

SARASOTA HIGH SCHOOL

TEAM




SARASOTA COUNTY SCHOOLS

Construction Manager at Risk


CORE LEADERSHIP TEAM




Darrell McLain
AIA
PRINCIPAL IN CHARGE / PARTNER
BMK ARCHITECTS



Jim Hair
AIA, LEED AP BD+C
PROJECT MANAGER / PRESIDENT - ORLANDO OFFICE
LITTLE



Tom Balke
AIA, LEED AP BD+C
SCHOOL STUDIO PRINCIPAL / PARTNER
LITTLE




Tomas Eliaeson
AIA, NCARB, LEED AP BD+C
DIRECTOR OF DESIGN
LITTLE

CORE CONSULTING TEAM



Kurt Jensen
PE
CIVIL ENGINEERING
JAG



Melissa Hayes
PE, LEED AP BD+C
MECHANICAL ENGINEERING
MATRIX



Michael Head
PE, LEED AP BD+C
STRUCTURAL ENGINEERING
TLC ENGINEERING



Anita Crosby
RCDD, PSP, LEED AP BD+C
TECHNOLOGY SYSTEMS / ENGINEERING
MATRIX



Greg Bowan
PE, LEED AP BD+C
ELECTRICAL ENGINEERING
MATRIX



Don Crosby
PE, CxA, LEED AP BD+C
FIRE PROTECTION
MATRIX

ARCHITECTURAL DESIGN TEAM



Peter Brown
AIA
HISTORIC PRESERVATION & EDUCATIONAL CONSULTING
PETER BROWN ARCHITECTS




Brian Bradley
AIA, NCARB, LEED AP
PROJECT MANAGER
BMK ARCHITECTS



Aranya Mom
AIA, NCARB, LEED AP ID+C
PROJECT ARCHITECT
LITTLE



Raquel Hair
IIDA
INTERIOR DESIGNER
LITTLE



Richard Opalinsky
AIA
JOB CAPTAIN
BMK ARCHITECTS




Darrell McLain
AIA
ON SITE CONSTRUCTION ADMINISTRATION
BMK ARCHITECTS

SPECIALTY CONSULTING TEAM



CJ Fishman
FOOD SERVICE DESIGN / PRESIDENT
FISHMAN & ASSOCIATES



Santiago Crespo
ENVIRONMENTAL GRAPHICS & WAYFINDING
LITTLE



Phil Smith
RLA, ASLA
LANDSCAPE ARCHITECTURE
DWJA



Phil Tackett
CFM, LEED AP BD+C
FM STRATEGIES / FACILITY MANAGEMENT
LITTLE



Coby Watts
DESIGN VISUALIZATION / SKYSCRAPER3D
LITTLE

PROJECT OBJECTIVES

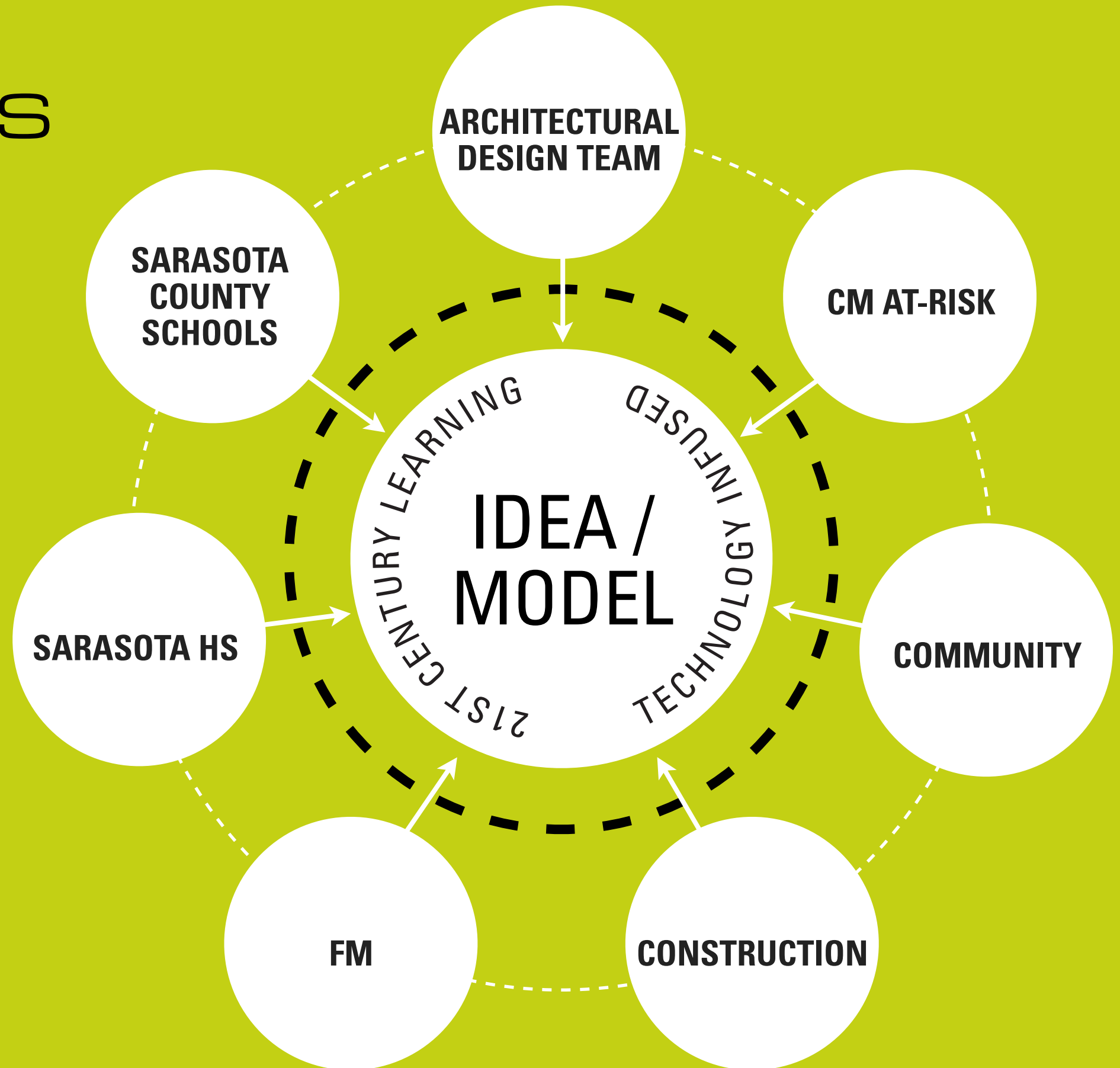
1 21ST CENTURY IMMERSIVE LEARNING

2 RUDOLPH BUILDING

3 A MASTER PLAN

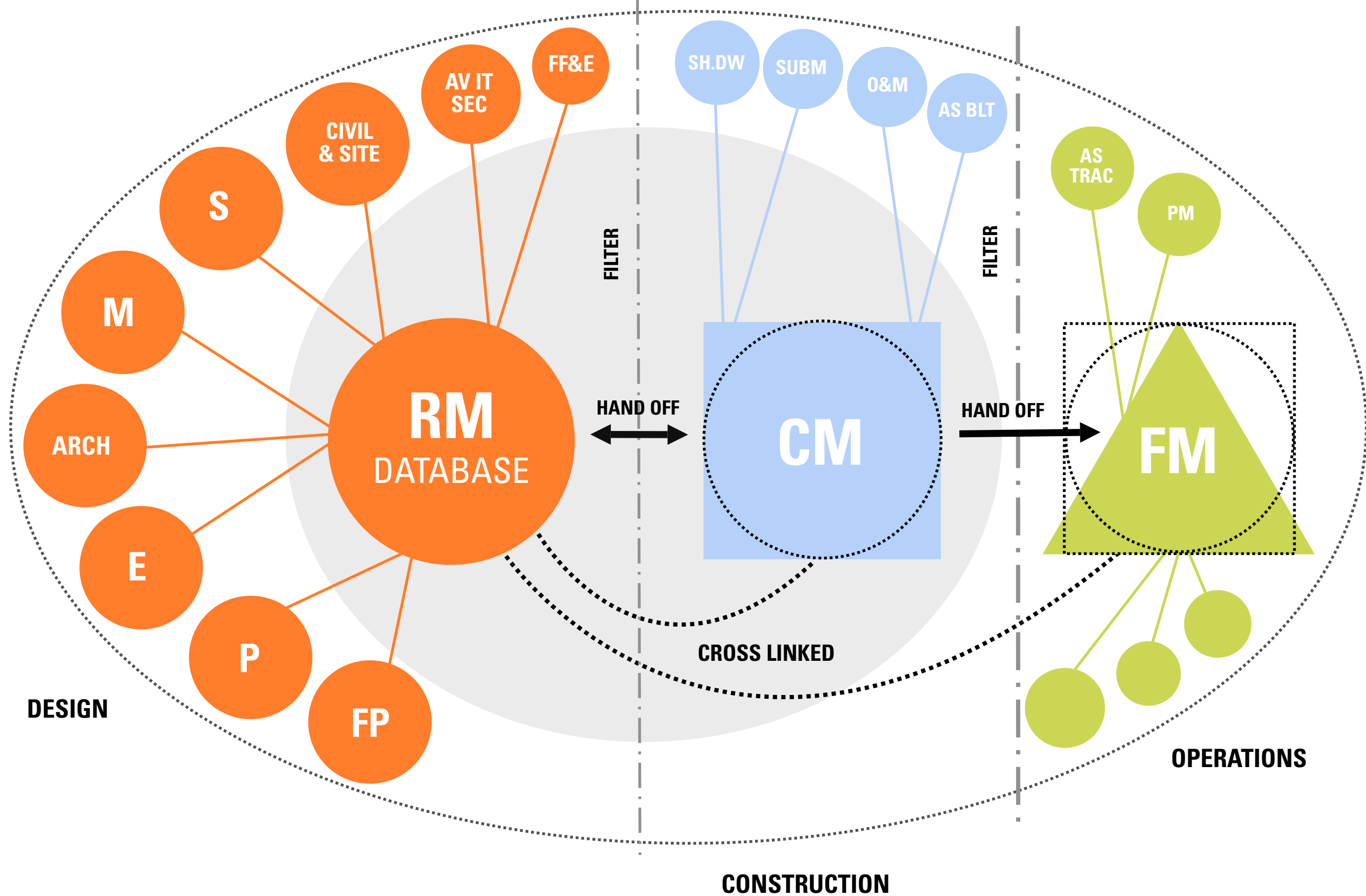
TEAM PROCESS

- Collaborative
- Technology Infused
- 21st Century Learning Model



BIM / FM

Information Sharing Strategy



Project Phase Utilization

CM

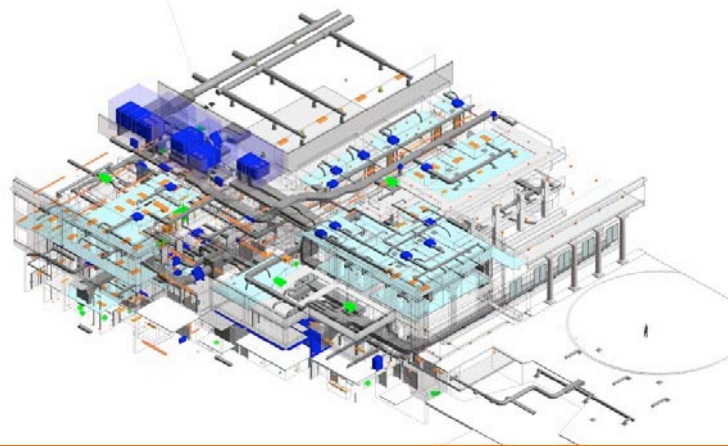
FM

* 4D BIM is both sequencing and scheduling for new construction and renovation

BIM / FM

Sharing a Common Information Platform

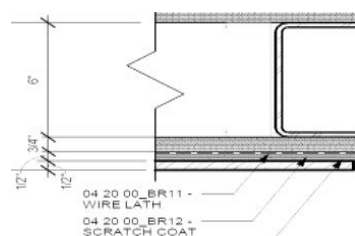
RM



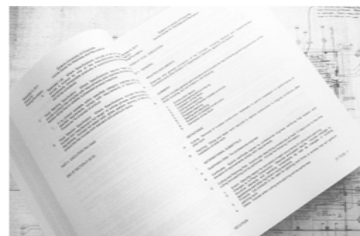
3D Models

| MasterKeynotes_2004.txt (Read-Only) - Microsoft Excel | | |
|---|--|-------------|
| Division 00 | | |
| A | B | C |
| 4877 09 29 00 | Gypsum Board | Division 09 |
| 4878 09 29 00.A1 | 1/4" Gypsum Wallboard | 09 29 00 |
| 4879 09 29 00.A2 | 3/8" Gypsum Wallboard | 09 29 00 |
| 4880 09 29 00.B1 | 3/8" L Casing Bead | 09 29 00 |
| 4881 09 29 00.B2 | 1/2" L Casing Bead | 09 29 00 |
| 4882 09 29 00.B3 | 5/8" L Casing Bead | 09 29 00 |
| 4883 09 29 00.B4 | 3/8" J Casing Bead | 09 29 00 |
| 4884 09 29 00.B5 | 1/2" J Casing Bead | 09 29 00 |
| 4885 09 29 00.B6 | 5/8" J Casing Bead | 09 29 00 |
| 4886 09 29 00.C1 | 1/2" Gypsum Wallboard | 09 29 00 |
| 4887 09 29 00.C2 | 1/2" Type "X" Gypsum Wallboard | 09 29 00 |
| 4888 09 29 00.C3 | 1/2" M.R. Gypsum Board | 09 29 00 |
| 4889 09 29 00.D1 | 5/8" Gypsum Wallboard | 09 29 00 |
| 4890 09 29 00.D2 | 1 Layer 5/8" Gypsum Board | 09 29 00 |
| 4891 09 29 00.D3 | 1 Layer 5/8" Gypsum Board On Each Side | 09 29 00 |

Parametric Schedules

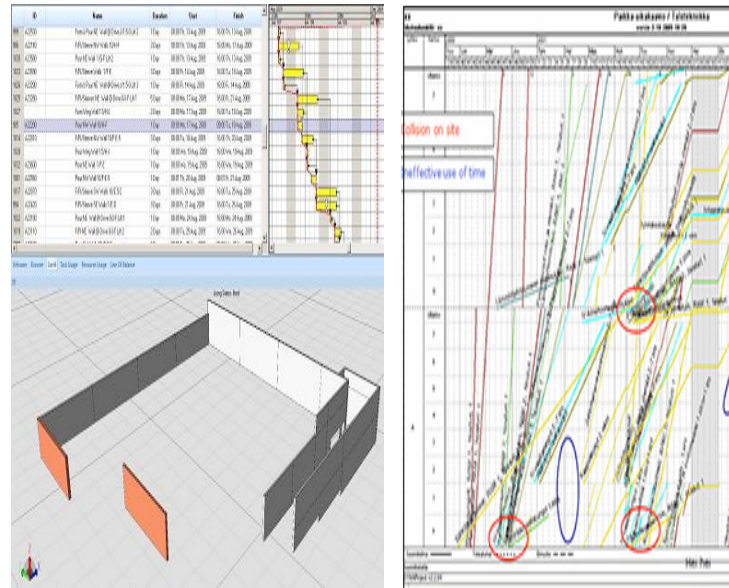


Detail



Digital Spec.

CM

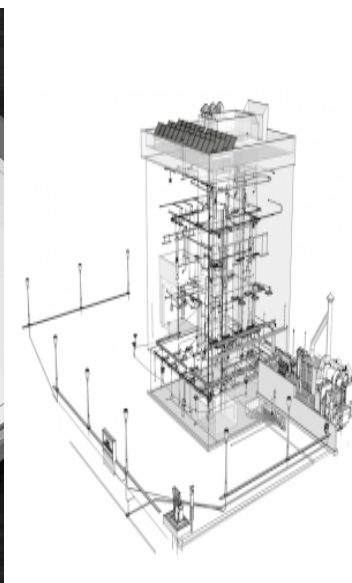


4D Model

Flow



O&M Warranty

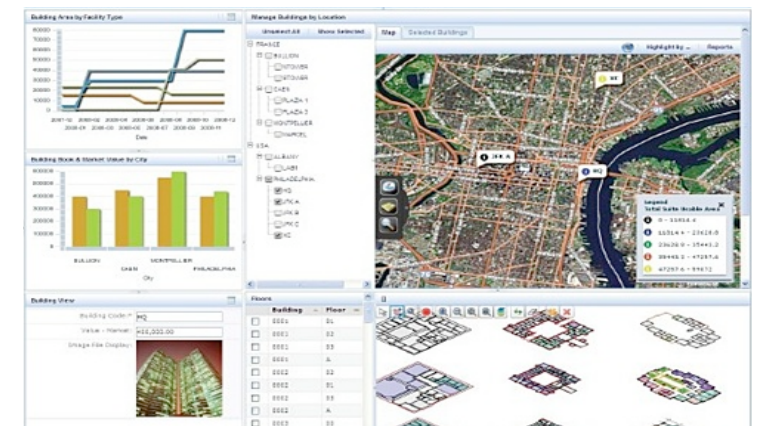


Shop Drawing

FM



Asset Tracking



Preventative Maintenance



Strategic Planning

PROJECT OBJECTIVES

1 21ST CENTURY IMMERSIVE LEARNING

2 RUDOLPH BUILDING

3 A MASTER PLAN

1

21ST CENTURY IMMERSIVE LEARNING

21ST CENTURY

Immersive Learning - *Multiple Modalities of Learning / Technology Assisted / Spatially Flexible*



THINK



DISCOVER



CREATE



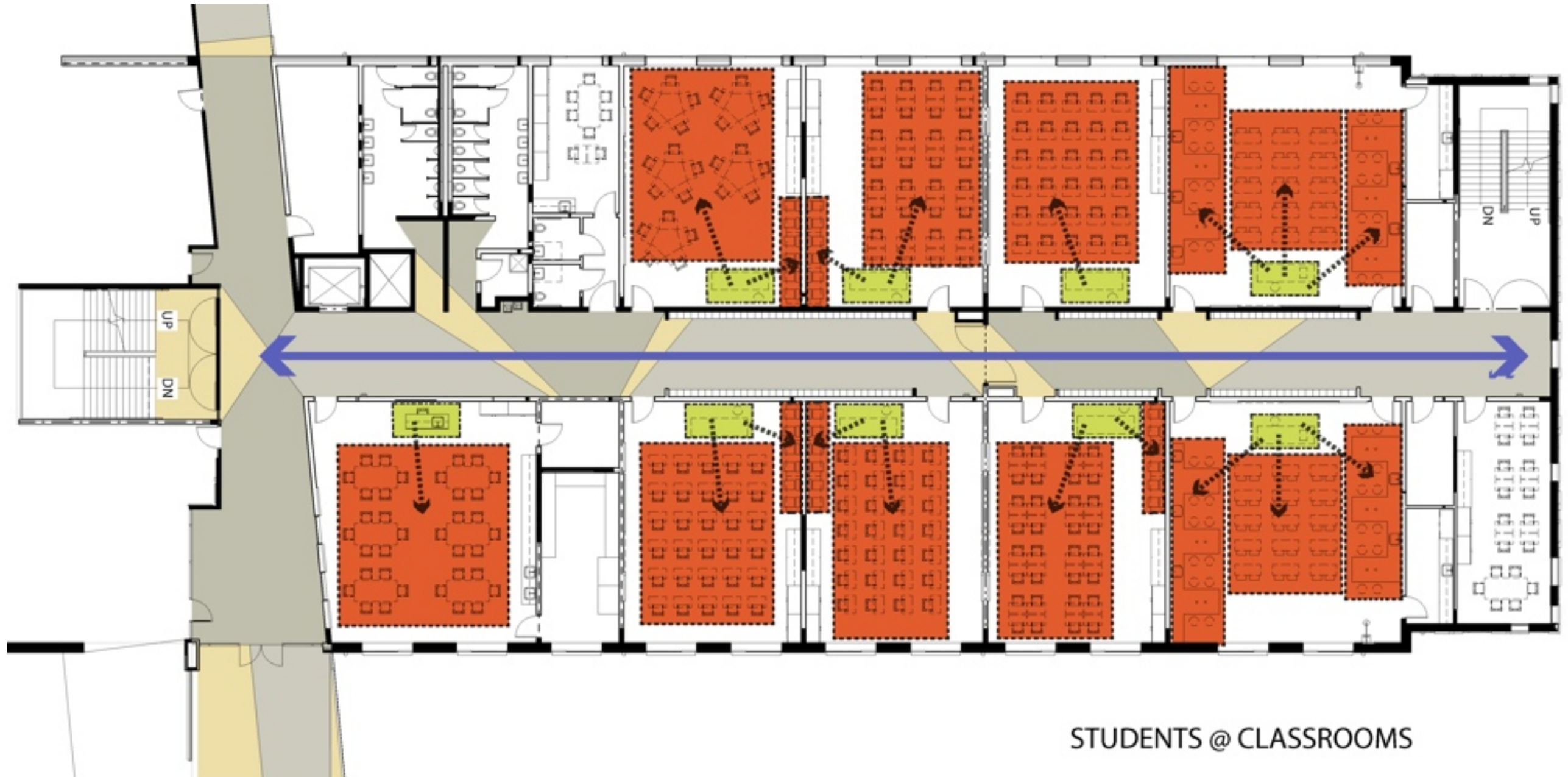
IMPART



EXCHANGE

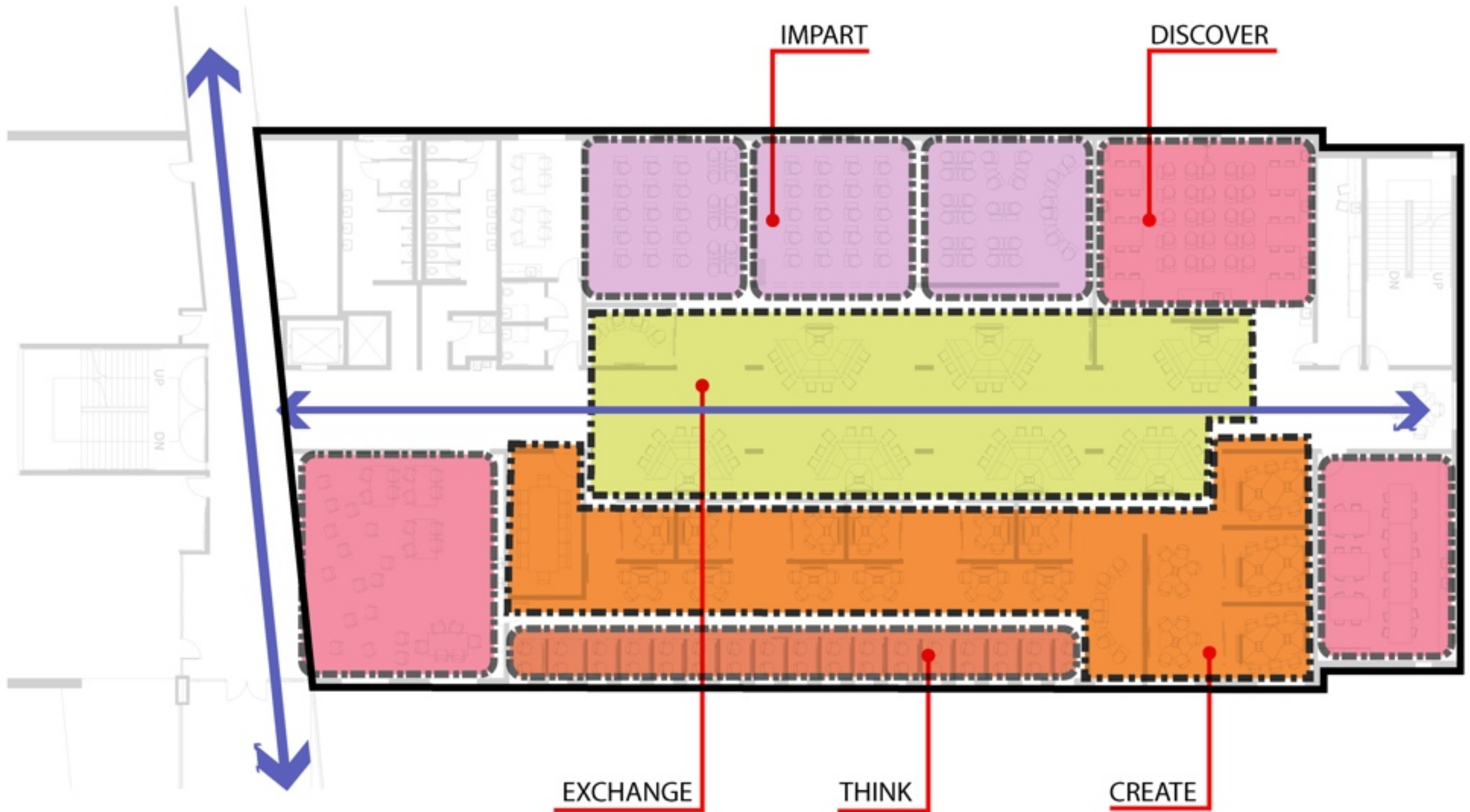
21ST CENTURY

20th Century Model



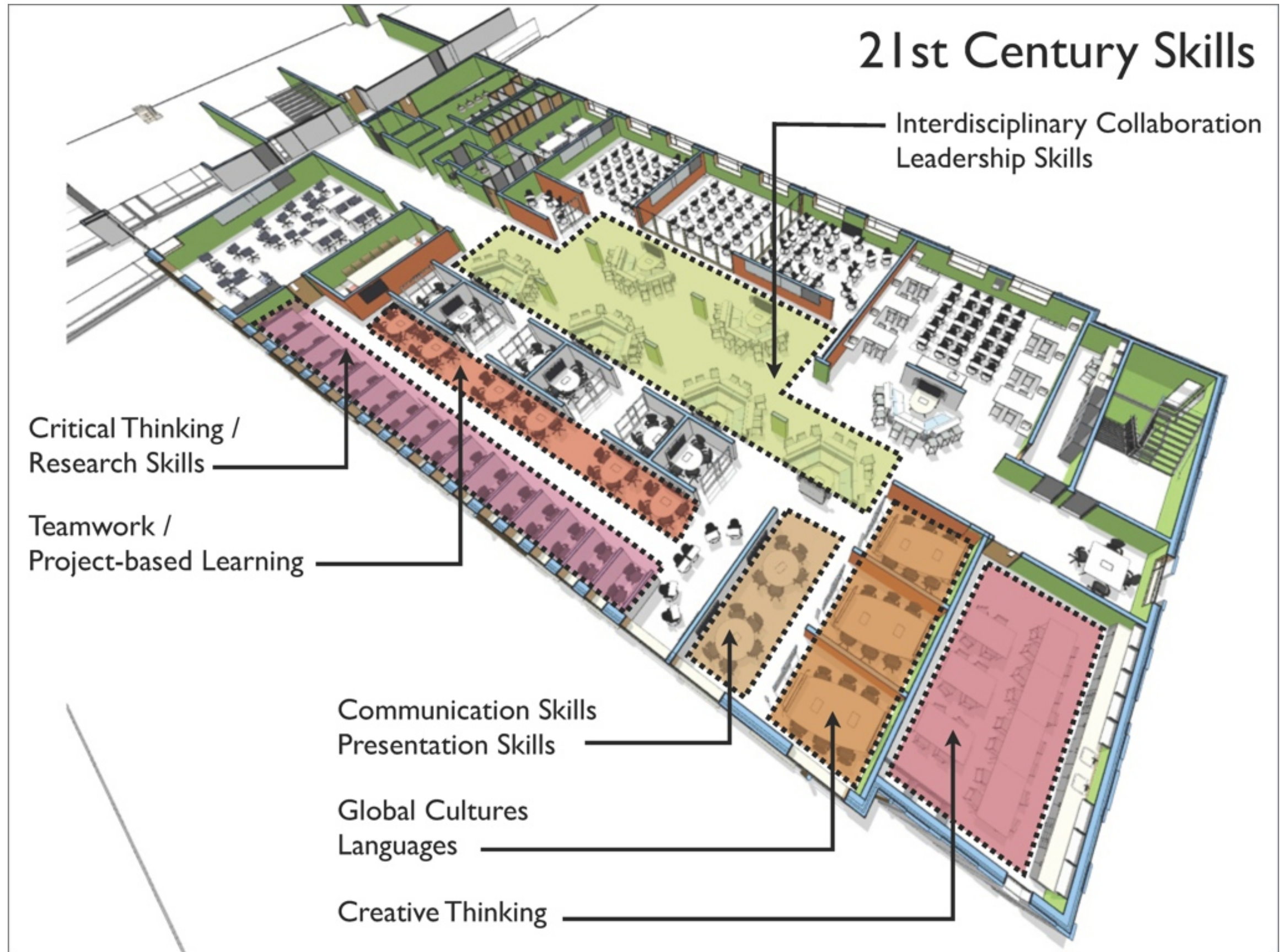
21ST CENTURY

Immersive Learning



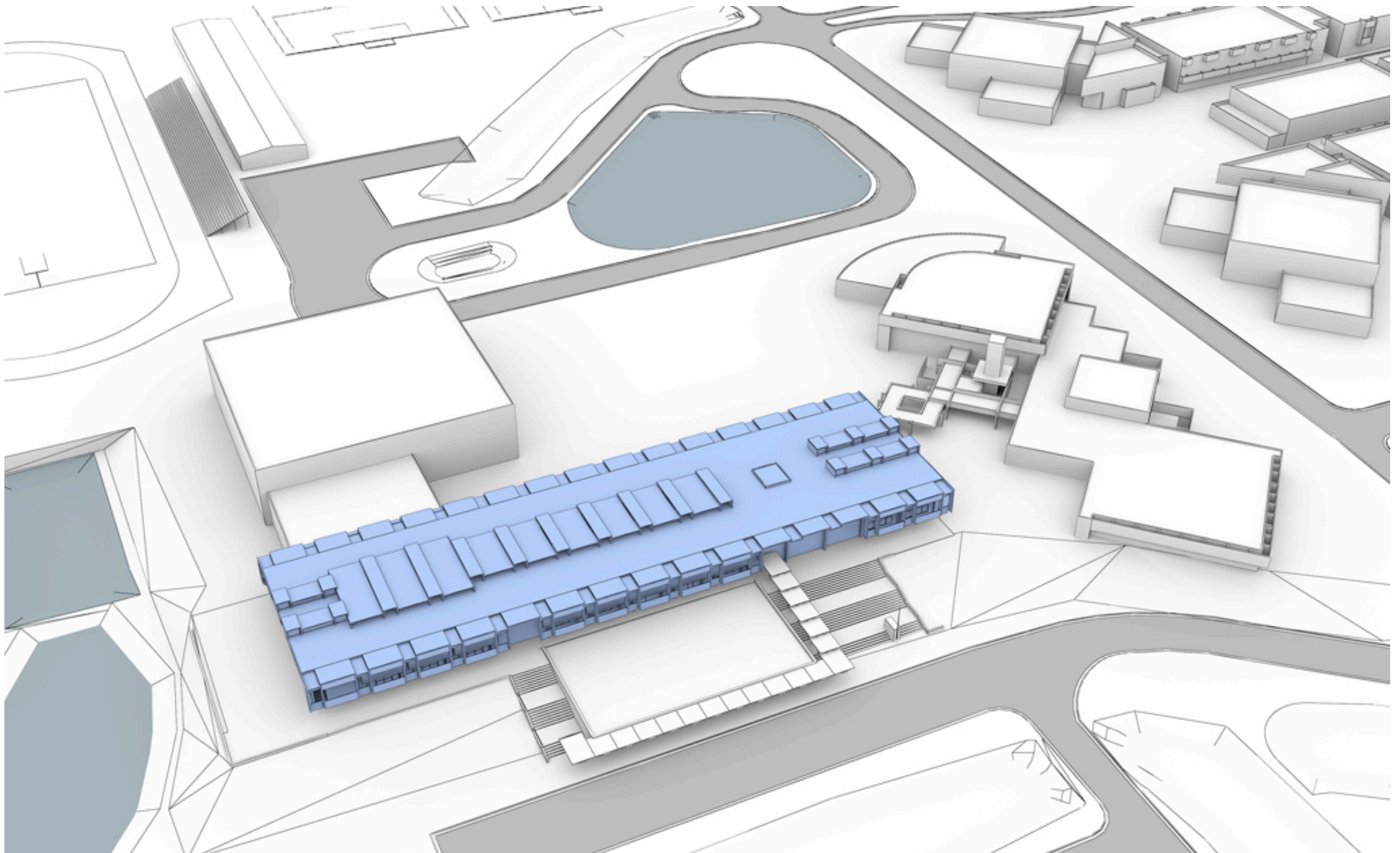
21ST CENTURY

Immersive Learning



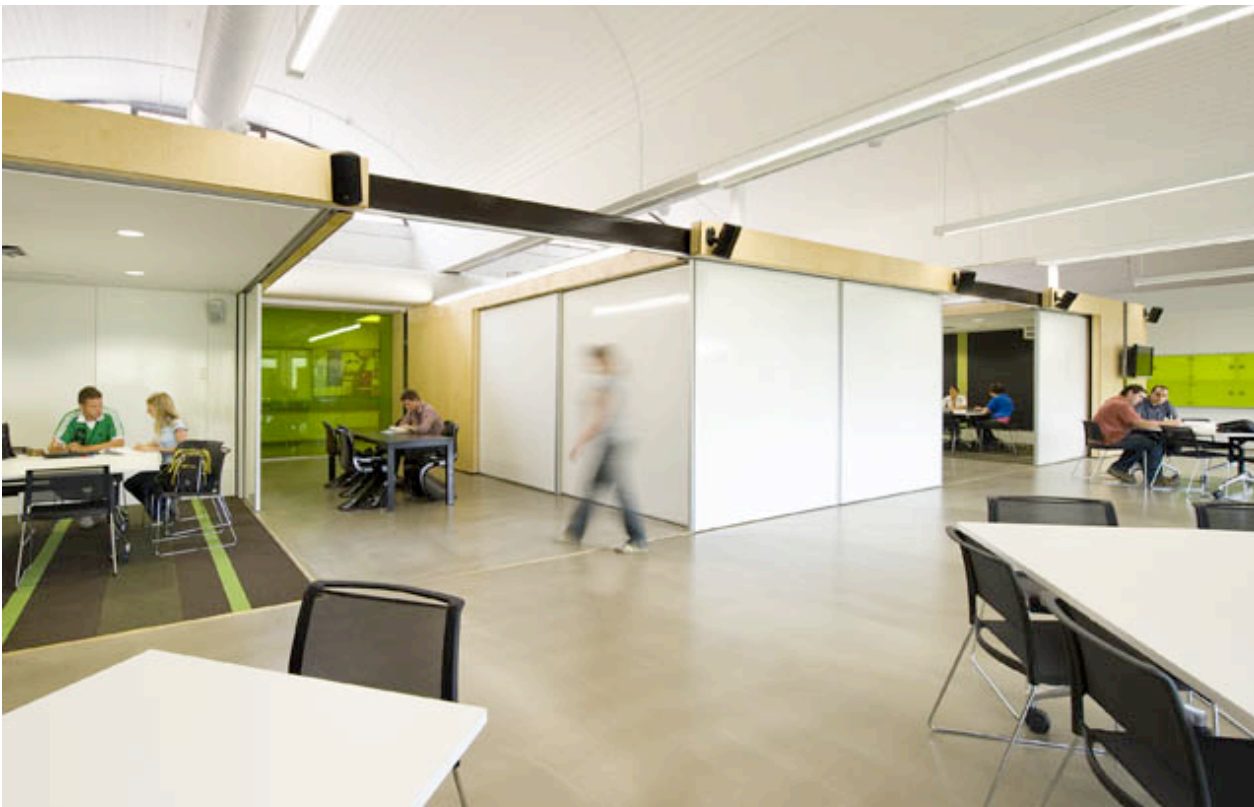
21ST CENTURY

Immersive Learning



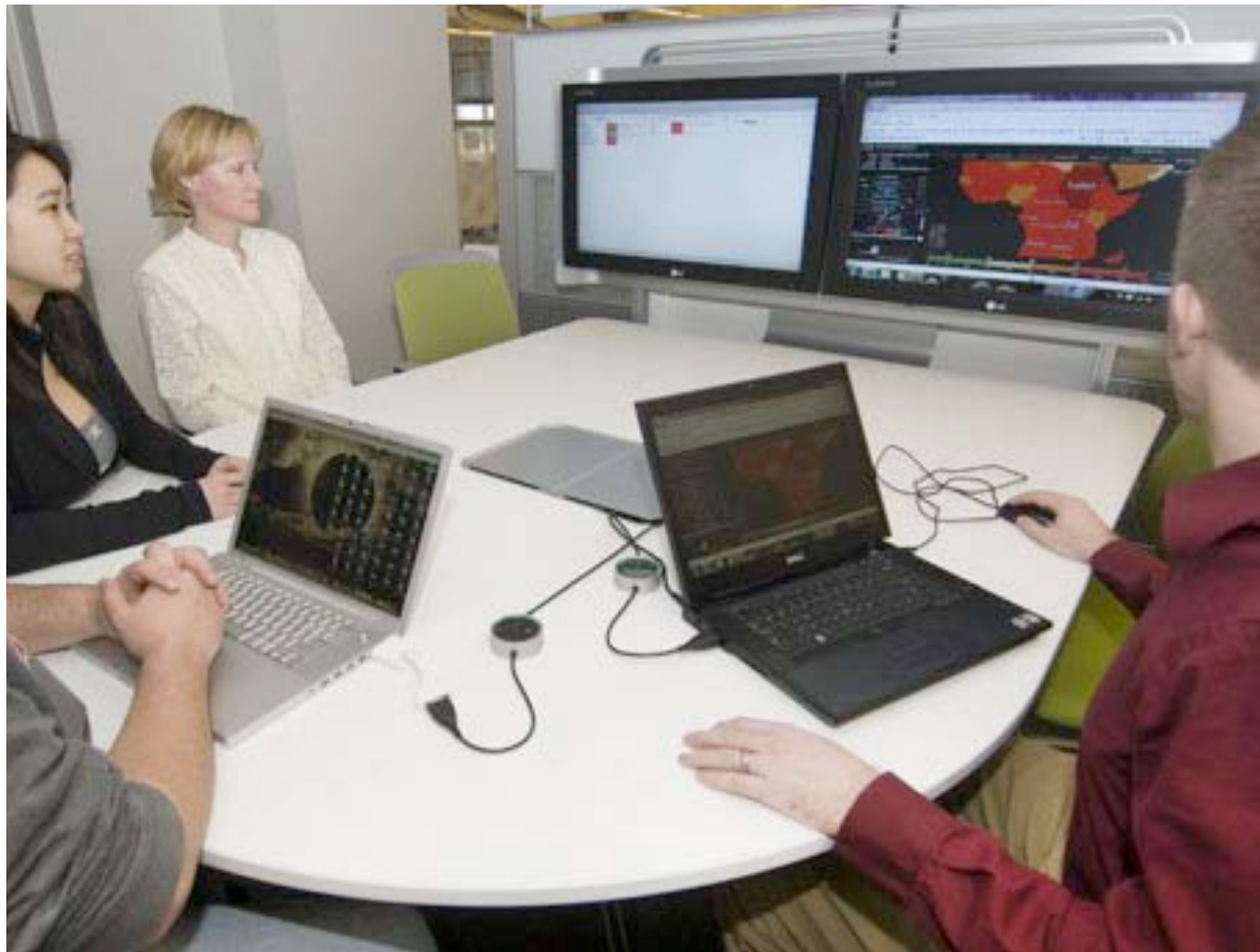
21ST CENTURY

Layering



21ST CENTURY

Flexible Furniture Solutions



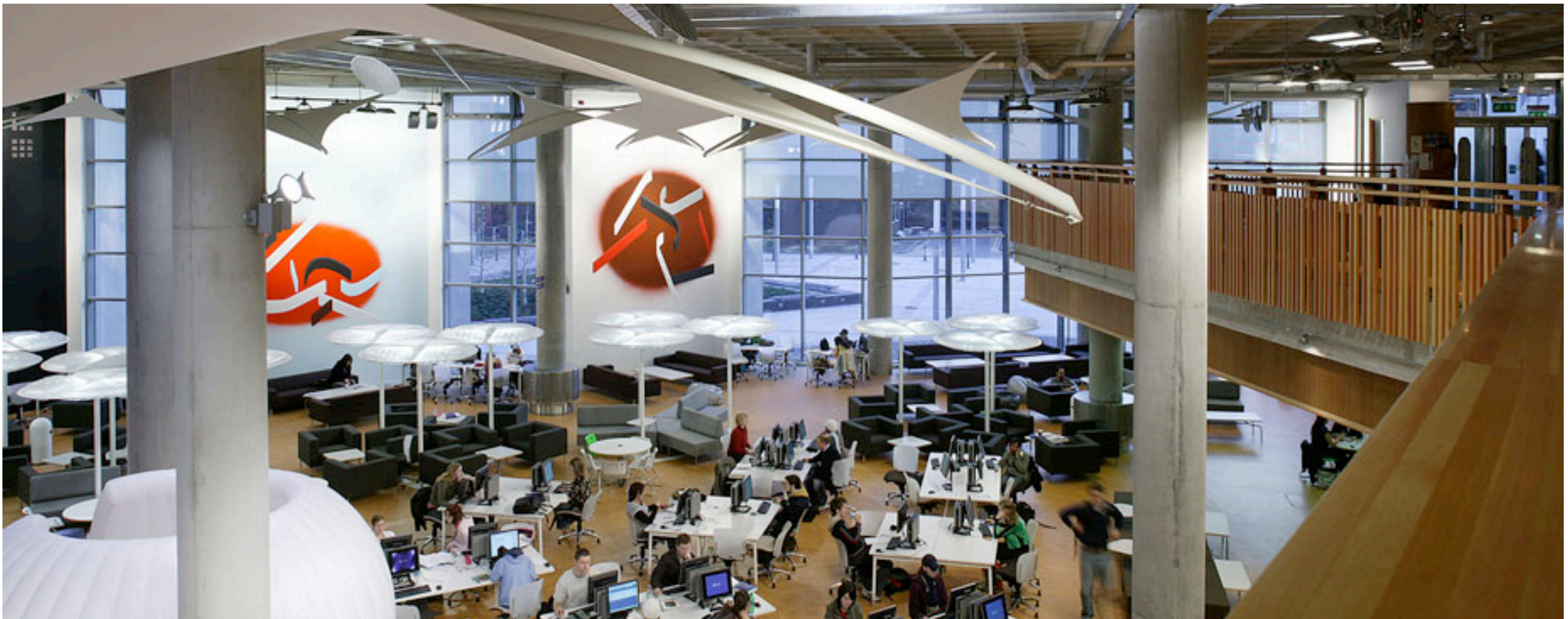
21ST CENTURY

Technology



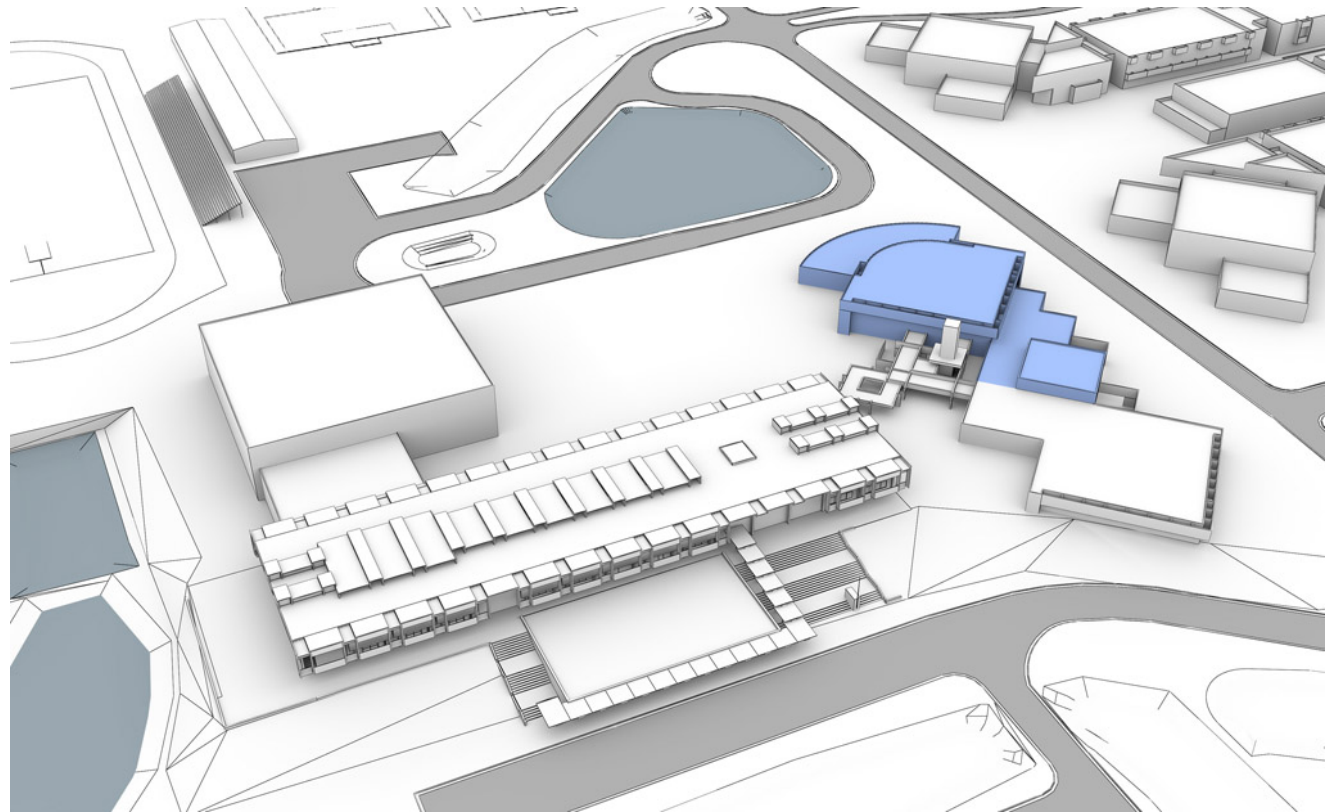
21ST CENTURY

Media



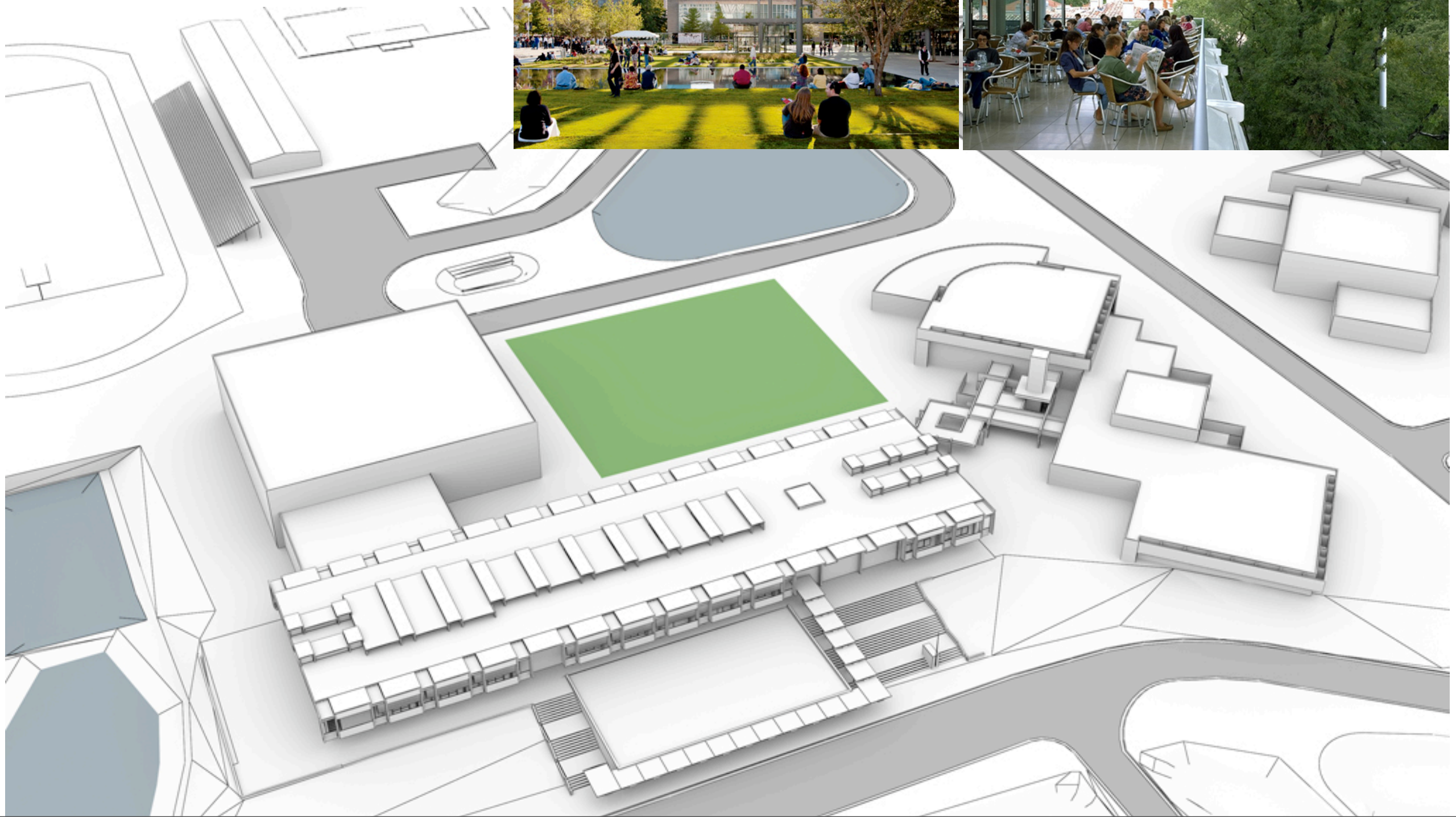
21ST CENTURY

Dining



21ST CENTURY

Social Network



2

RUDOLPH BUILDING

RUDOLPH BUILDING

Connecting Education and Environment



RUDOLPH BUILDING

Understanding the Building



RUDOLPH BUILDING

Sustainable Cues



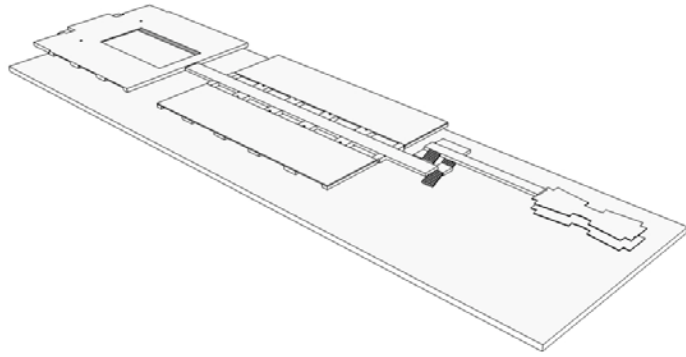
RUDOLPH BUILDING

Repurposing for 21st Century Learning

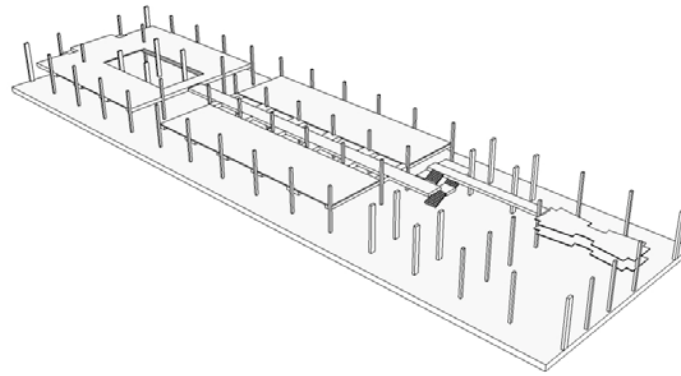


RUDOLPH BUILDING

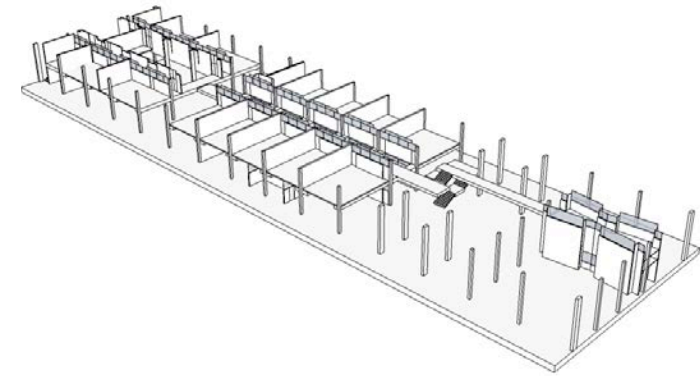
Building Elements



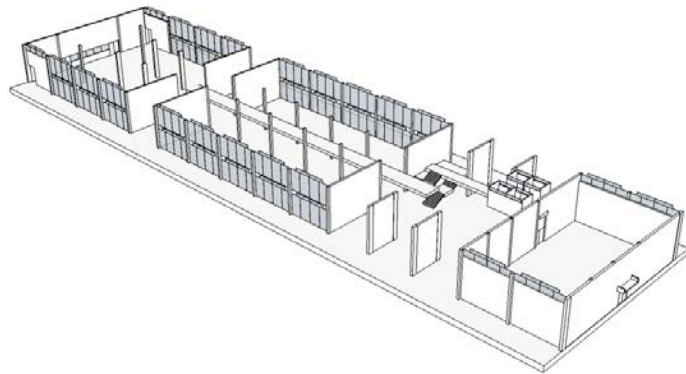
FLOOR



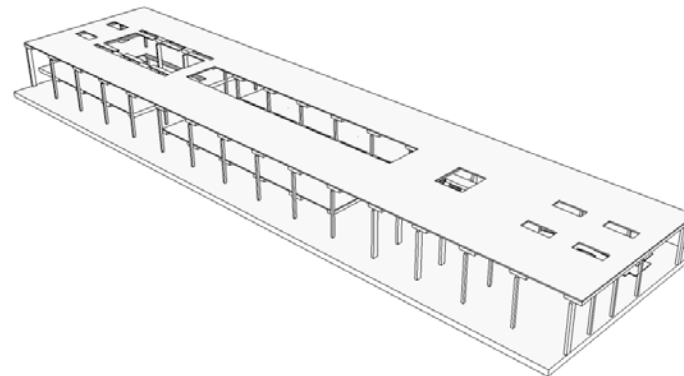
STRUCTURE



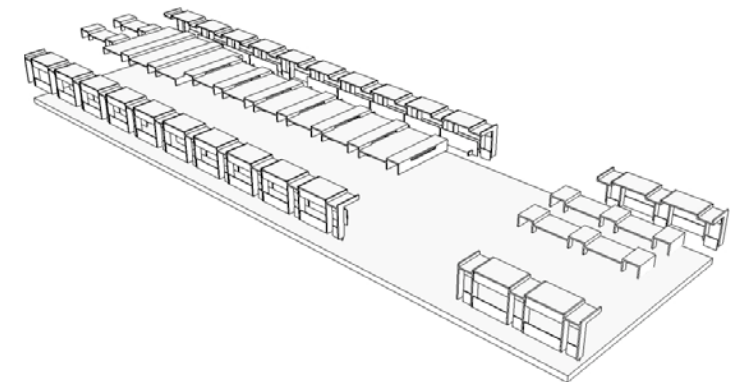
PARTITION



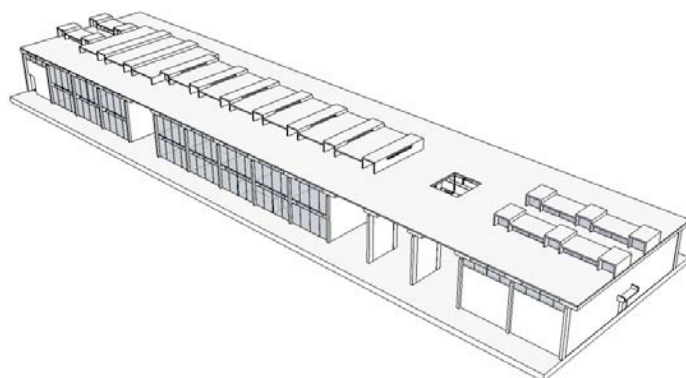
ENCLOSURE



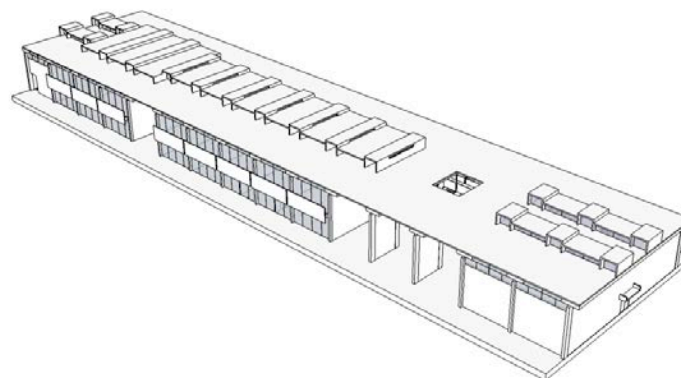
ROOF



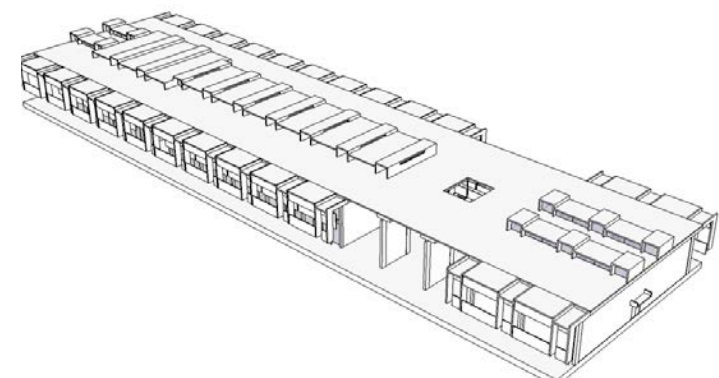
SOLAR SHADING



FACADE



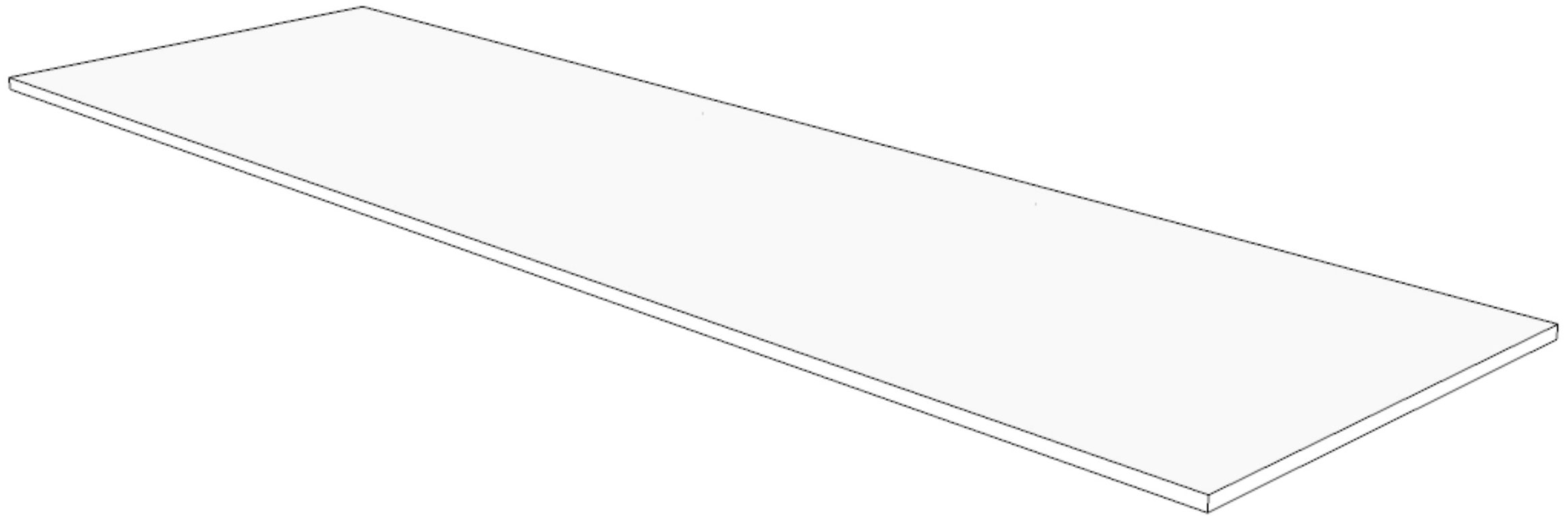
LOWER SHADES



UPPER SHADES

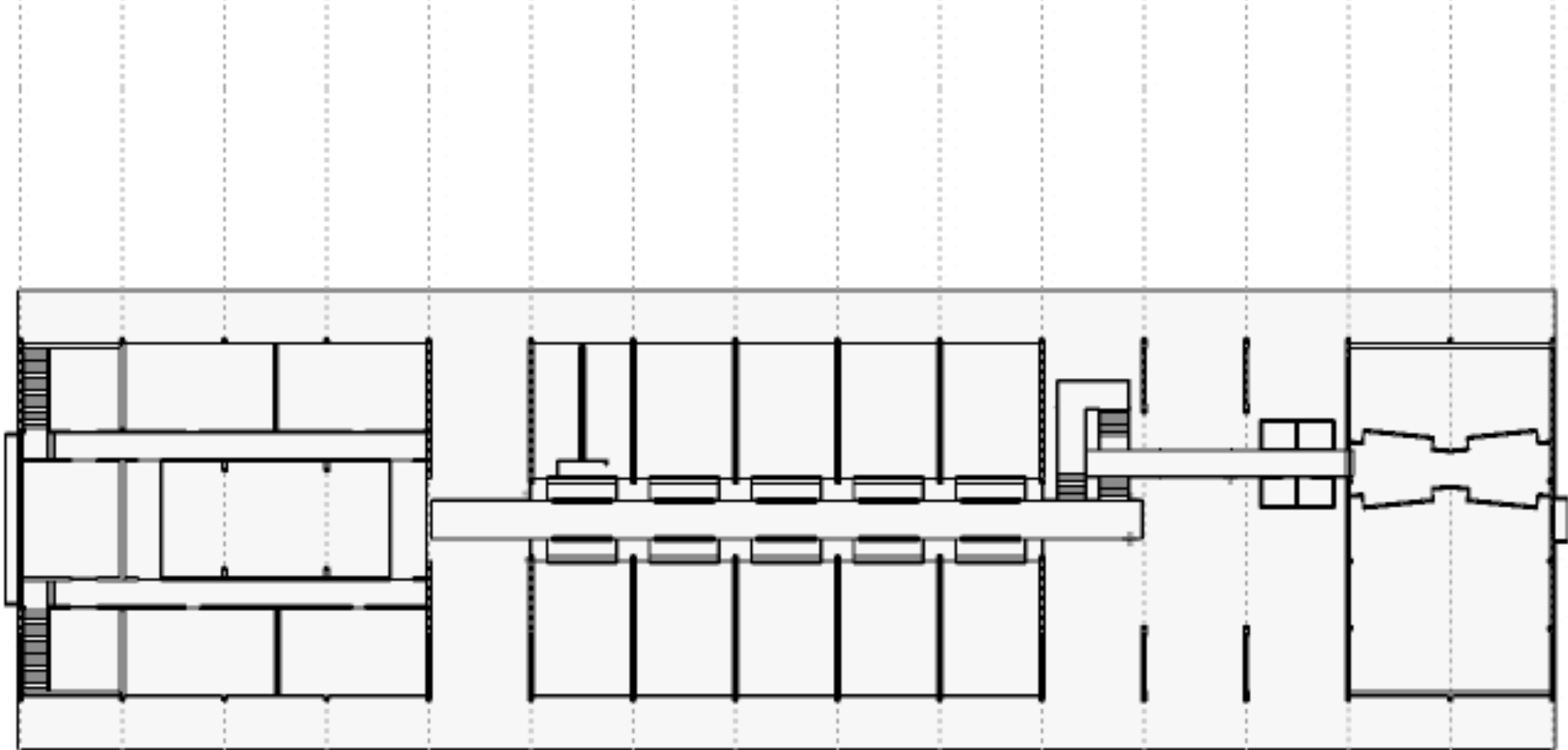
RUDOLPH BUILDING

Building Elements



RUDOLPH BUILDING

Proportioning System



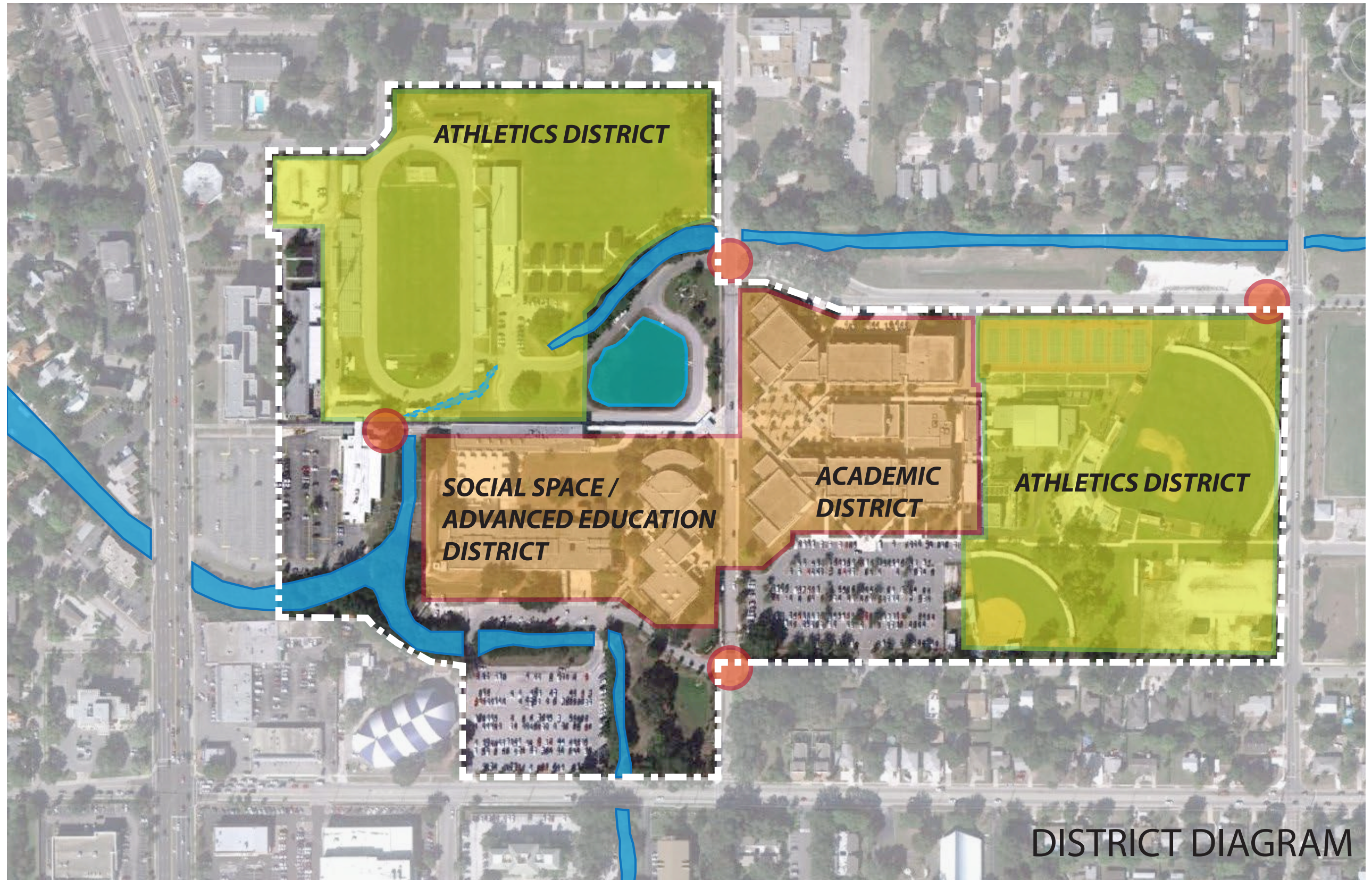
| | | | | |
|----|---|---|---|---|
| 4 | 1 | 5 | 3 | 2 |
| 5 | | 5 | 5 | |
| 15 | | | | |

3

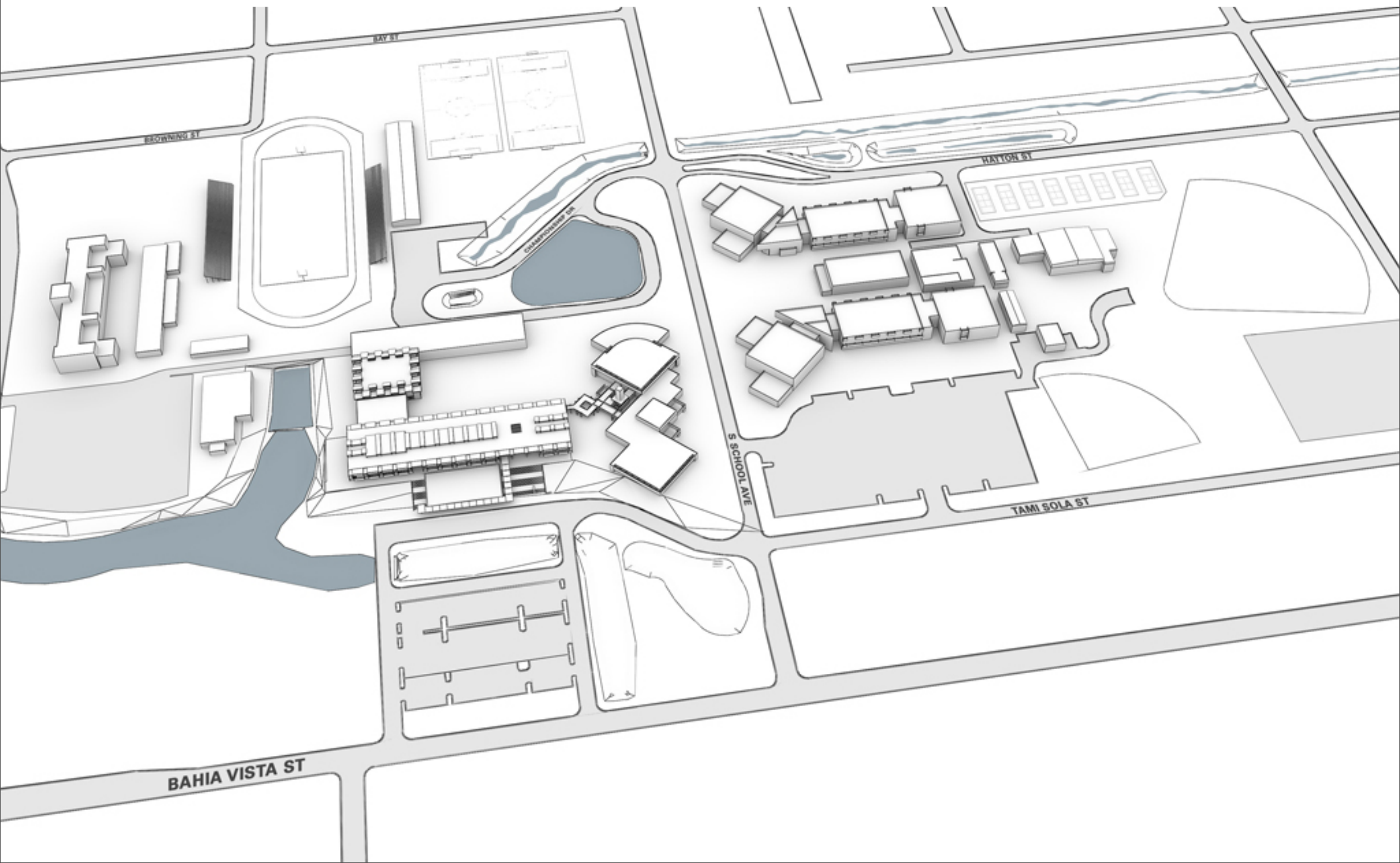
A MASTER PLAN

SITE

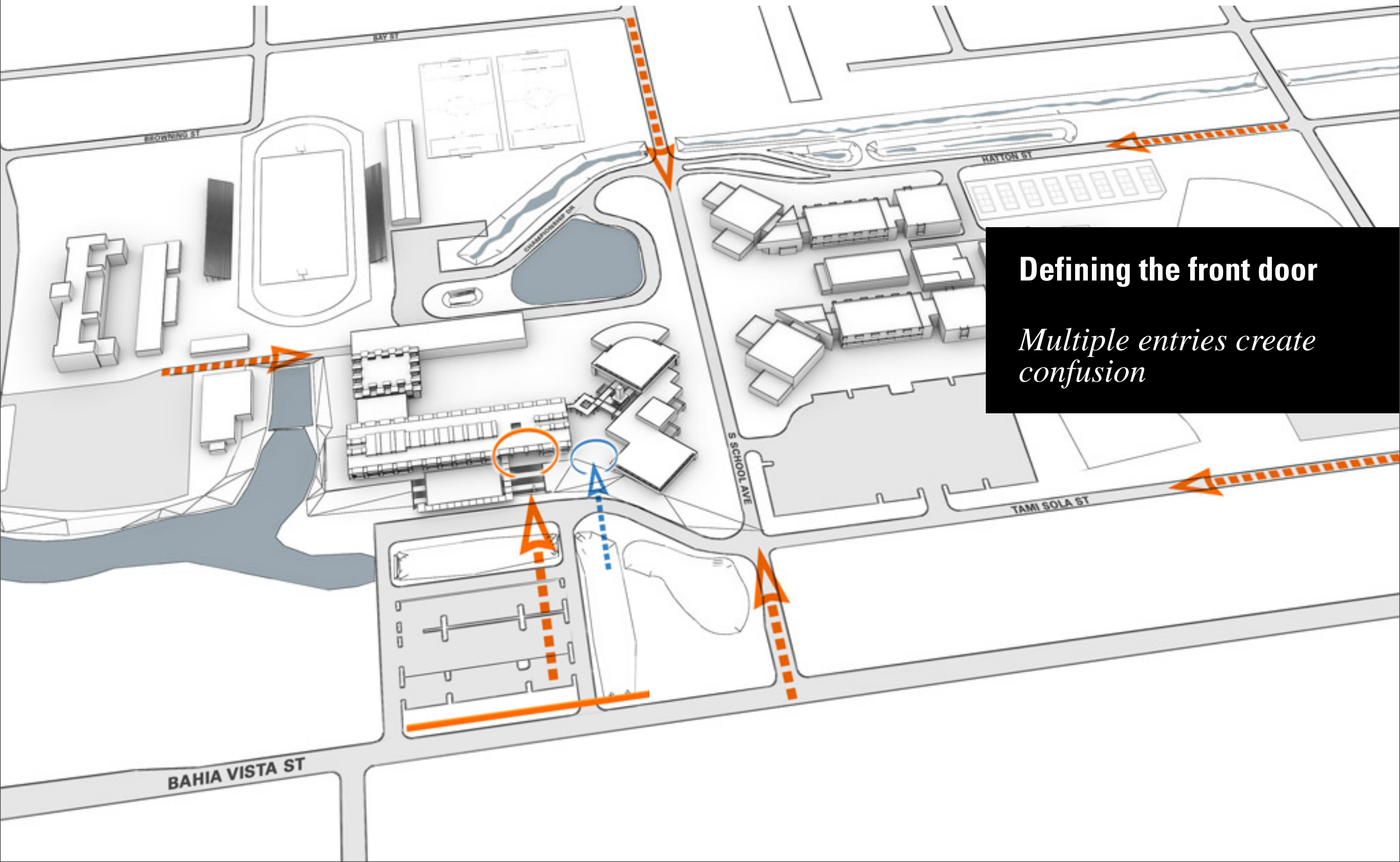
Districting



SITE PLAN OBSERVATIONS



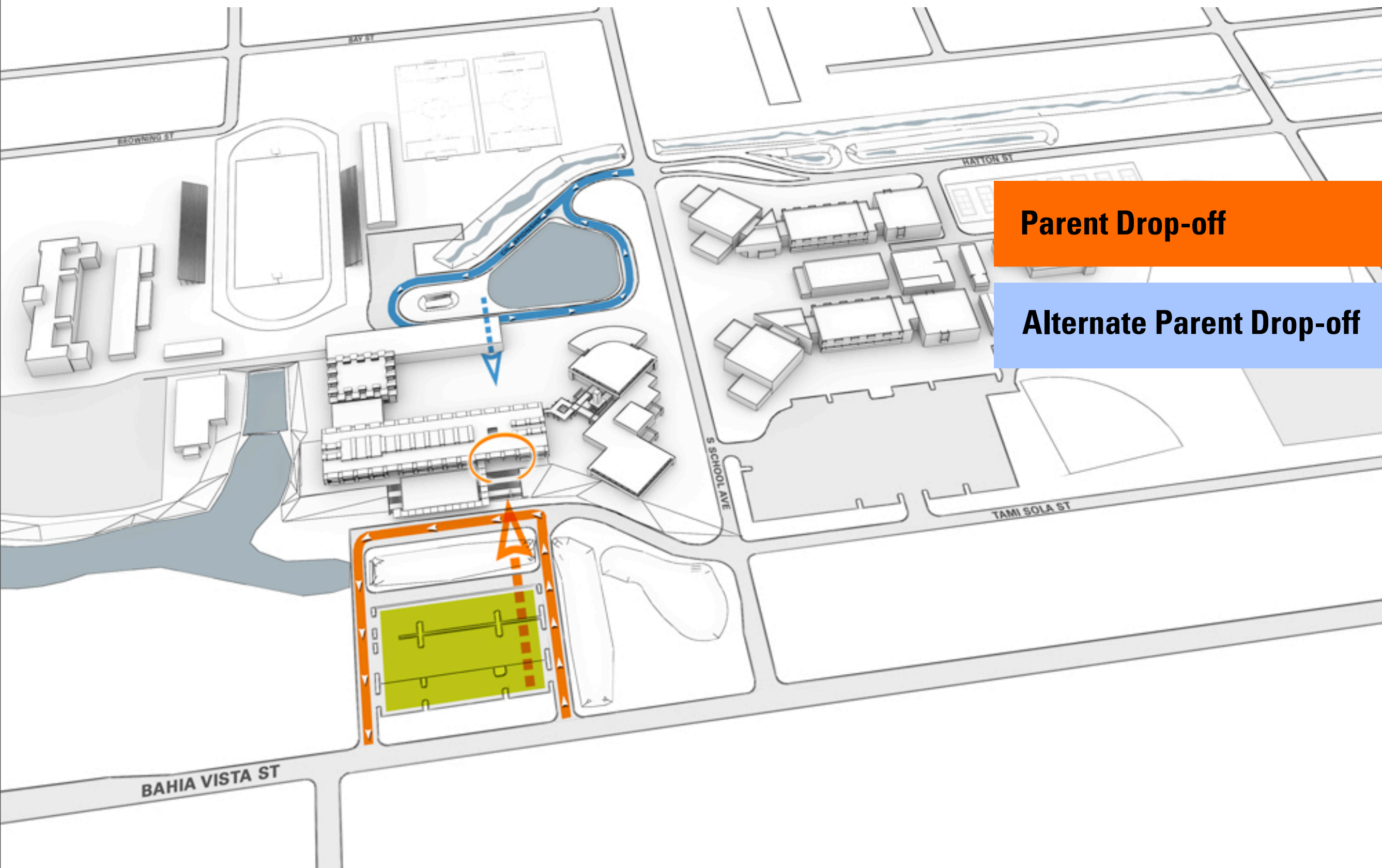
SITE PLAN OBSERVATIONS



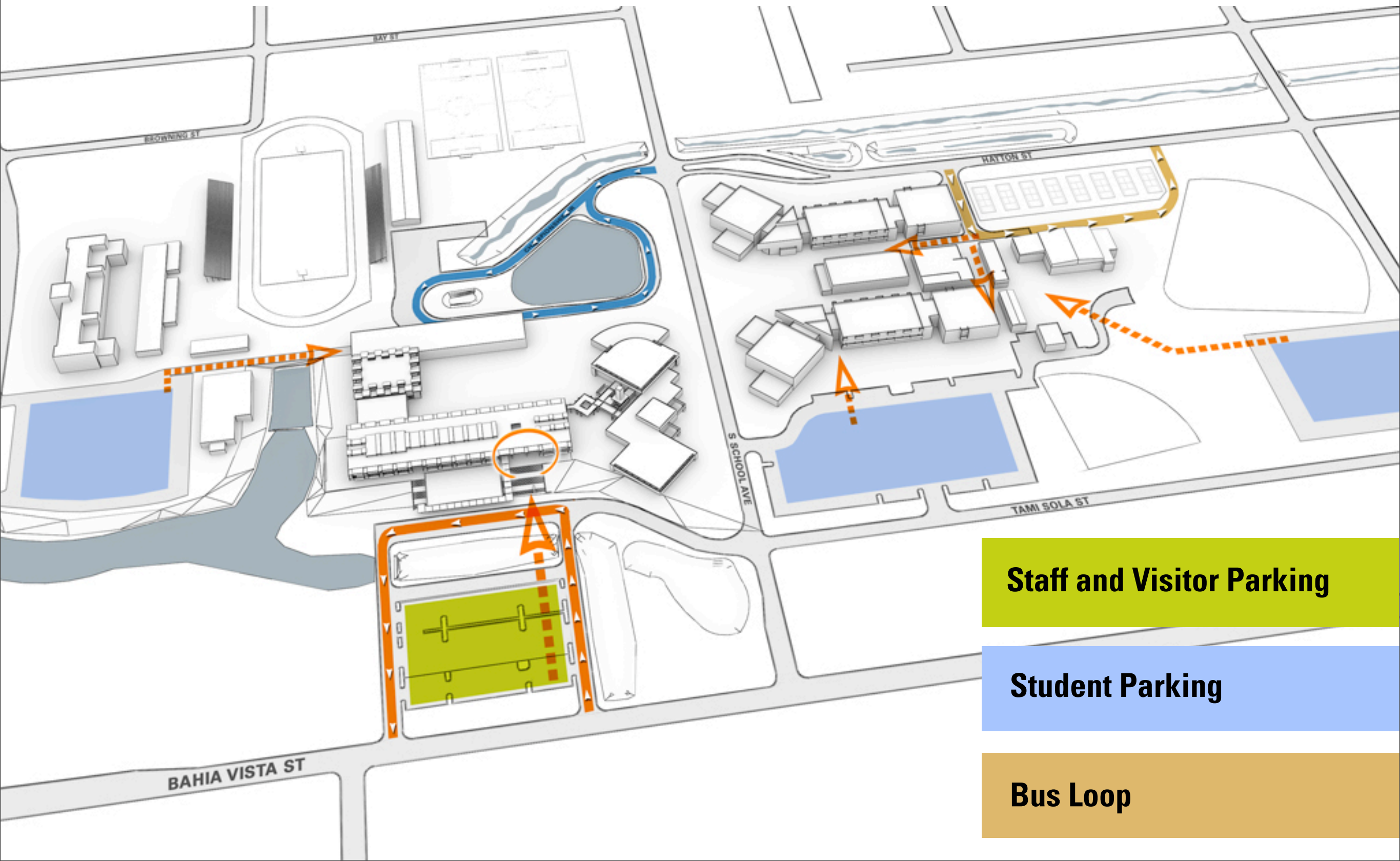
Defining the front door

Multiple entries create confusion

SITE PLAN OBSERVATIONS



SITE PLAN OBSERVATIONS

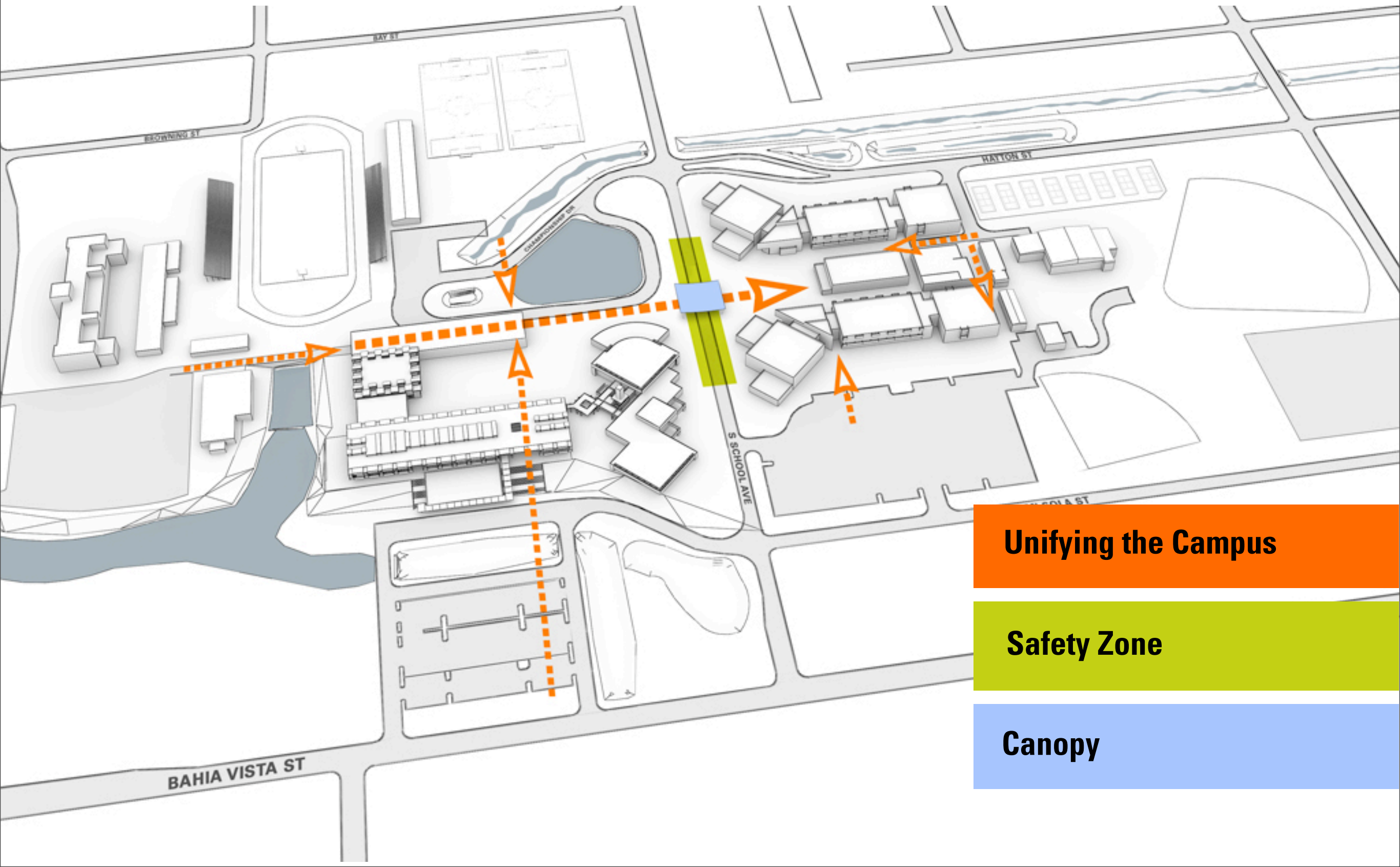


Staff and Visitor Parking

Student Parking

Bus Loop

SITE PLAN OBSERVATIONS

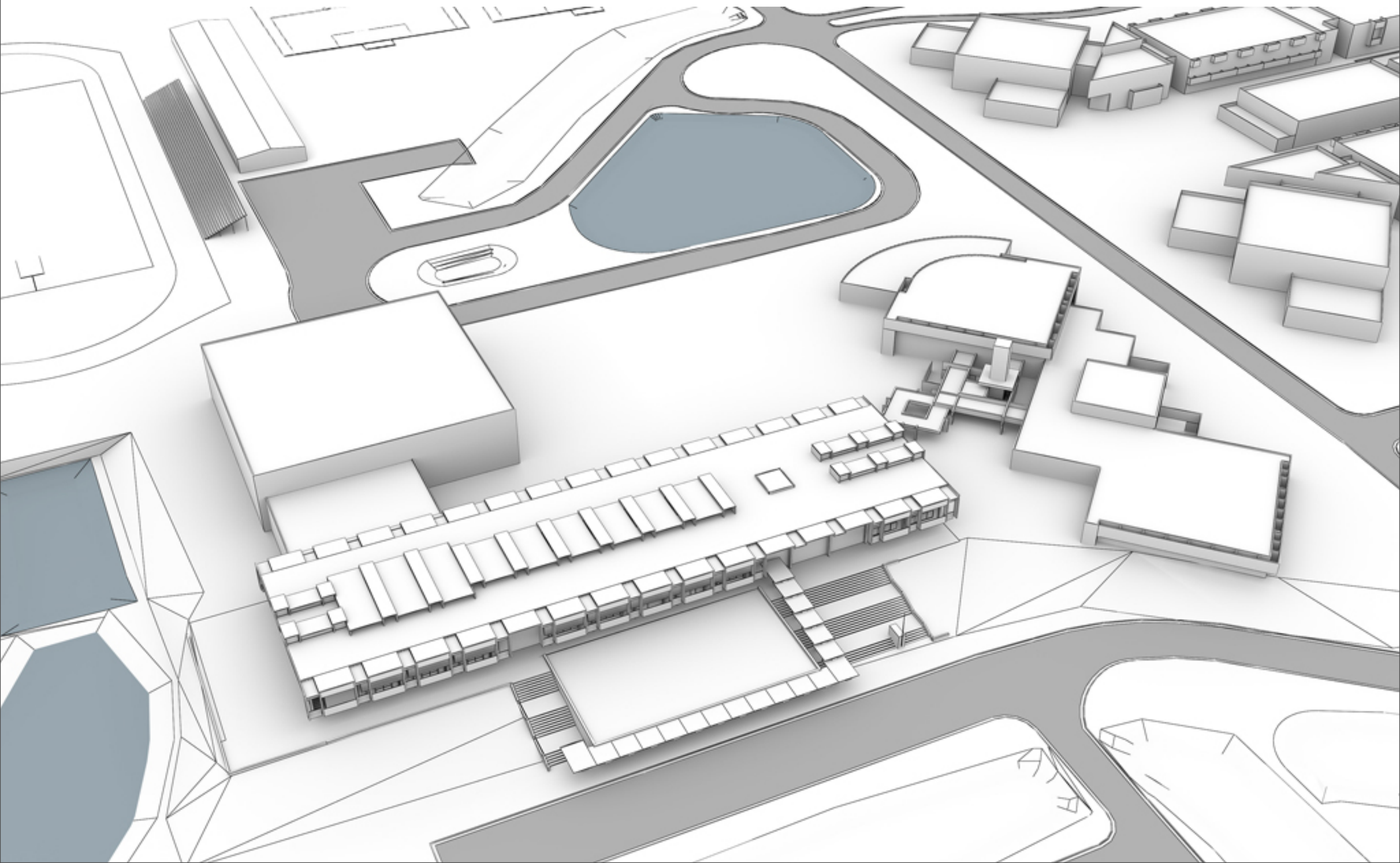


Unifying the Campus

Safety Zone

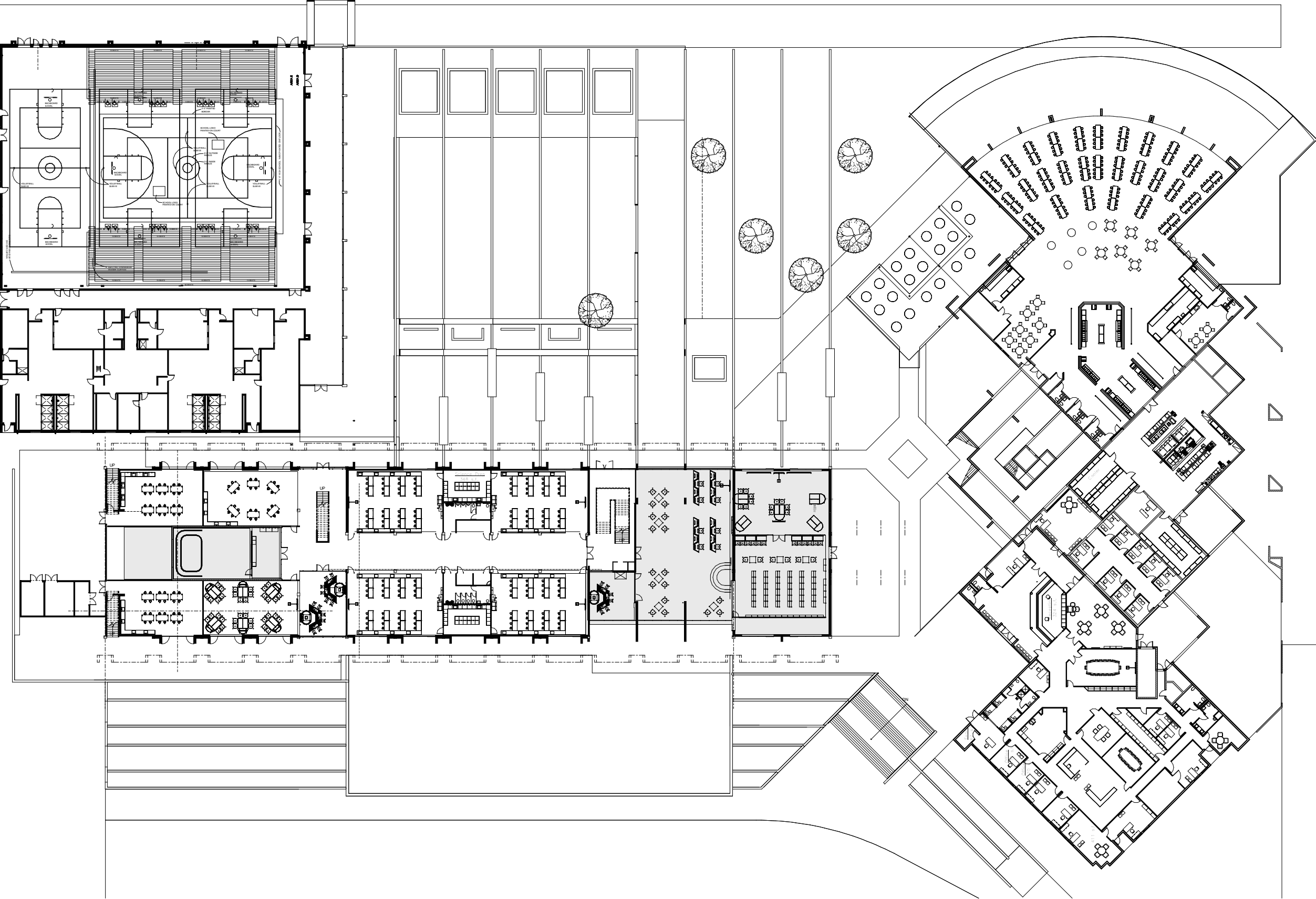
Canopy

A VISION FOR SARASOTA HS



West Campus

Main Level Plan



Entry Plaza View



Courtyard View

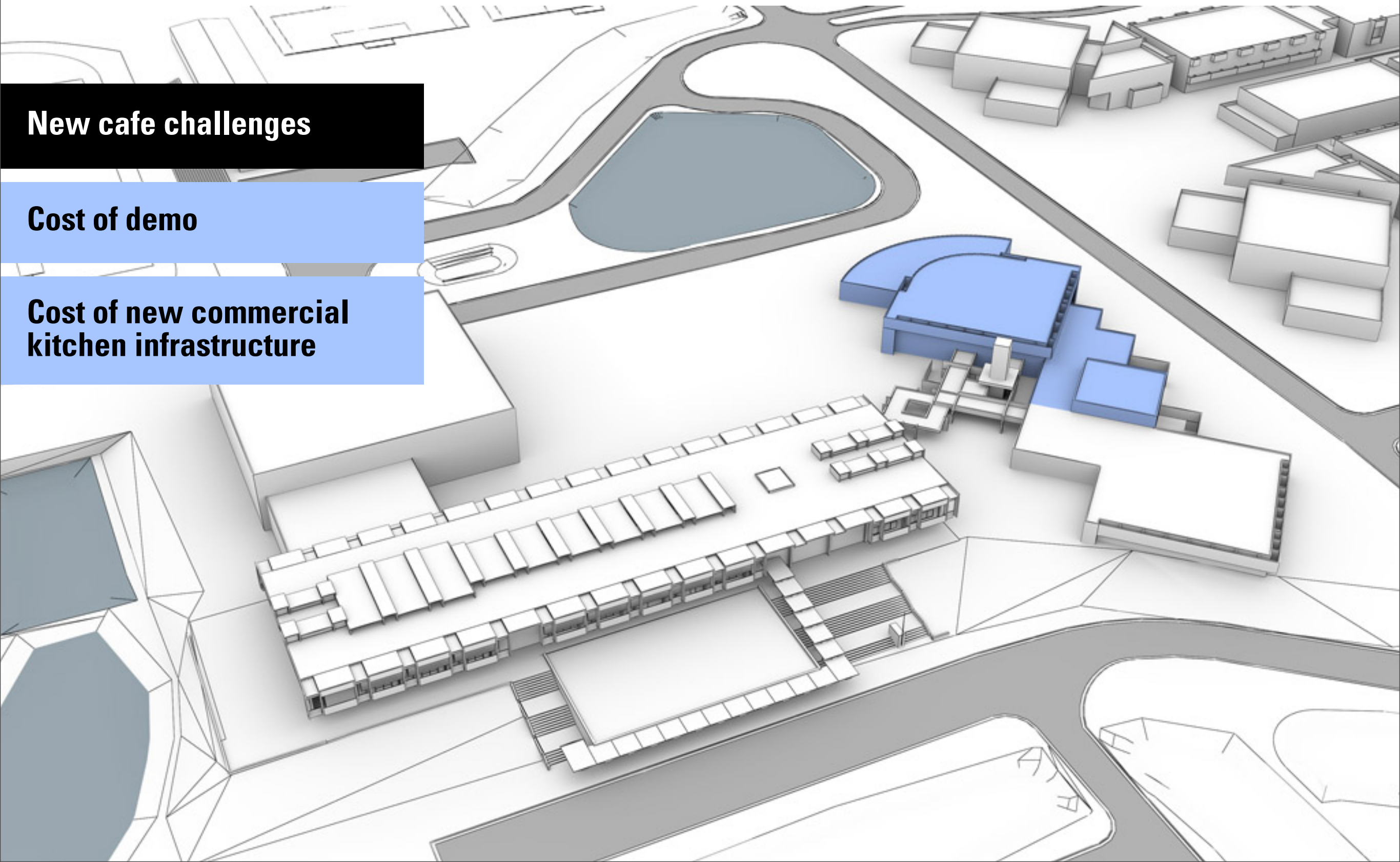


PLANNING CHALLENGES

New cafe challenges

Cost of demo

Cost of new commercial kitchen infrastructure

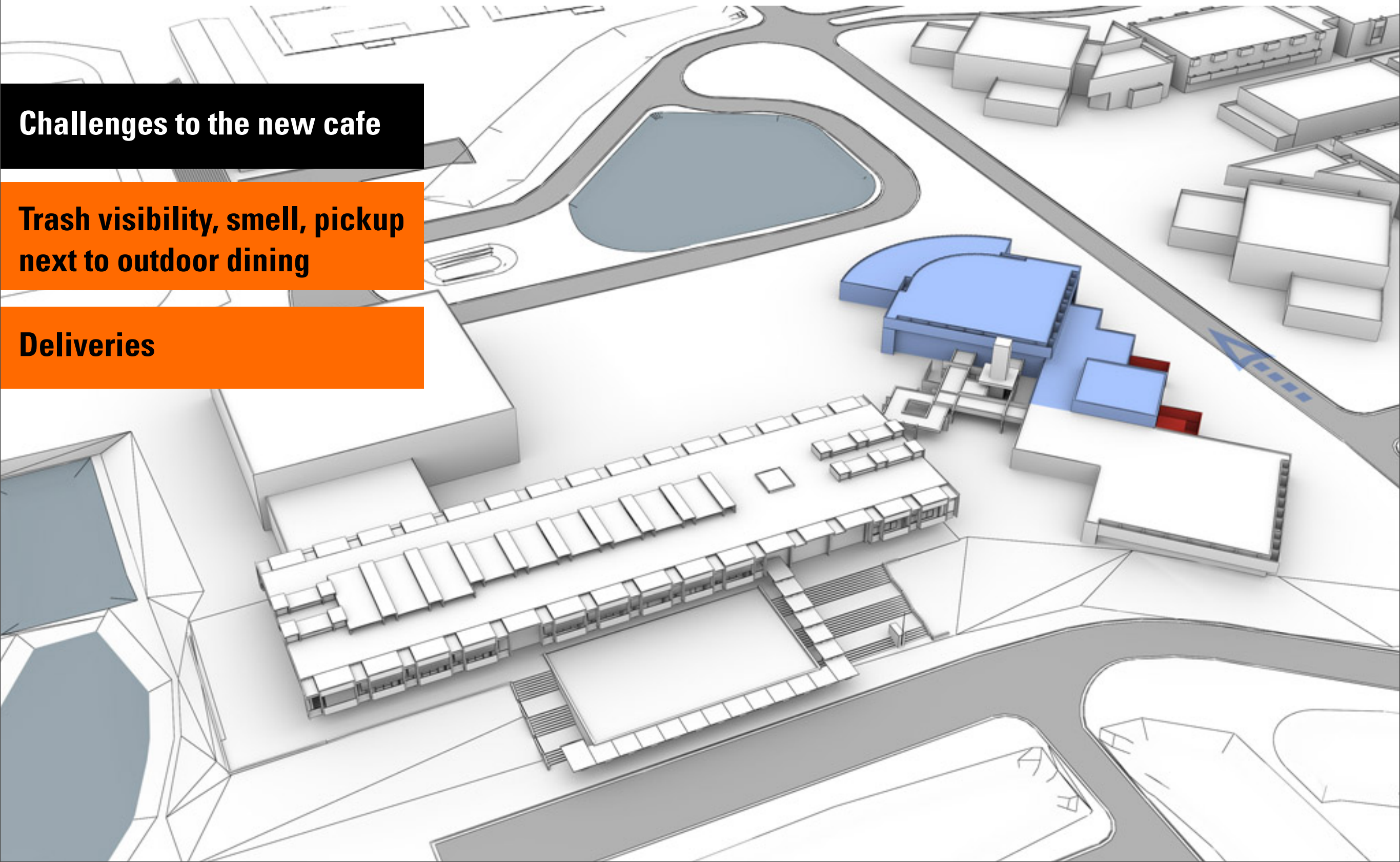


PLANNING CHALLENGES

Challenges to the new cafe

**Trash visibility, smell, pickup
next to outdoor dining**

Deliveries



PLANNING CHALLENGES

A 3D architectural rendering of a building complex. The main building is a long, rectangular structure with a central courtyard area highlighted in blue. To the left of the main building is a smaller, more complex structure with a large, irregularly shaped pond. The entire complex is surrounded by a network of paths and courtyards. The rendering is in a light gray, wireframe-like style with some blue highlights.

Breezeway enclosure challenges

Implied front entry and wayfinding is compromised

Steps are misleading

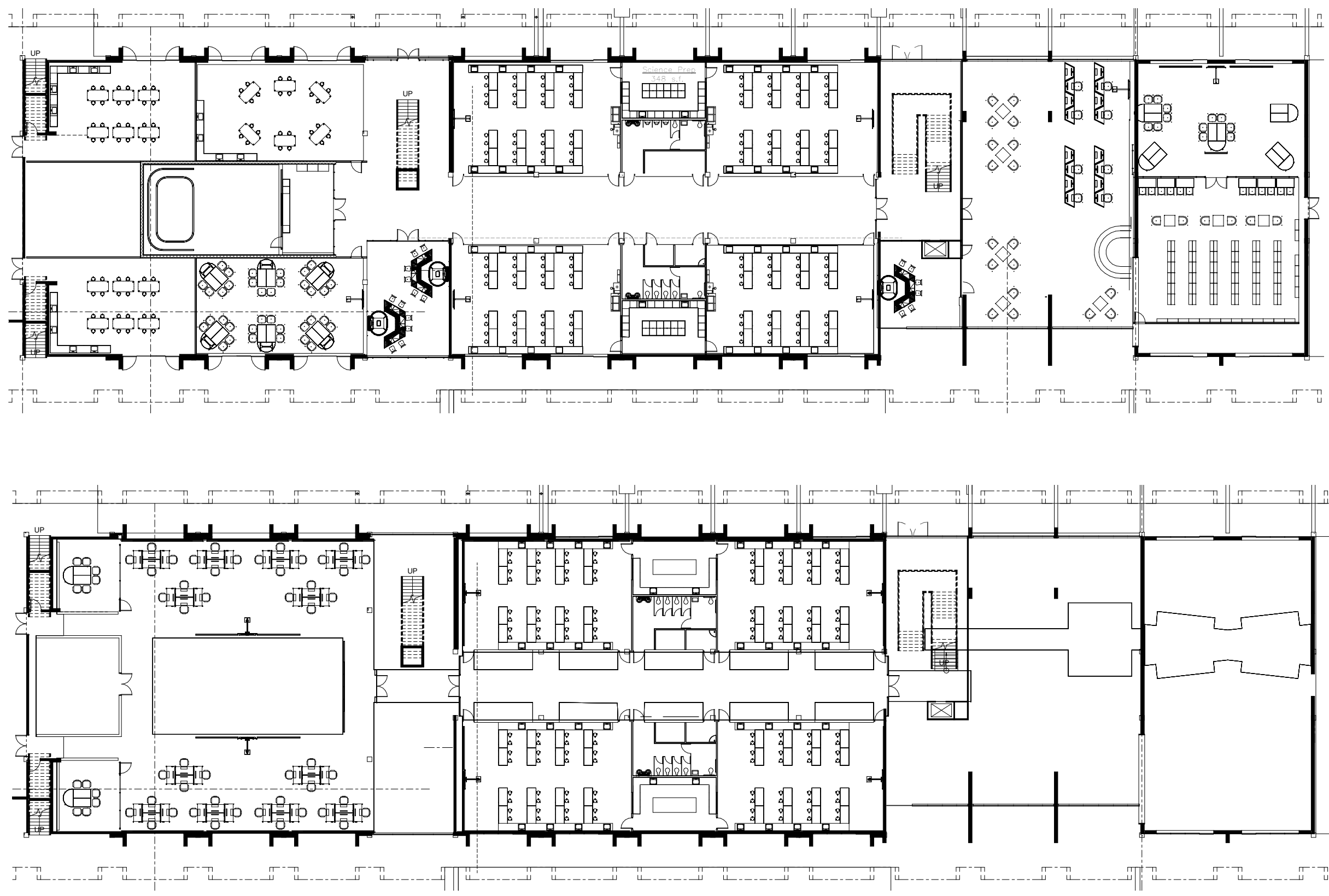
Code compliance challenges

Cost to correctly execute

Compromised Media
(21,500 sf to 11,000 sf)

Adaptive Reuse

Building 4
Remodel Plan



PLANNING CHALLENGES

A 3D architectural rendering of a sports facility. In the foreground, there is a long, white, rectangular building with a series of small, rectangular protrusions along its side. To the left of this building is a smaller, blue, rectangular building. Behind the blue building is a large, irregularly shaped pool of water. The surrounding area includes various other buildings and structures, some of which are partially obscured by the main buildings. The overall scene is a top-down view of the facility.

Existing gym challenges

Cost of demo

**Not adjacent to fields or
coaches offices**

**Value of the existing
structure**

REINFORCING THE VISION

Saves Cost

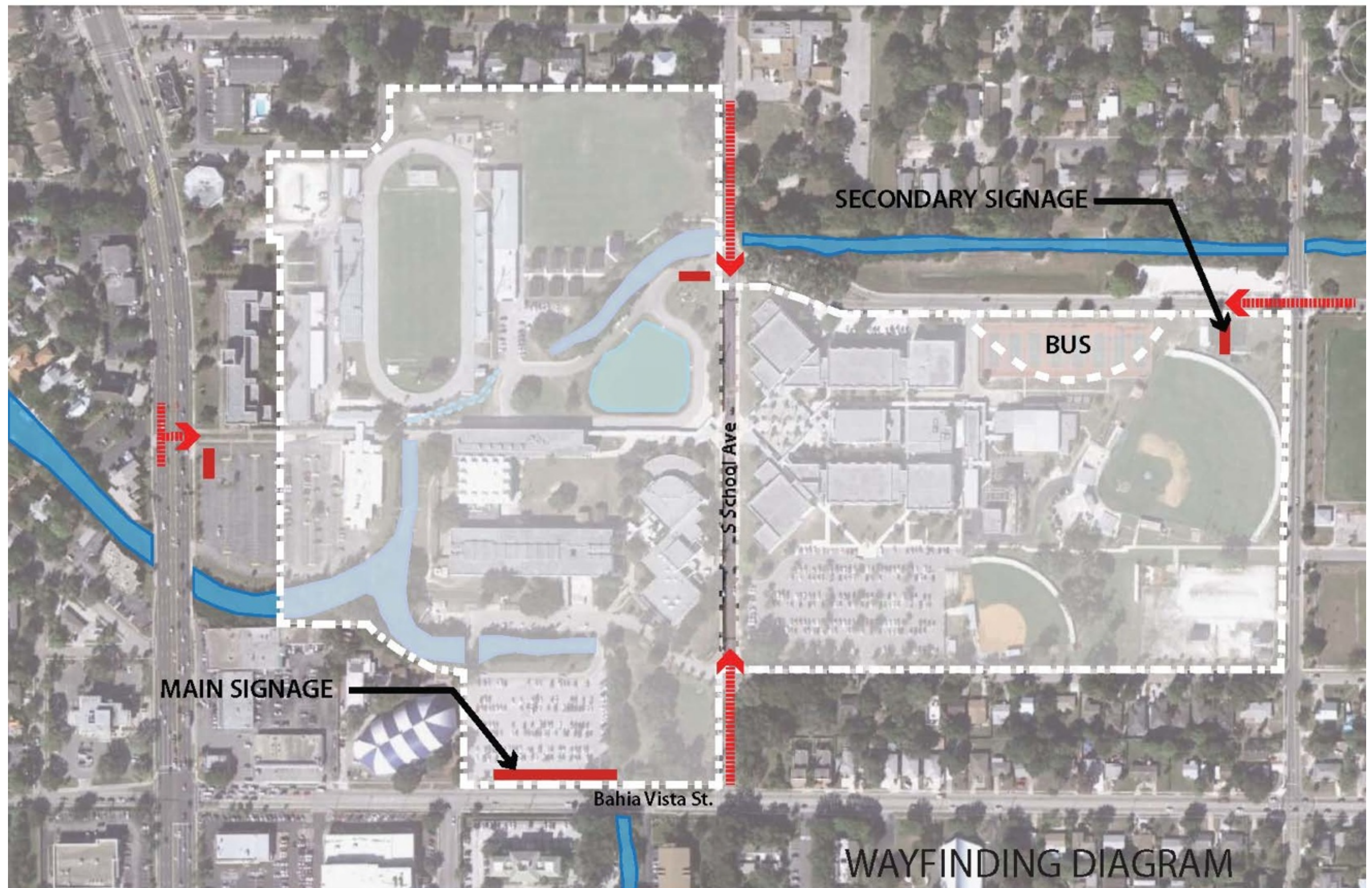
Minimizes Disruption to Operations

Strengthens Master Plan Vision

Strengthens 21st Century Immersive
Learning Experience

SITE PLAN OBSERVATIONS

Front Door / Site Diagram



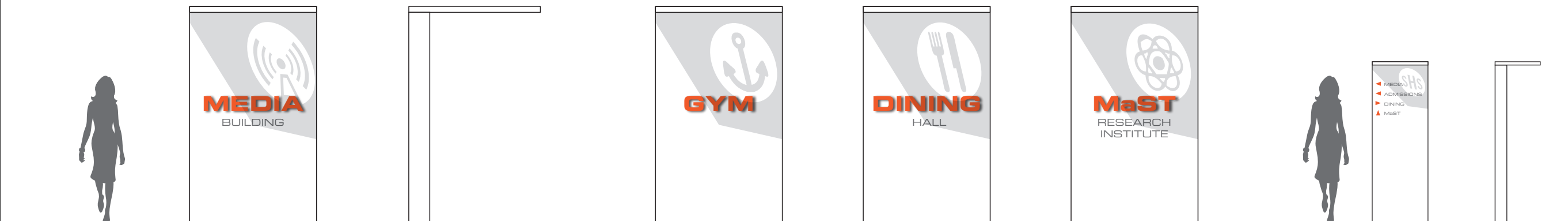
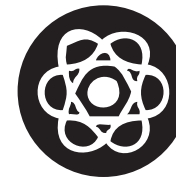
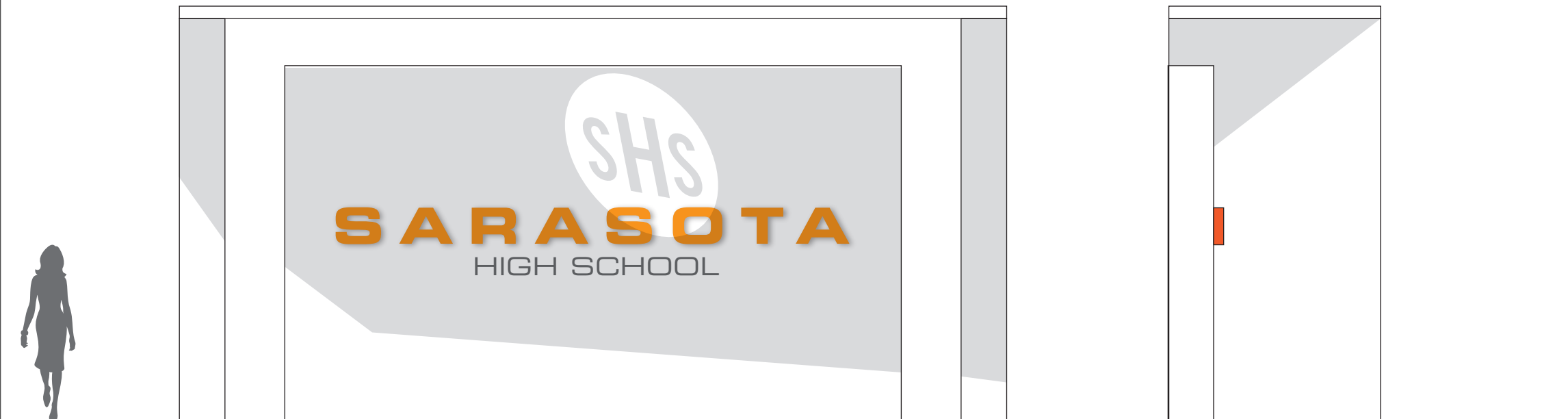
SITE PLAN OBSERVATIONS

Primary Entrance / Signage Concept



SITE PLAN OBSERVATIONS

Secondary Entrances & Building Entrances / Signage Concepts



REINFORCING THE VISION

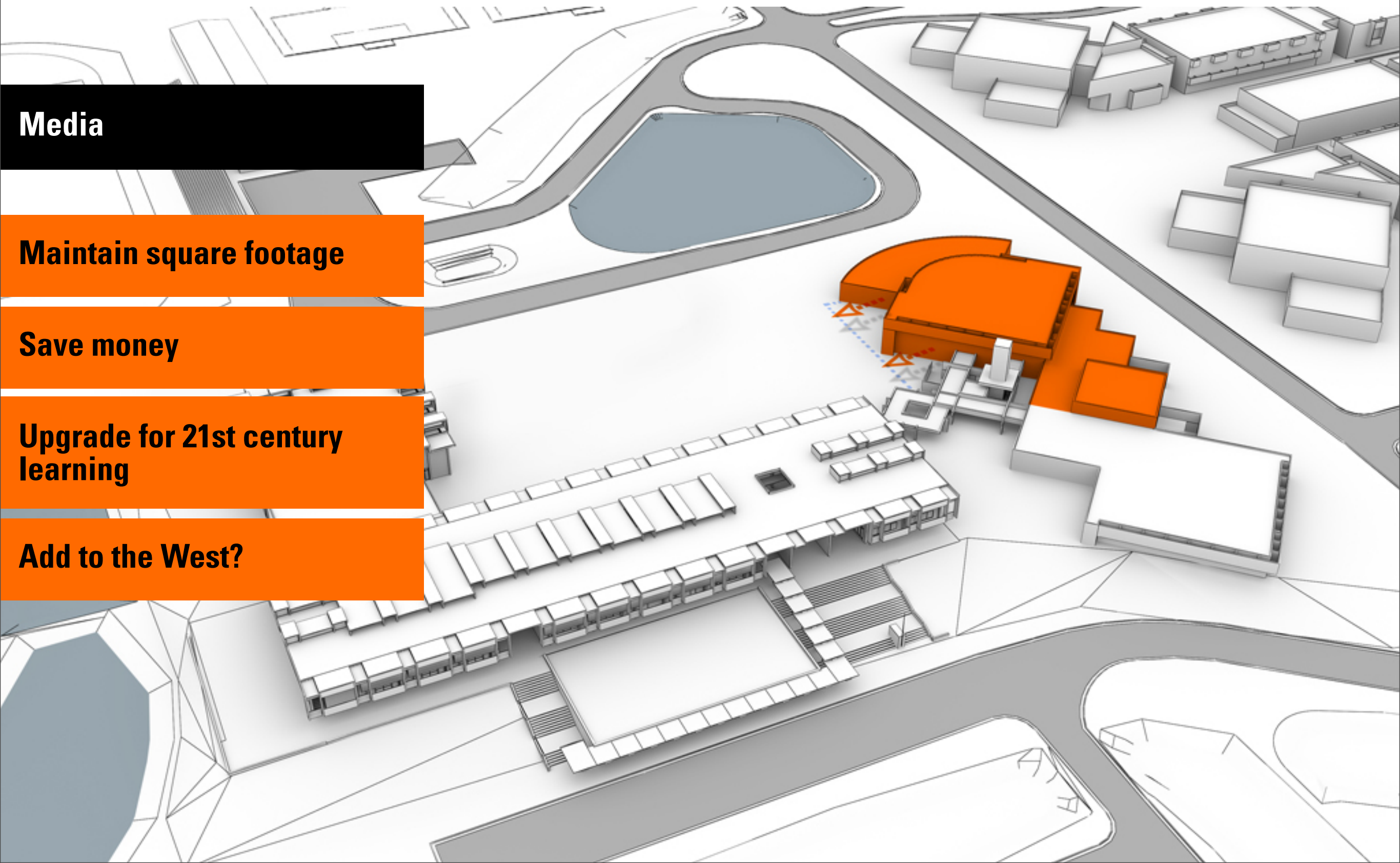
Media

Maintain square footage

Save money

Upgrade for 21st century learning

Add to the West?

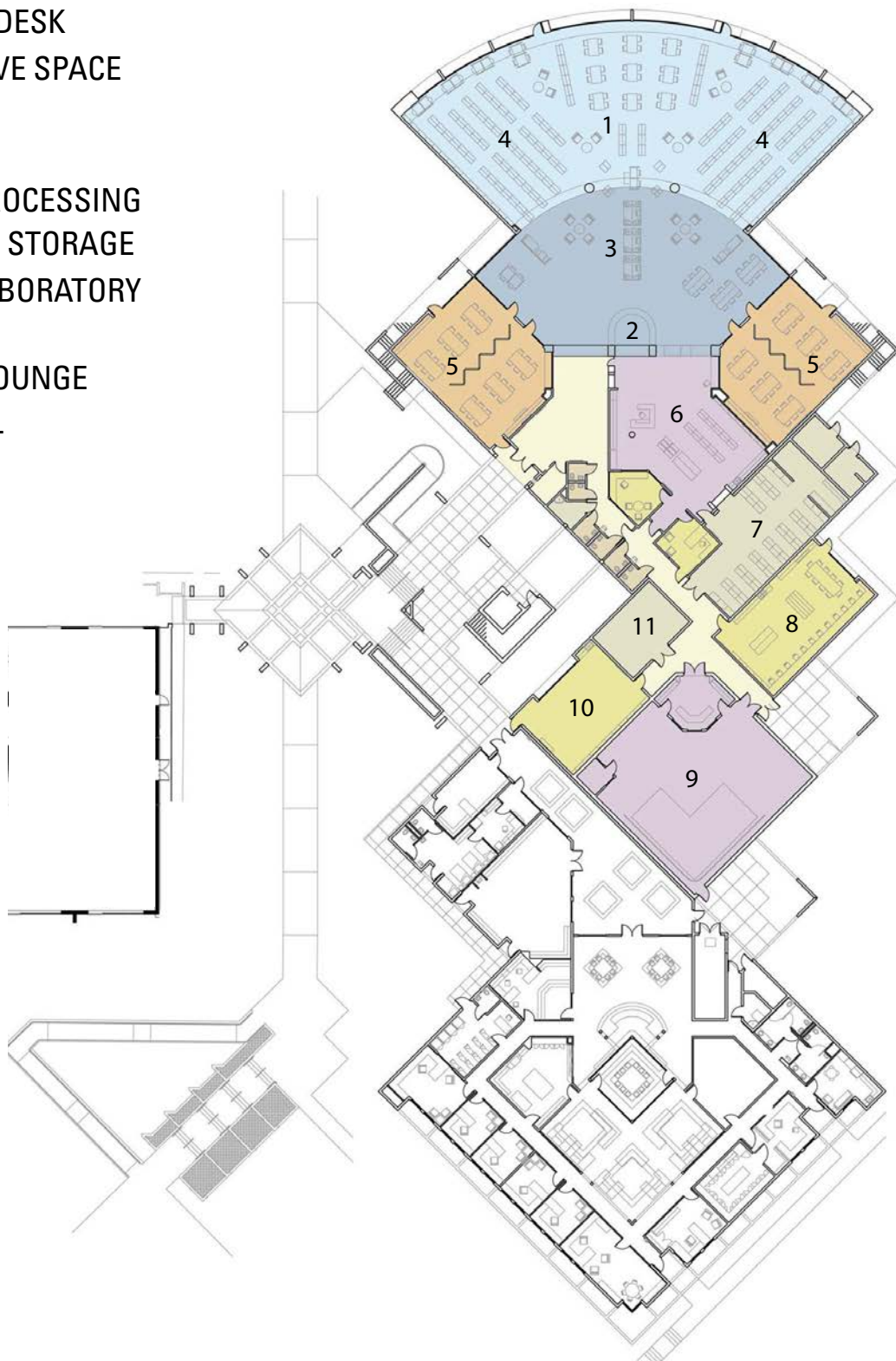


Building 1 - 21st Century Media

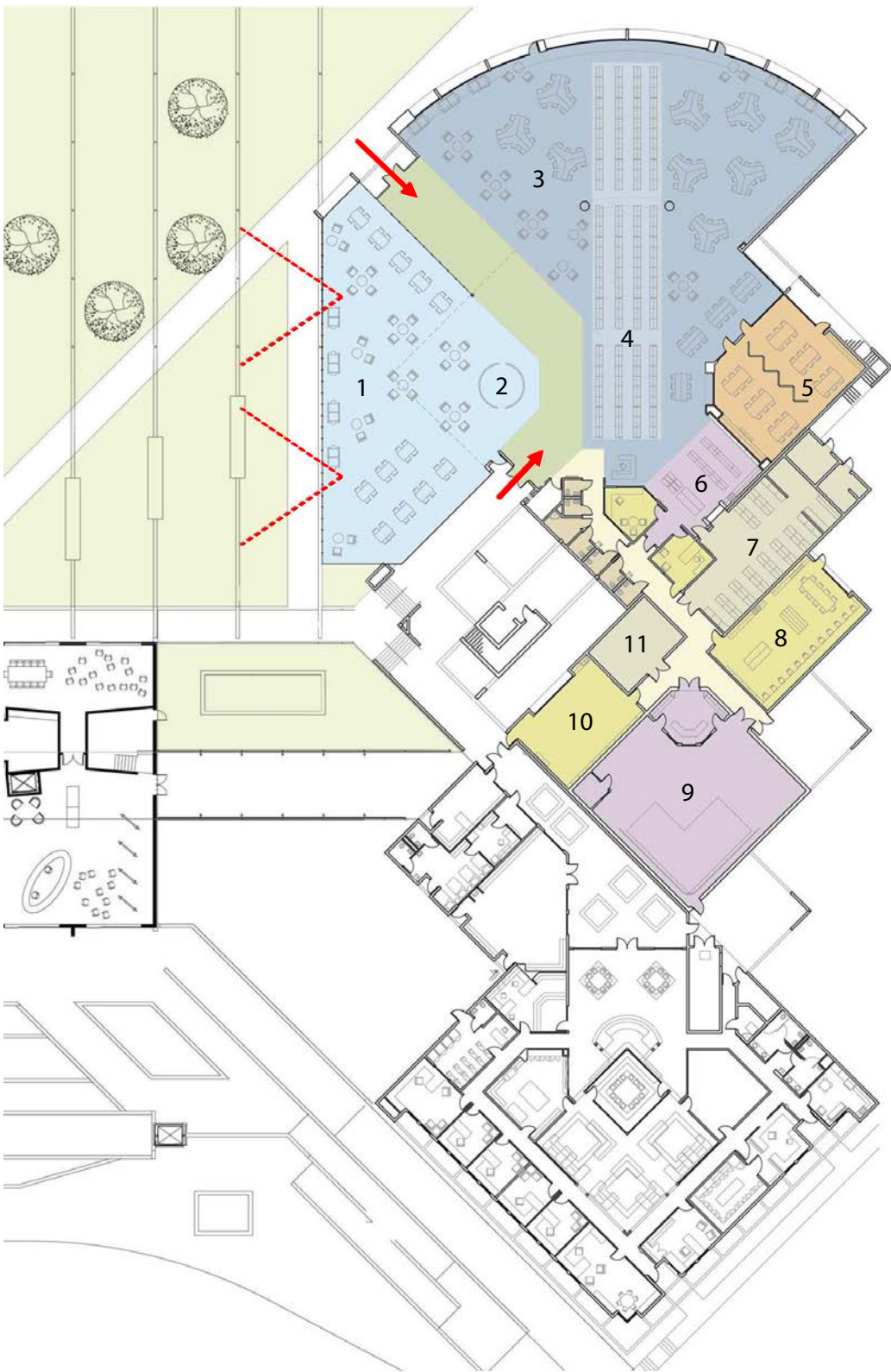
LEGEND

- 1. READING ROOM
- 2. CIRCULATION DESK
- 3. COLLABORATIVE SPACE
- 4. STACKS
- 5. CLASSROOMS
- 6. TECHNICAL PROCESSING
- 7. AUDIO VISUAL STORAGE
- 8. TEACHER'S LABORATORY
- 9. TV STUDIO
- 10. TEACHER'S LOUNGE
- 11. MECHANICAL

BUILDING #1: AS-IS PLAN



BUILDING #1: PROPOSED PLAN



REINFORCING THE VISION

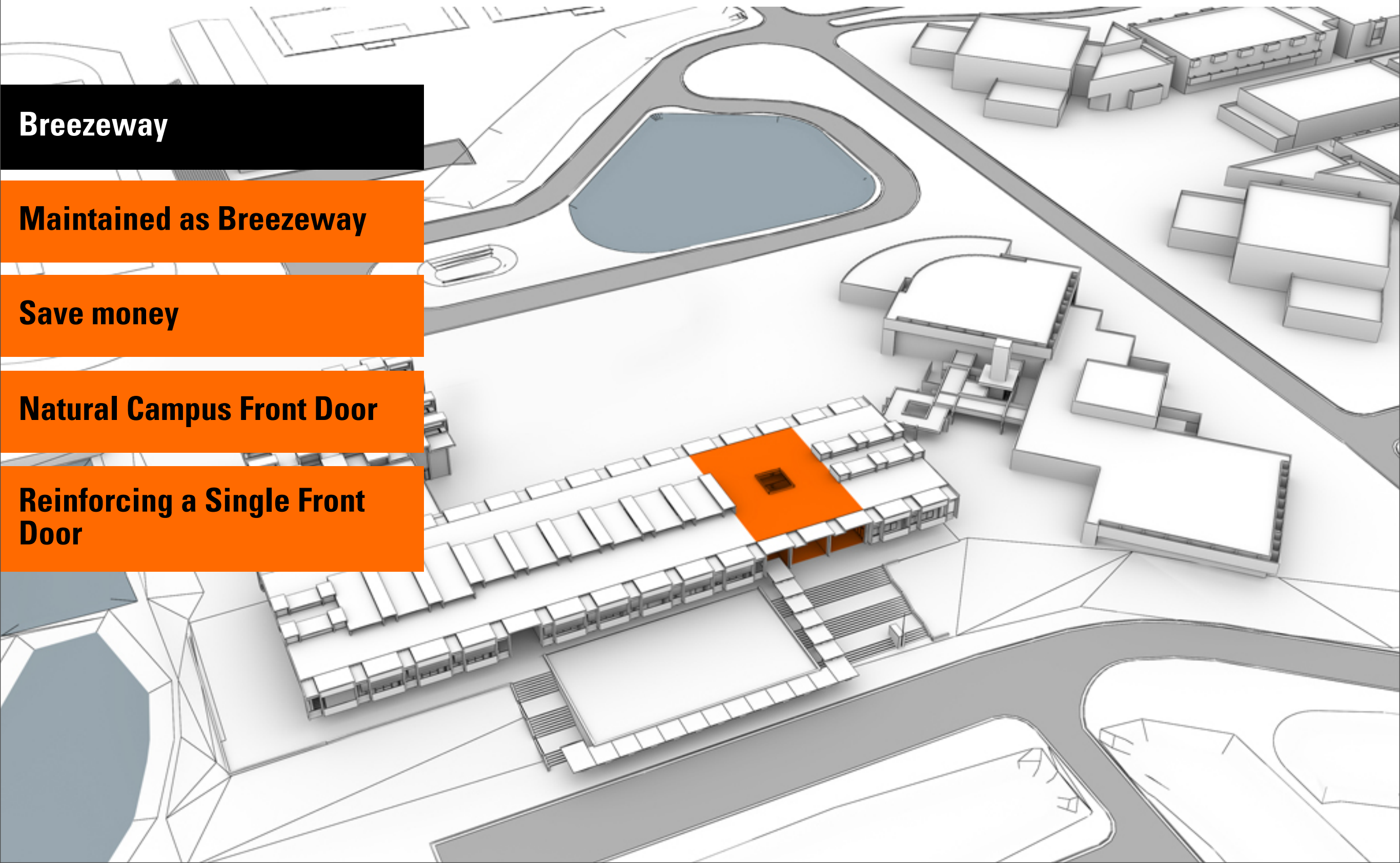
Breezeway

Maintained as Breezeway

Save money

Natural Campus Front Door

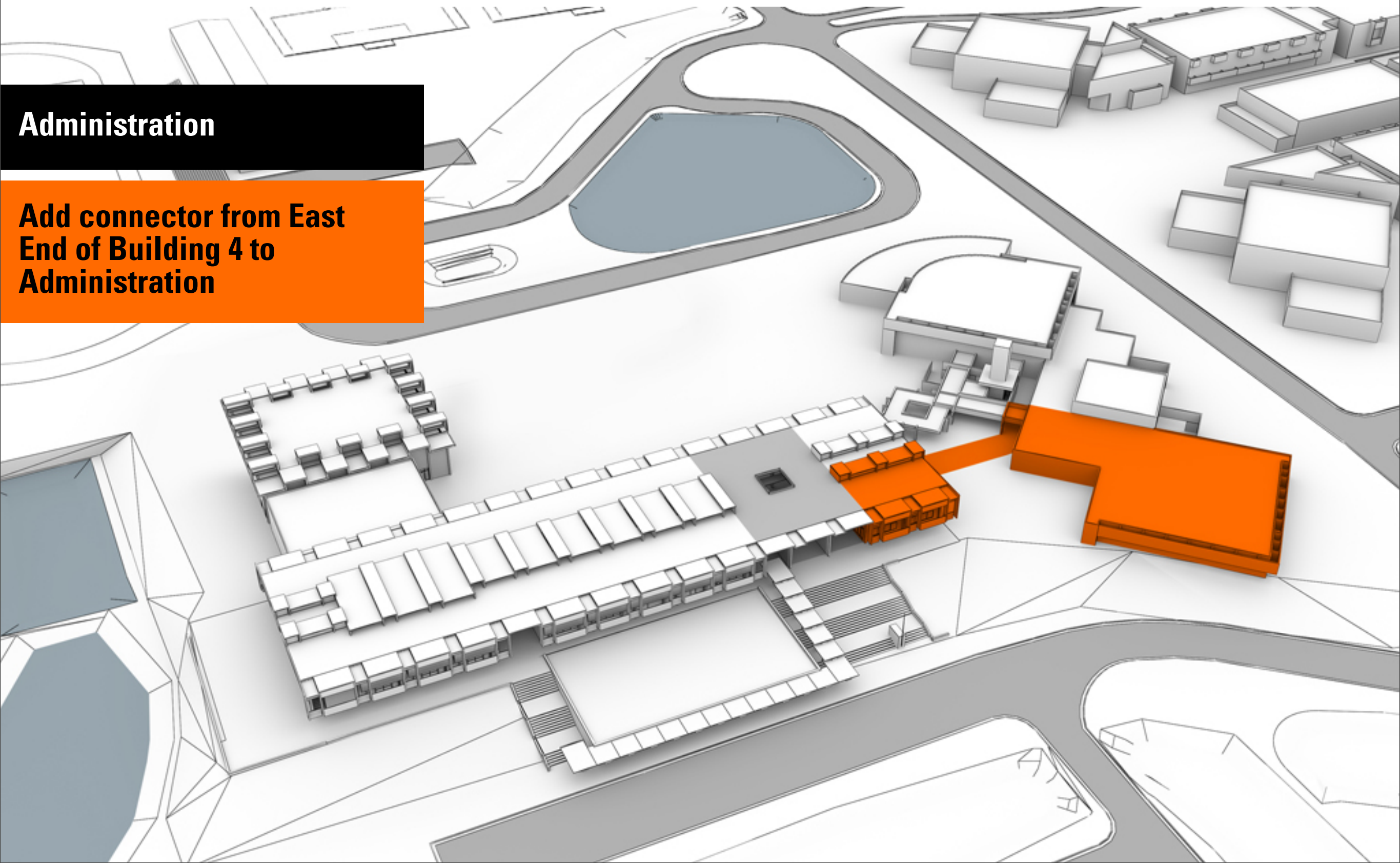
Reinforcing a Single Front Door



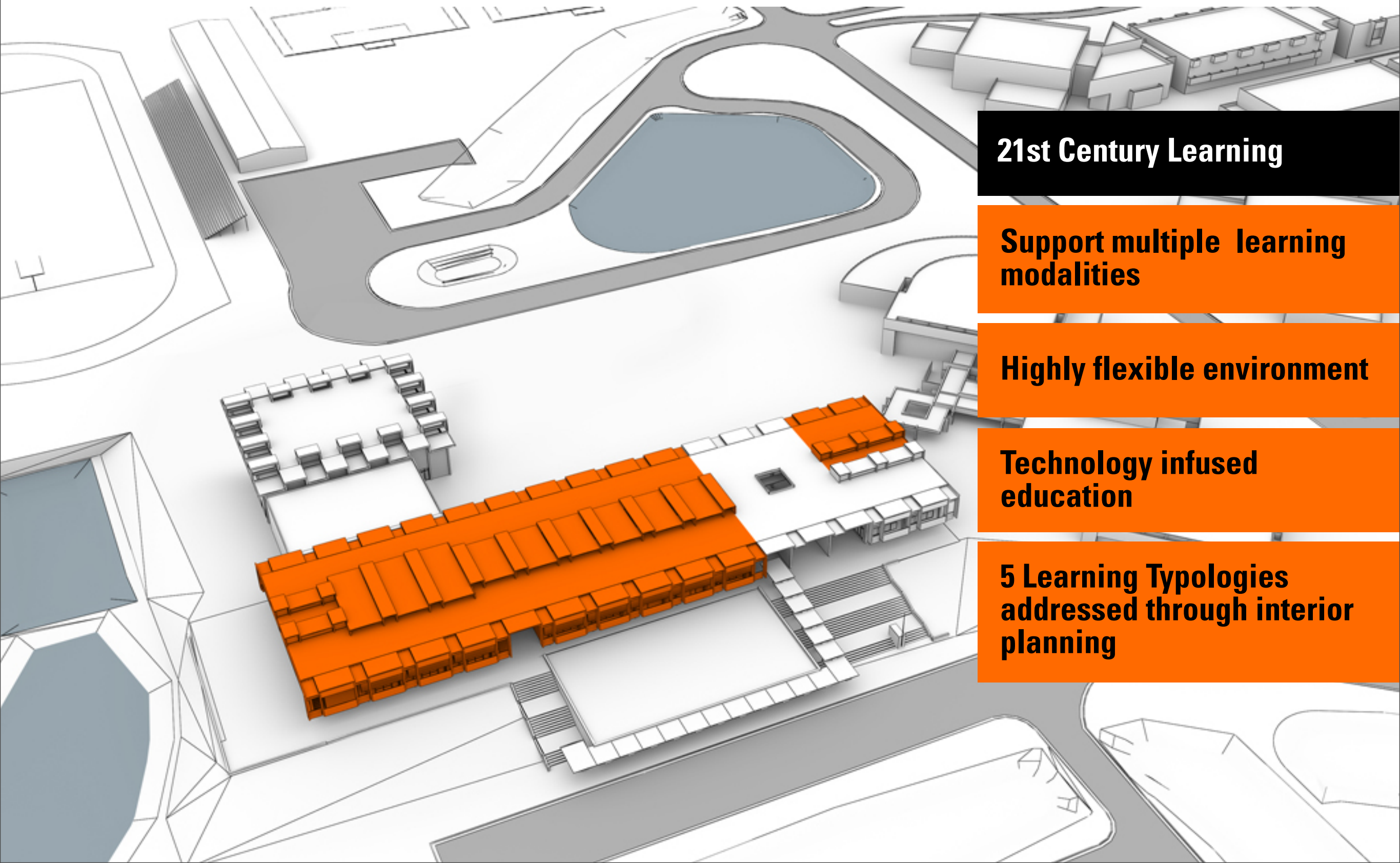
REINFORCING THE VISION

Administration

**Add connector from East
End of Building 4 to
Administration**



REINFORCING THE VISION



21st Century Learning

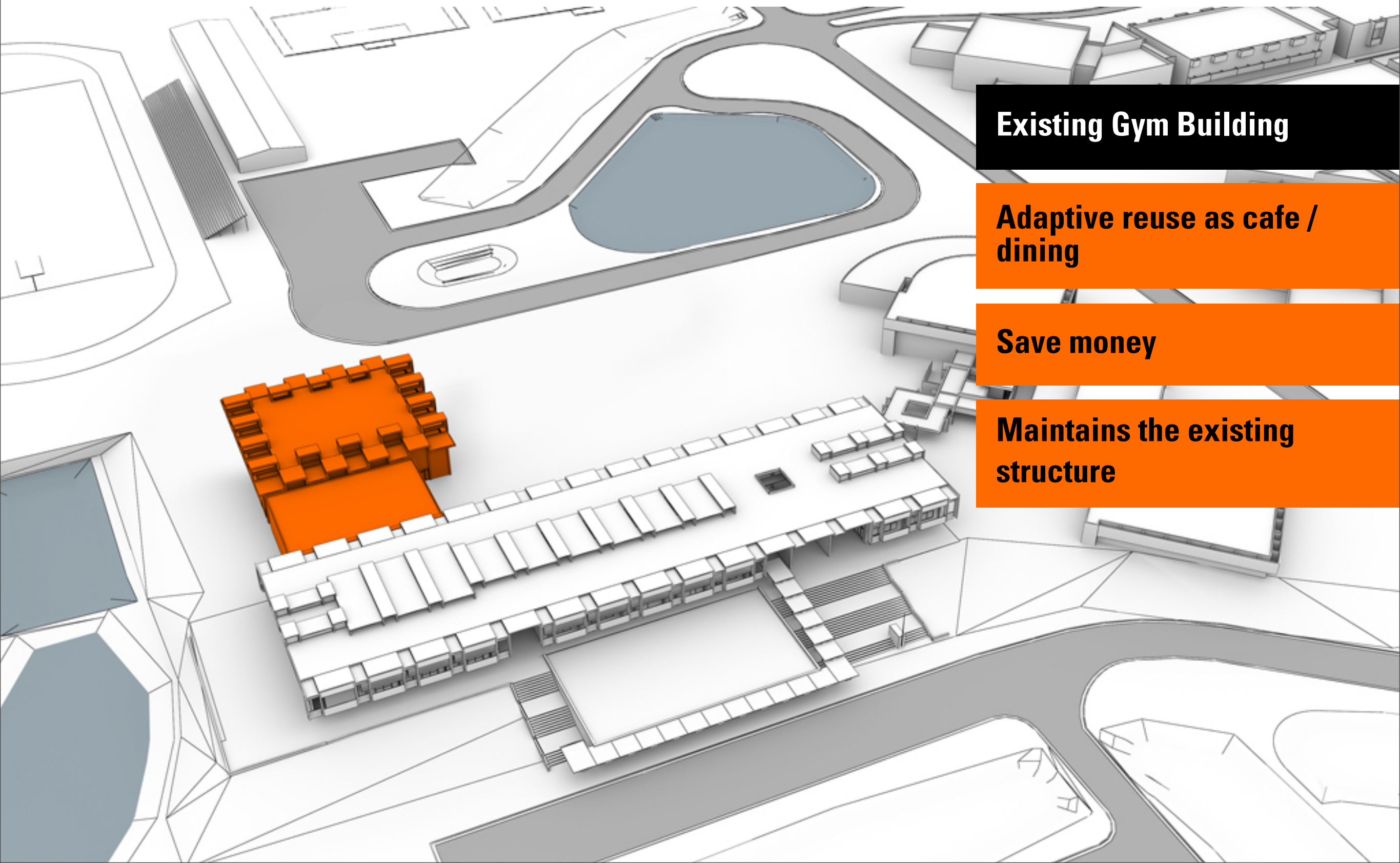
Support multiple learning modalities

Highly flexible environment

Technology infused education

5 Learning Typologies addressed through interior planning

REINFORCING THE VISION



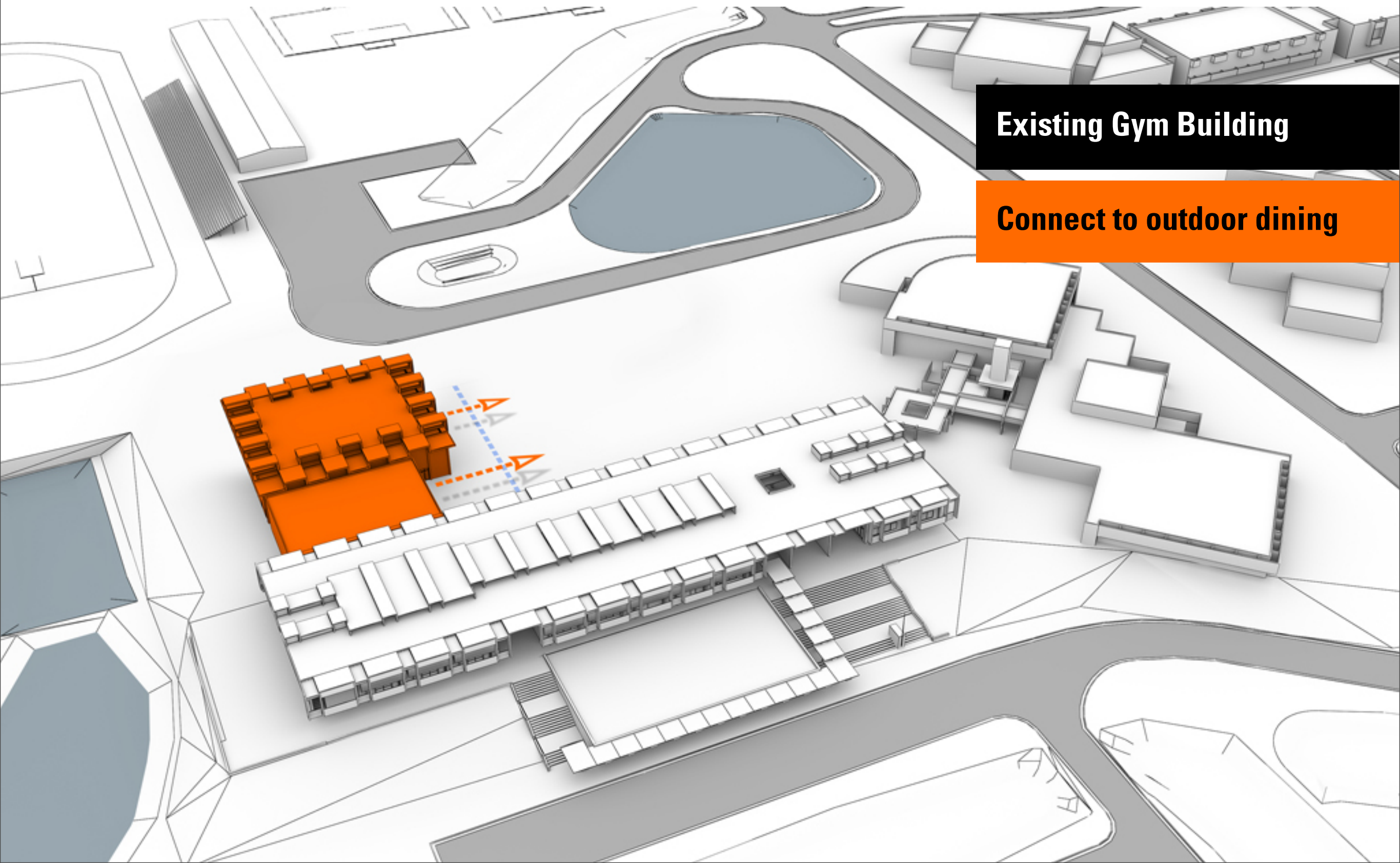
Existing Gym Building

Adaptive reuse as cafe / dining

Save money

Maintains the existing structure

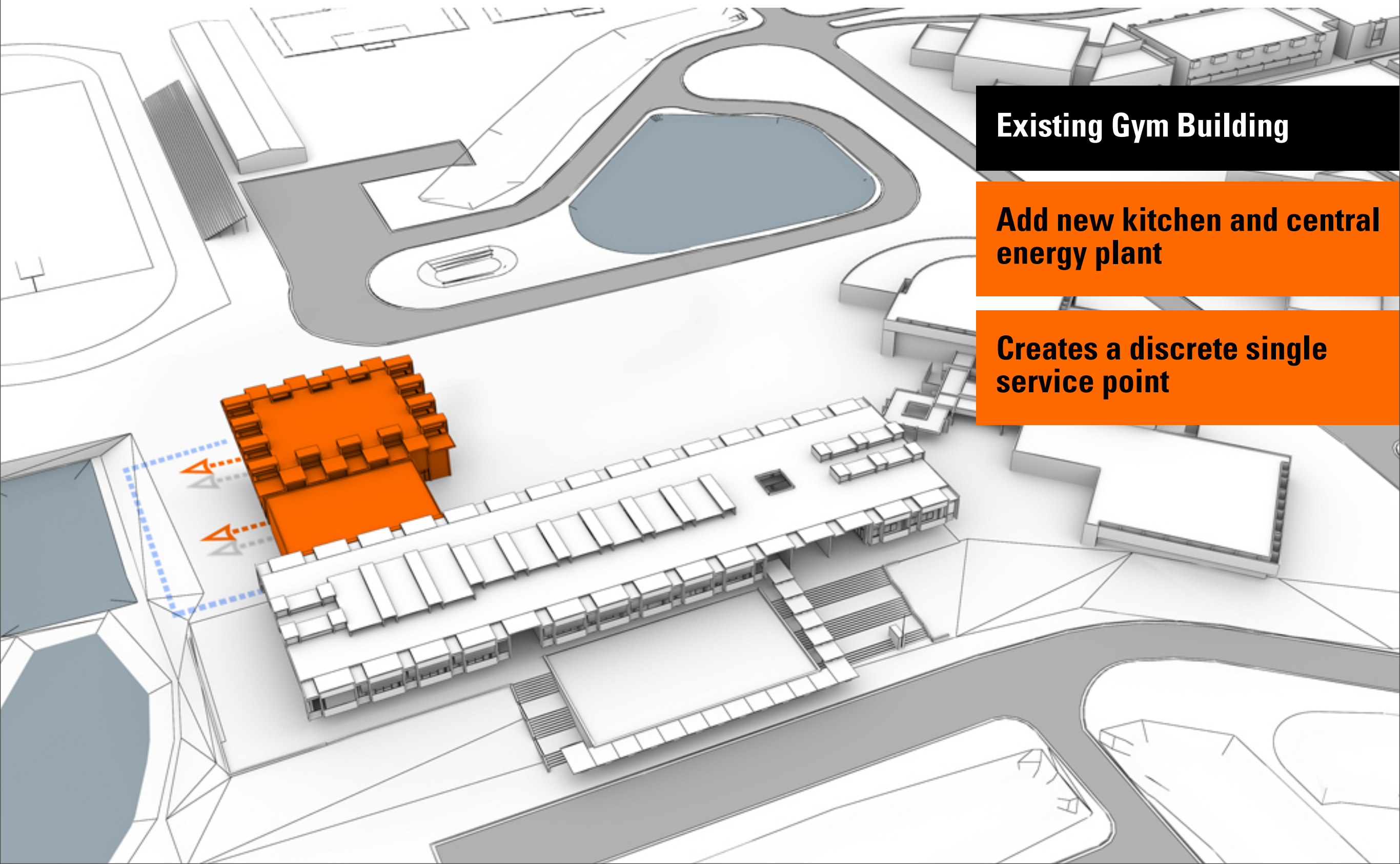
REINFORCING THE VISION



Existing Gym Building

Connect to outdoor dining

REINFORCING THE VISION

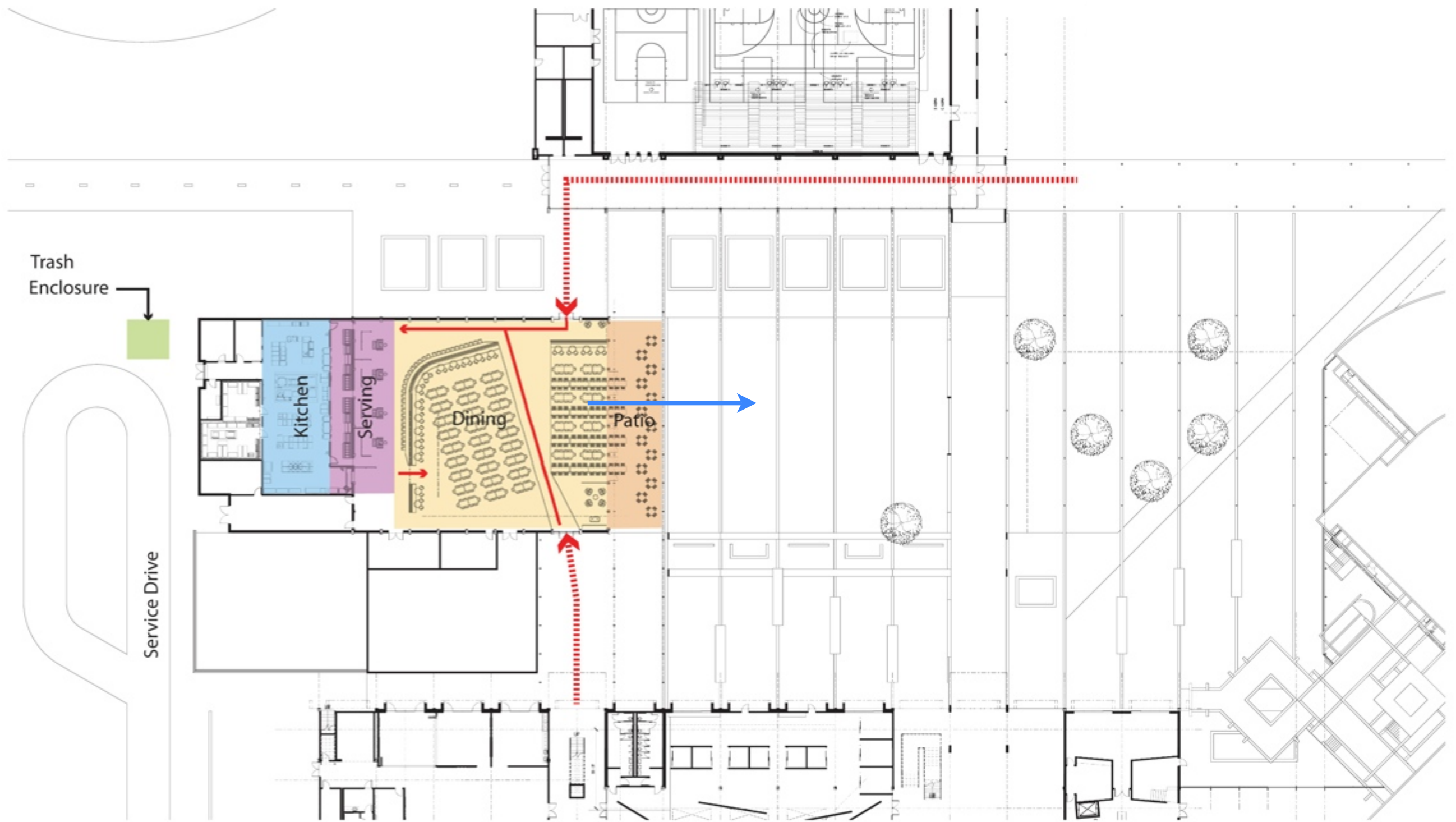


Existing Gym Building

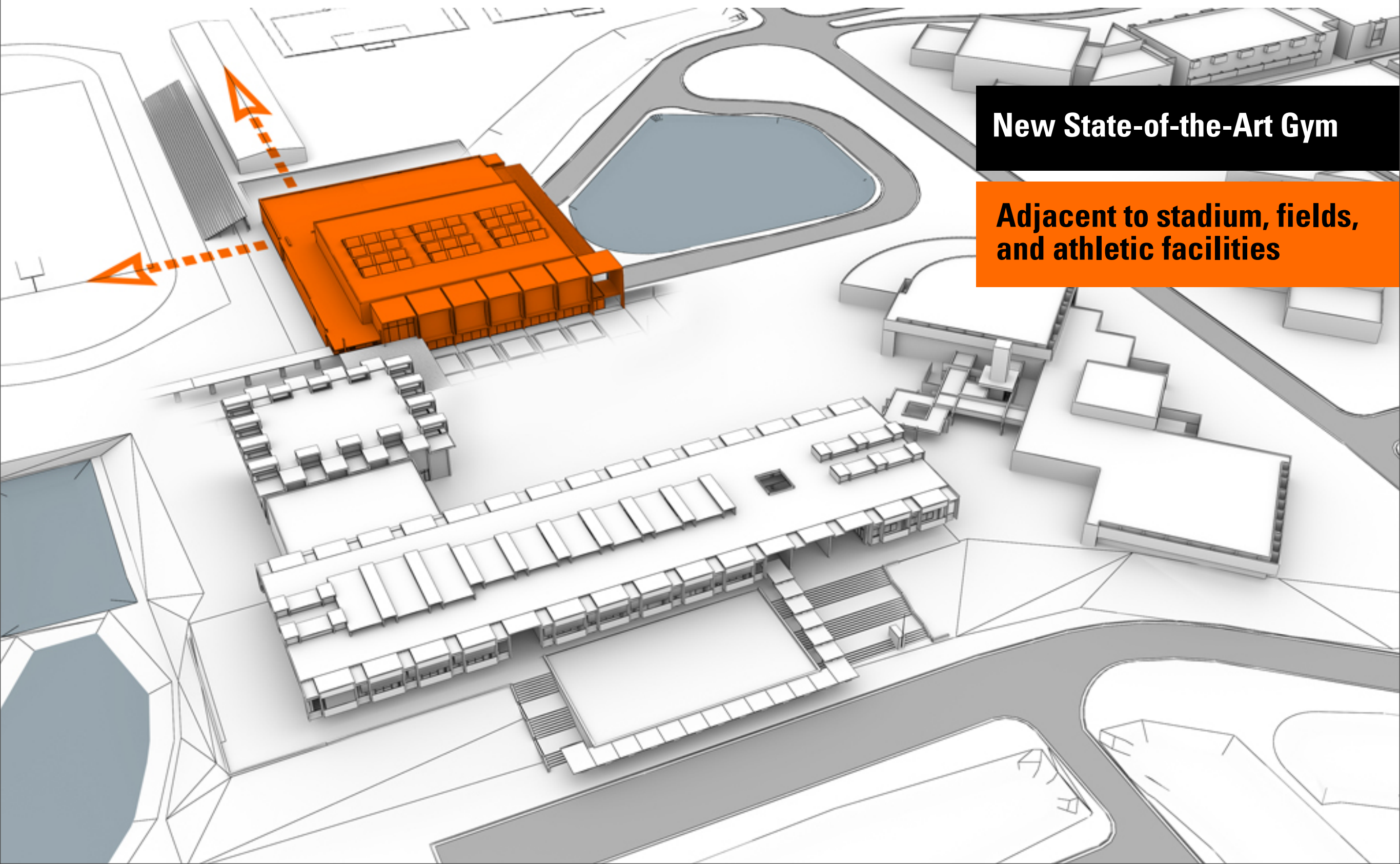
Add new kitchen and central energy plant

Creates a discrete single service point

Building 5 Adaptive Reuse of Existing Gym
Dining Flow Diagram



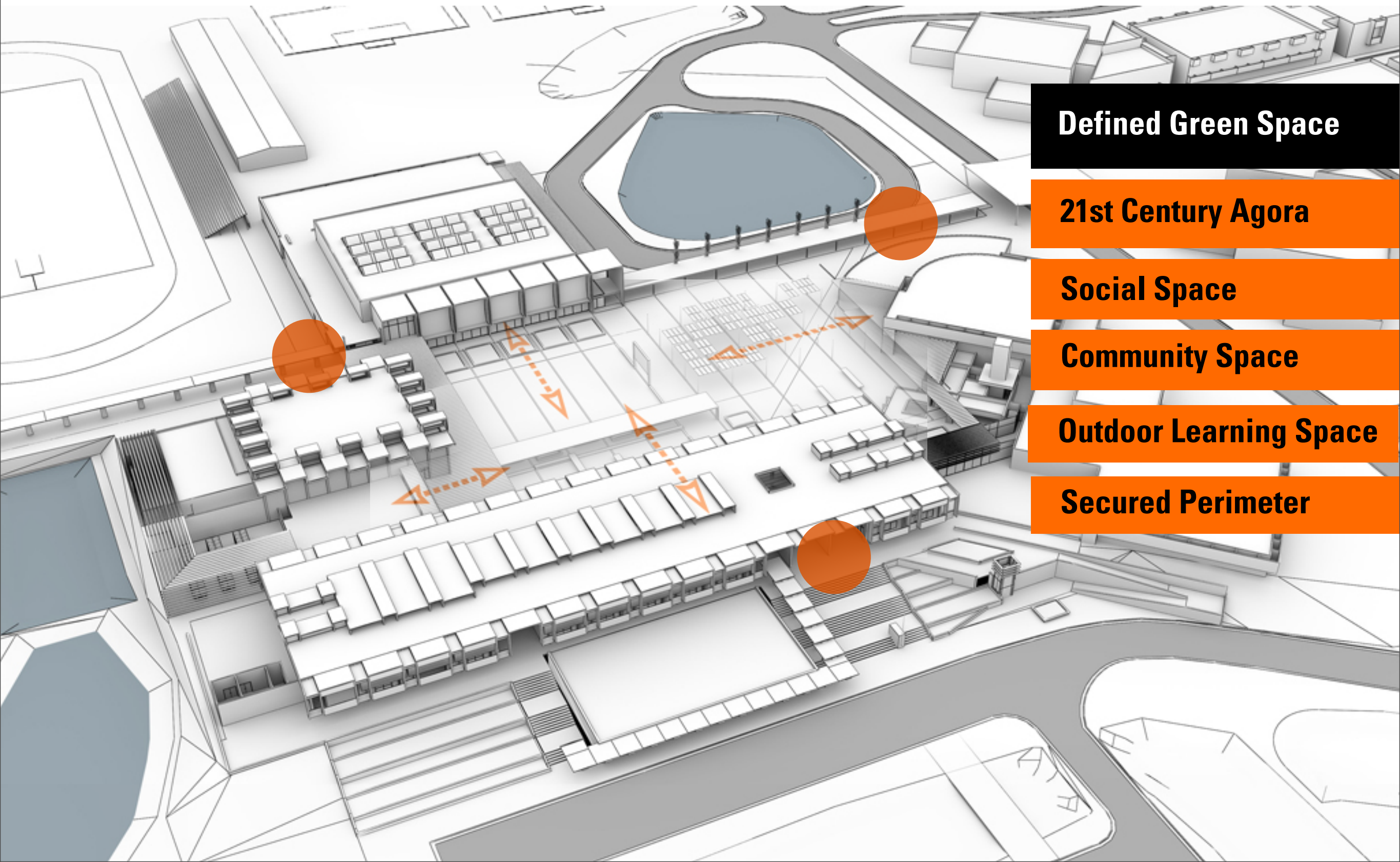
REINFORCING THE VISION



New State-of-the-Art Gym

**Adjacent to stadium, fields,
and athletic facilities**

REINFORCING THE VISION



Defined Green Space

21st Century Agora

Social Space

Community Space

Outdoor Learning Space

Secured Perimeter

Main Level Plan



LEGEND

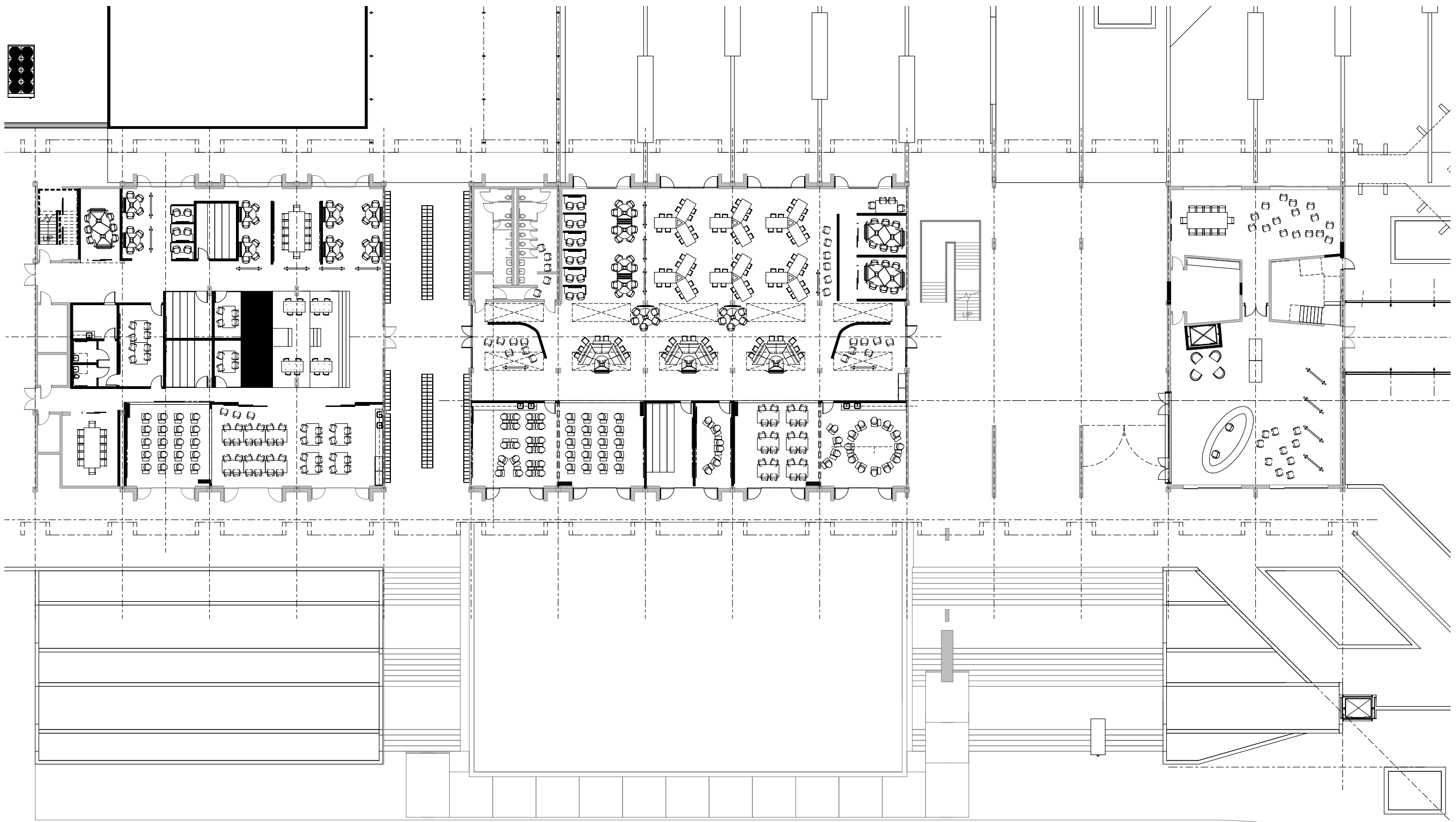
1. MEDIA
2. ADMIN
3. ADMIN/WELCOME/EXHIBIT
4. BREEZEWAY– MAIN ENTRY
5. STEM
6. ADAPTIVE EXPERTISE LAB
7. CENTRAL ENERGY PLANT
8. NEW KITCHEN
9. RENOVATED GYM – NEW CAFE
10. NEW GYM
11. OUTDOOR COVERED TERRACE
12. THE GREEN
13. SCIENCE/PHYSICS GARDEN
14. SHADED OUTDOOR CLASSROOMS
15. SHADED PLAZA
16. CANOPY STRUCTURE
17. SERVICE DRIVE
18. TRASH ENCLOSURE
19. HORTICULTURE/BIOLOGY GARDEN
20. PLAZA w/GLASS ELEVATOR TOWER
21. ADMIN BRIDGE/CONNECTOR
22. RETENTION POND
23. COACHES OFFICES
24. STADIUM
25. MEDIA EXPANSION (if needed)

Entry Plaza View

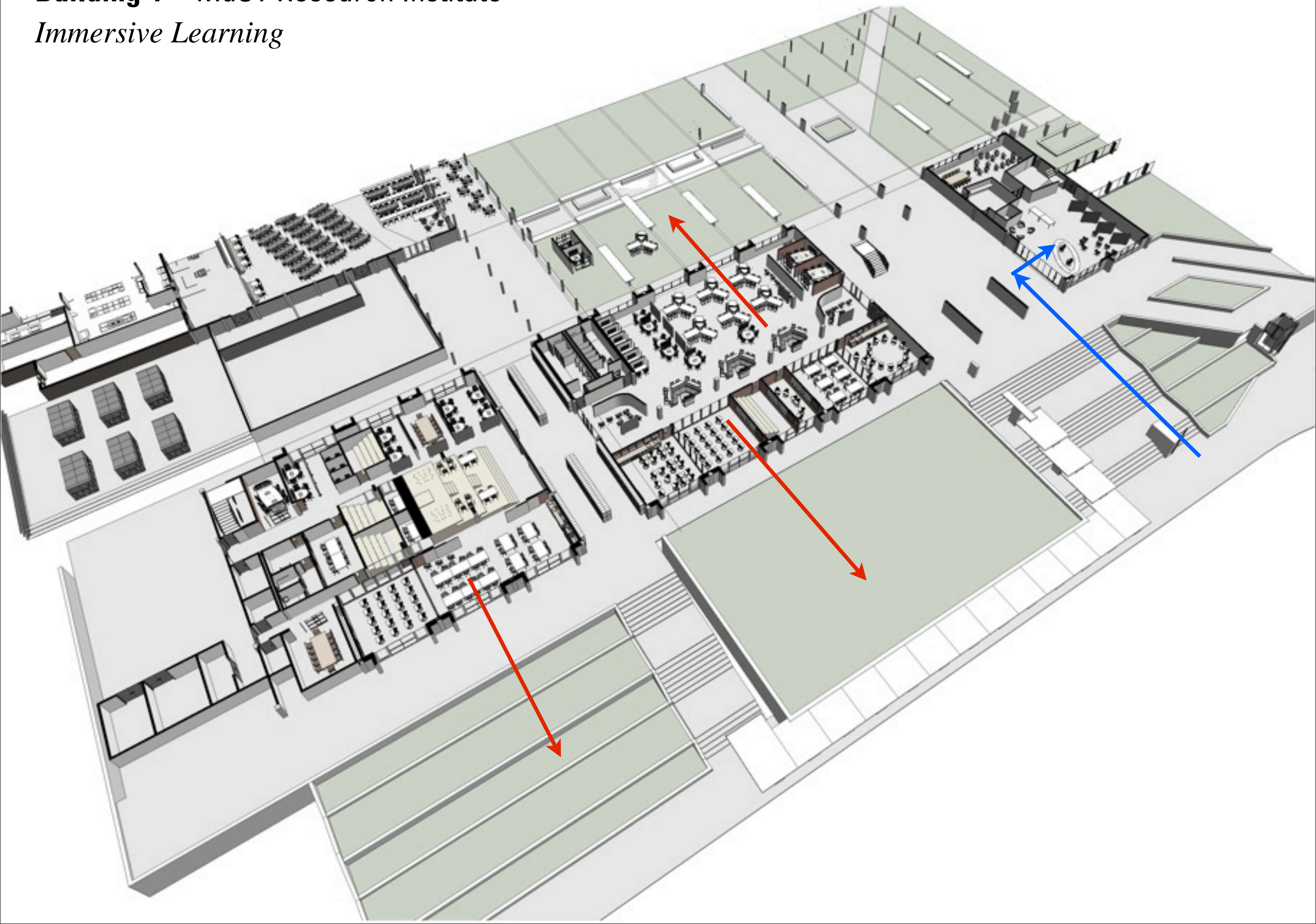


Building 4 MaST Research Institute

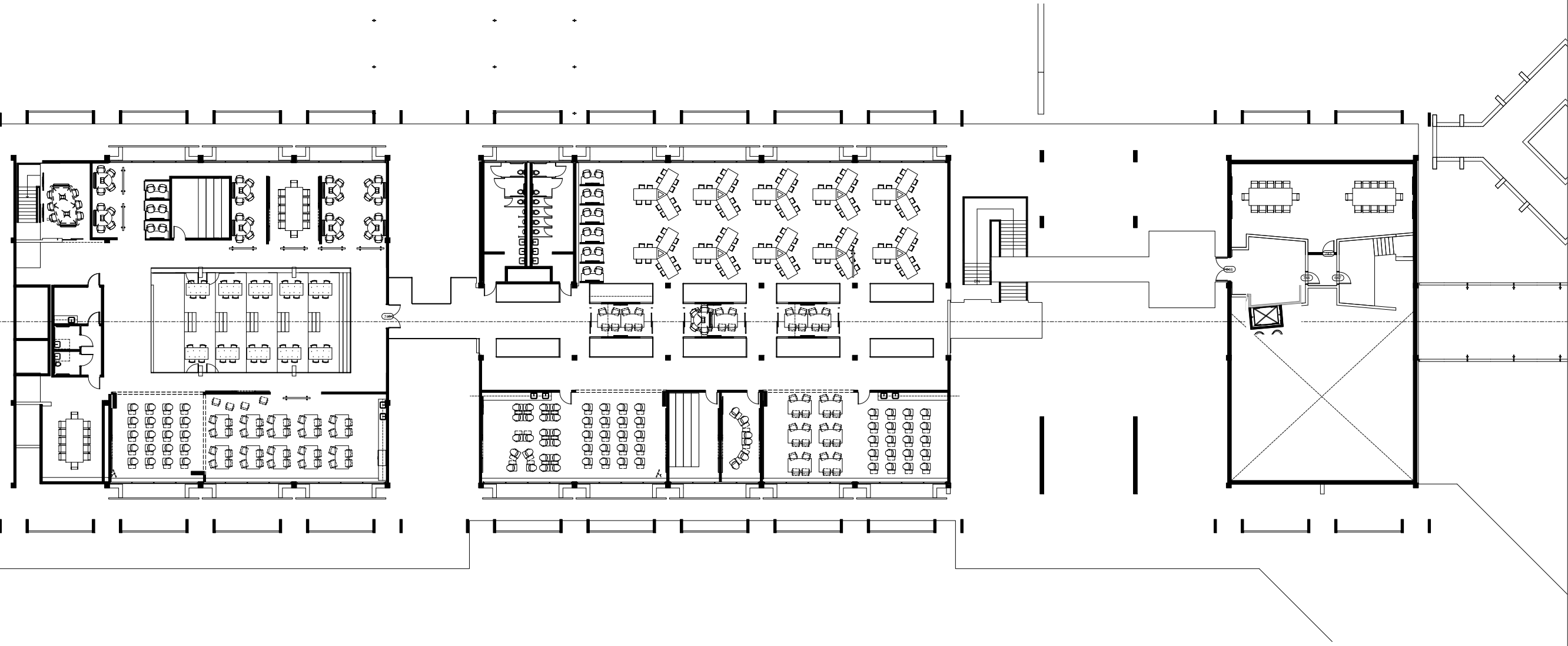
Main Level Plan

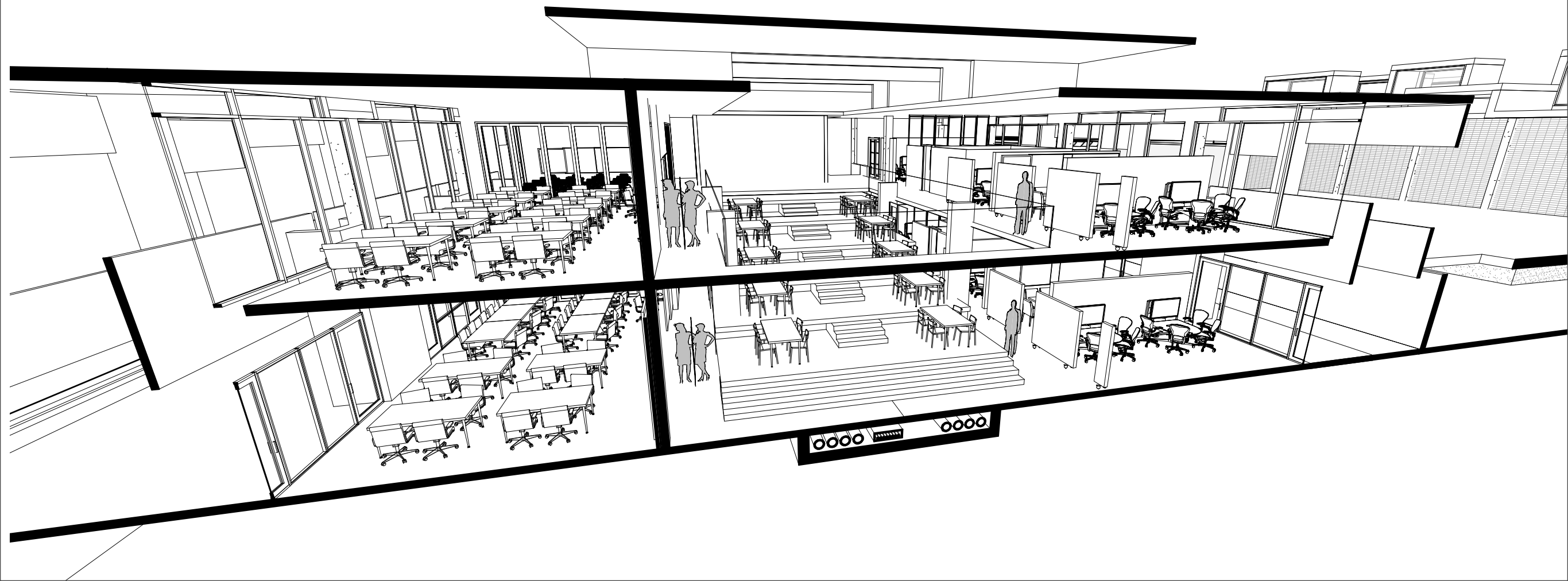


Building 4 MaST Research Institute
Immersive Learning

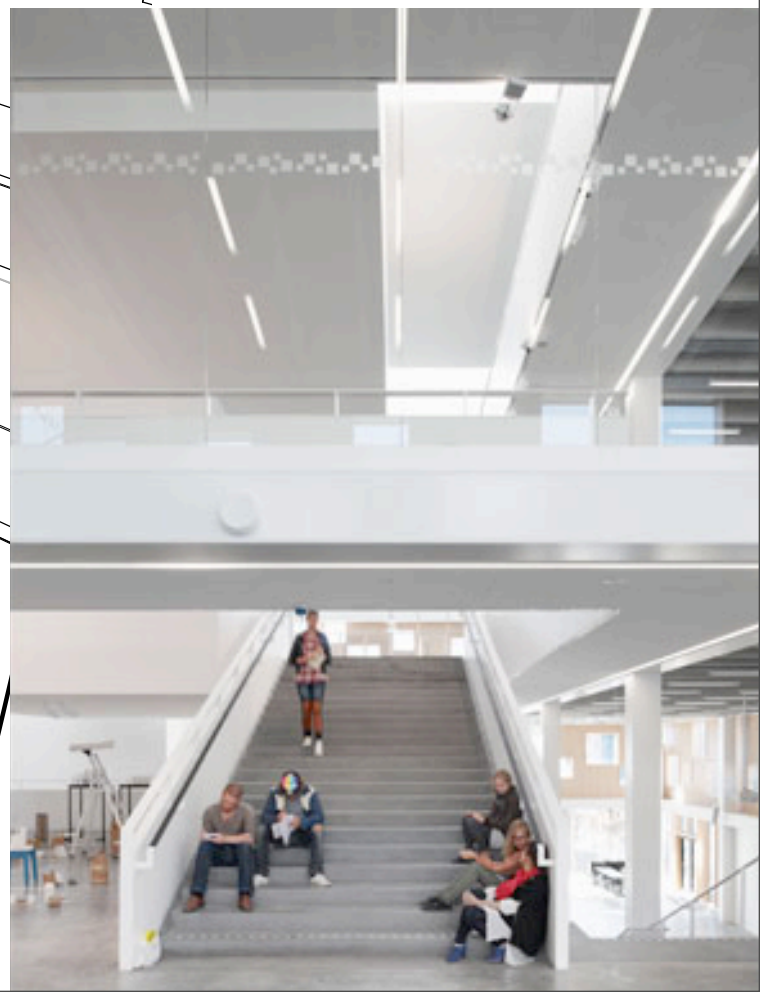
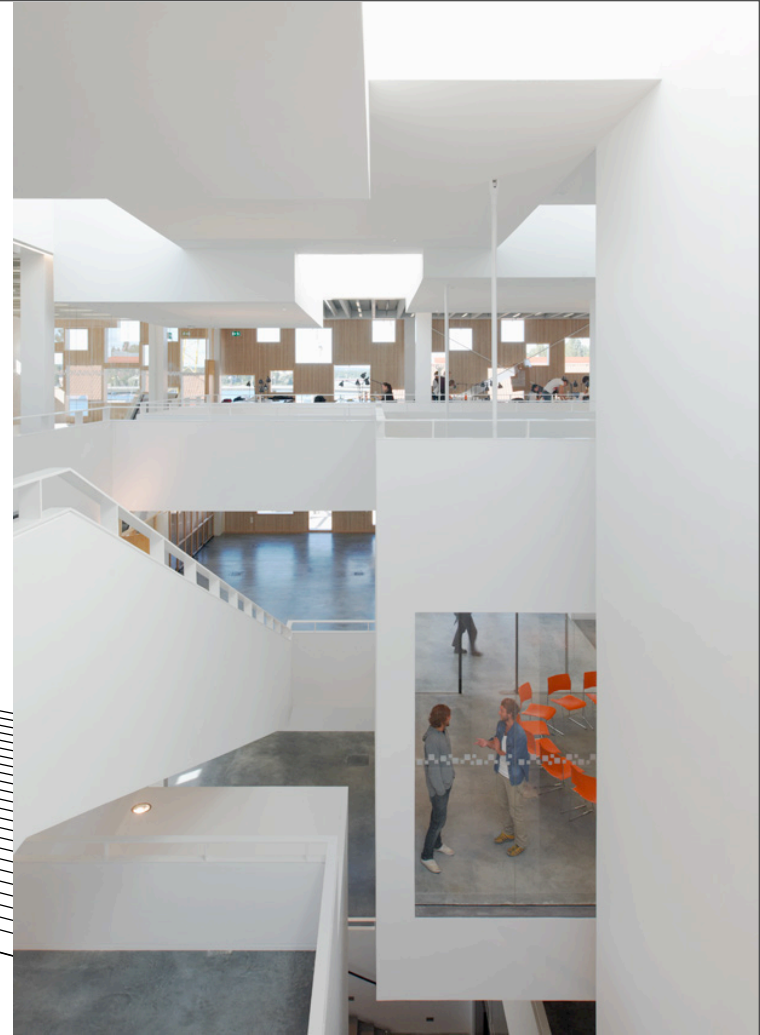
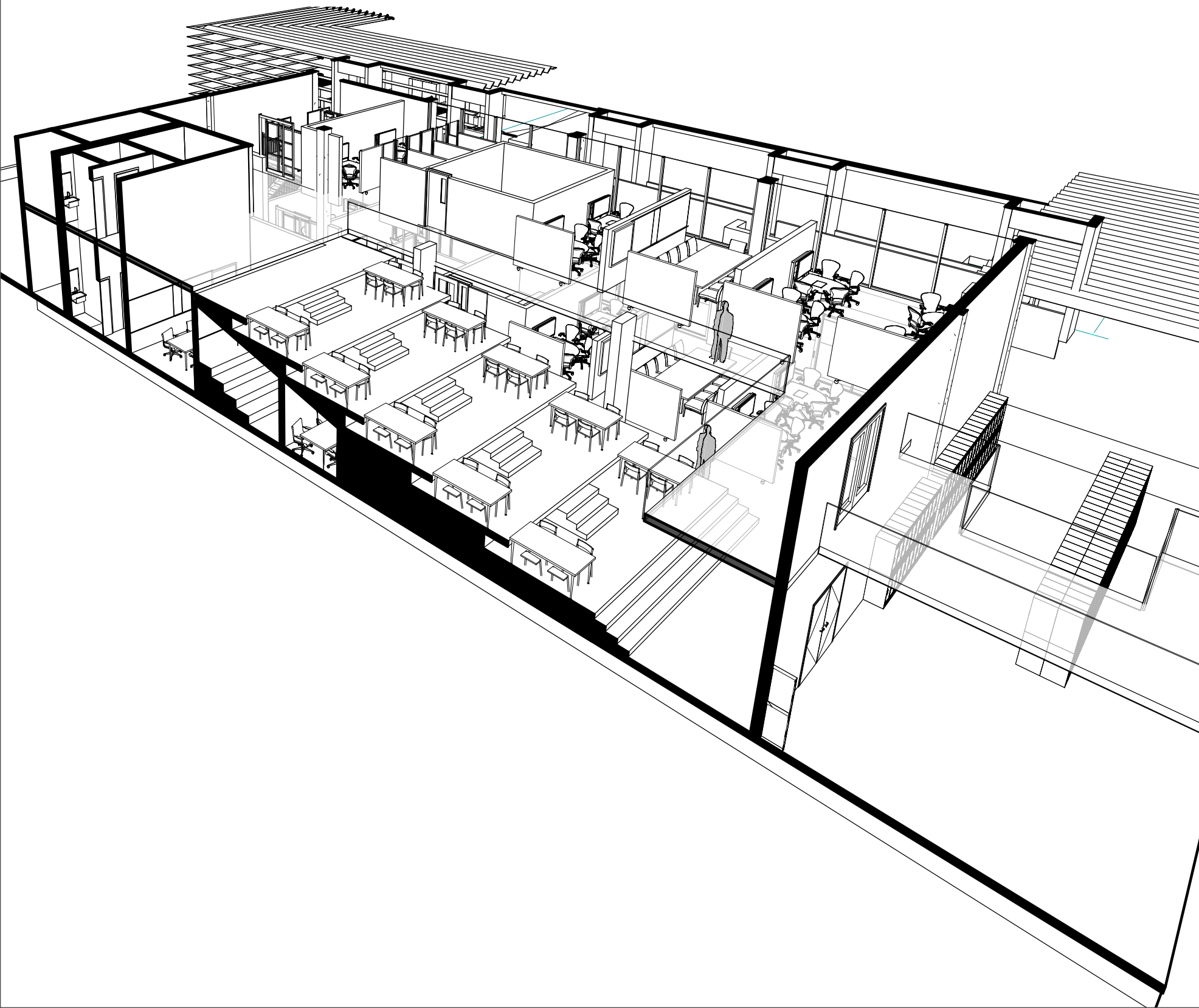


Building 4 MaST Research Institute
Upper Level Plan



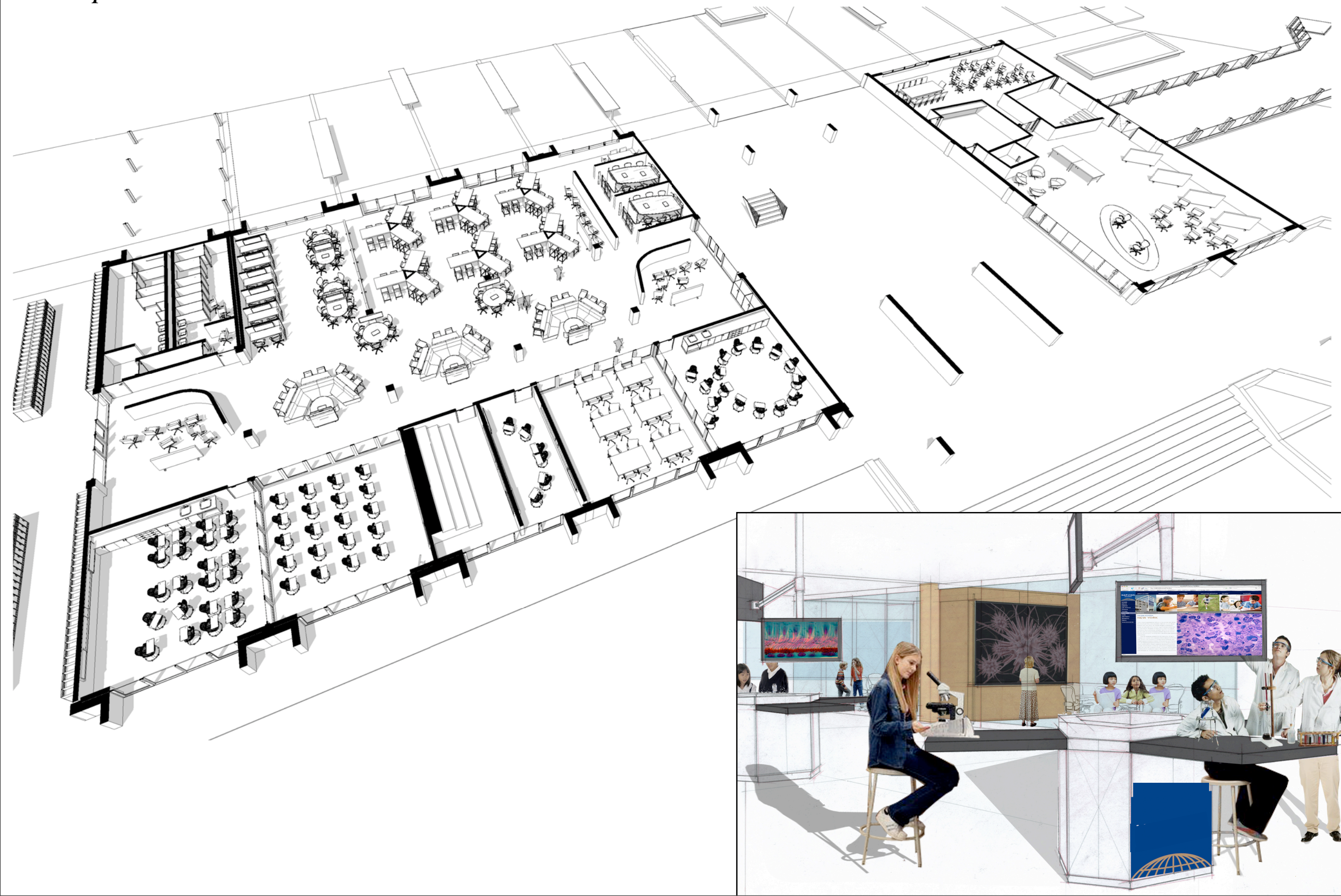


Building 4 MaST Research Institute
Section @ Auditorium / Exchange space



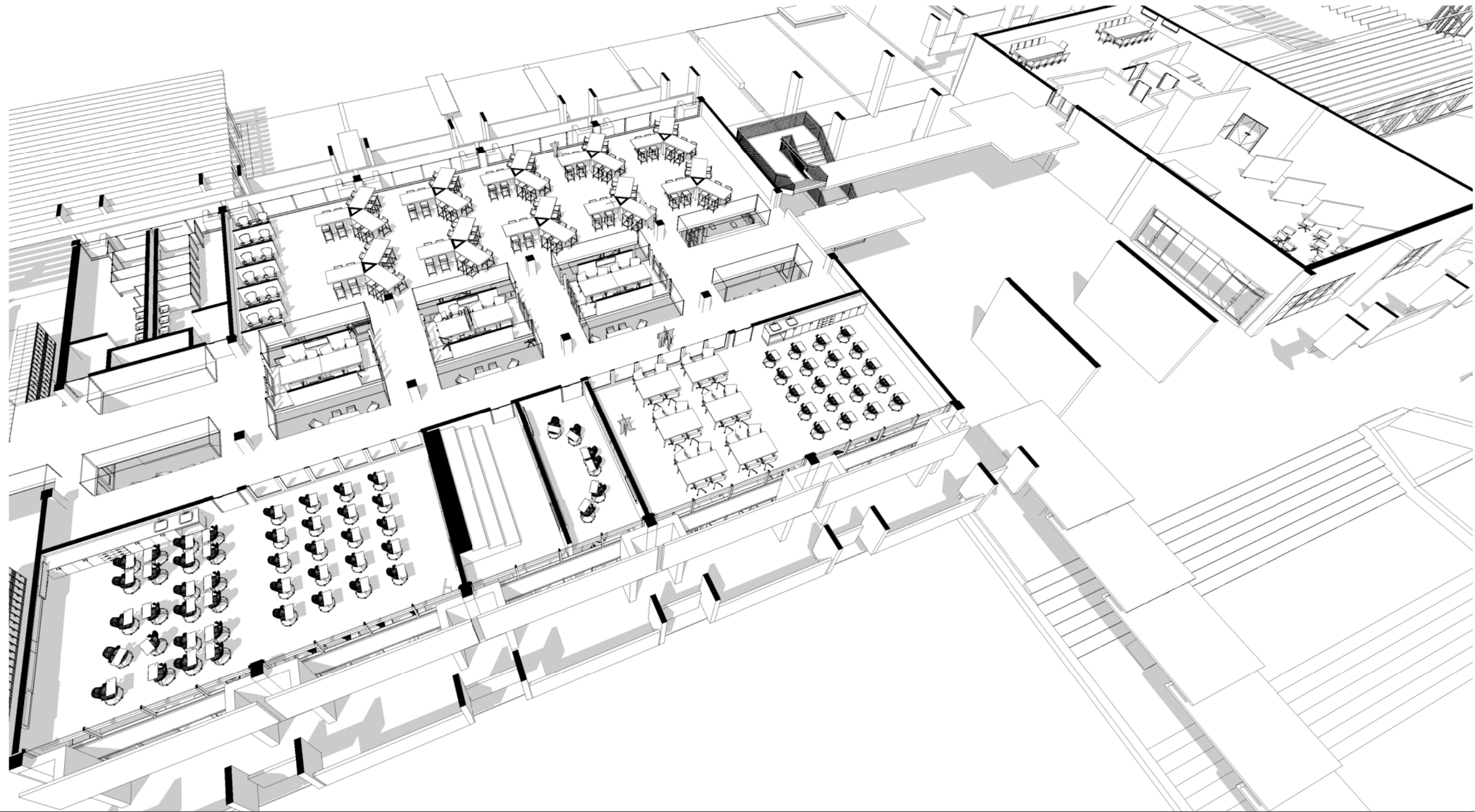
Building 4 MaST Research Institute

Perspective - Main Level

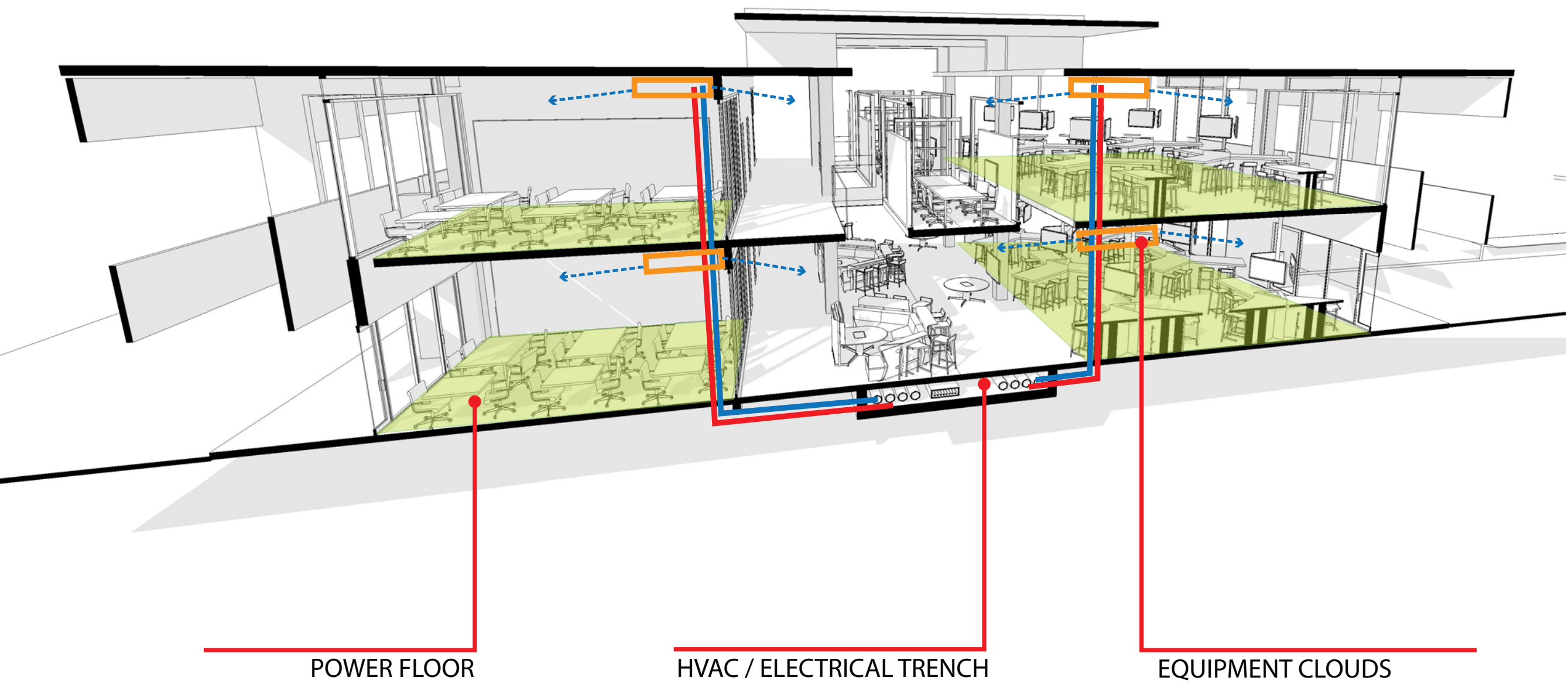


Building 4 MaST Research Institute

Perspective - Upper Level



Building 4 MaST Research Institute
Mechanical / Electrical Concept



Outdoor Dining

View from Cafe Terrace



Agora

View through canopy



Agora

View through outdoor class





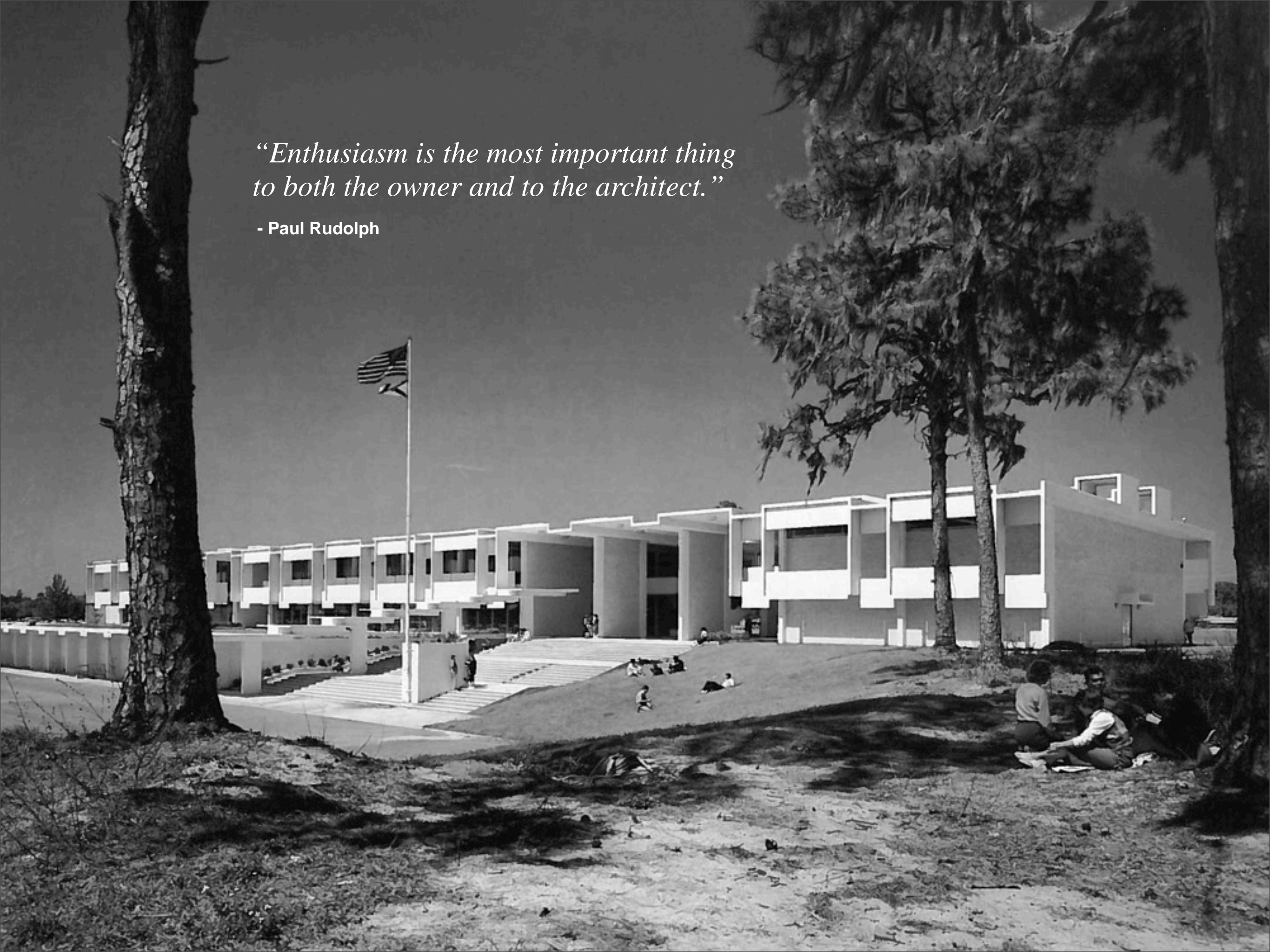
AGORA - The literal meaning of the word is "Gathering place" or "Assembly." The agora was the center of athletic, artistic, spiritual and political life of the city.





*“Enthusiasm is the most important thing
to both the owner and to the architect.”*

- Paul Rudolph



A Vision for Sarasota High School

Gymnasium 34,000 sf @ \$200/sf = \$6,800,000
Energy Plant 5,000 sf = \$3,000,000
Building #4 40,000 sf @ \$200/sf = \$8,000,000
Remodel Media to Kit 5,000 sf @ \$125/sf = \$625,000
Remodel Media to Dining 16,000 sf @ \$125/sf = \$2,000,000
Build Courtyard 47,000 sf = \$600,000

Demo of Bldg #5 & Gym = \$200,000

Total \$21,225,000

A Concept Reinforcing the Vision

Gymnasium 34,000 sf @ \$200/sf = \$6,800,000
Energy Plant 5,000 sf = \$3,000,000
Building #4 34,000 sf @ \$200/sf = \$6,800,000
Build New Kitchen 5,000 sf @ \$200/sf = \$1,000,000
Remodel gym to Dining 10,700 sf @ \$12
Build Courtyard 47,000 sf = \$600,000
Relocate Canal Pipe = \$100,000 5/sf = \$1,337,500
Demo of Bldg #5 = \$100,000
Remodel Gym Lockers to Labs = \$437,500

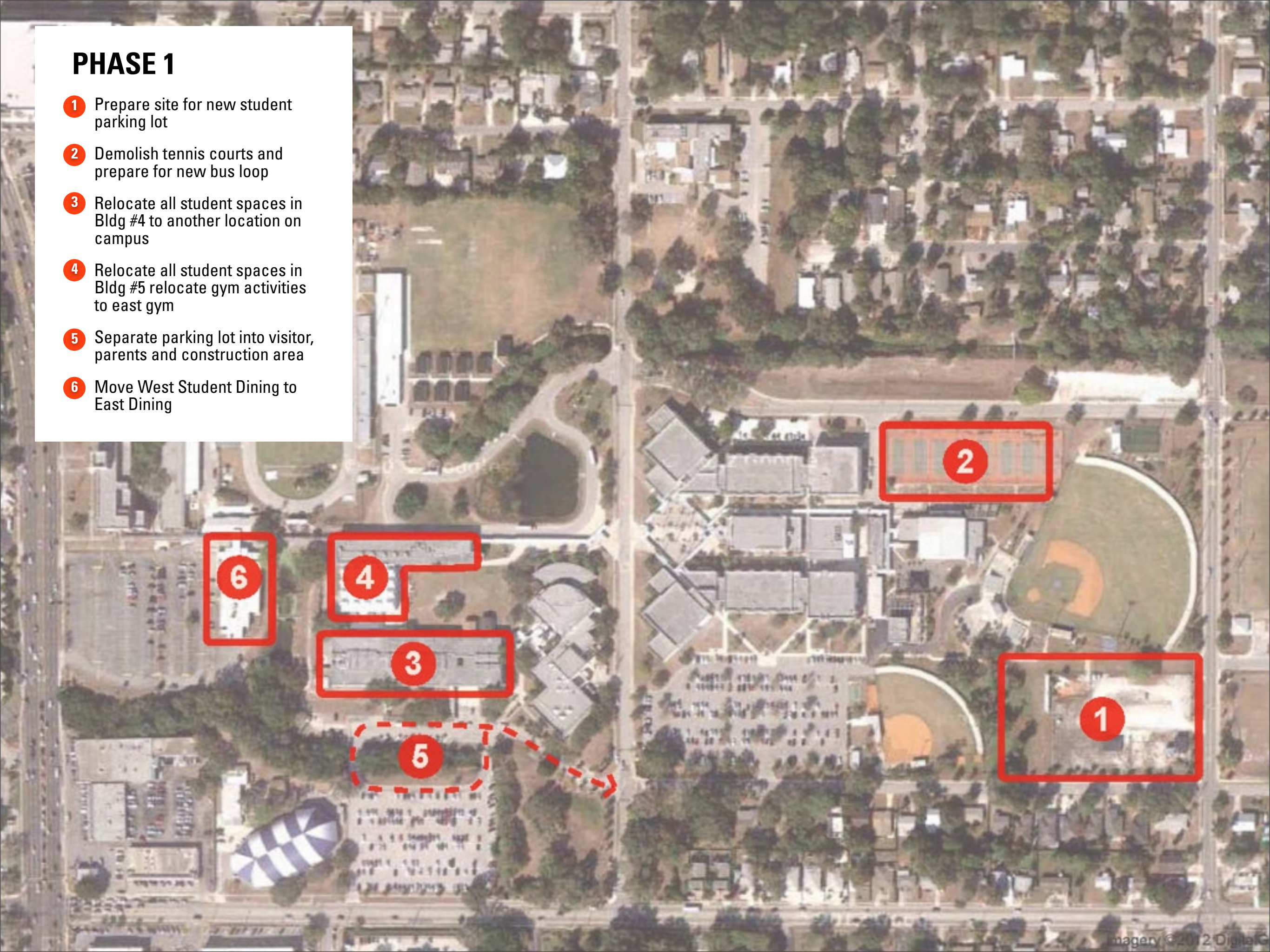
Total \$20,175,000



SARASOTA HIGH SCHOOL PHASING PLAN

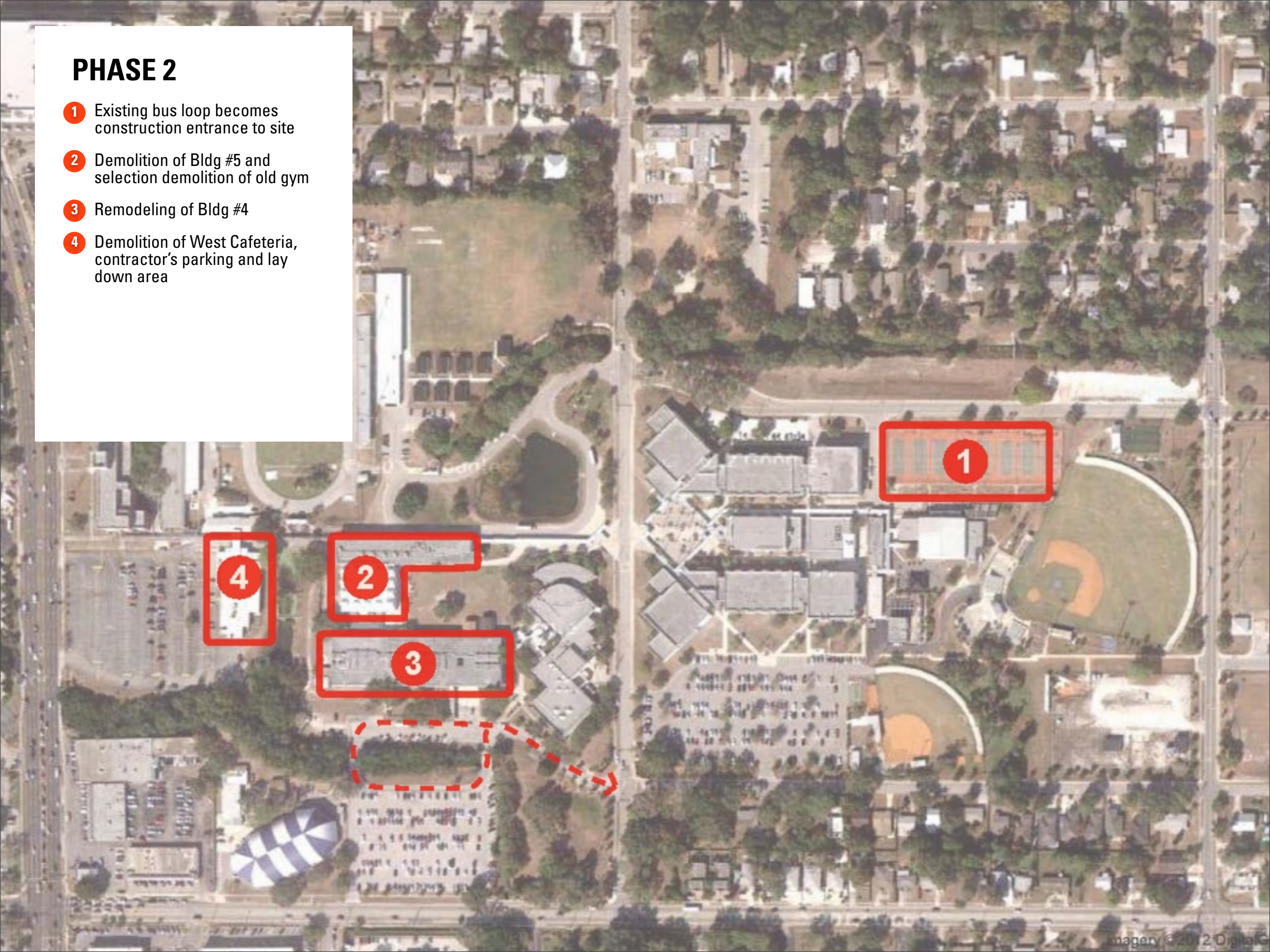
PHASE 1

- 1 Prepare site for new student parking lot
- 2 Demolish tennis courts and prepare for new bus loop
- 3 Relocate all student spaces in Bldg #4 to another location on campus
- 4 Relocate all student spaces in Bldg #5 relocate gym activities to east gym
- 5 Separate parking lot into visitor, parents and construction area
- 6 Move West Student Dining to East Dining



PHASE 2

- 1 Existing bus loop becomes construction entrance to site
- 2 Demolition of Bldg #5 and selection demolition of old gym
- 3 Remodeling of Bldg #4
- 4 Demolition of West Cafeteria, contractor's parking and lay down area



PHASE 3

- 1 Complete contractor's parking and lay down area
- 2 Remodeling of Bldg #4
- 3 Start construction of gym
- 4 Start construction of energy plant
- 5 Start remodeling of gym into dining



PHASE 4

- 1 Construct new courtyard
- 2 Build new parent loop
- 3 Enhance existing parking lot an retention pond/canal
- 4 Restore existing parking lot

