

Reduce, Reuse, Revive: **Transforming Buildings of the Past into Schools for the Future**

CEFPI Southern Region Conference Presentation
April 6, 2013

Why are you here and what do you hope to learn?

- A. I'm looking for opportunities on an upcoming project. (194757)**
- B. I want to know what other Districts are doing. (195205)**
- C. I'm looking to be a better steward of the environment. (195242)**
- D. I'm just here for the CEUs! (195243)**

GET INVOLVED! Text the answer code above to 22333.

Course Description



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Principal



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O'Connell Robertson
Senior Associate

This session will:

- Outline the key questions to consider in determining whether to repurpose an existing building
- Discuss the potential benefits and challenges
- Outline the design considerations

AIA CEU Learning Objectives

- Review options for converting existing buildings into educational facilities, from renovations to adaptive reuse.
- Review questions to consider before adapting or repurposing an existing building.
- Understand the potential risks and benefits involved with reuse projects.
- Understand the design parameters required to address functional needs.

Quality

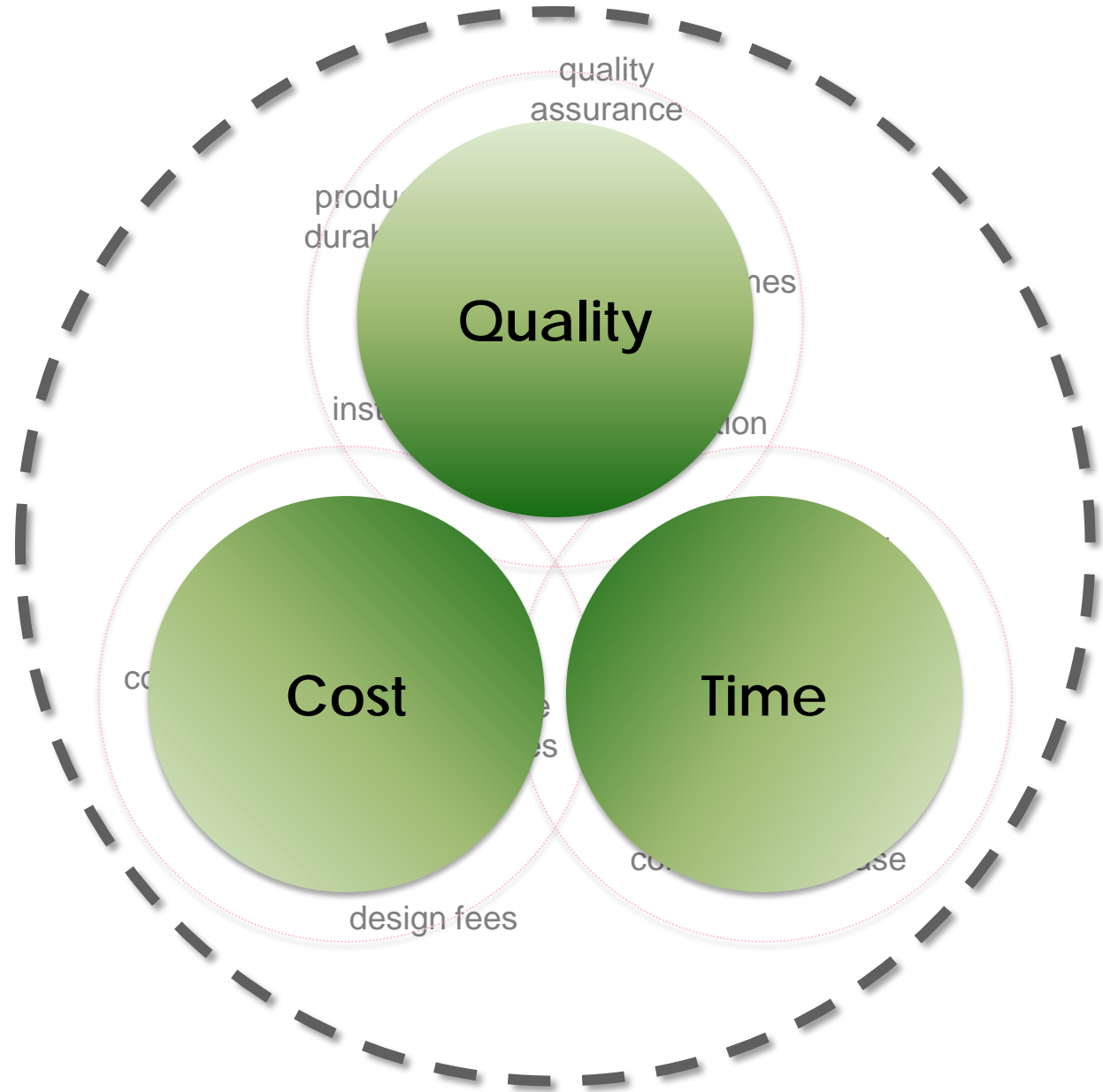
- Product Durability
- Installation
- Fabrication
- Curing Time
- Quality Assurance

Time

- Length of Design Phase
- Length of Construction Phase

Cost

- Project Oversight
- Design Fees
- Construction Fees
- Overtime Expenses



Project Drivers

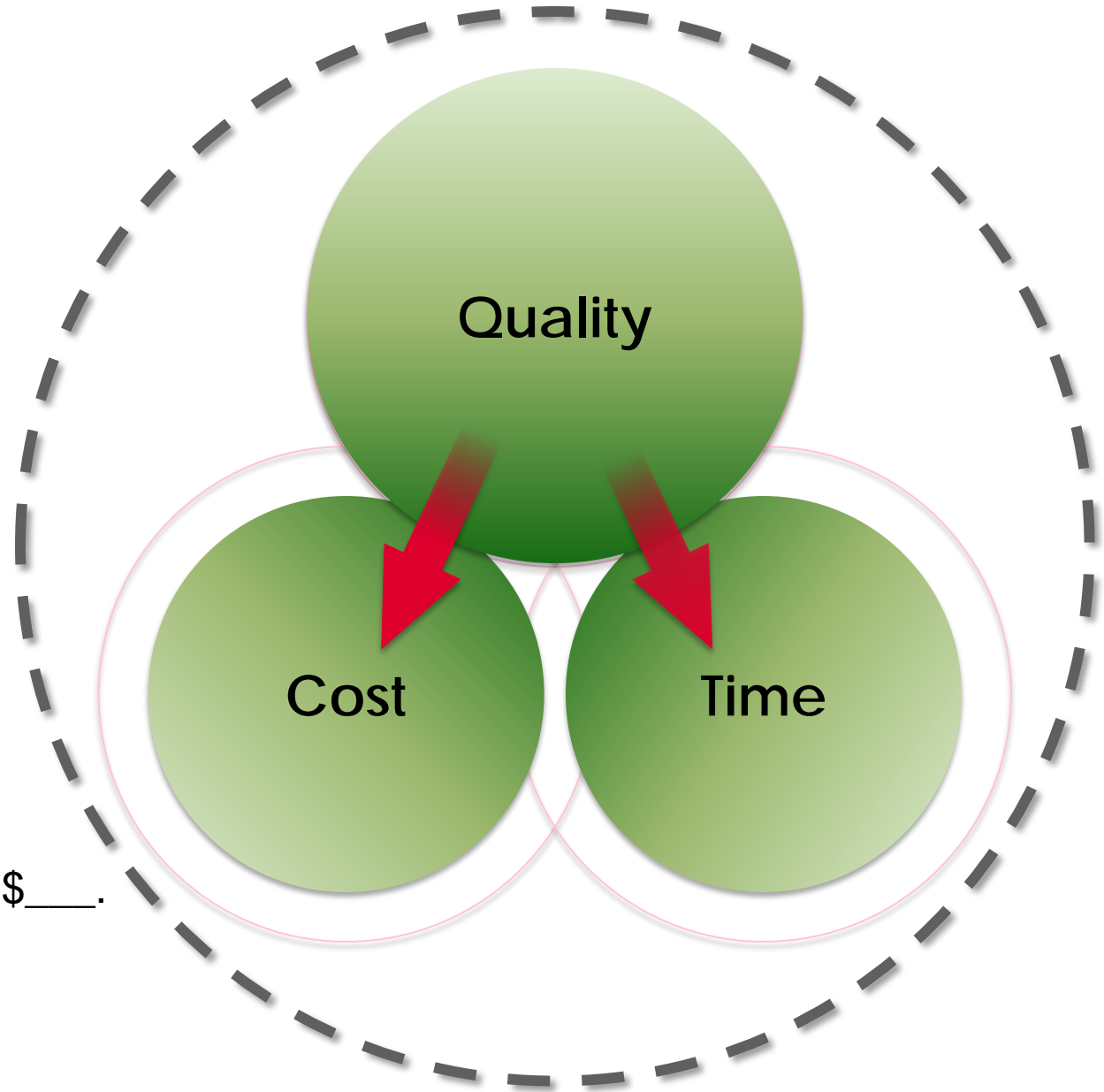
Quality is a given.

Time

- School must open by August 15th.
- The design phase can't commence until the bond has passed.

Cost

- The project must cost \$_____.



Typical School Project

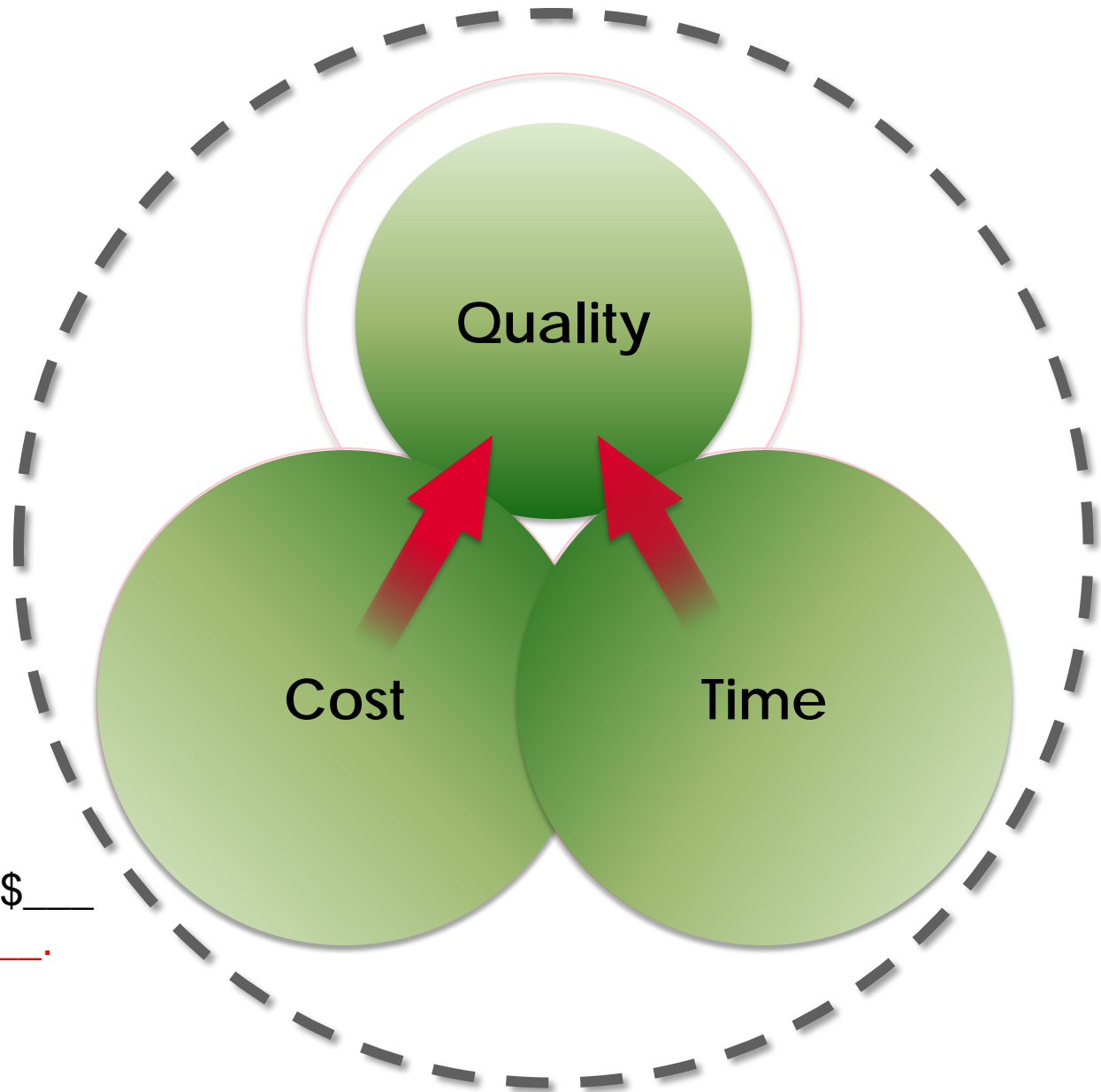
Quality is a given.

Time

- School must open by August 15th and we only have 12 months to design and build it.
- The design phase can't commence until the bond has passed leaving too little time.

Cost

- The project must cost \$_____ and we only have \$_____.



Adaptive Reuse and Renovation Projects

Other Considerations

- Emotional connection to existing facility
- Traffic impact
- Sustainability/environmental impact
- Educational function
- Safety
- Image of the facility
- Implementing curriculum goals
- Flexibility for future use
- Public perceptions
- Appropriateness/availability
- Condition of existing building

Renovation:

Changing the layout, look, function and/or size of an existing district facility.



After

Before

Adaptive Reuse:

Transforming a non-district building to support a new function.



Before

After

Code: 194020

A



B

Code: 194021

Code :194645

C

Which school is an adaptive reuse project?



Text your response to 22333



Ideal location and size already available



Reused high school campus in the *Big Switch*



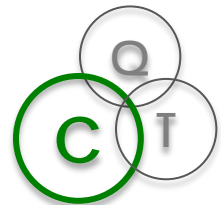
Renovation costs less than new construction



Reduced construction waste

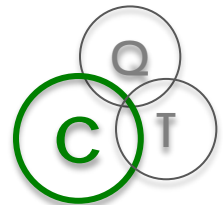


Renovation/Repurpose: Dripping Springs Middle School



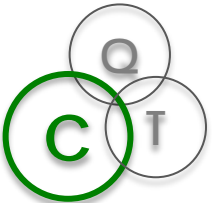


Renovation/Repurpose:
Dripping Springs Middle School





Renovation/Repurpose:
Dripping Springs Middle School





Location already available close to existing and new campuses



Faster to adapt vacant building than to build new



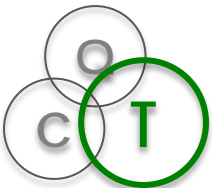
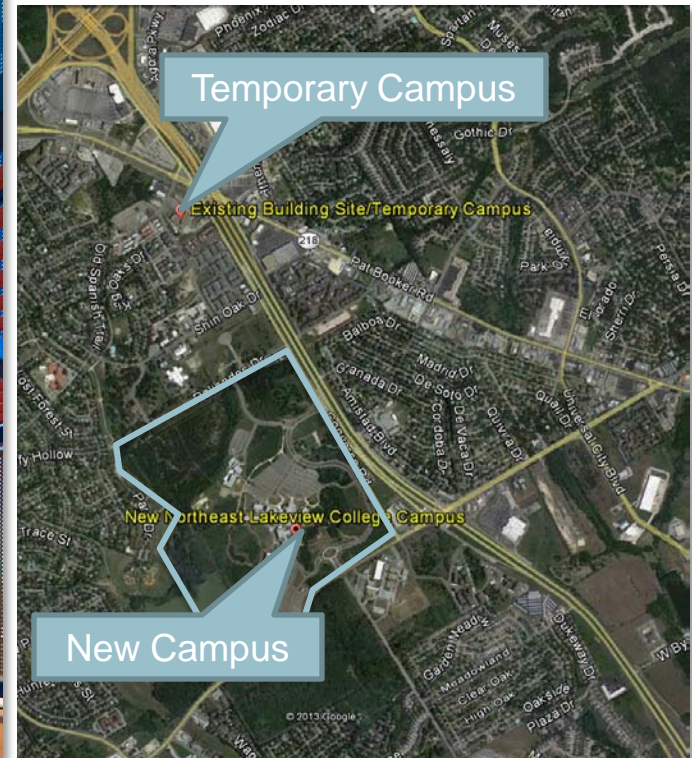
Cheaper to buy existing building than build new



Community benefitted from new purpose for vacant building



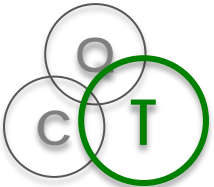
Space could be adapted to create two stories



Adaptive Reuse: Alamo Colleges University Center



Adaptive Reuse:
Alamo Colleges University Center





Site 3: Existing Campus

Two Story, 65,000 new SF
Renovate Existing Gyms, 20,000 sf
Estimated Project Costs: \$13.5M
(Code 195260)

Site 1: Existing Office Space

Two Story, 90,000 sf
Estimated Project Costs: \$11.25M
(Code 195249)

Site 2: Greenfield Site

Single Story, 80,000 sf
Estimated Project Costs: \$17.5M
(Code 195250)

What Site Would You Choose?

Text your response to
22333



Limited sites available in area needed



Faster to adapt than to build new



Less expensive to buy and renovate



Challenges with HVAC and windows



Hazardous conditions from previous use

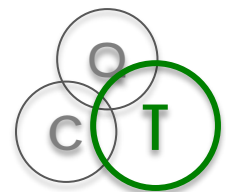


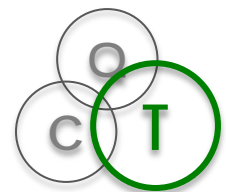
Positive community perceptions now of value/site



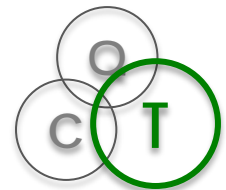
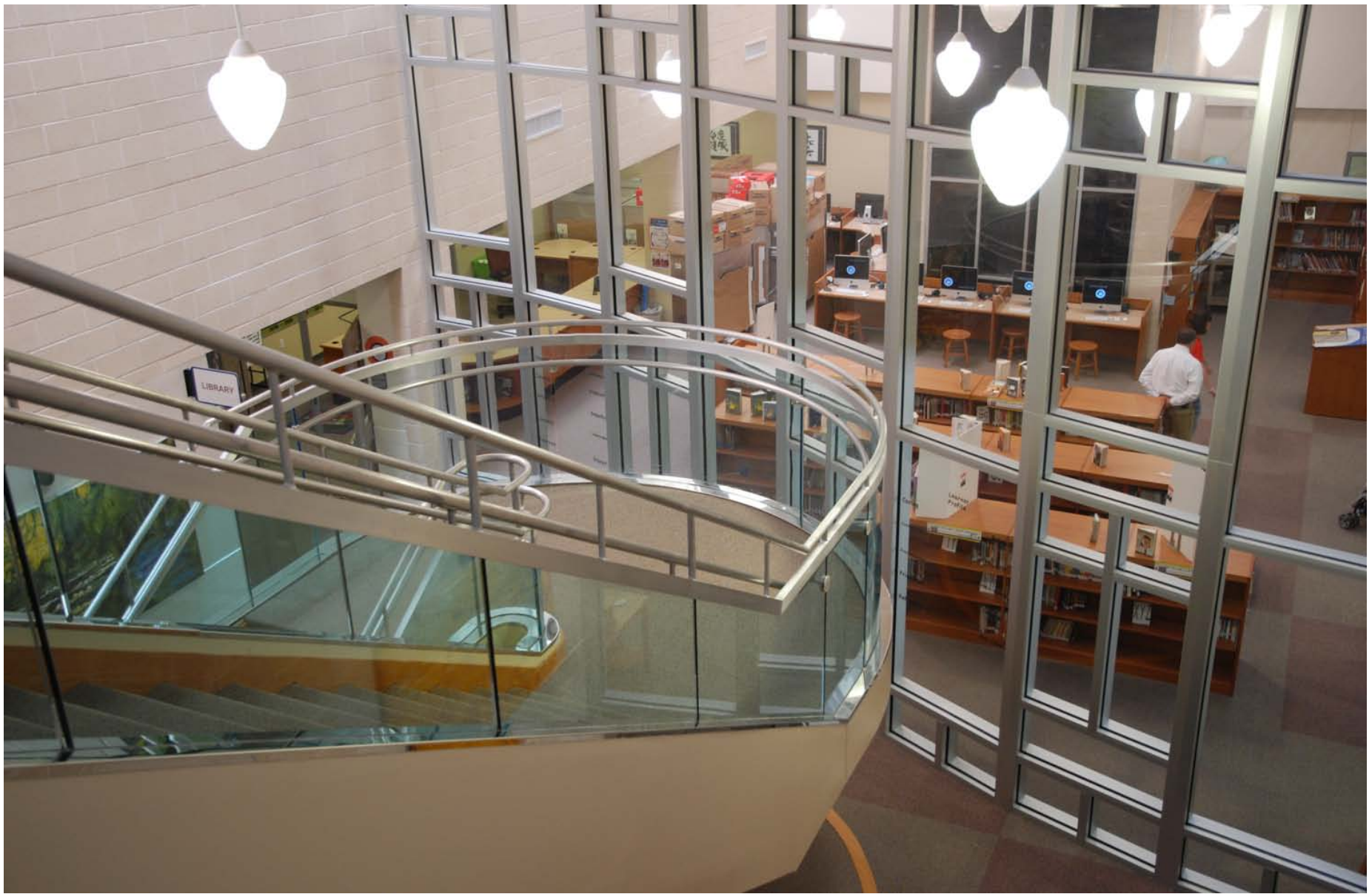
Adaptive Reuse:

Leander ISD – Grandview Hills Elementary





Adaptive Reuse:
Leander ISD – Grandview Hills Elementary



Adaptive Reuse:
Leander ISD – Grandview Hills Elementary



Reused existing district campus – faster schedule



Lower costs than building new



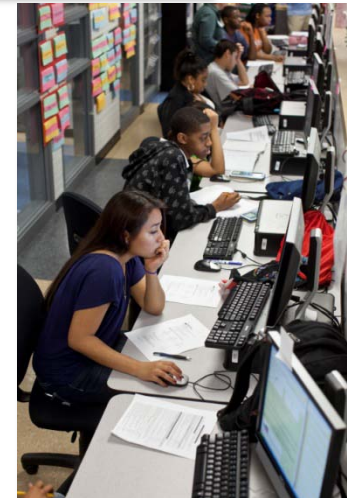
Improved educational delivery



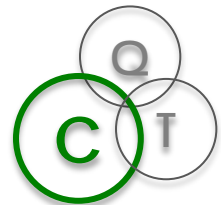
Enhanced operational efficiencies



Existing building conditions

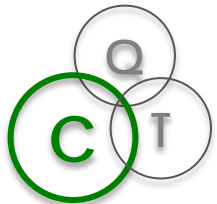


Renovation/Repurpose: Manor ISD: New Tech High School And Administration



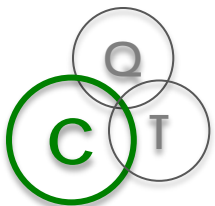


Renovation/Repurpose:
**Manor ISD: New Tech High School
and Administration**





Renovation/Repurpose:
**Manor ISD: New Tech High School
and Administration**





\$65

1980

\$225

2013

In 1980, what was the average cost/sf of construction for a new high school in Austin?



No affordable site for new campus available in community



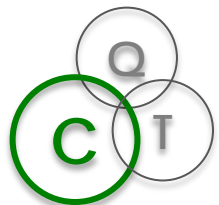
Enhanced curriculum-based educational delivery



Improved neighborhood traffic and parking



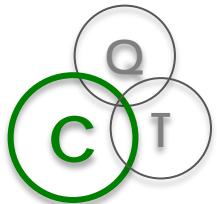
Extended construction on occupied campus



Renovation/Repurpose: Round Rock ISD: Westwood High School



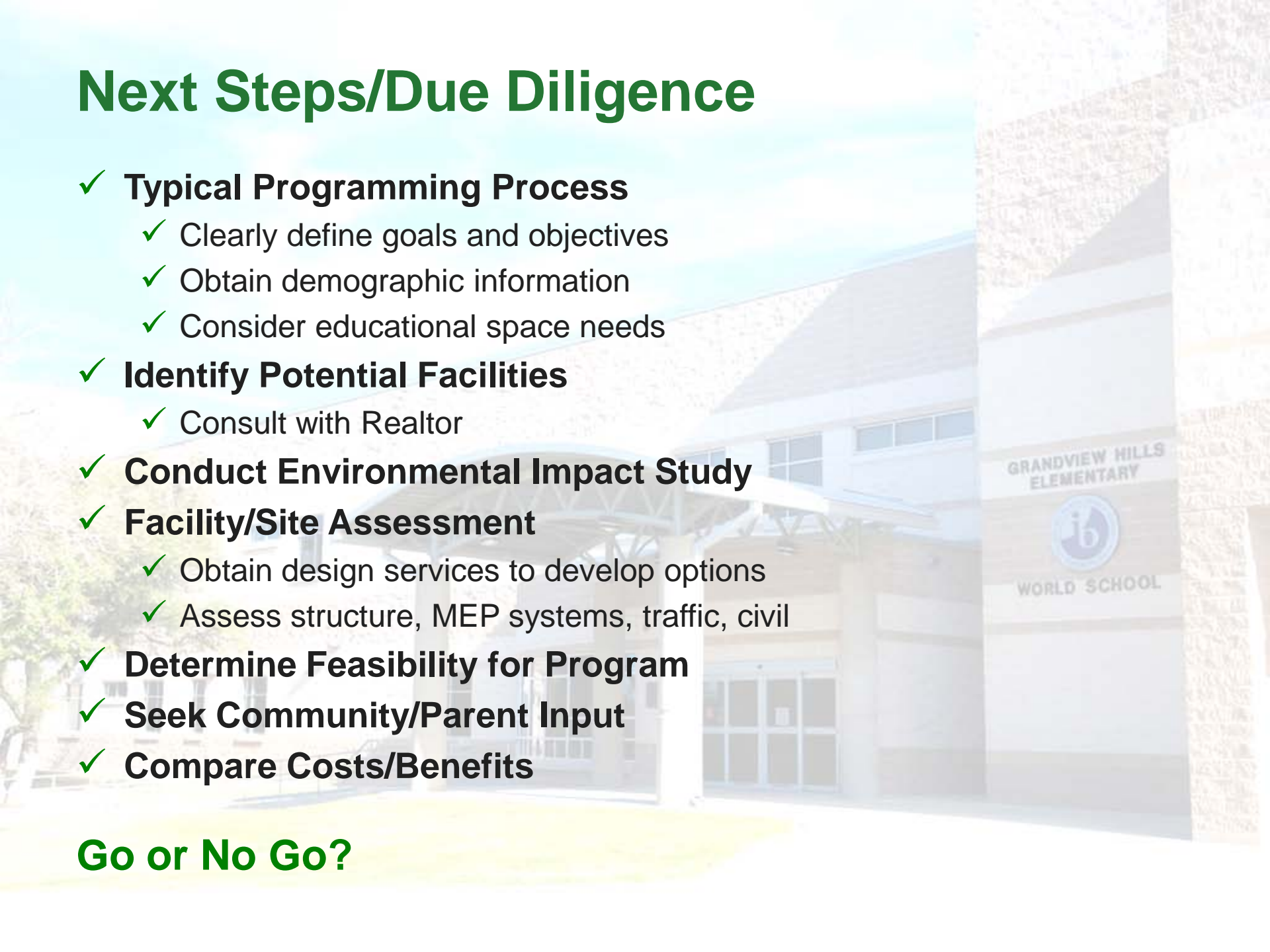
Renovation/Repurpose:
Round Rock ISD: Westwood High School



Next Steps/Due Diligence

- ✓ **Typical Programming Process**
 - ✓ Clearly define goals and objectives
 - ✓ Obtain demographic information
 - ✓ Consider educational space needs
- ✓ **Identify Potential Facilities**
 - ✓ Consult with Realtor
- ✓ **Conduct Environmental Impact Study**
- ✓ **Facility/Site Assessment**
 - ✓ Obtain design services to develop options
 - ✓ Assess structure, MEP systems, traffic, civil
- ✓ **Determine Feasibility for Program**
- ✓ **Seek Community/Parent Input**
- ✓ **Compare Costs/Benefits**

Go or No Go?



Thank You!



Use this code to join
our mailing list

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