

# Creating a new Early Learning Environment?

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**NAC**  
ARCHITECTURE





# Learning Objectives

- Understand the primary differences between the design of an early learning center and an elementary school.
- Provide lessons learned for the adaptive reuse of a commercial building into an educational facility.
- Gain knowledge on strategies used to collaborate with stakeholders at all ends of the design, educational and construction spectrum.
- Develop a proactive approach to early learning design to eliminate detours and delays.





# Outline

- Case Study -  
Central Valley ELC
- Lessons Learned...Heads Up!
- Process – Deeper Dive





# Central Valley School District's Story





# Let's talk...

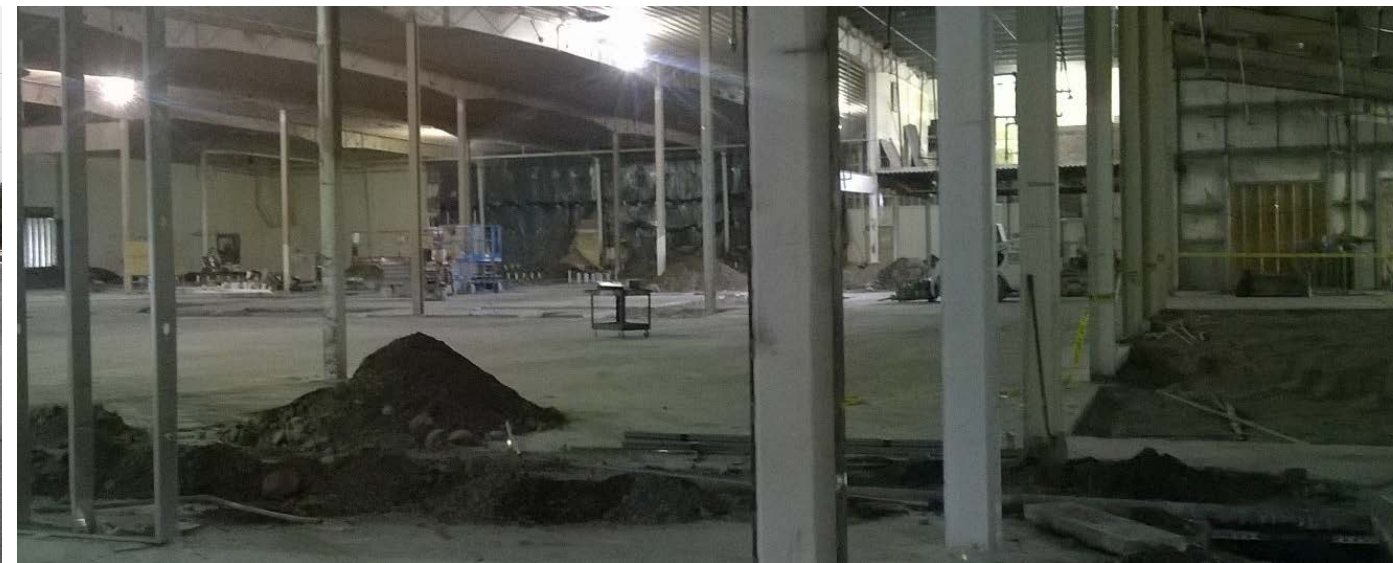
# Stats

- 2017-2018: Serving 500 students
- Maximum capacity – 752 students
- Design/Construction - 18 months
- Construction Cost \$9.09 Million
  - (\$134.71/SF)
- Total Project Cost \$13 Million
  - (\$192.08/SF)
- Opened in January, 2016





# Existing Images





# Overall Site Plan and Floor Plan





# Design Graphics





# Administration





# 2-Plex and 4-Plex Classroom Configuration



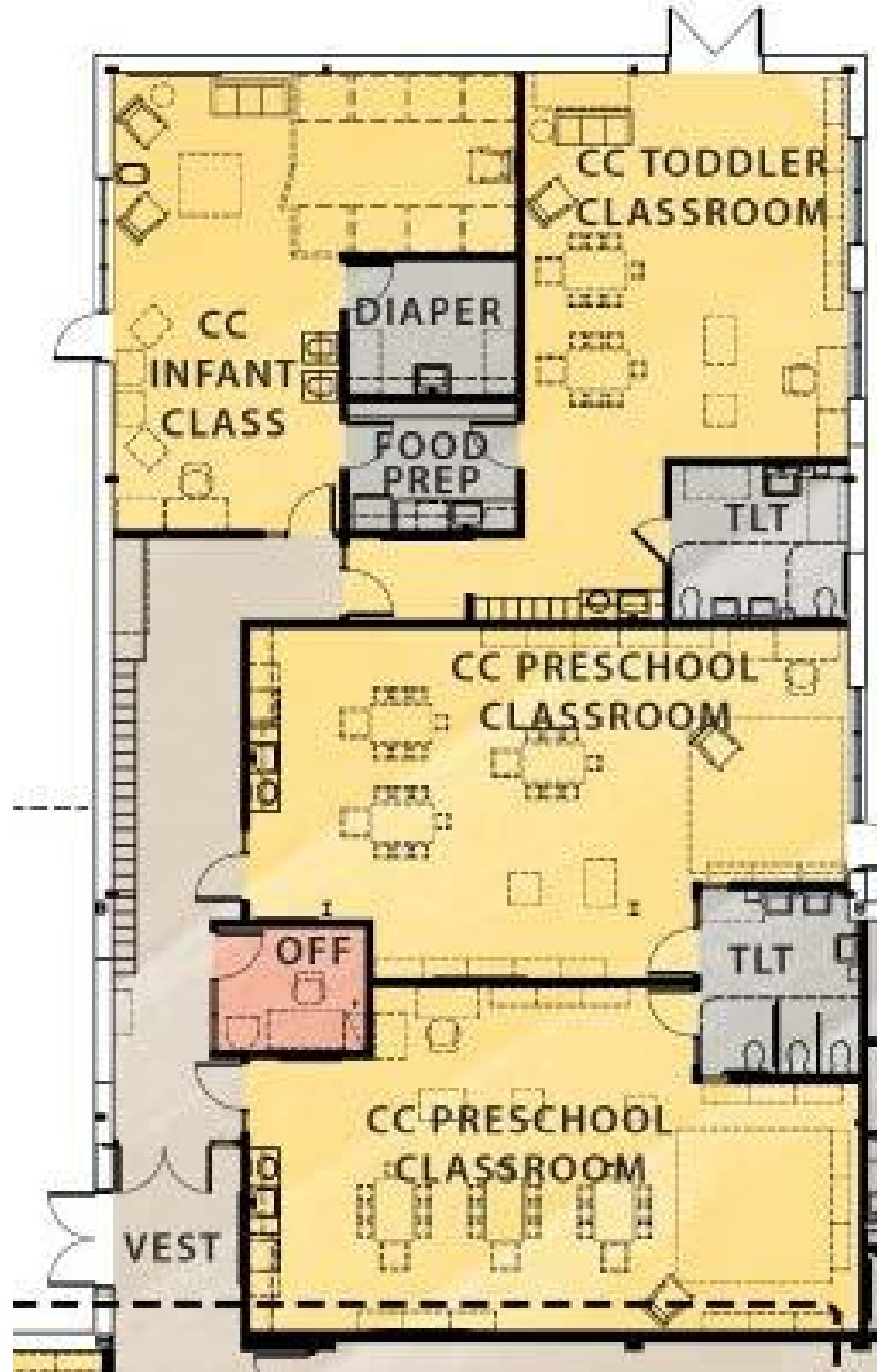


# 2-Plex and 4-Plex Classroom Configuration





# Childcare Area



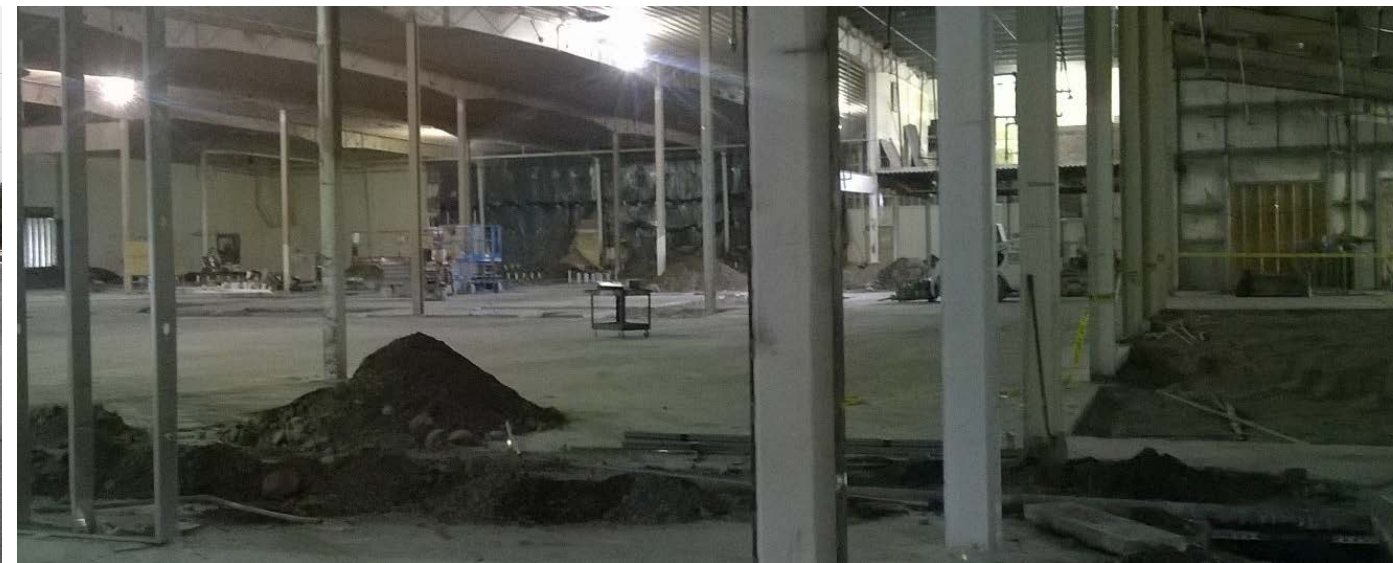


# Shared Common Spaces





# Existing Images





# Administration





# Classrooms





# Corridors





# Common Spaces / Special Needs Rooms





# Toilets / Core Spaces





# Outdoor Play Areas





# CVSD Summary

**Total Area 67,678 SF (25,000+/- SF is MPHS)**

**Total Cost \$13 million (\$192.08/SF),**

**Total Construction Cost \$9,089,997 (134.71\$/SF)**

**Students Served 2017-18 School Year: 500**

**Maximum Student Capacity: 752**

**Overall Schedule: 22 months**

**Design and Construction: 18 months**



# Lessons Learned... Heads Up!





# Conflicting Ratios



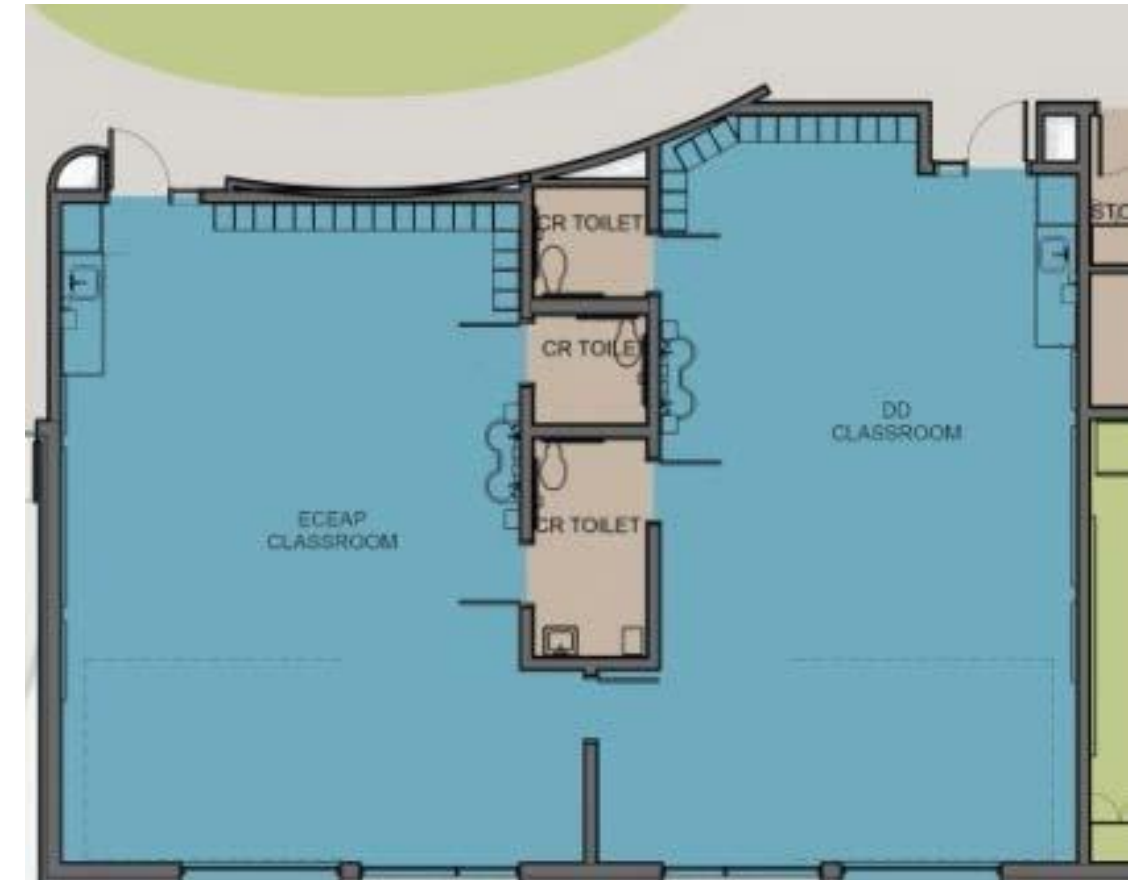
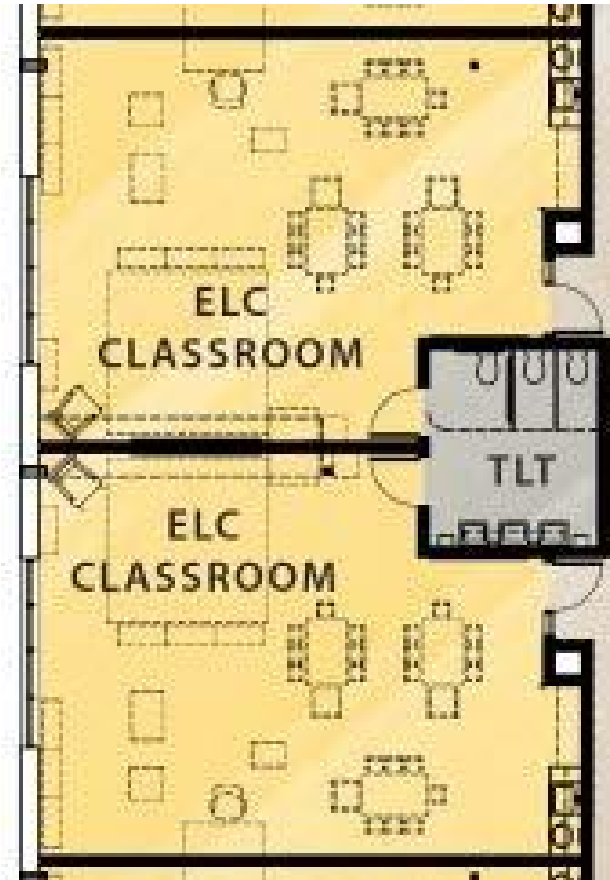
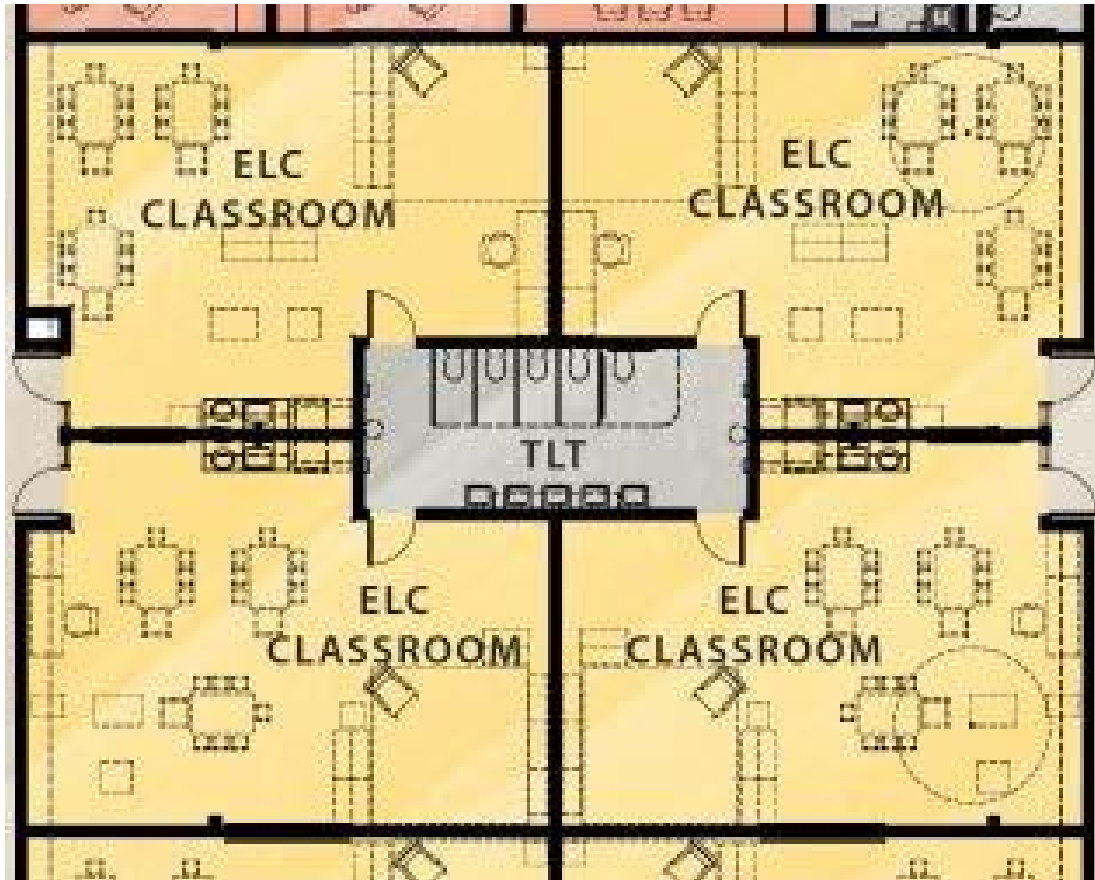
*Conflicting Ratios...*



*Staff 1:10, Toilets/Sinks 1:15*



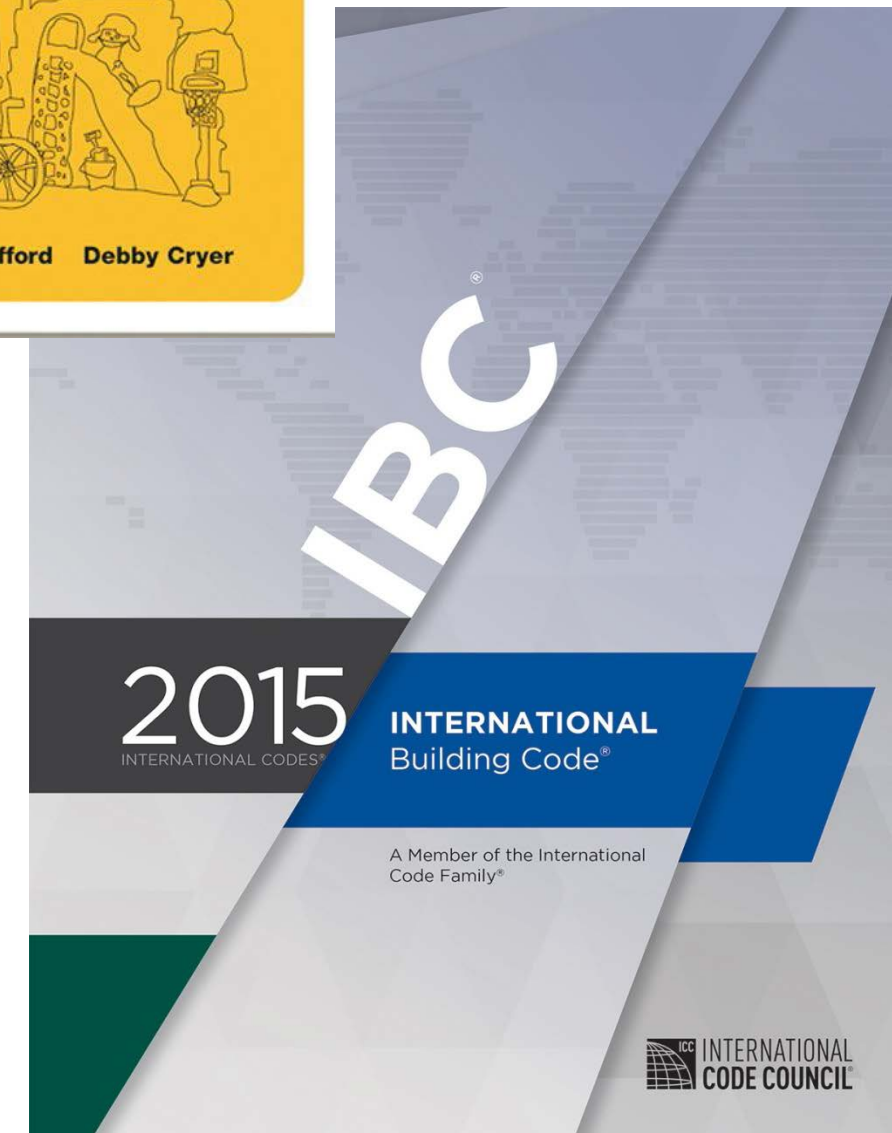
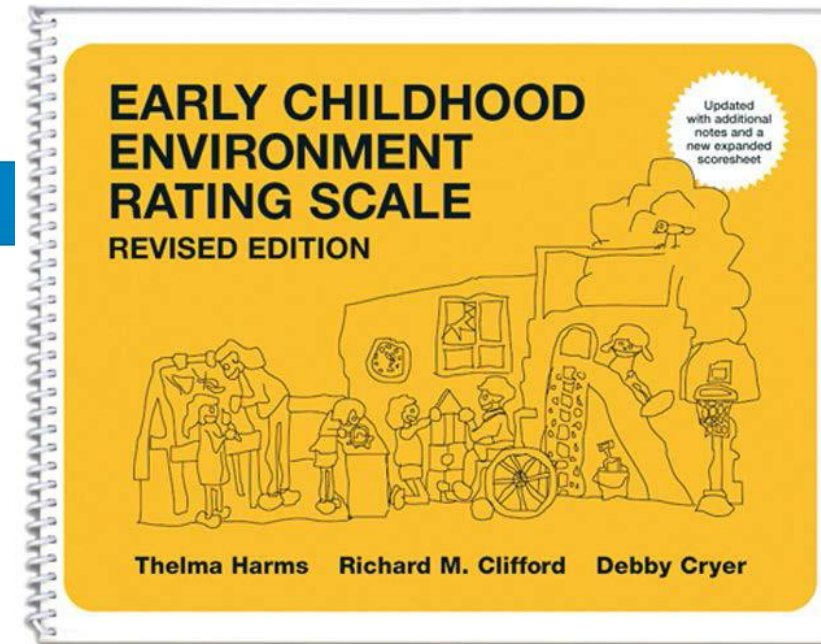
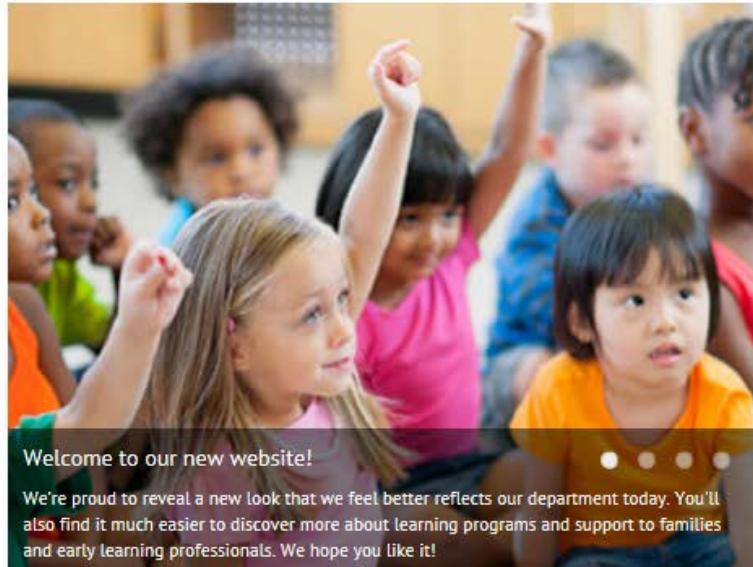
# Conflicting Ratios



*4-plex, 2-plex, private, shared*



# Conflicting Interpretations





# Conflicting Interpretations





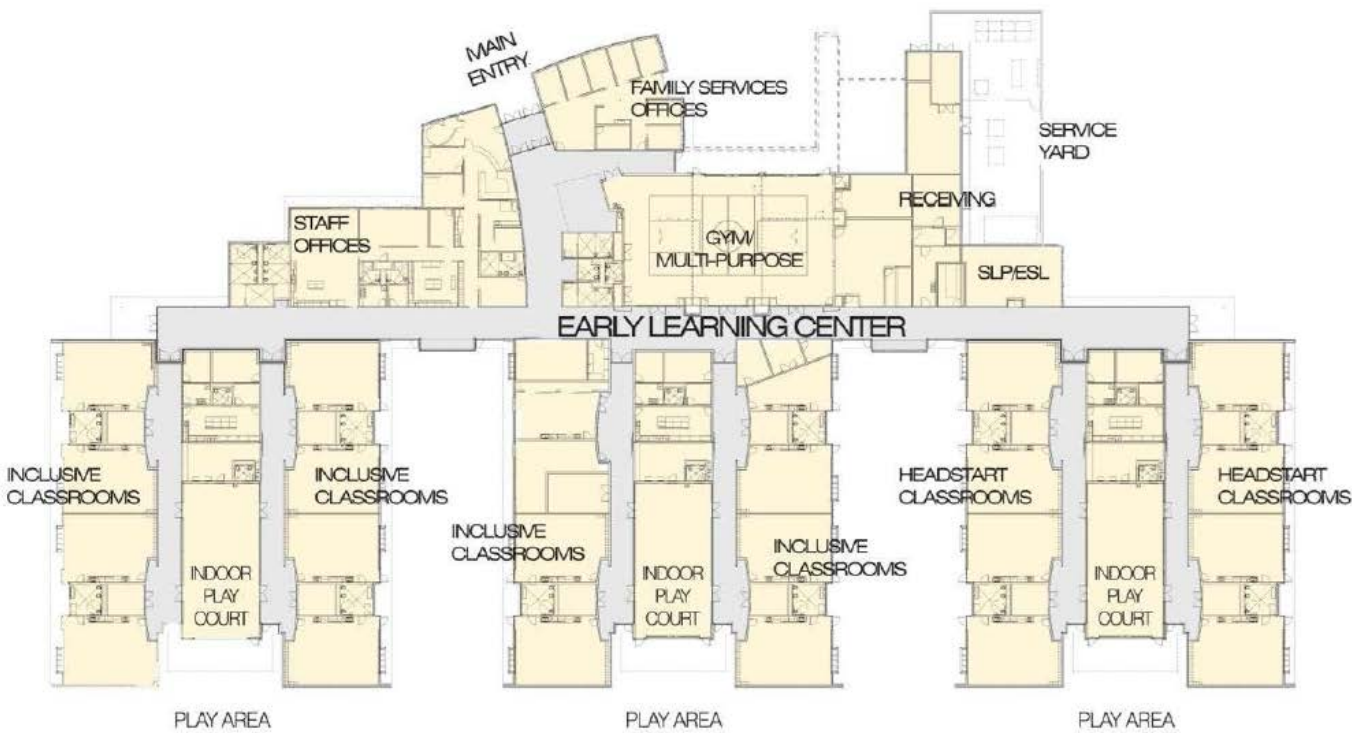
# Student Arrival / Departure



**Lake Stevens ELC + Elementary**



# Meeting Spaces / Individual Offices



**Meadow Crest Early Learning Center, Renton, WA Architect: BLRB**



## Multi-Use Spaces...Flexibility





# Multi-Use Spaces



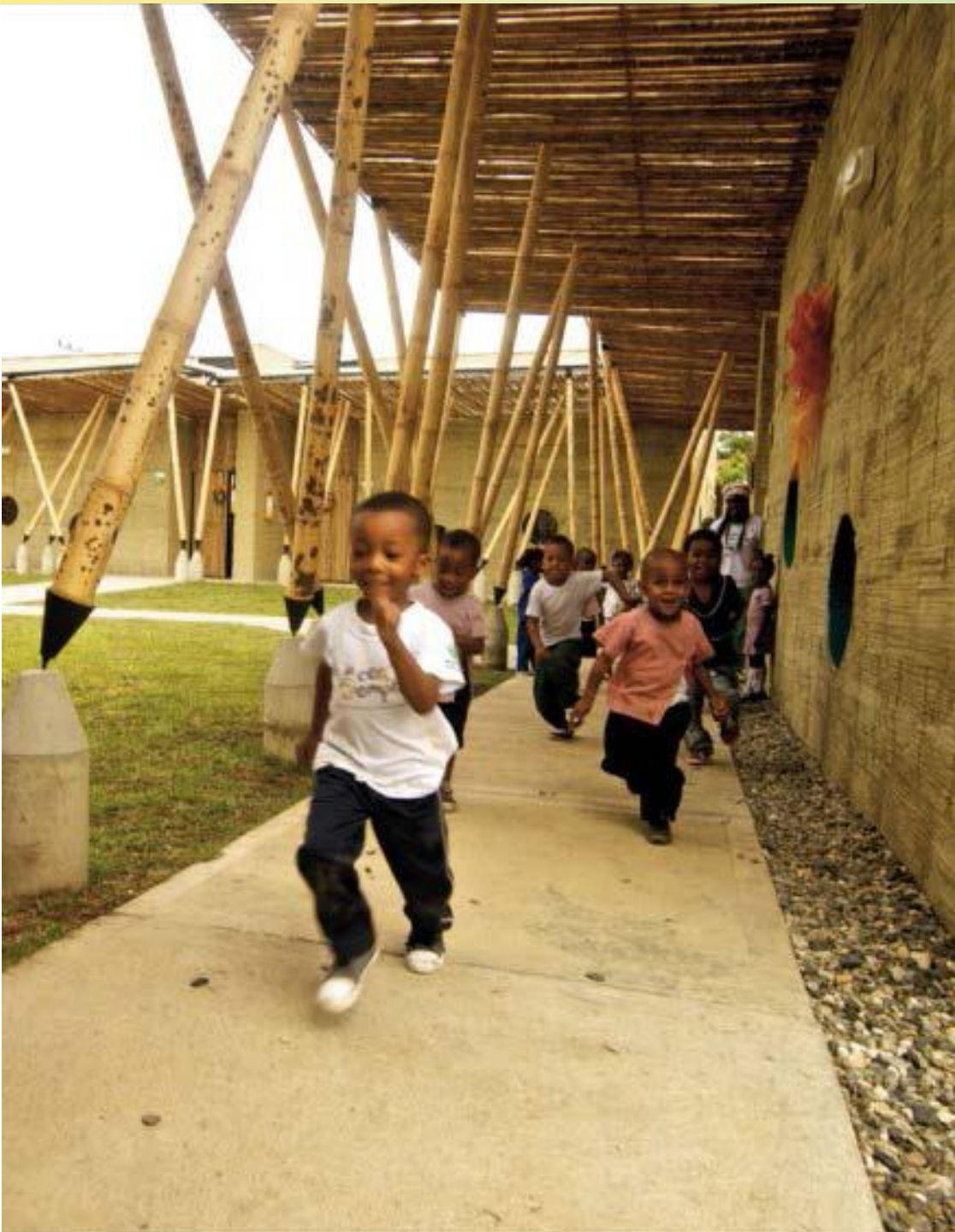


# Specialization Required for Infant / Toddler Rooms





# Flooring Transitions





# Playground Area Impacts





# Storage... Storage... Storage



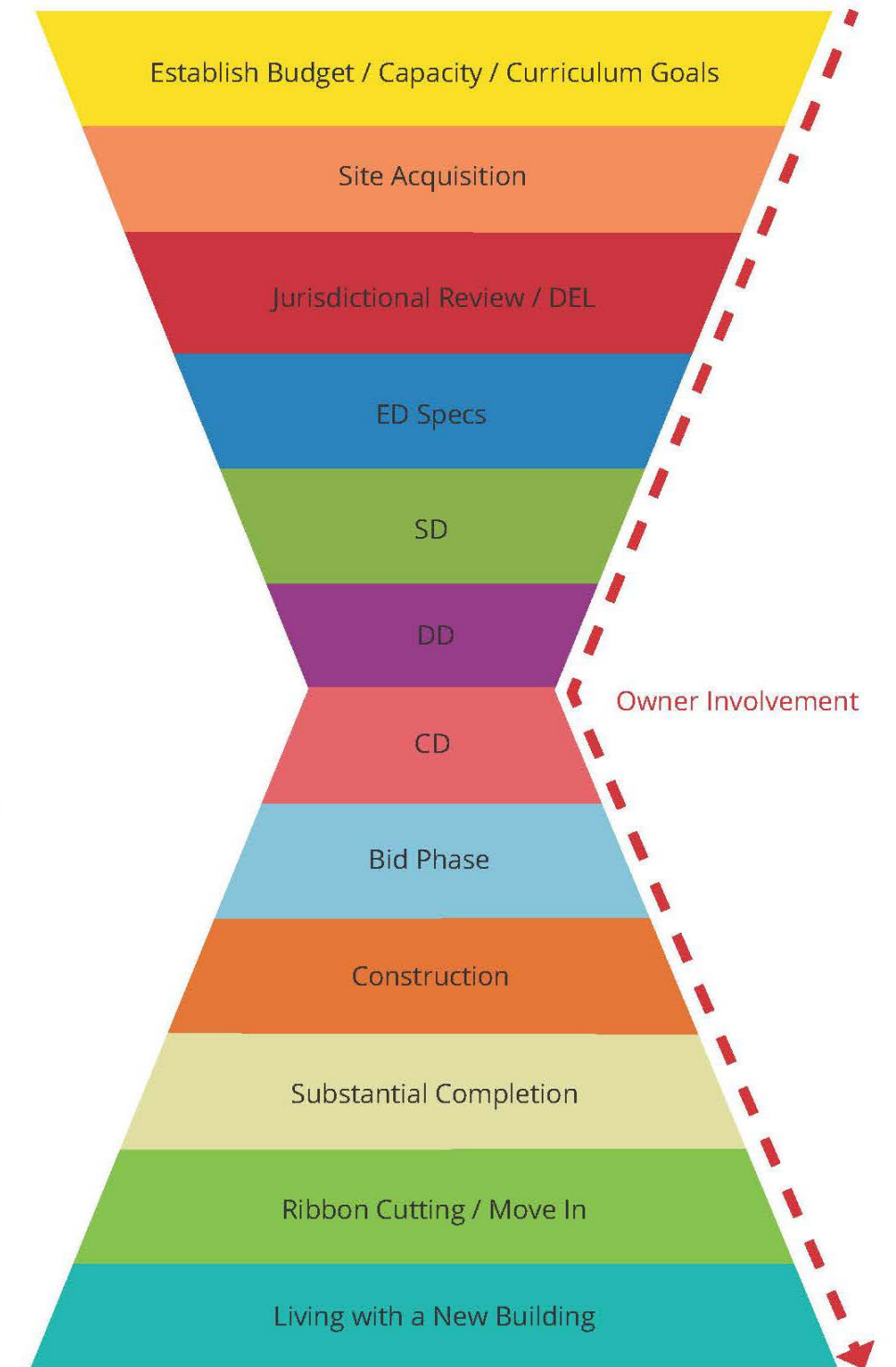


# Process... A Deeper Dive



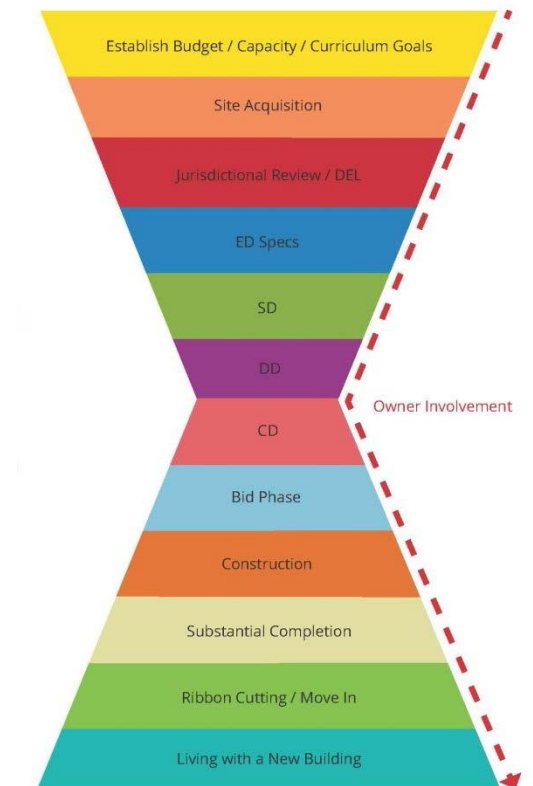


## Process Overview

[illegible]



## Start to Finish

[illegible]



**Establish Budget / Capacity /  
Curriculum Goals**



# Establish Budget/Capacity/Curriculum Goals

## Area Summary: CVSD Barker HS - ELC

Date: September 18, 2014

### ELC

Classrooms	Qty.	Final	Final T
<b>Child Care</b>			
Infant Classroom (12 kids/room)	1	400	400
Crib Area	1	175	175
Diaper Changing Area	1	100	100
Food/Bottle Prep	1	80	80
Toddler Classroom (18 kids/room)	2	700	1,400
Toilet Room/Diaper Changing	1	140	140
5 Year Old Room (18 kids/room)	1	750	750
Toilet Room	1	100	100
<b>Preschool</b>			
Classrooms (18 kids/room)	22	750	16,500
Toilet Rooms	11	115	1,265
Subtotal			20,910
<b>ELC Support Spaces</b>	Qty.	Final	Final T
Main Office Reception Area (4 secretaries)	1	175	175
Main Office Work Area	1	200	200
Admin Office (Director)	1	200	200
Admin Office (Asst Director)	1	120	120
Psych Office (2 people/office)	1	150	150
Family Service Coordinator (8 people)	1	400	400
Family Service Coordinator - Storage	1	50	50
Conference Room	1	250	250
Student Waiting Area	1	50	50
Storage	1	100	100
Laundry	1	100	100
Health (Share office and toilet w/BHS?)	1	80	80
OT/PT/SLT (in classrooms)			
Subtotal			1,875
<b>ELC Subtotal</b>			<b>22,785</b>

## Barker High School / ELC Shared Spaces

Ed/Fitness Spaces	Qty.	Final	Final T
Multi-Purpose Room	1	1,500	1,500
Gymnasium	1	2,000	2,000
Subtotal			3,500
Shared Support Spaces	Qty.	Final	Final T
Faculty Workroom	1	350	350
Staff Break Room	1	450	450
Subtotal			800
<b>Custodial</b>			
Custodial Office	1	150	150
Custodial Closet	4	50	200
Custodial Storage	1	220	220
<b>General Building Storage</b>	1	250	250
<b>Food Prep / Kitchen</b>	1	1,050	1,050
<b>Main Distribution Frame, (Data/Telcom)</b>	1	150	150
<b>Shared Spaces Subtotal</b>			<b>6,320</b>
<b>GRAND SUBTOTAL</b>			<b>49,265</b>
<b>Mech/Elec. at 1% of Net (partial on non-assignable Mezzanine)</b>			493
<b>Circulation, Walls at 30% of Net</b>			14,780
<b>TOTAL GROSS SQ. FT.</b>			<b>64,537</b>
<b>Actual Building Area (Polyline around perimeter of CAD plan)</b>			65,252
Does not include upper level office area at south			



# Site Acquisition





Storm water

Toddler  
play

Birth to Five Building Area

Kinder play

Pre school  
play

Added school parking / drive with  
storm water detention cells under

School parking  
shared with  
church

Church parking  
shared with school

Option A1

Google





Option B1



# **Jurisdictional Review / DEL**



# Jurisdictional Review/DEL



Washington State Department of  
**Early Learning**

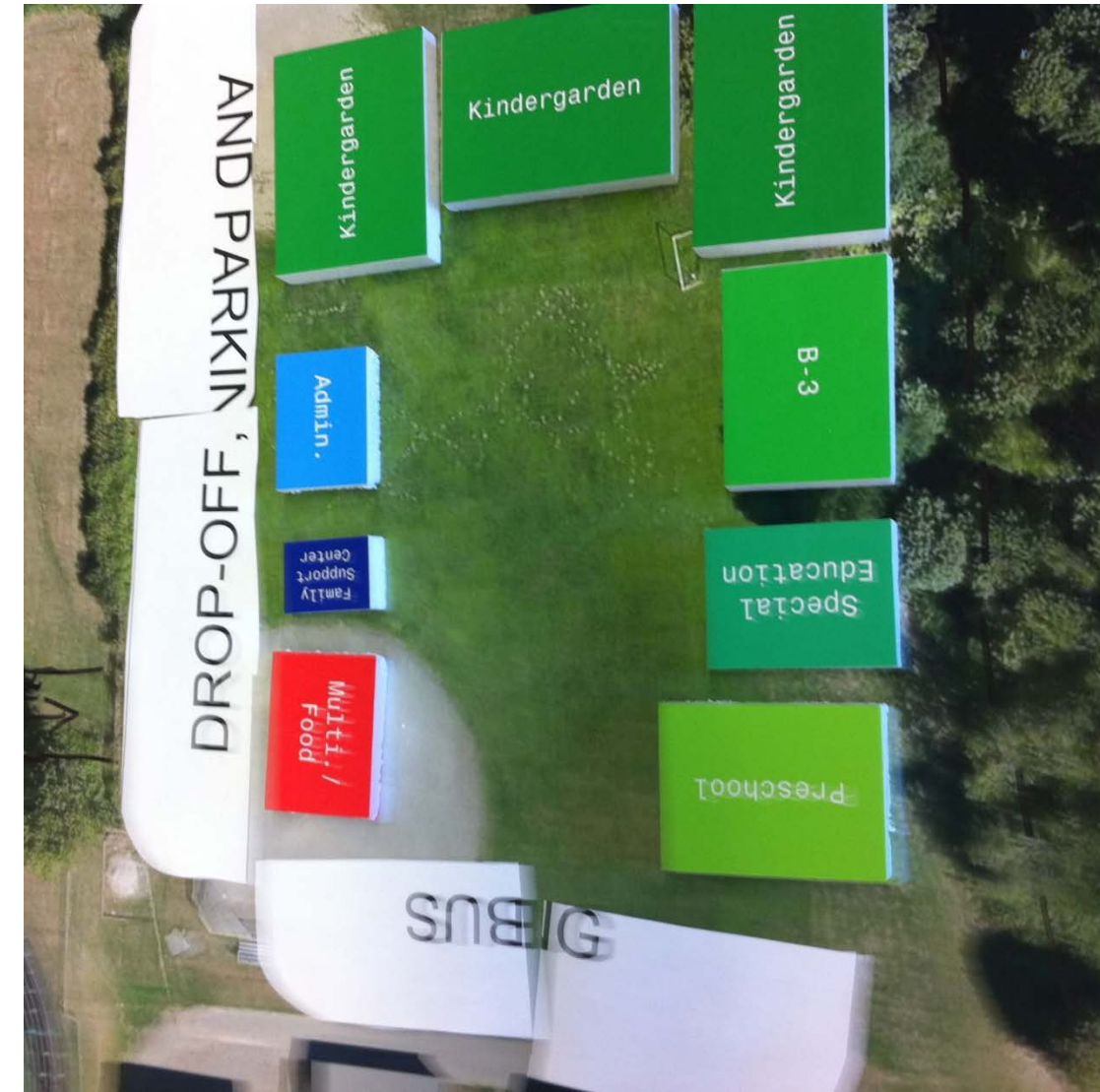




# **Educational Specifications**



# Educational Specifications





# Educational Specifications

- + Goal or Objective of Activity Area
- + Activities Conducted in the Space
- + Participants
- + Days per Week Activity Area is Used
- + Other Activity Areas Which Should Be Near This Area
- + Special Environmental Characteristics
- + Utilities Required to Support Activities
- + Storage Requirements
- + Display Requirements
- + Furniture
- + Equipment

Educational Specifications - Data Collection Form / Moses Lake High School #2 / 111-17021-02

Built in Equipment:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

Comments:

Diagrams and Sketches:

Educational Specifications - Data Collection Form / Moses Lake High School #2 / 111-17021-02

**Utilities Required to Support Activities:**

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

**Storage Requirements:**

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

**Display Requirements:**

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

**Furniture and Equipment to be Housed in the Space**

**Furniture Used by Students:**

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

**Furniture Used by Staff:**

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

**Movable Equipment:**

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

**NAC ARCHITECTURE**

**ACTIVITY AREA DESCRIPTION**

Activity Area: \_\_\_\_\_ Contact for this Area: \_\_\_\_\_

**Goal or Objective of Activity Area:**

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

**Activities Conducted in the Space:**

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

**Participants in the Activities per Period of Instruction: (Note groups of simultaneous use)**

1. Staff:
2. Students:
3. Para-educators:
4. Groups/Subgroups:

**Days per Week Activity Area is Used:**

**Hours per Day Activity Area is Used:**

**Other Activity Areas Which Should Be Near This Activity Area:**

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

**Special Environmental Characteristics Required in the Activity Area: (Acoustical, Visual, Thermal, Elect, etc.)**

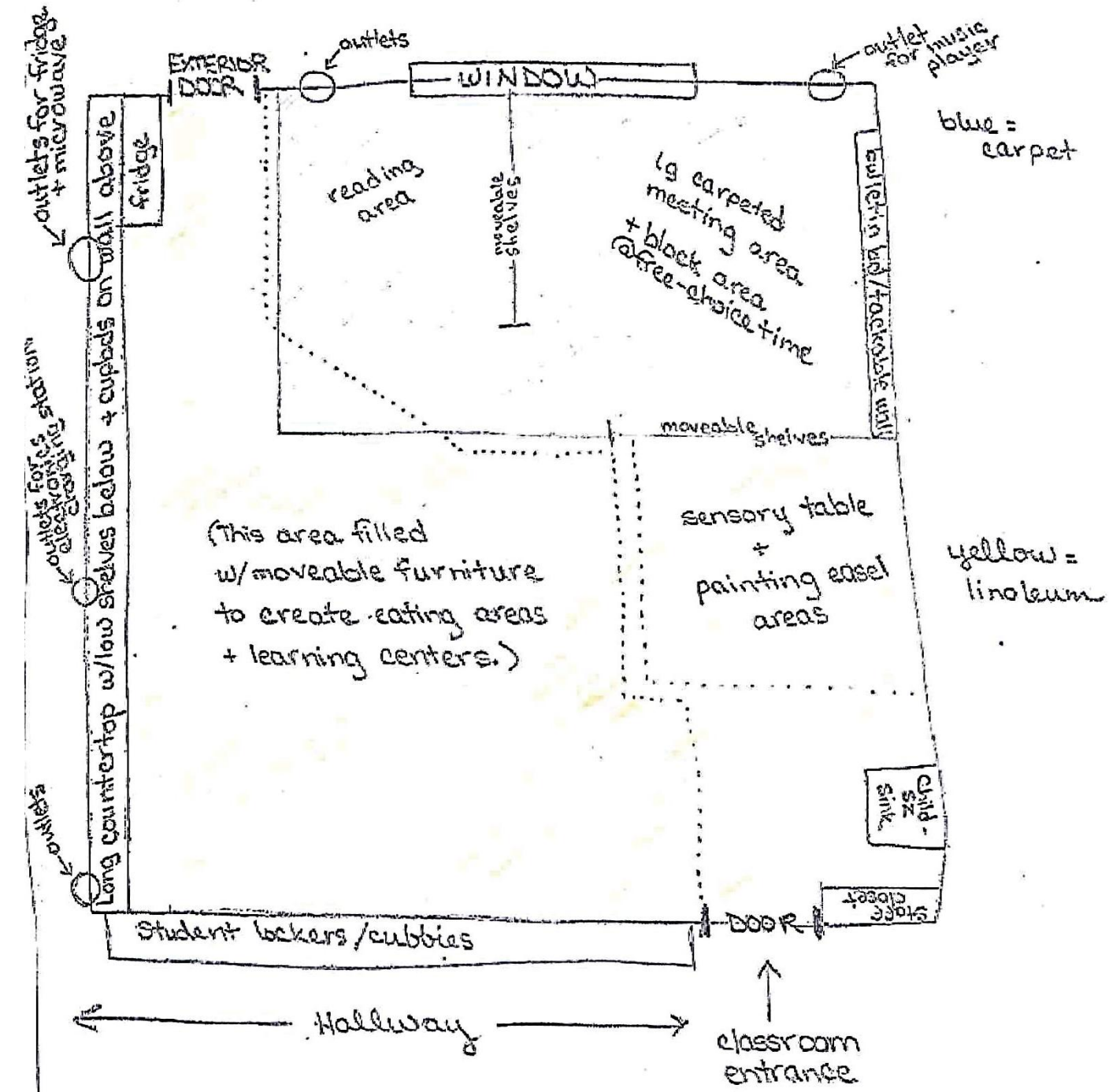
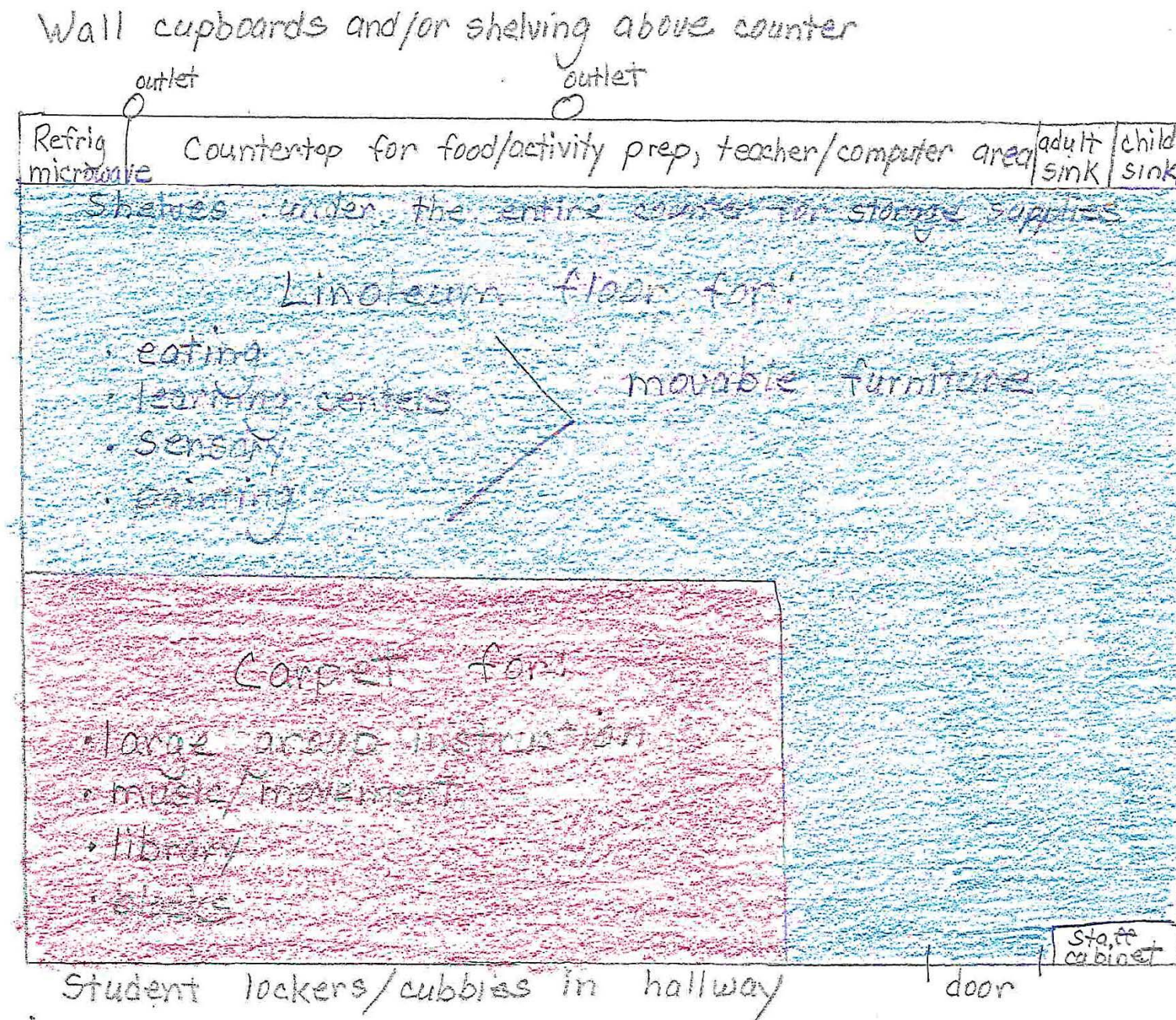
- 1.
- 2.
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# Educational Specifications





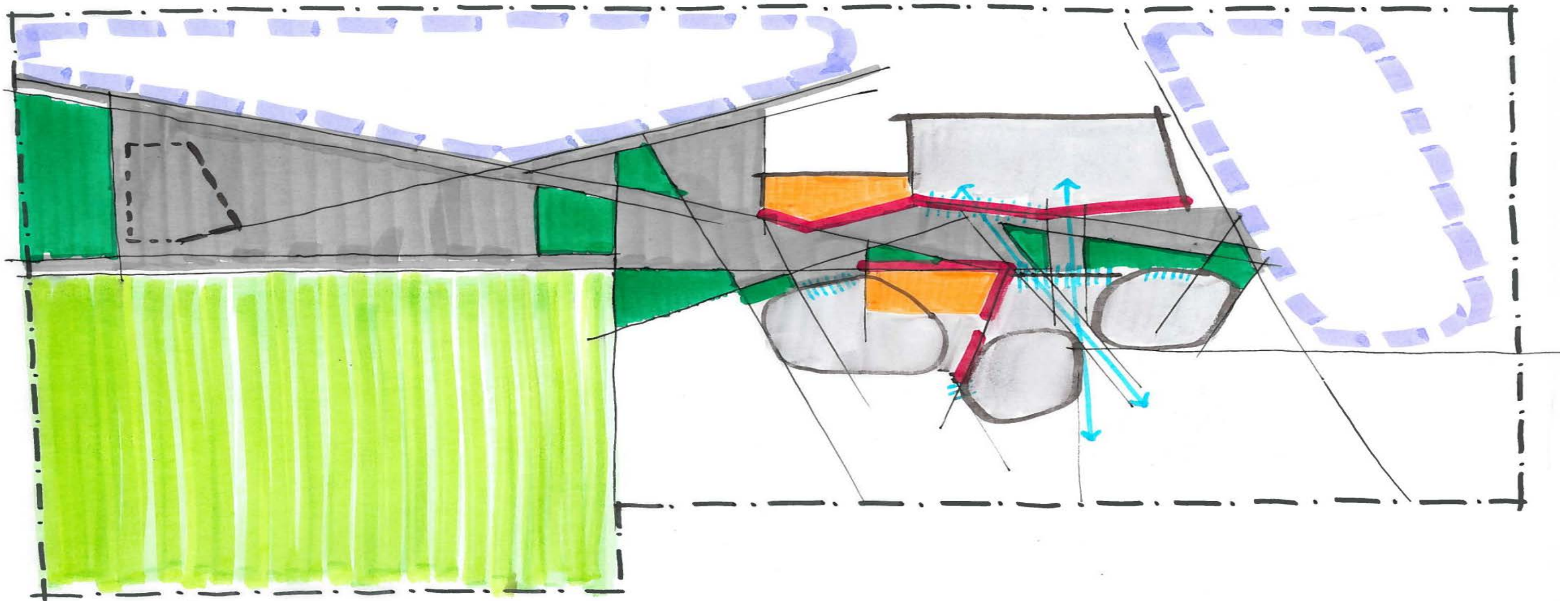
# Schematic Design



# Schematic Design

Concept Diagram

The Green Link

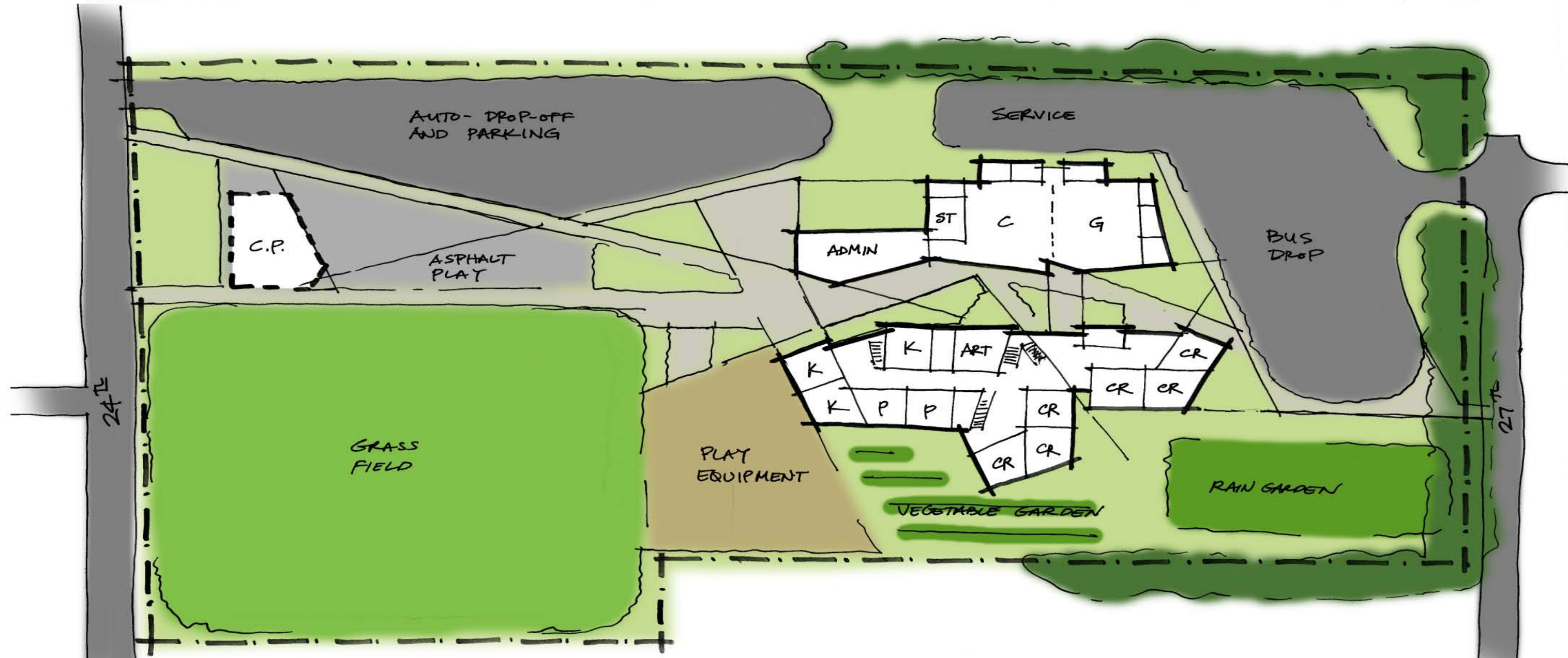




# Schematic Design

## Site Plan

## The Green Link

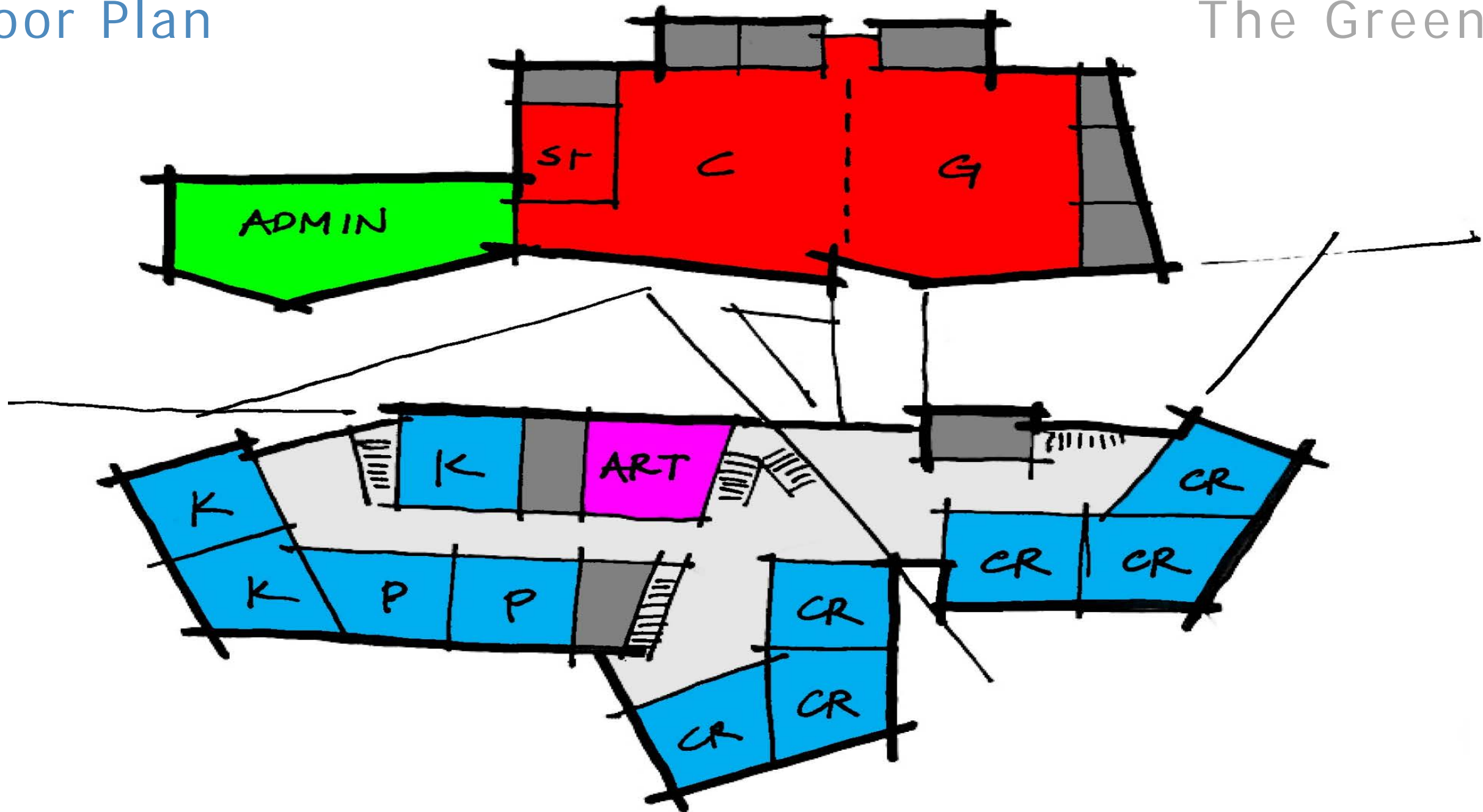




# Schematic Design

Floor Plan

The Green Link





# Design Development







# Construction Documents



# Construction Documents





**Bid Phase**



# Bid Phase





# Construction



# Construction

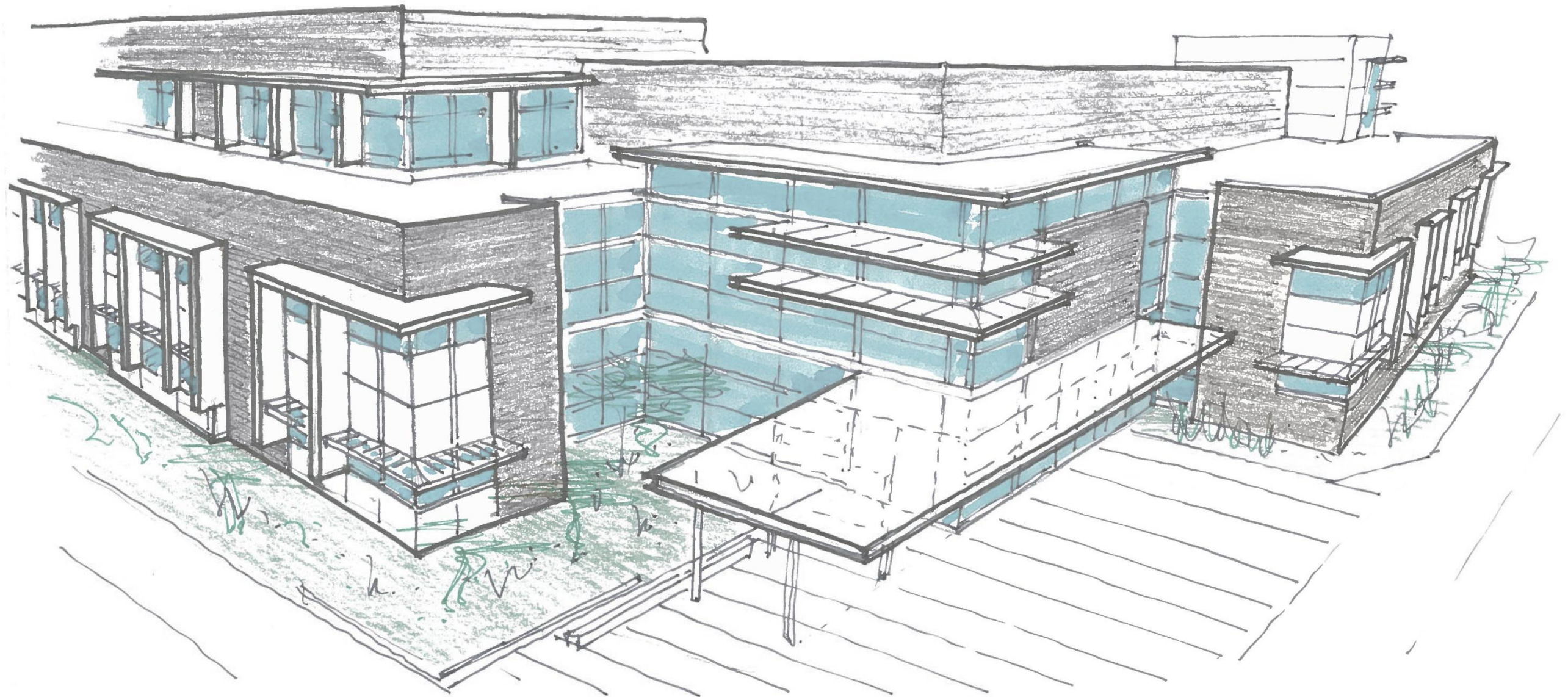




# **Substantial Completion**



# Substantial Completion





**Ribbon Cutting / Move In**



# Ribbon Cutting/Move In





# Living with a New Building



# Living with a New Building









# Thank you!

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