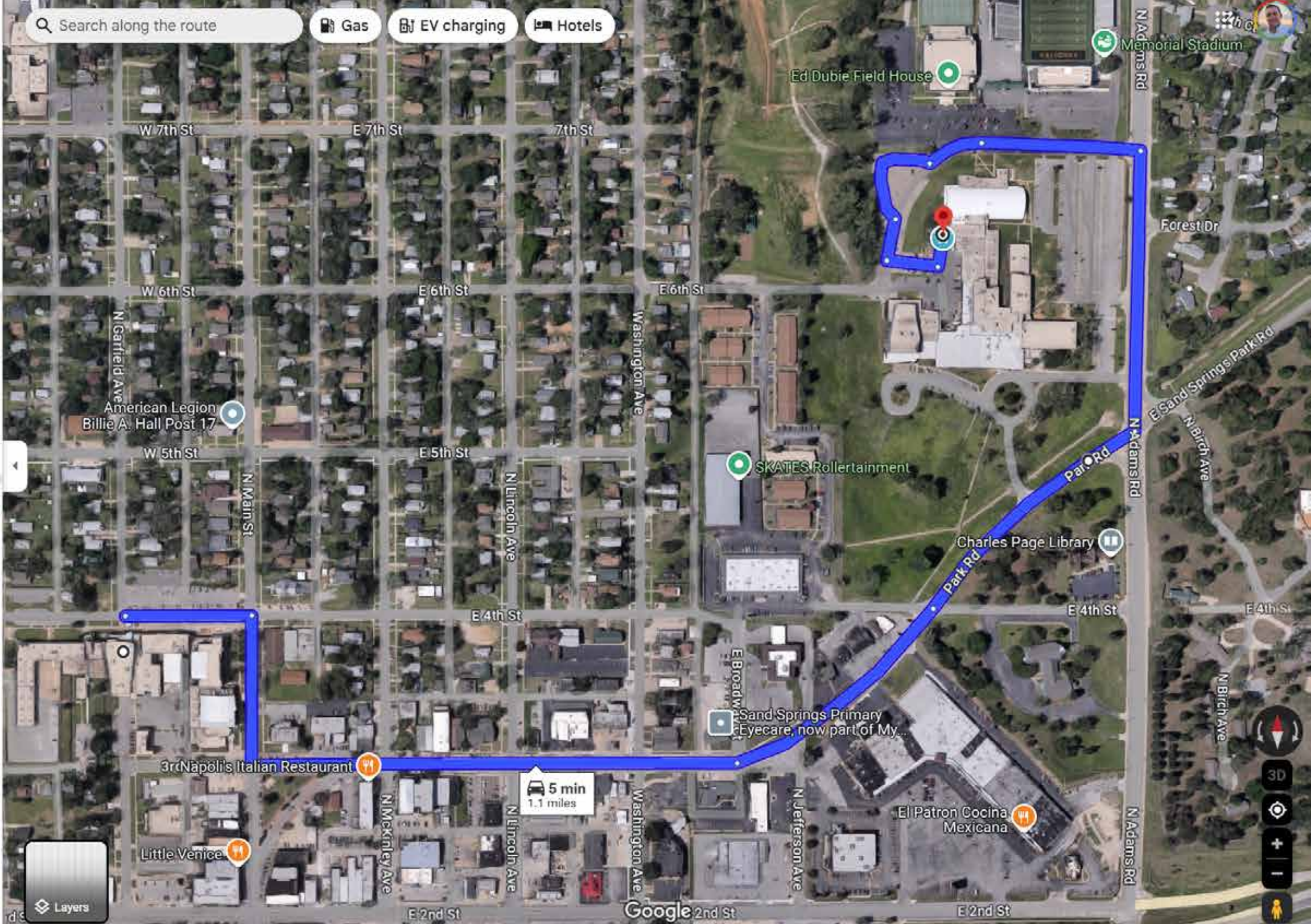
Send directions to your phone Copy link

via E Broadway St 5 min  
4 min without traffic 1.1 miles

Details

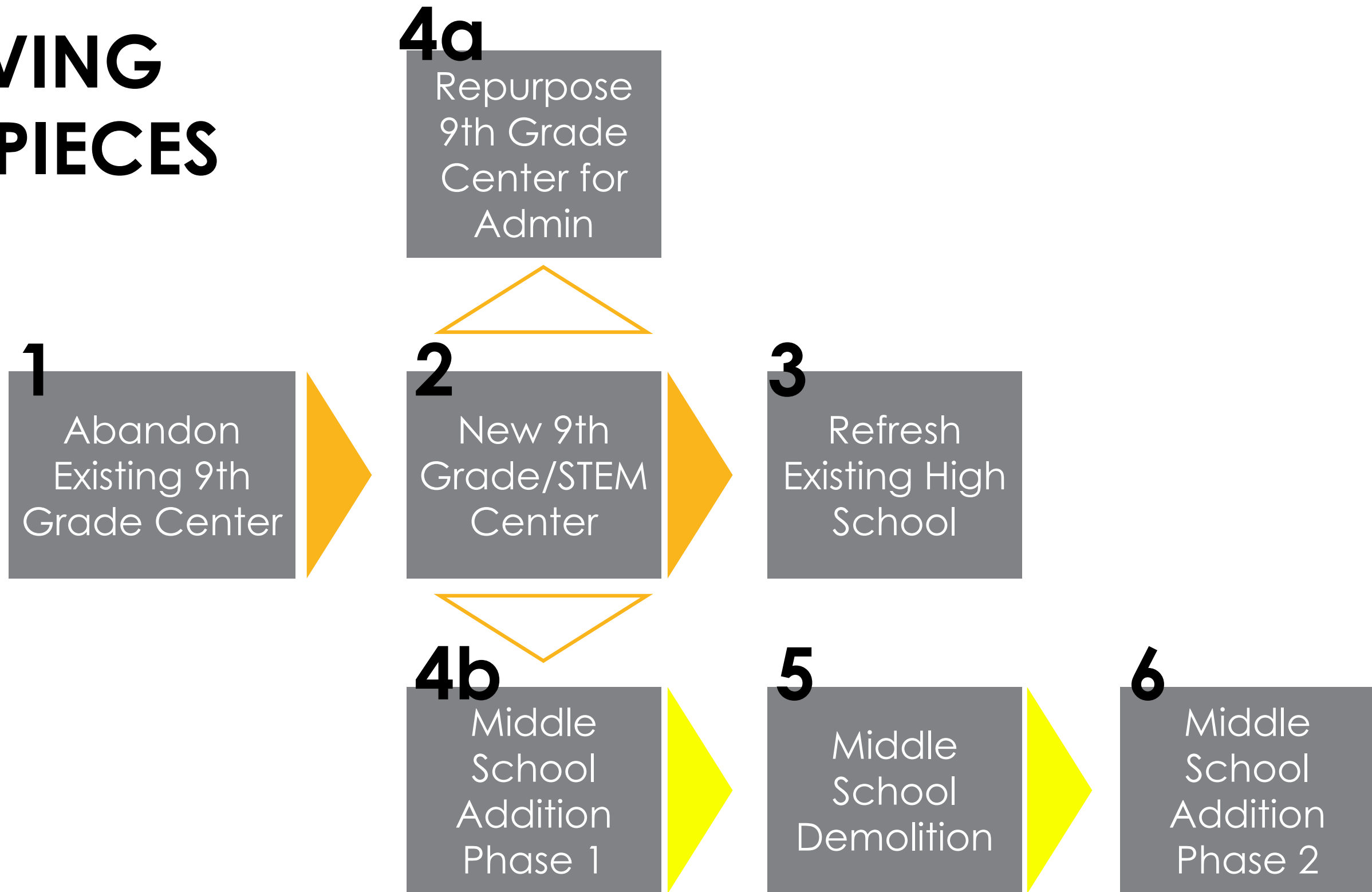
Explore nearby Charles Page High School

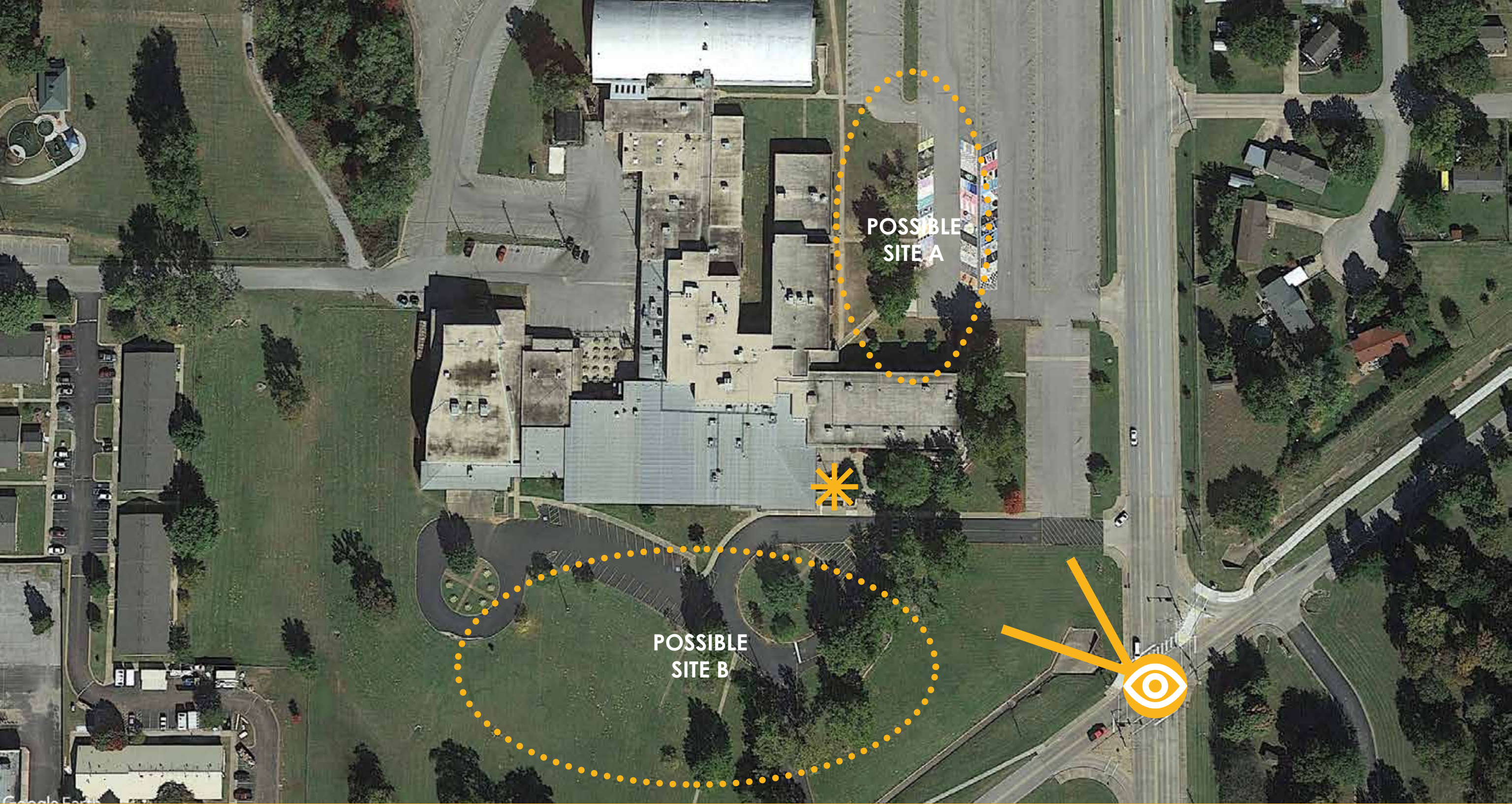
- Restaurants
- Hotels
- Gas stations
- Parking Lots
- More



Master (lack of) Plan Fails

# MOVING THE PIECES





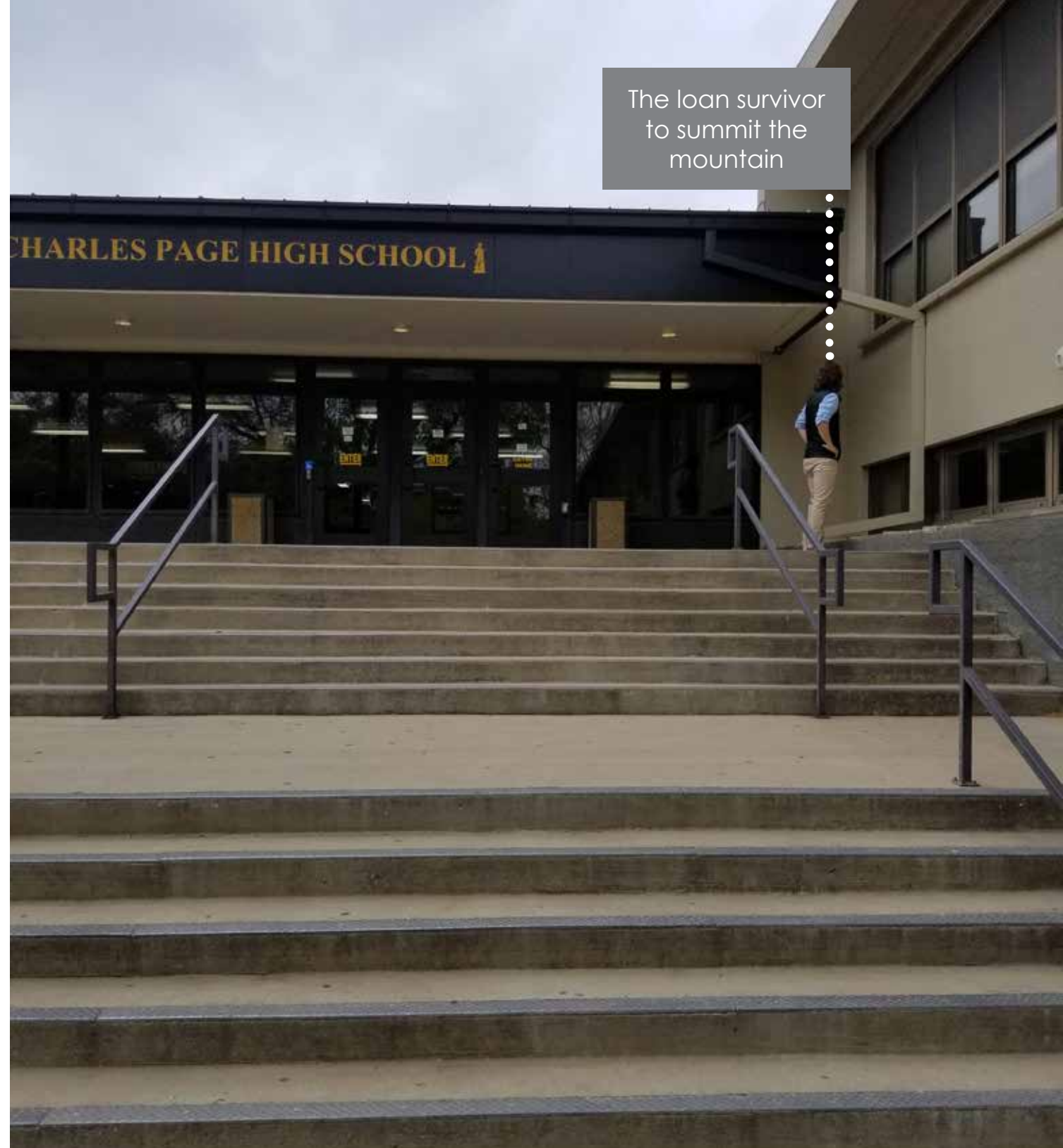
POSSIBLE  
SITE A

POSSIBLE  
SITE B





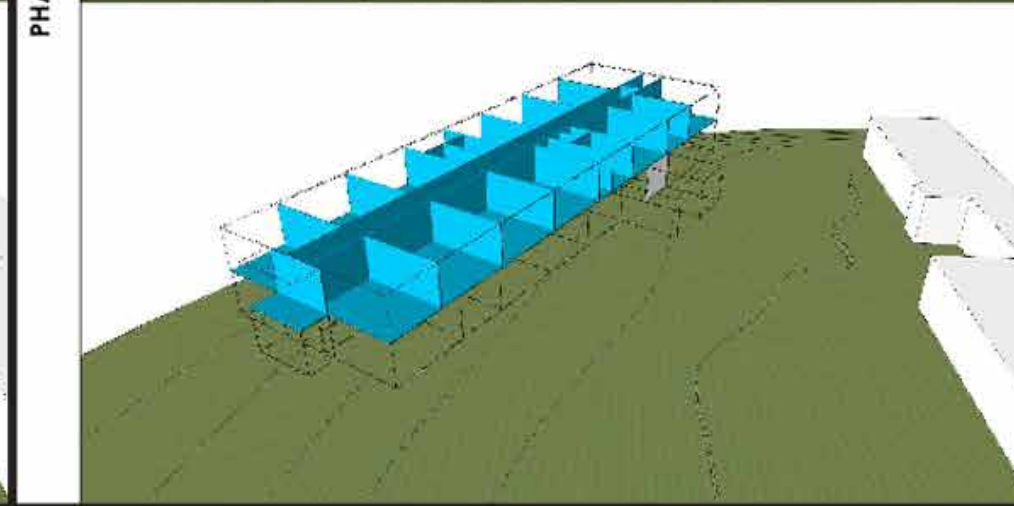
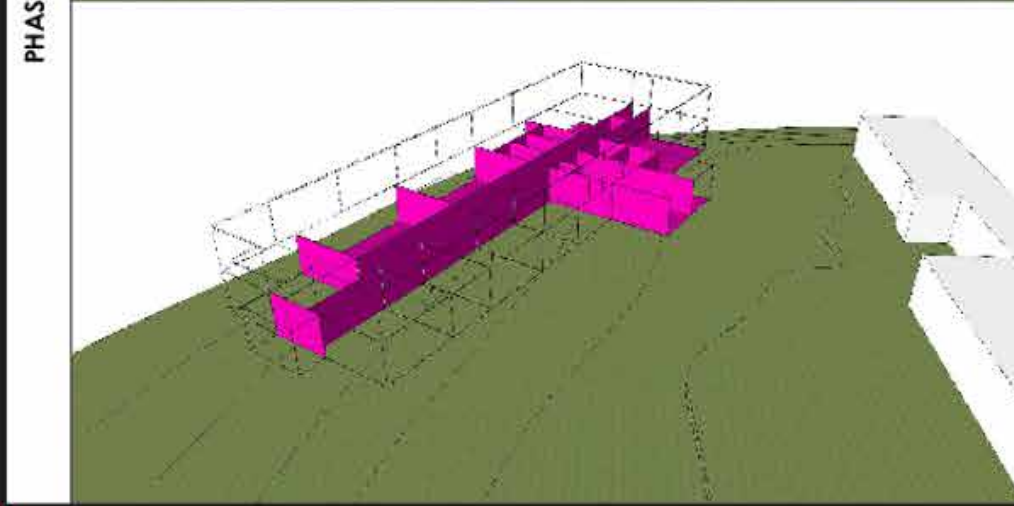
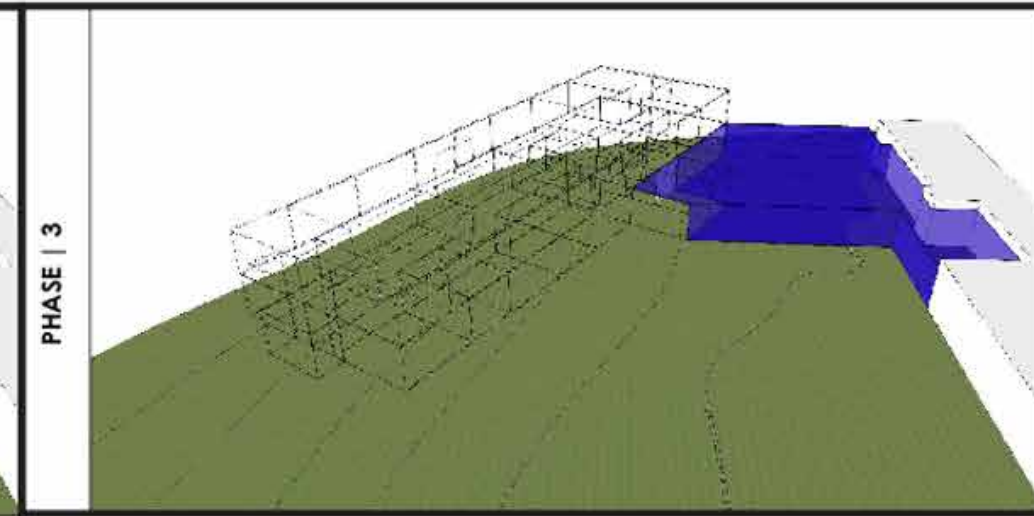
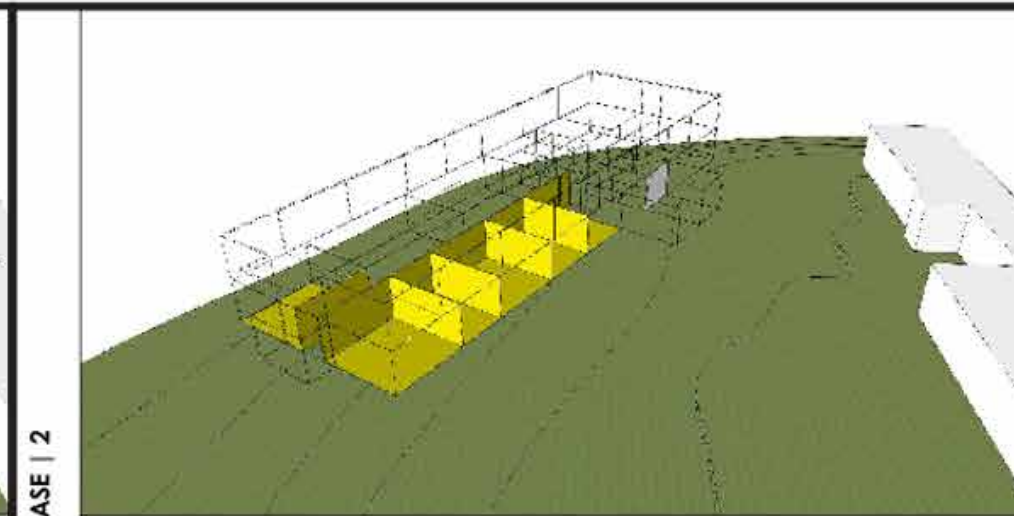
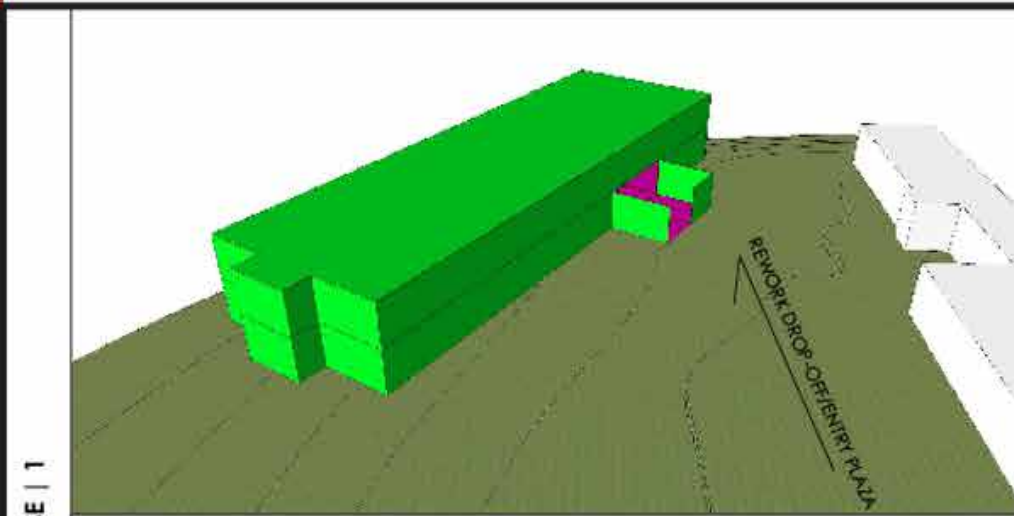
Entry Point Hidden beyond Mountain of Stairs



The loan survivor to summit the mountain



Put on your hiking boots!

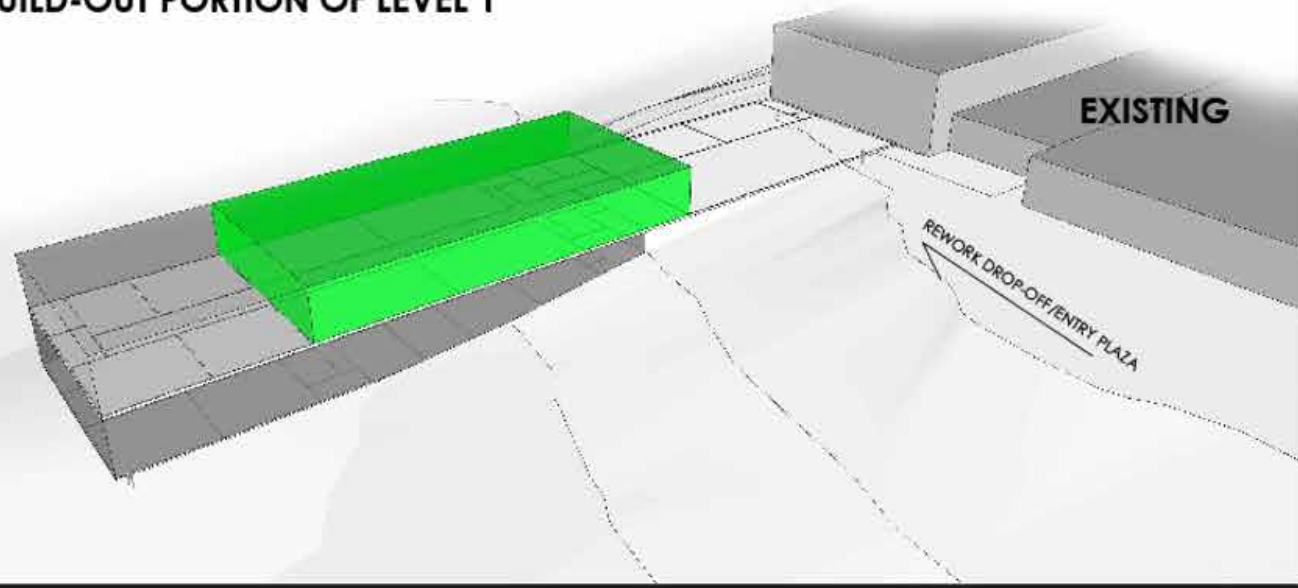


Construct Building Shell  
Construct Some 1st Floor Classrooms

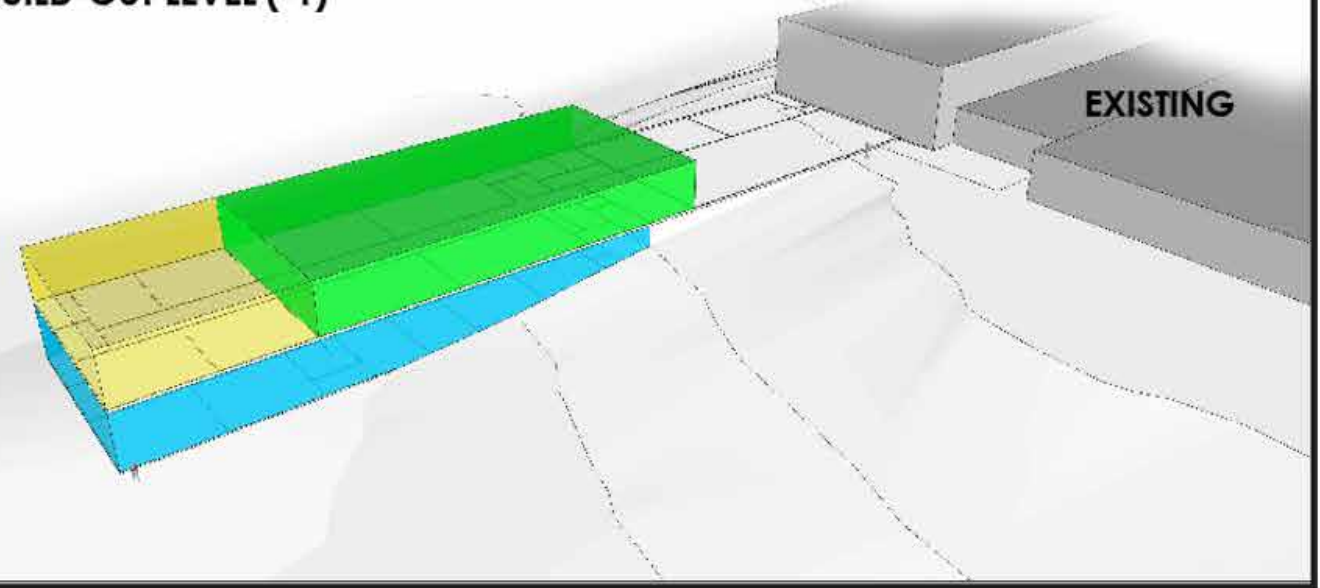
Finish 1st Floor Classrooms  
Construct 2nd Floor Classrooms

Construct Connection  
Cafeteria/Lobby Space

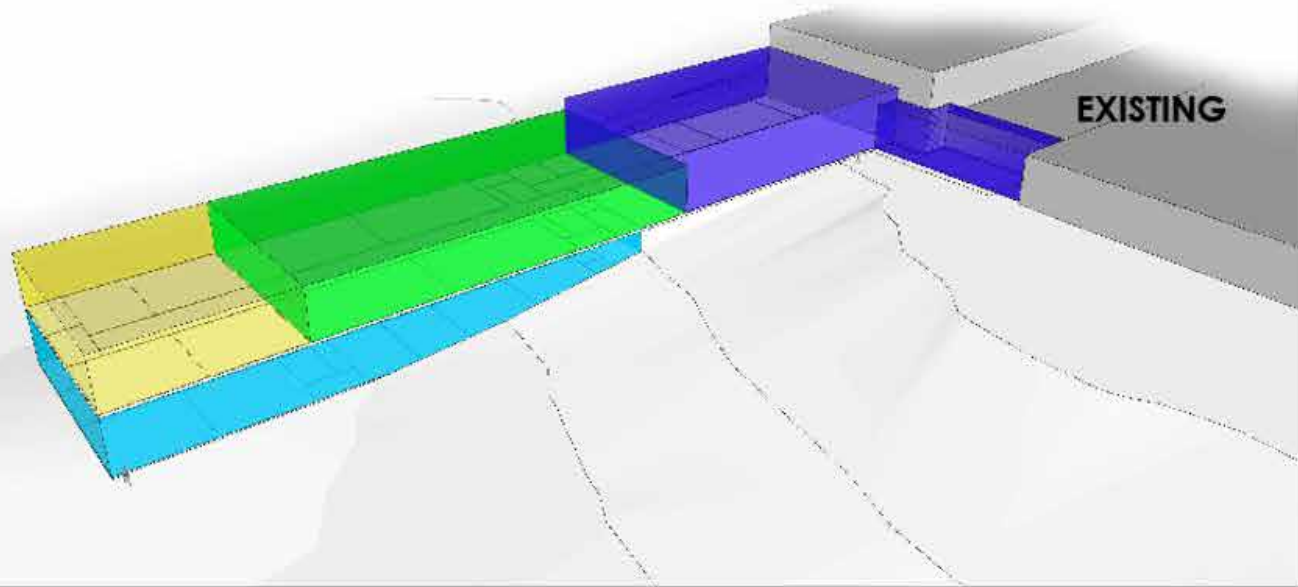
**PHASE | 1**  
**BUILD SHELL OF LEVEL (1) AND (-1)**  
**BUILD-OUT PORTION OF LEVEL 1**

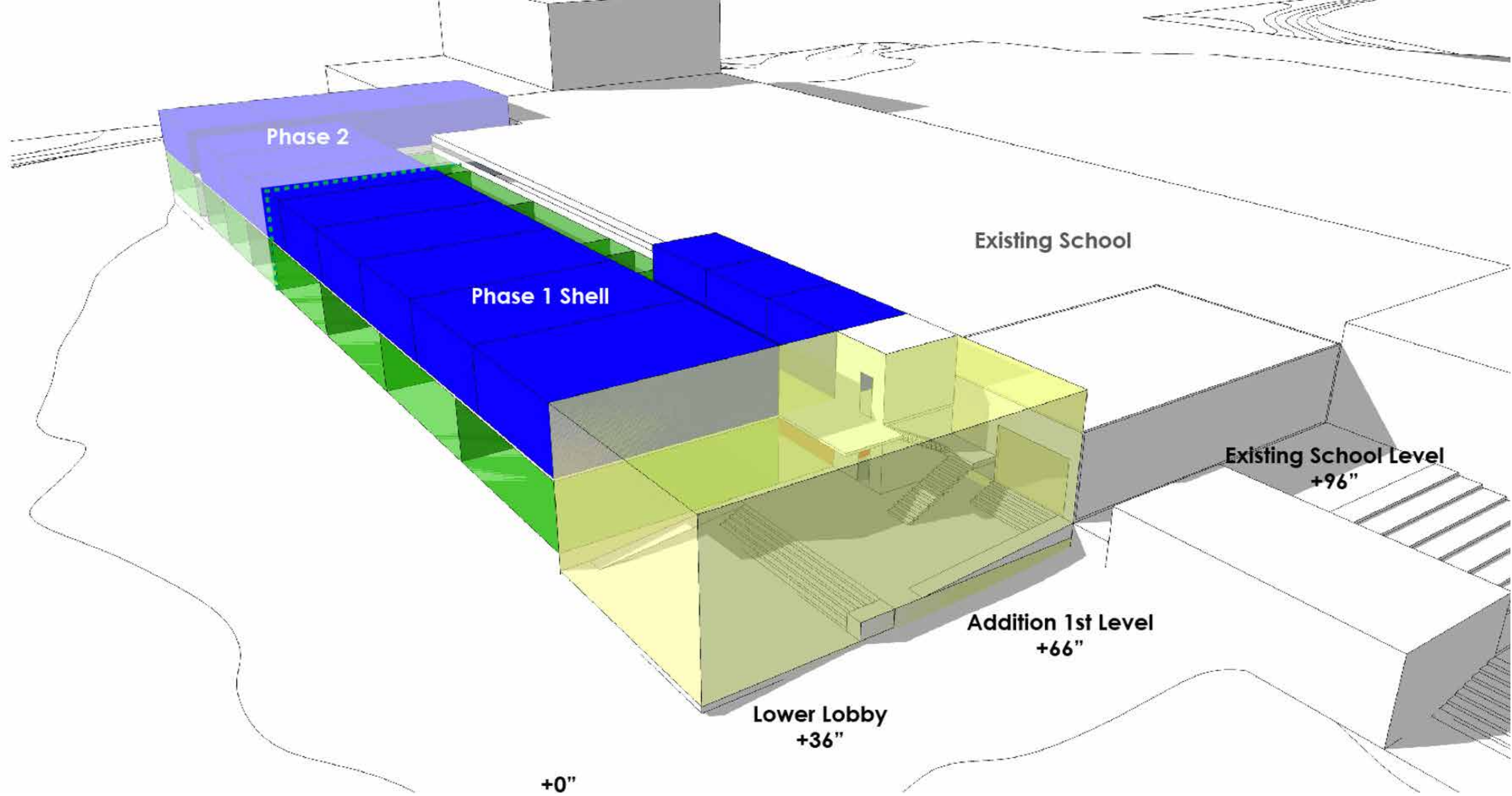


**PHASE | 2A**  
**BUILD-OUT REMAINING PORTION OF LEVEL (1)**  
**BUILD-OUT LEVEL (-1)**



**PHASE | 2B**  
**BUILD CONNECTOR BACK TO EXISTING SCHOOL**





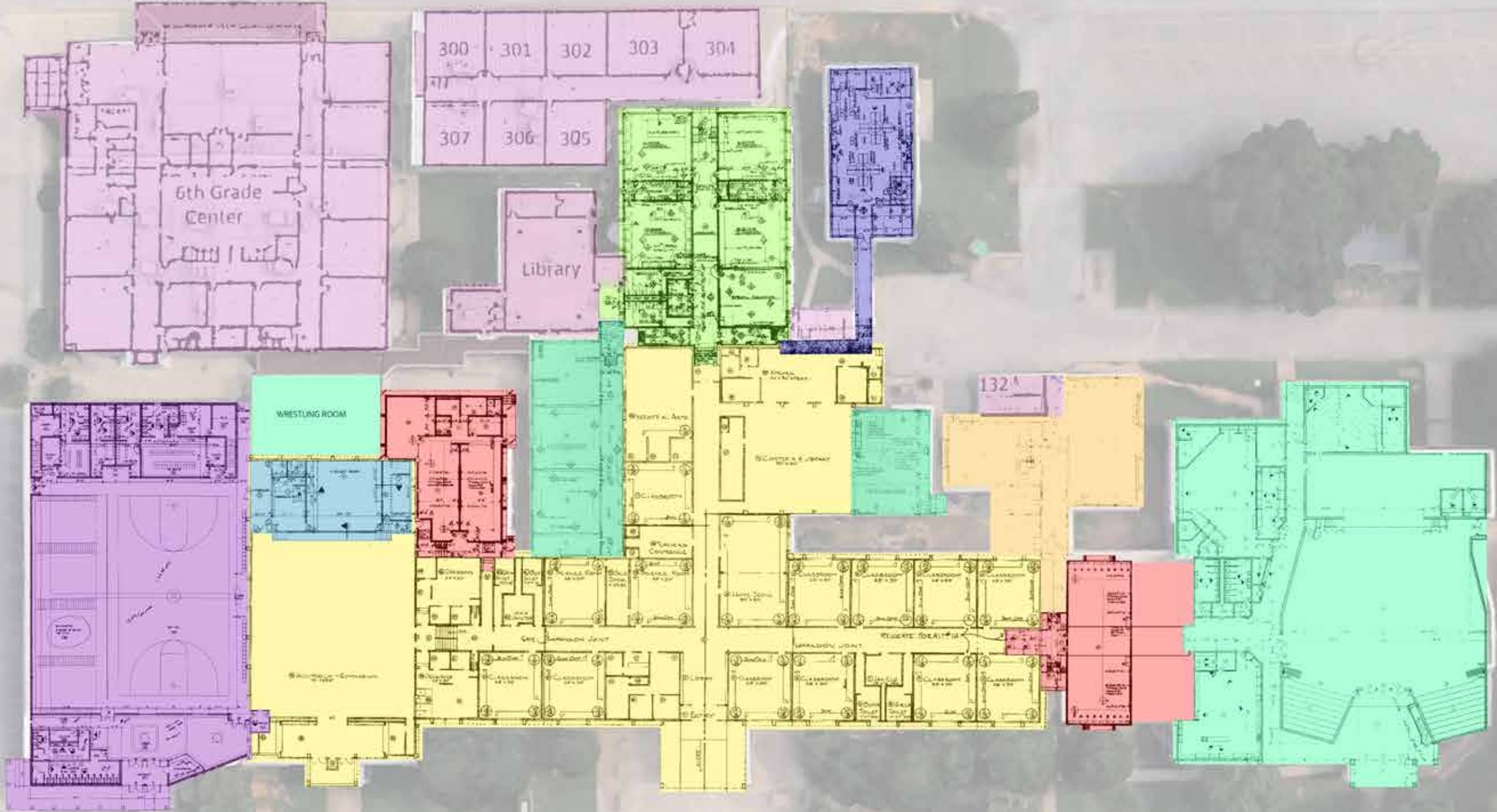




CHARLES PAGE HIGH SCHOOL



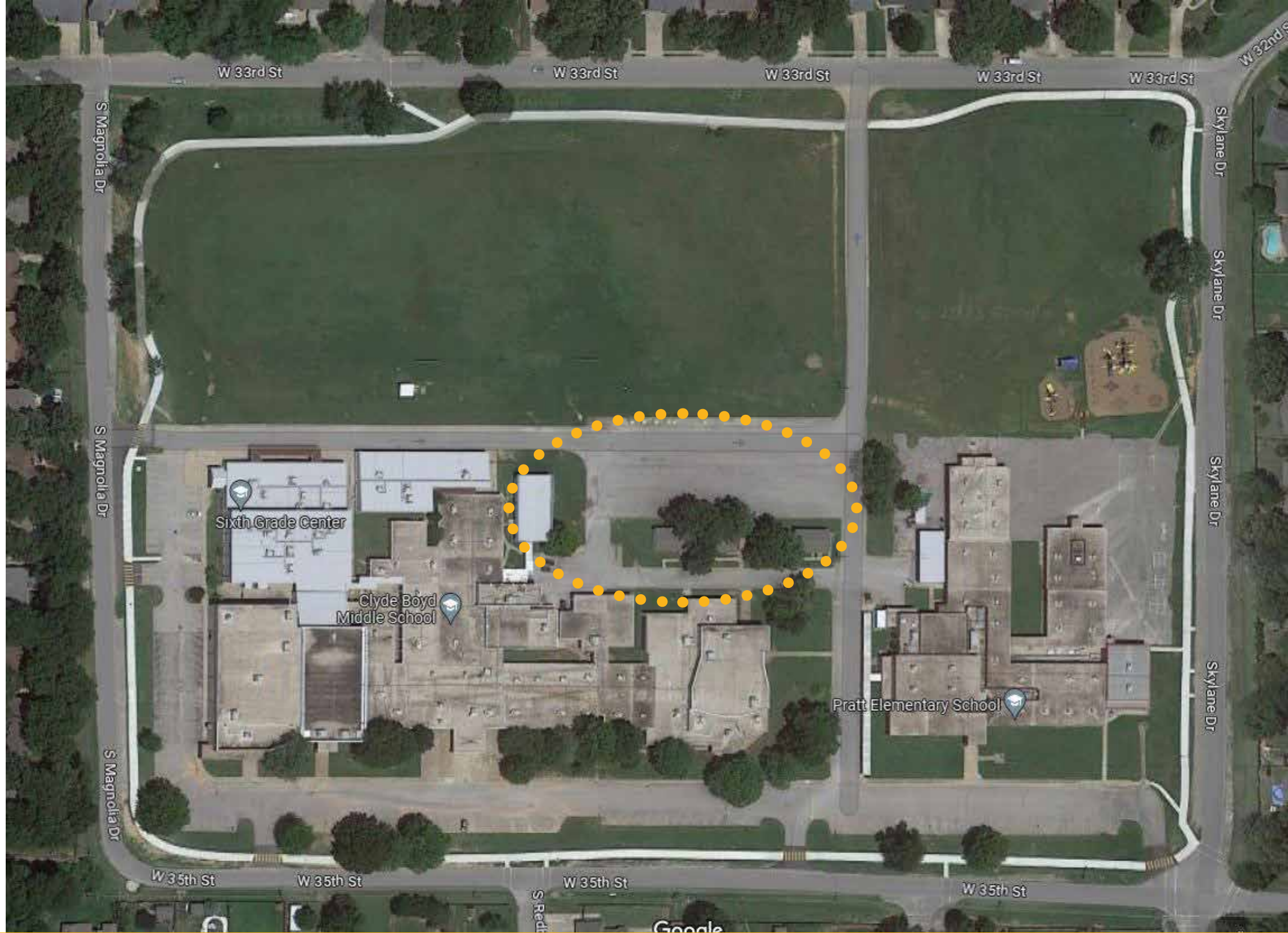
Video



Master (lack of) Plan Fails



Master (lack of) Plan Fails



Master (lack of) Plan Fails



Existing

Phase 1 Addition



ARCHITECTURE  
INTERIORS  
ENGINEERING



Demolition



Future Phase 2



ARCHITECTURE  
INTERIORS  
ENGINEERING



Completed Phase 2



ARCHITECTURE  
INTERIORS  
ENGINEERING



CLYDE BOYD MIDDLE SCHOOL



CENTRAL



Read, Write, Think, Learn



SS



SAND SPRINGS  
ADMINISTRATIVE SERVICES



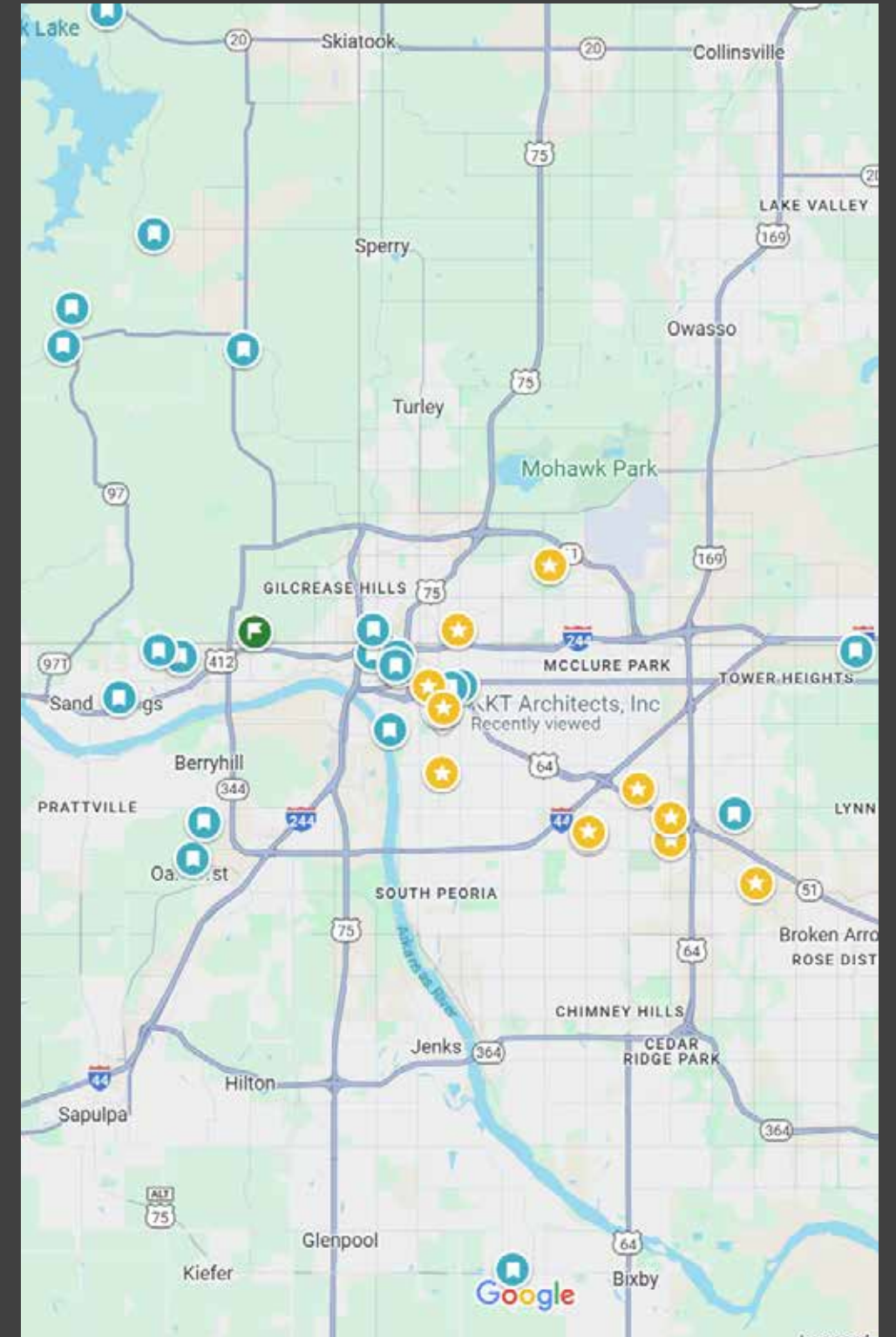
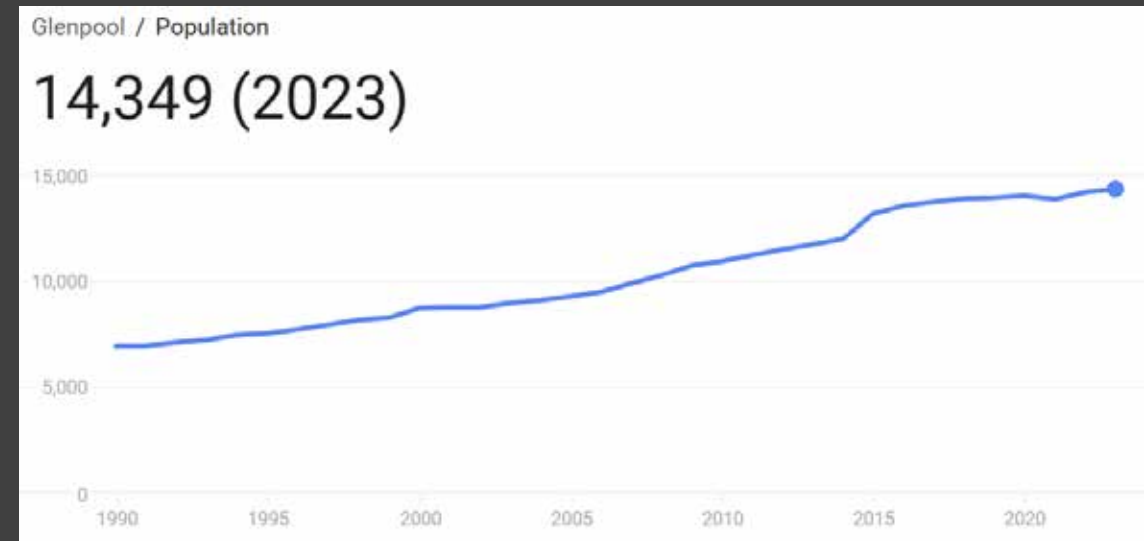
## QUICK FACTS

District Enrollment: **2817**

10 Year Growth Rate: **22%**

Recent Bonds: **2017, 2025**

## City Population



**Glenpool Public Schools**

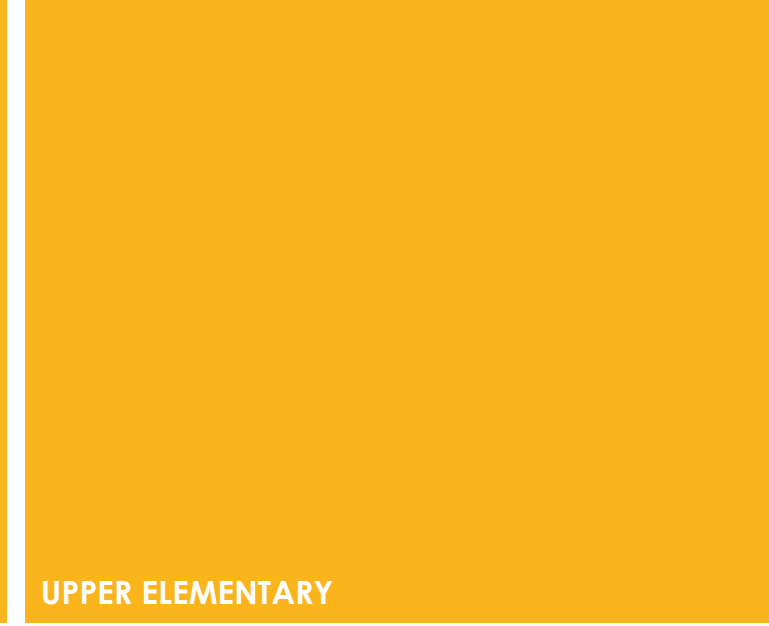




ATHLETICS



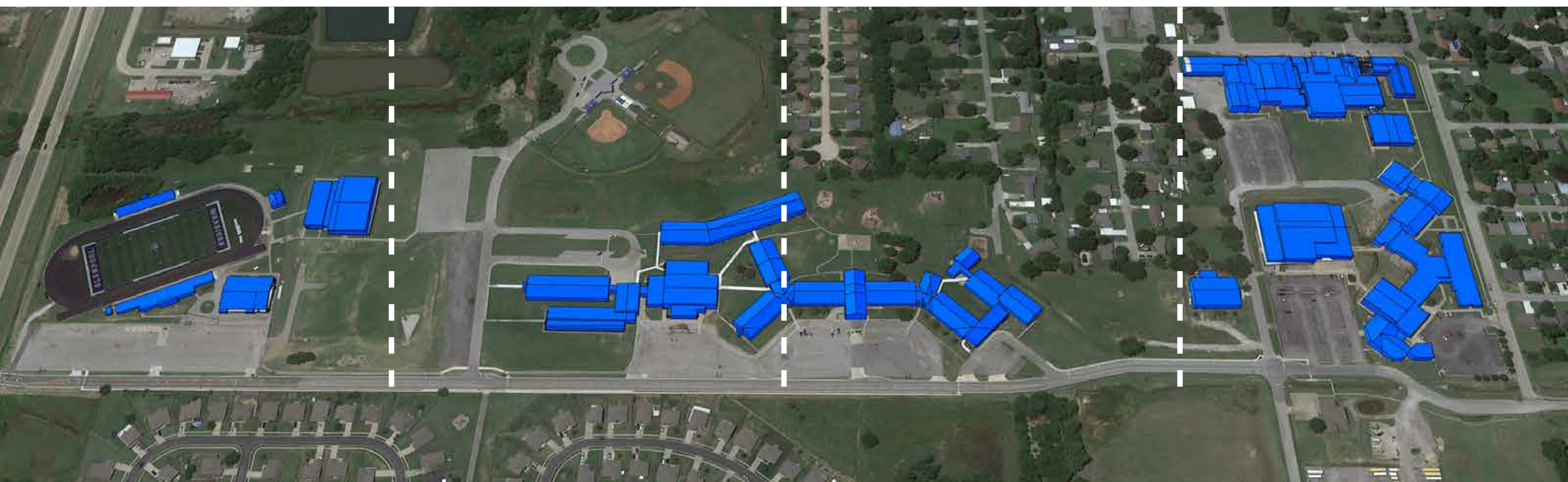
INTERMEDIATE

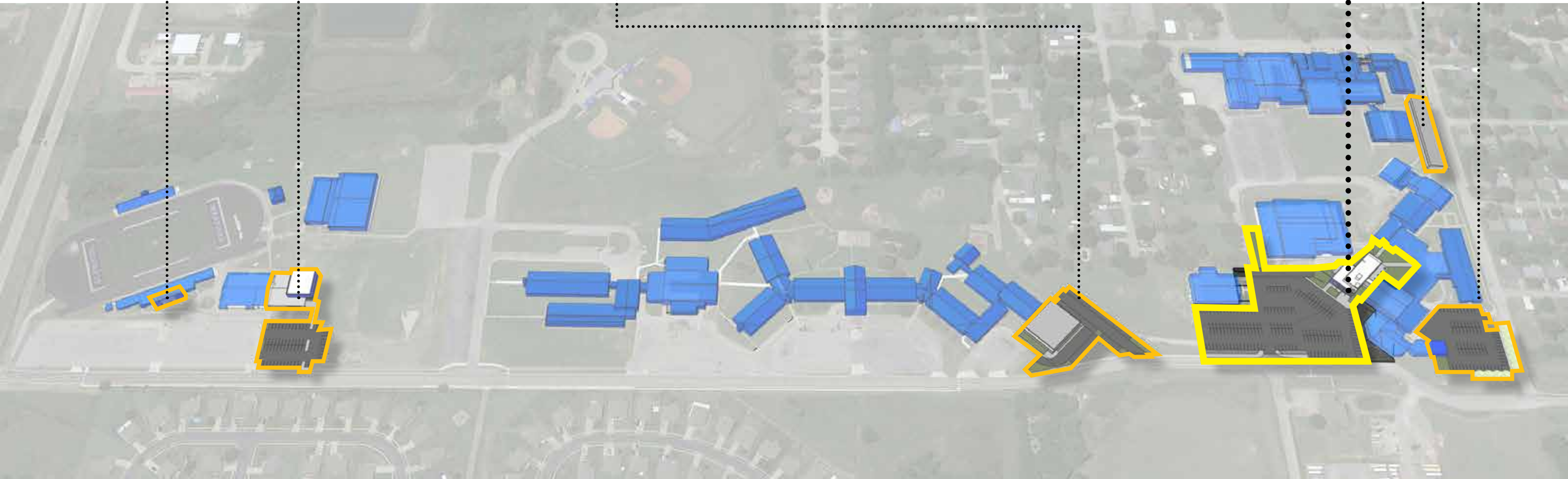


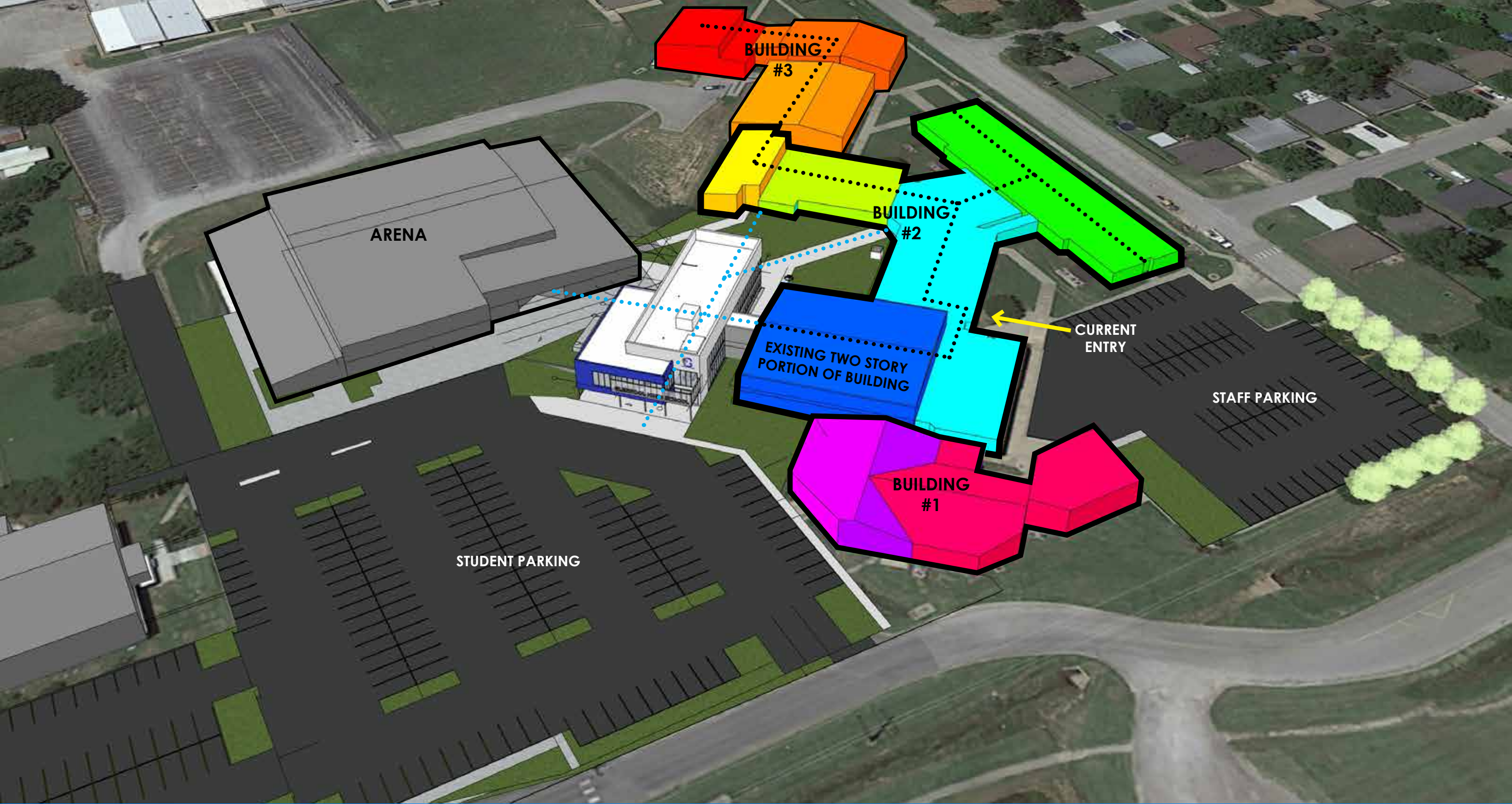
UPPER ELEMENTARY



HIGH SCHOOL







BUILDING #3

BUILDING #2

BUILDING #1

ARENA

EXISTING TWO STORY PORTION OF BUILDING

CURRENT ENTRY

STAFF PARKING

STUDENT PARKING



LEVEL CHANGES



DRAINAGE ISSUES



LACK OF ELEVATOR



Arena +718.5

718

716

714

712

710

709

Level 1 +720.0

720

Arena +718.5

718

716

714

712

710

708

Level 1 +709.5

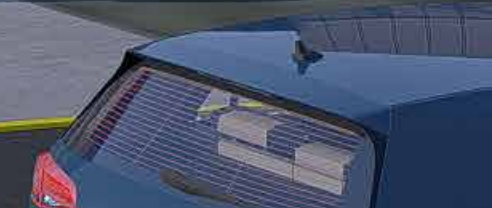
Two Story Building  
Lower Level +709.5  
Upper Level +720.0







GLENPOOL HIGH SCHOOL





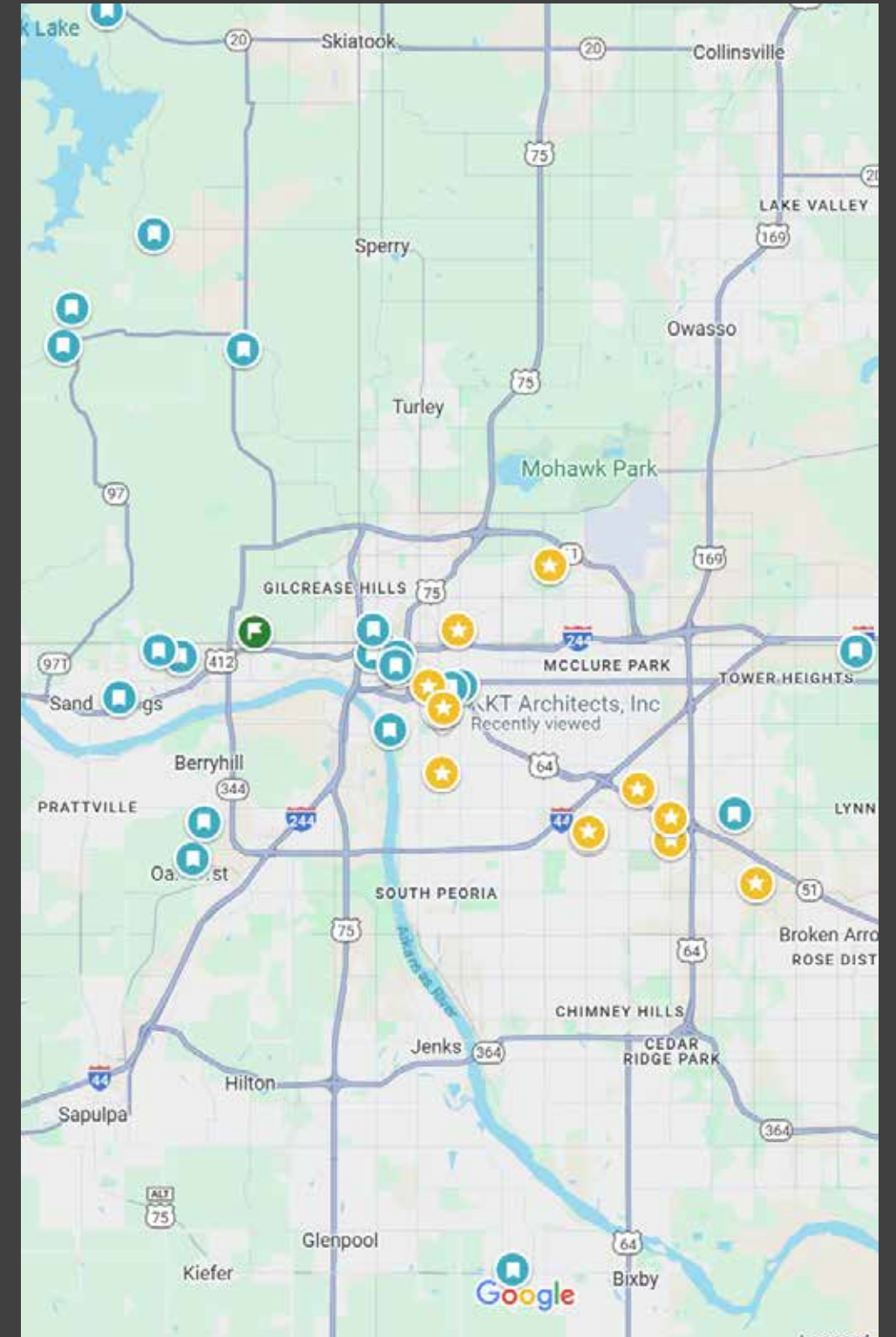
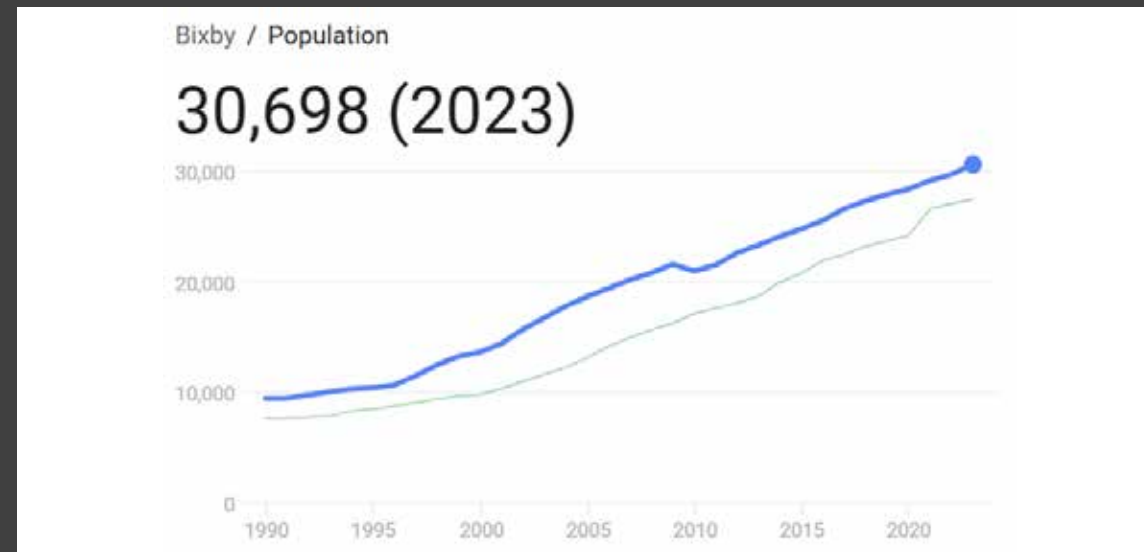
## QUICK FACTS

District Enrollment: **8063**

10 Year Growth Rate: **31%**

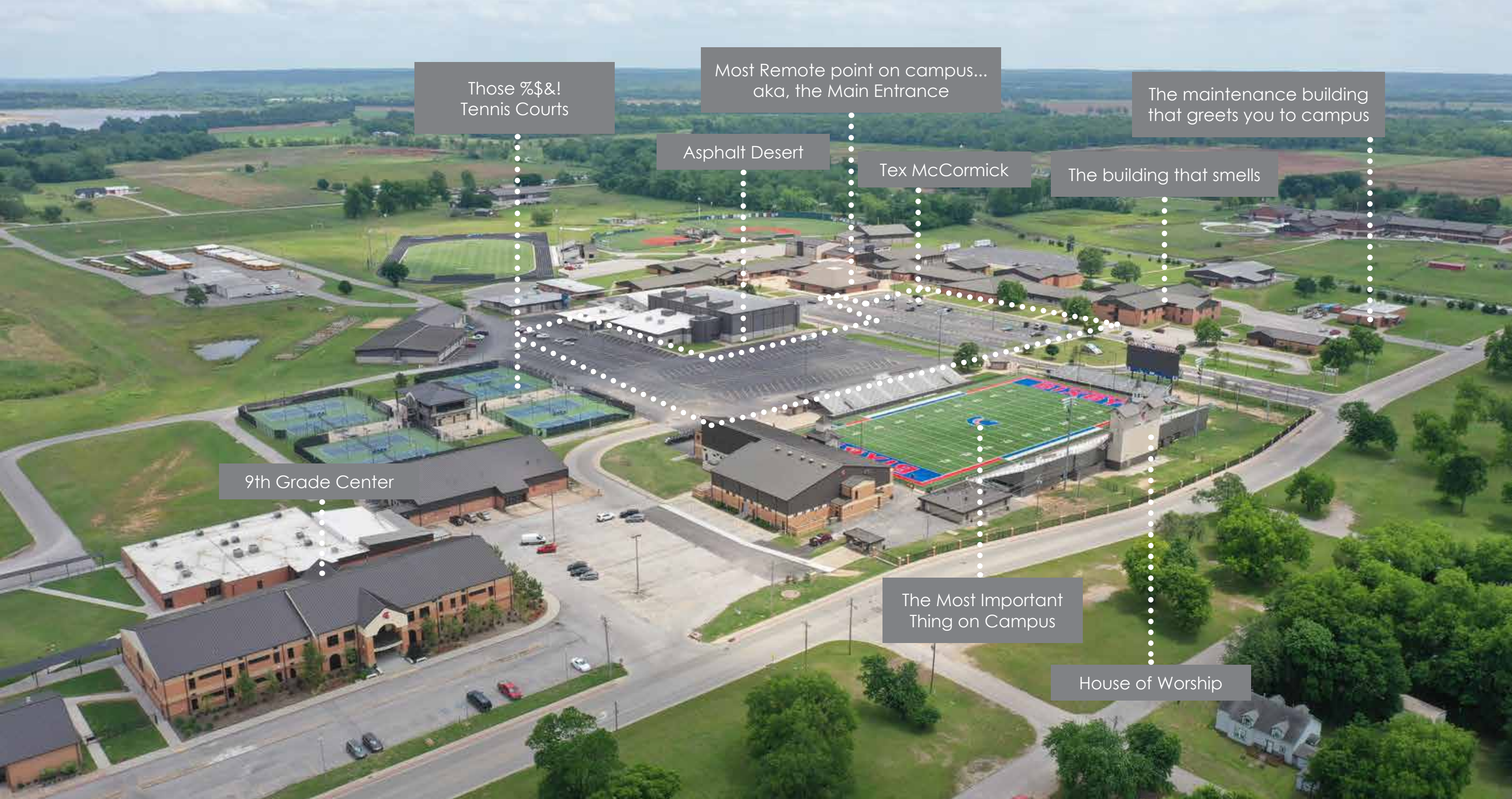
Bonds Years: **2019, 2022, 2024**

## City Population



**Bixby Public Schools**





Those %\$&! Tennis Courts

Most Remote point on campus... aka, the Main Entrance

The maintenance building that greets you to campus

Asphalt Desert

Tex McCormick

The building that smells

9th Grade Center

The Most Important Thing on Campus

House of Worship



Extend Perimeter Ring Road

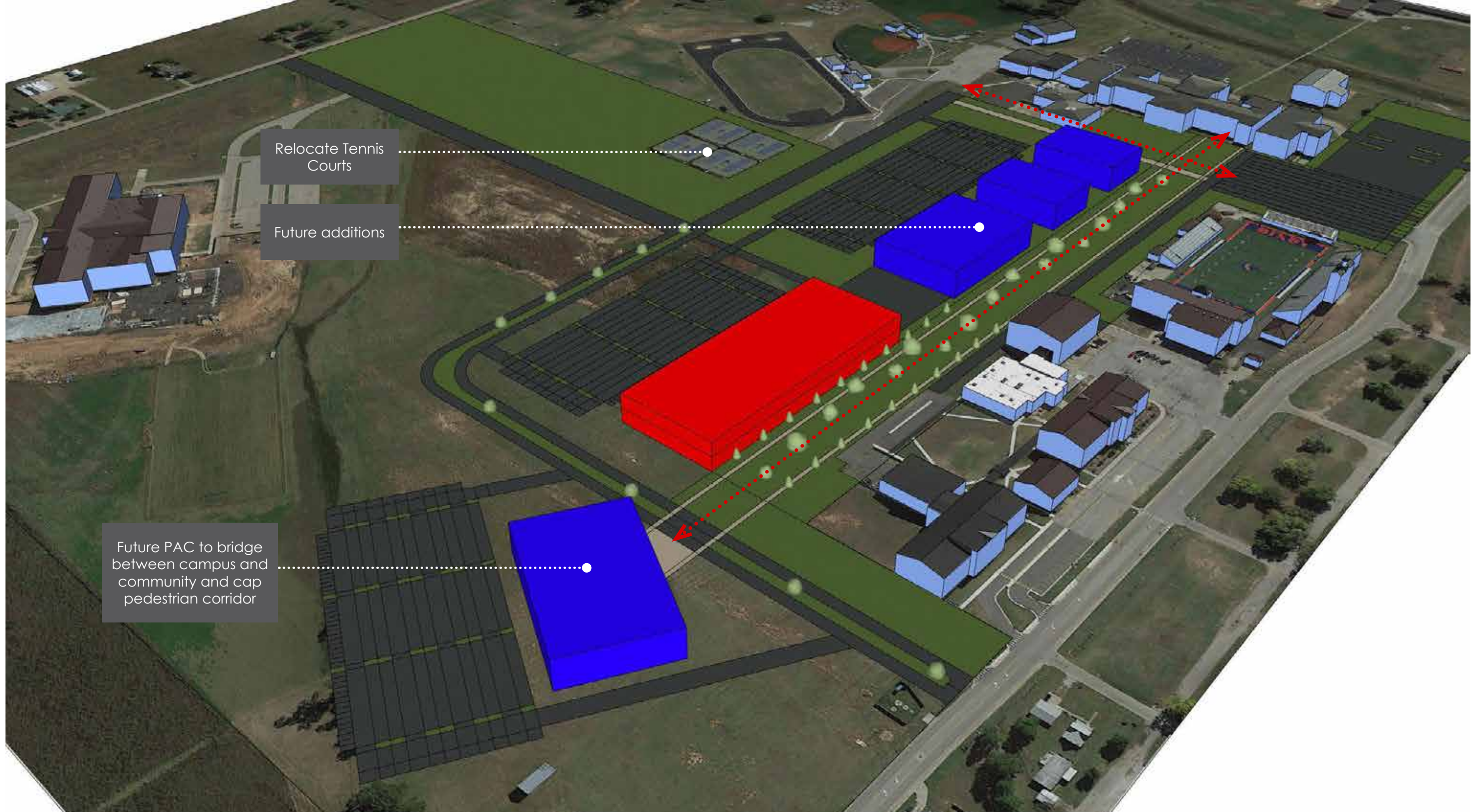
Rework parking to perimeter of campus

Relocate 4 Tennis Courts

Create new Pedestrian Corridor

Phase 1  
100,000sf  
x  
2 Floors

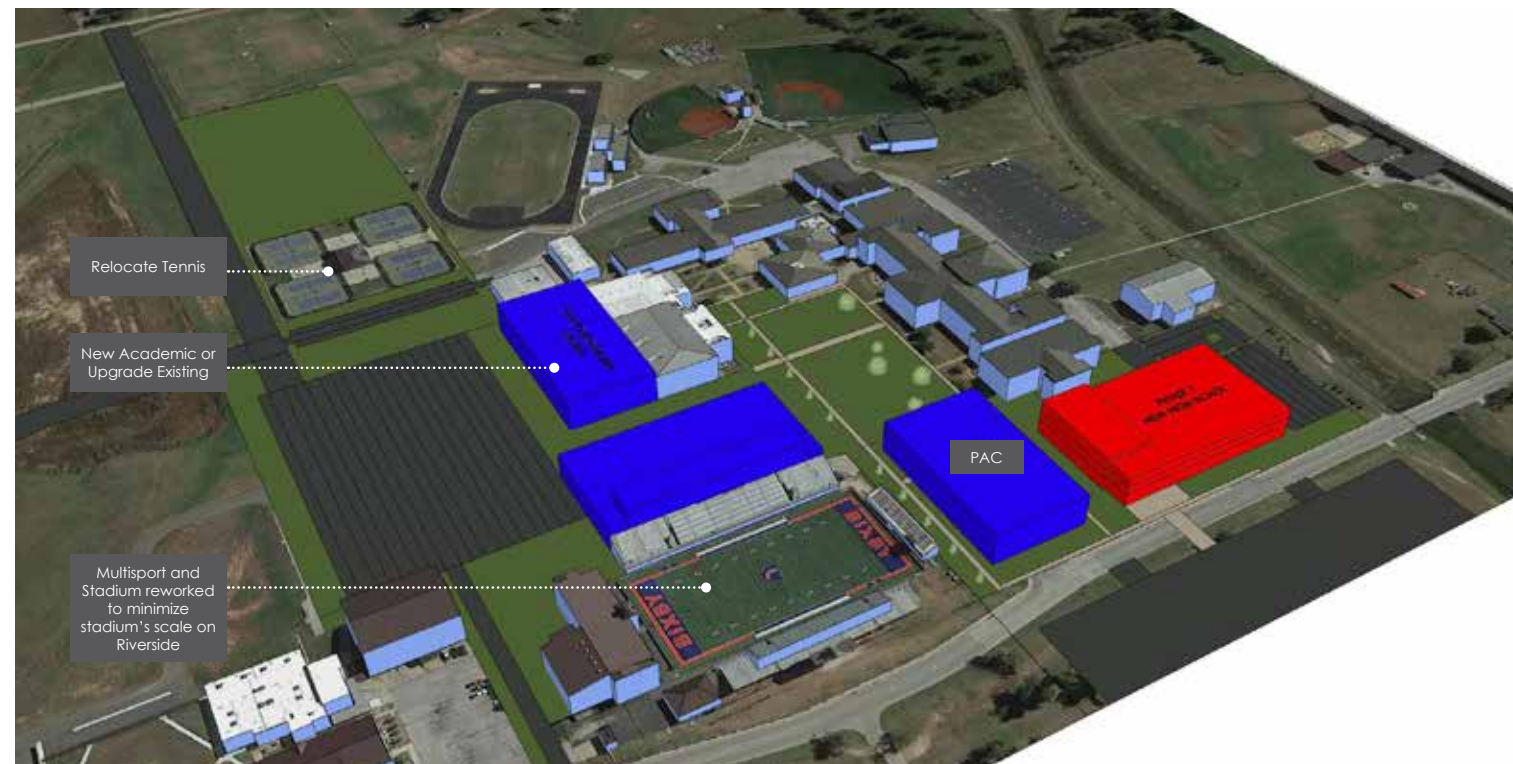
New gateway onto campus w/connector between Riverview and Mingo



Relocate Tennis Courts

Future additions

Future PAC to bridge between campus and community and cap pedestrian corridor



New  
Pedestrian  
Quad

Phase 1  
67,000sf  
x  
3 Floors

Relocate  
Parking  
West of  
Riverview



Relocate Tennis

New Academic or Upgrade Existing

Multisport and Stadium reworked to minimize stadium's scale on Riverside

PAC

PHASE I  
NEW HIGH SCHOOL

**Phase 1 | 3.5 Years** (Now-Fall 2024)

**Phase 2**

**Future Wishlist**

DEMO STUDIO B  
DEMO MAINTENANCE BUILDING

NEW HIGH SCHOOL BUILDING

DEMO EAST BUILDING  
DEMO CAFETERIA/MEDIA?

ADDITIONAL H.S. ACADEMIC BUILDING

MULTIPURPOSE BECOMES ROTC

DEMO ROTC BUILDING  
DEMO ART BUILDING  
MOVE TENNIS COURTS

NEW 9TH GRADE GYM  
NEW PRACTICE GYM

EXPAND STUDENT PARKING  
MULTIPURPOSE ATHLETIC BUILDING  
DEMO MULTIPURPOSE BUILDING  
DEMO PRACTICE GYM

STRENGTHEN CONNECTION TO MINGO  
IMPROVE VEHICULAR CIRCULATION  
ADD STUDENT PARKING

STADIUM EXPANSION  
REALIGN RIVERSIDE TO INCLUDE ADD. PROPERTY  
MOVE I.T. SPACE  
DEMO I.T. BUILDING

ENHANCE/SECURE CONNECTION 9TH TO HS

STADIUM IMPROVEMENTS?

NEW 9TH GRADE ACADEMIC BUILDING  
NEW ARENA/GYM  
STAND-ALONE TECH CENTER ON CAMPUS

NEW MAINTENANCE BUILDING

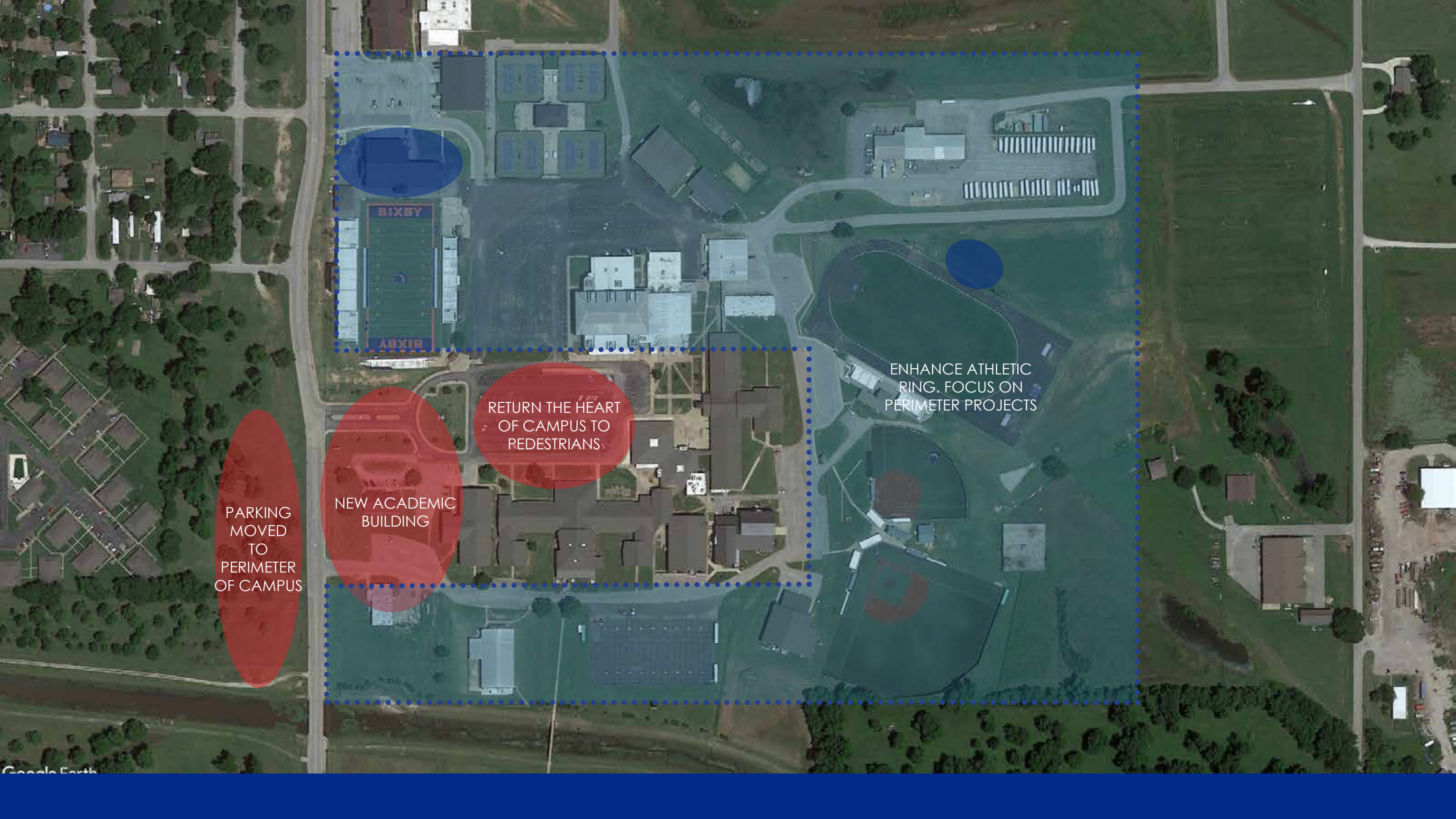
NEW ALTERNATIVE ED SPACE  
DEMO BRASSFIELD BUILDING

NEW ADMIN OFFICES

EARLY CHILDHOOD CENTER

PERFORMING ARTS CENTER

NEW BUS BARN  
DEMO BUS BARN

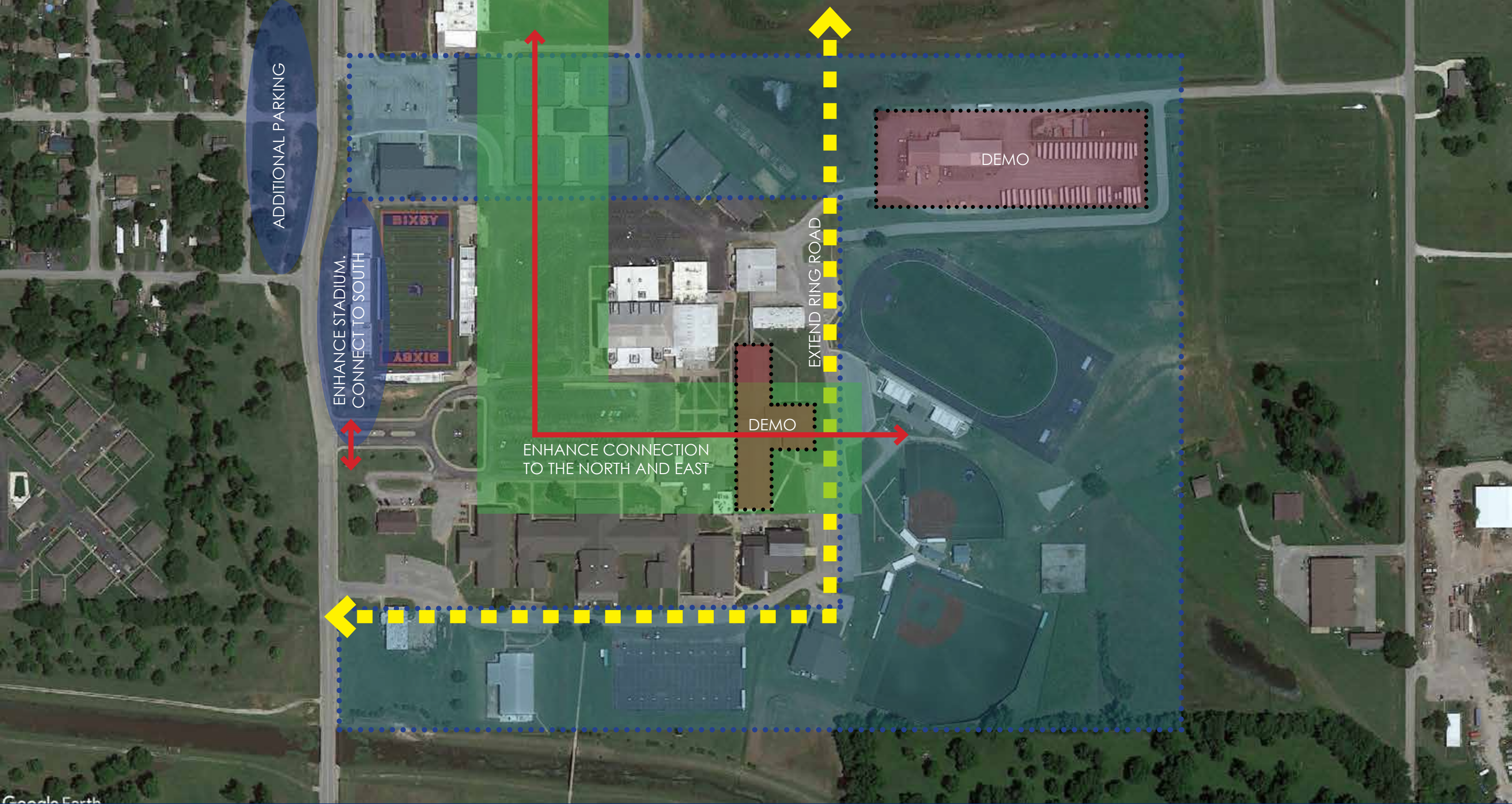


PARKING  
MOVED  
TO  
PERIMETER  
OF CAMPUS

NEW ACADEMIC  
BUILDING

RETURN THE HEART  
OF CAMPUS TO  
PEDESTRIANS

ENHANCE ATHLETIC  
RING. FOCUS ON  
PERIMETER PROJECTS



ADDITIONAL PARKING

ENHANCE STADIUM.  
CONNECT TO SOUTH

ENHANCE CONNECTION  
TO THE NORTH AND EAST

EXTEND RING ROAD

DEMO

DEMO

ATHLETIC PHOTOS

PARKING  
MOVED  
TO PERIMETER  
OF CAMPUS

NEW ACADEMIC  
BUILDING

NEW PEDESTRIAN  
QUAD



Community

Collaborate

Concentrate

Congregate

Cafe

Cars



Most Remote point on campus...  
aka, the Main Entrance

Matt Dillon &  
Emilio Estevez

The building that smells



Video Jan 04 2025, 6 57 20 AM

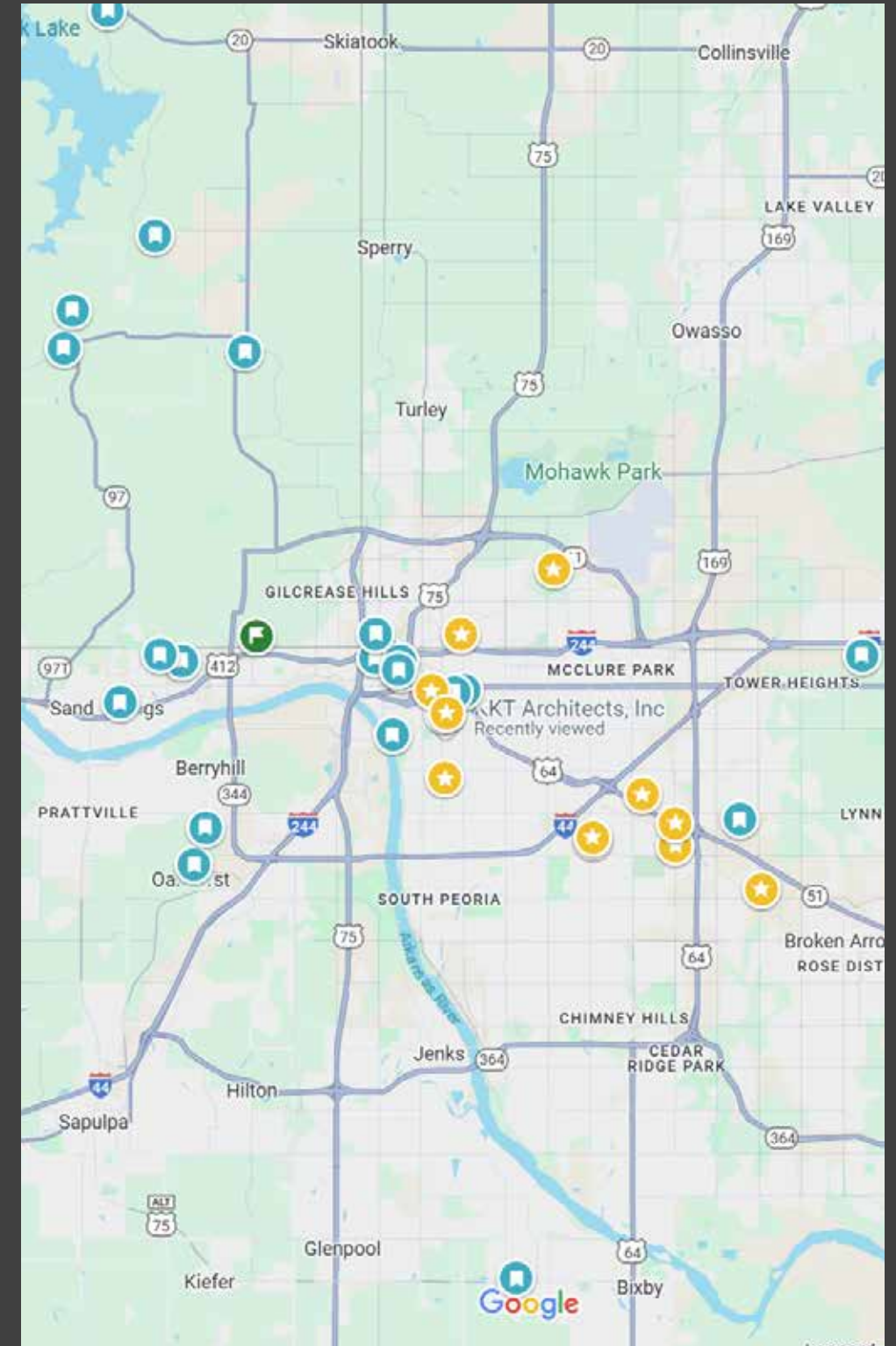
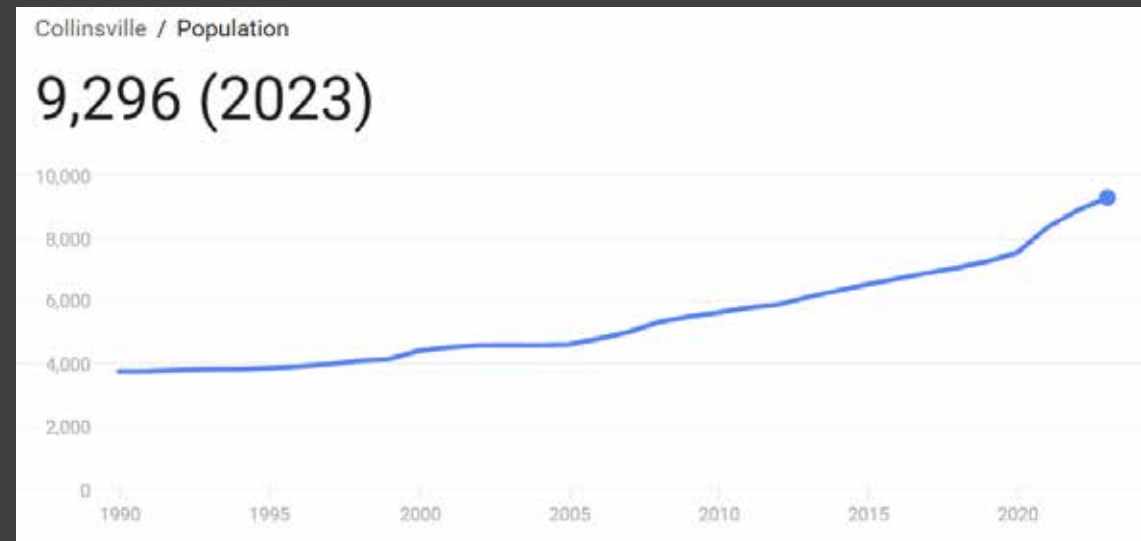
## QUICK FACTS

District Enrollment: **3,121**

10 Year Growth Rate: **52%**

Bonds Years: 2018, \*2020, 2021, 2024

## City Population



**Collinsville Public Schools**



O  
Oklahoma  
e Street View

The Bus Billboard



Pervious Sidewalks  
AKA, Grass



The official measurement of a  
Country Mile



Most Remote point on campus...  
aka, the Main Entrance



The Great Sea of Parking



The Bell Tower... Because kids  
aren't constantly staring at a  
screen with the time on it



© 2023 Google

© 2023 Google

© 2023 Google

© 2023 Google

PHASE  
1

PHASE  
2

PHASE  
3

PHASE  
4



**Collinsville\_Bond2.mp4**



**079-B** (ca. 1900)  
 Le Flore County, Kennady vicinity  
*Local significance under Criterion C*



**079-E John William Fields Goat House** (ca. 1900)  
 Le Flore County, Big Cedar vicinity  
*Local significance under Criterion C*



**079-G** (1922)  
 Le Flore County, Haw Creek vicinity  
*Local significance under Criterion C*



**Old Simpson Place Barn**, Tushka vicinity, Atoka County (ca. 1920). This specimen contains a relatively large haymow to support livestock through the winter. While large Midwest Livestock feeder barns are the norm in northwestern Oklahoma, they are rare in southeastern Oklahoma. This particular example is among the smallest examples observed in the state.



**Typical Transverse-crib Barn**, Swink vicinity, Choctaw County (023-A). This typical example in the Ouachita foothills contains the three diagnostic traits identified by Jordan-Bychkov of: (a) stalls, (b) grain bins, and (c) hayloft, as well as a tack room. The central runway remains in use for storage, with a single board to deter wandering cattle.



**063-C** (ca. 1890)  
 Hughes County, Atwood vicinity  
*State significance under Criterion C*







MULTISPORT BUILDING

PHASE 1

PHASE 2

PHASE 2: OUTDOOR LEARNING

PHASE 3: CONNECTOR BUILDING

Freshman/Sophomore Parking

Staff Parking

HIGH SCHOOL

ANNEX

PHASE 3  
Buses







CONNECTOR BUILDING

Sophomore Parking

Staff Parking

HIGH SCHOOL

ANNEX

PHASE 1  
Buses

PHASE 2

PHASE 3

PHASE 1: COMPLETE  
STEM CENTER

PHASE 4

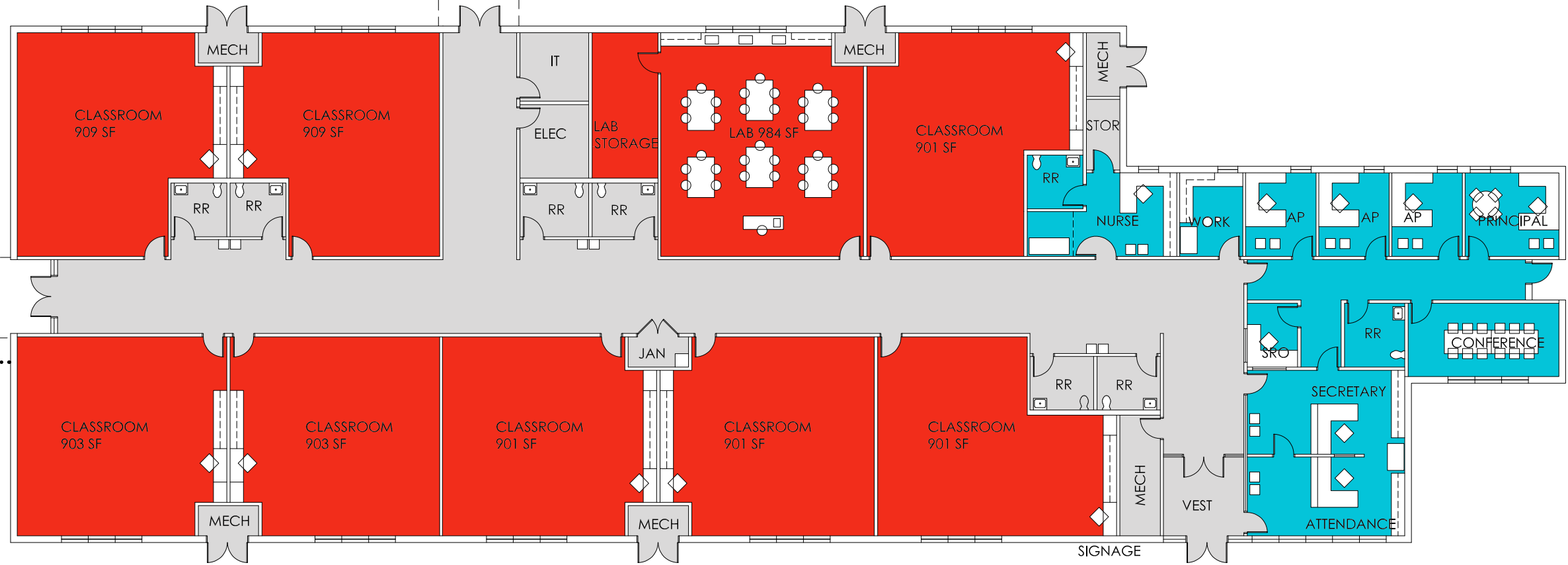
ONE WAY EXIT



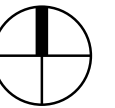
Phase 2 Courtyard

Existing Building

Existing Building



16,000 SF





Phase 1 Stem Building

New Gym/Safe Room

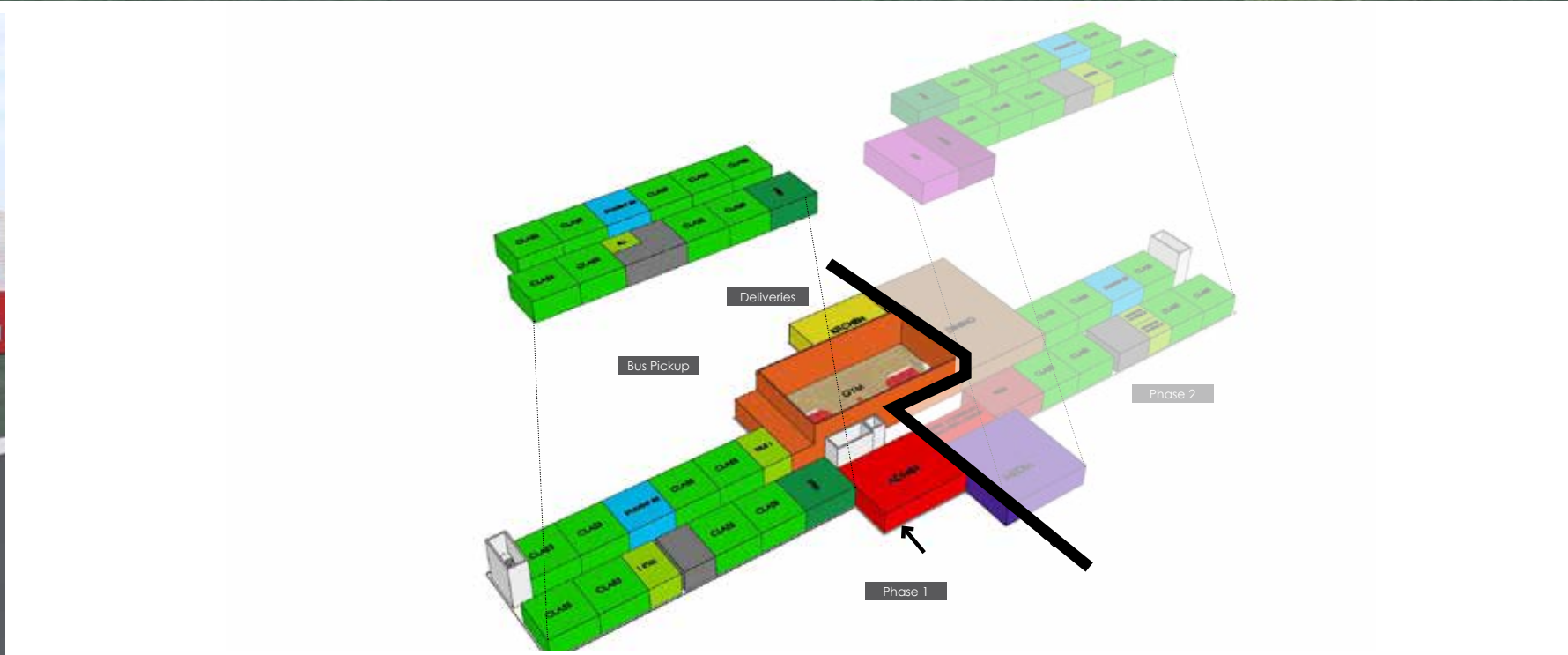
Planned Connector

New Classroom Building/  
Campus Entry

Existing HS

COLLINSVILLE HIGH SCHOOL

# **Animation**





**QUESTIONS?**

**LIZ.ROHRBACKER@KKTARCHITECTS.COM**

**FRANCIS.WILMORE@KKTARCHITECTS.COM**