



STRATEGIES FOR LOWER COST SCHOOL CONSTRUCTION

ADAPTIVE REUSE OF VACANT BIG BOX
SPACES FOR ACADEMIC USE

WHO WE ARE



Brian Berg
Principal Architect



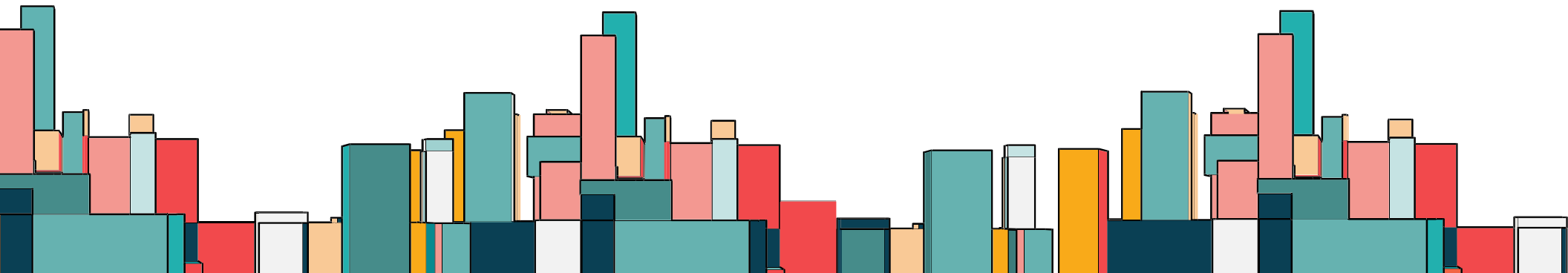
Jeff Drake
Superintendent

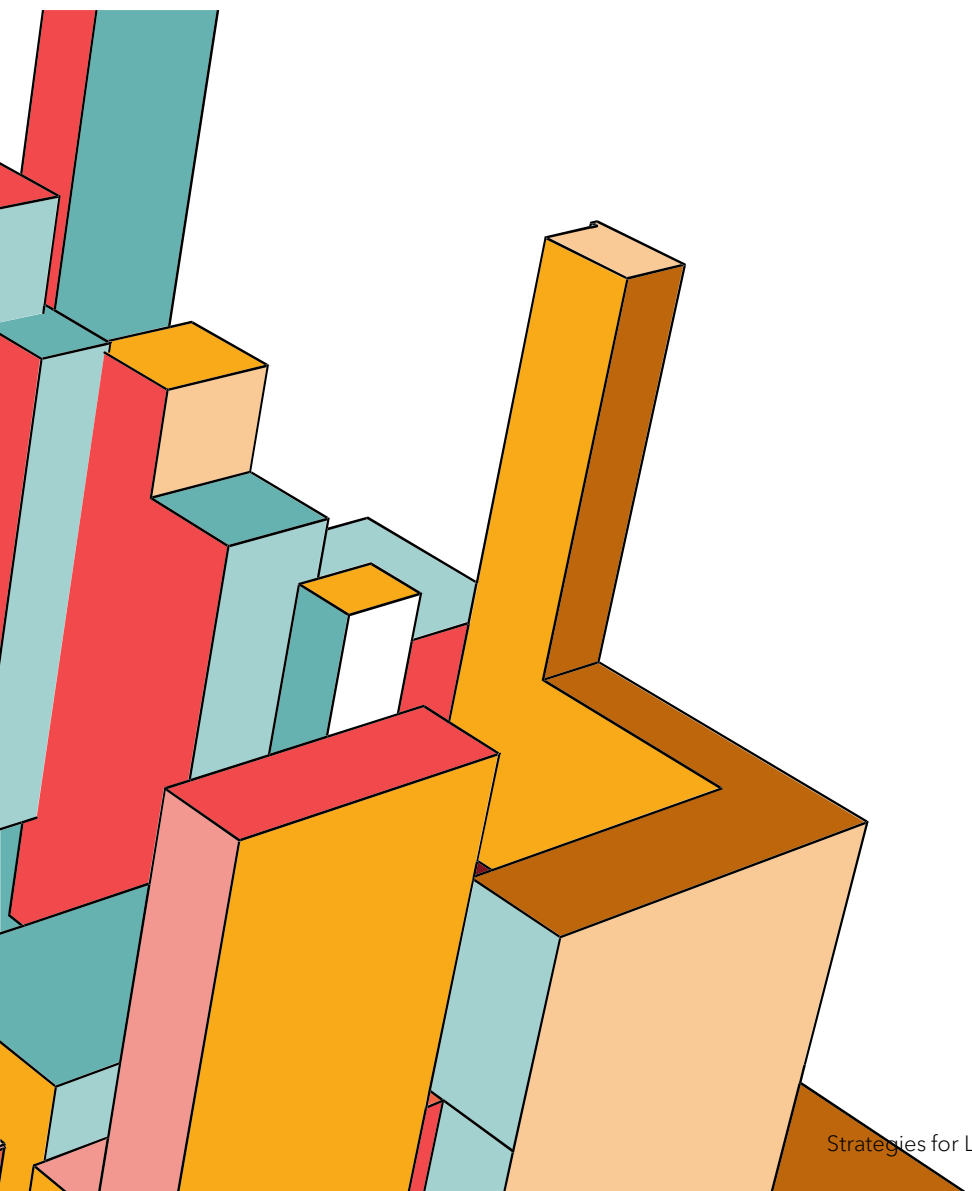


Brandon Lunak
Superintendent



Jeff May
President





WHY YOU MIGHT BE INTERESTED

MEETING DISTRICT OBJECTIVES

- Moorhead Area Public Schools www.isd152.org
- Fergus Falls Public Schools www.fergusotters.org

Are there vacant “Big Box” spaces available in your community?
Meeting District needs for additional academic space

DIFFICULTY PASSING REFERENDUMS

Potential for significantly lower cost compared to new construction

COST MITIGATION STRATEGIES

Tapping into multiple funding sources

TIMELINES

Potential for condensed construction timelines over new build

CHALLENGES

FUNDING MECHANISMS

- Referendum challenges

EXISTING INFRASTRUCTURE

- Code requirements: E (Education) vs. M (Mercantile) occupancies
- Structural challenges
- HVAC challenges

DAYLIGHTING

- Older big box stores often lack interior daylighting

OPPORTUNITIES

LARGE SPACES with HIGH VOLUME

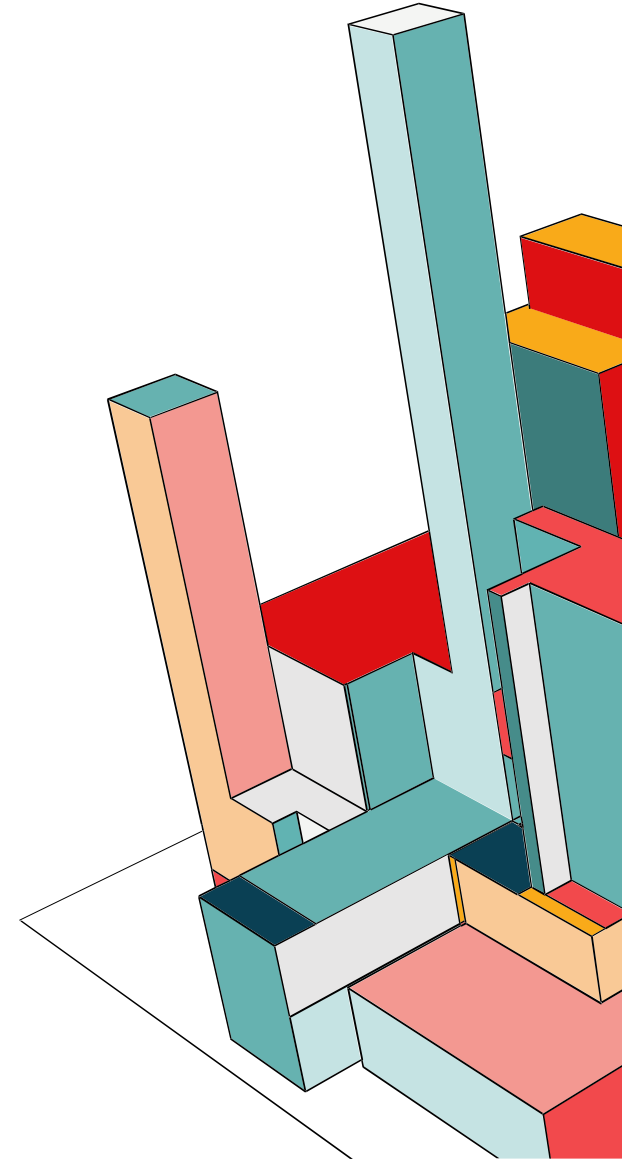
- Flexible lab spaces
- Blank canvas for academic spaces

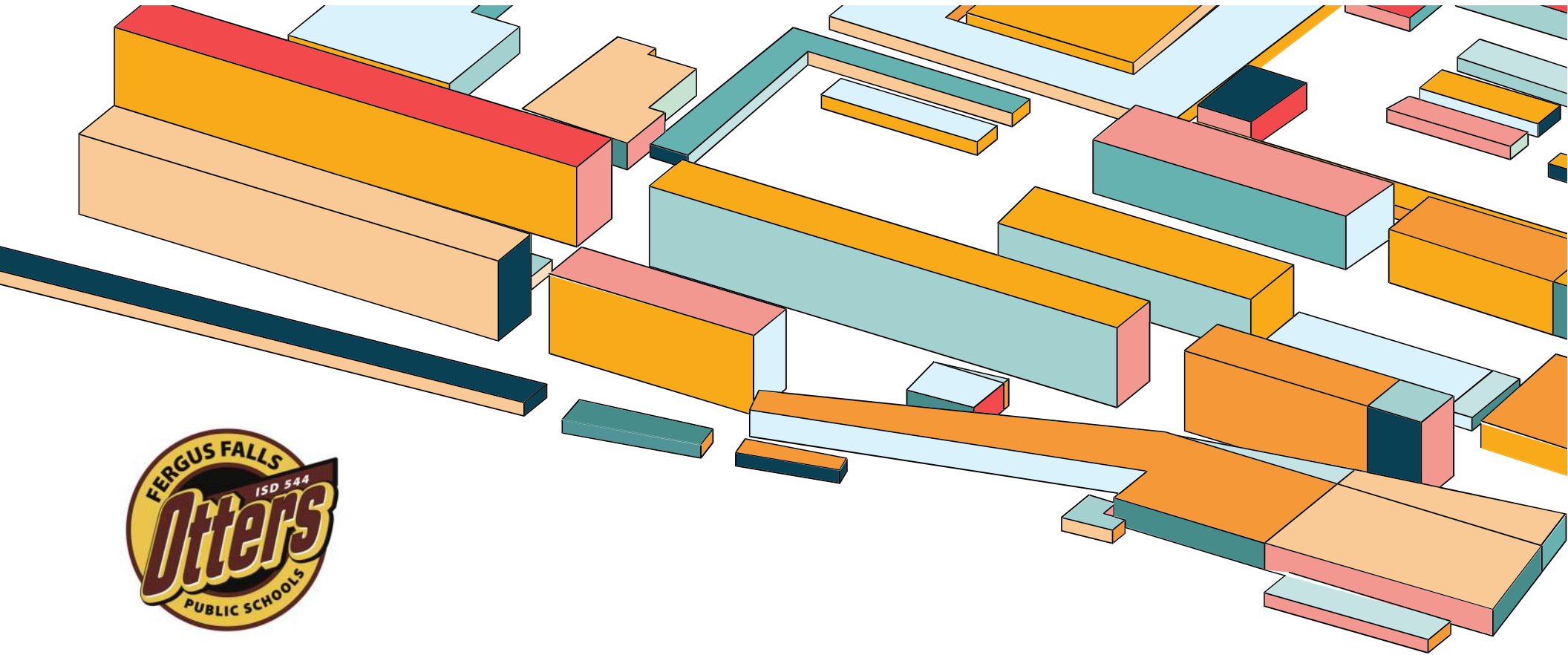
DISCOUNTED PURCHASE PRICE

- Big Box retail closures = opportunities for significant cost savings

ADAPTIVE RE-USE

- Good for the community!
- Lease levy funding mechanism





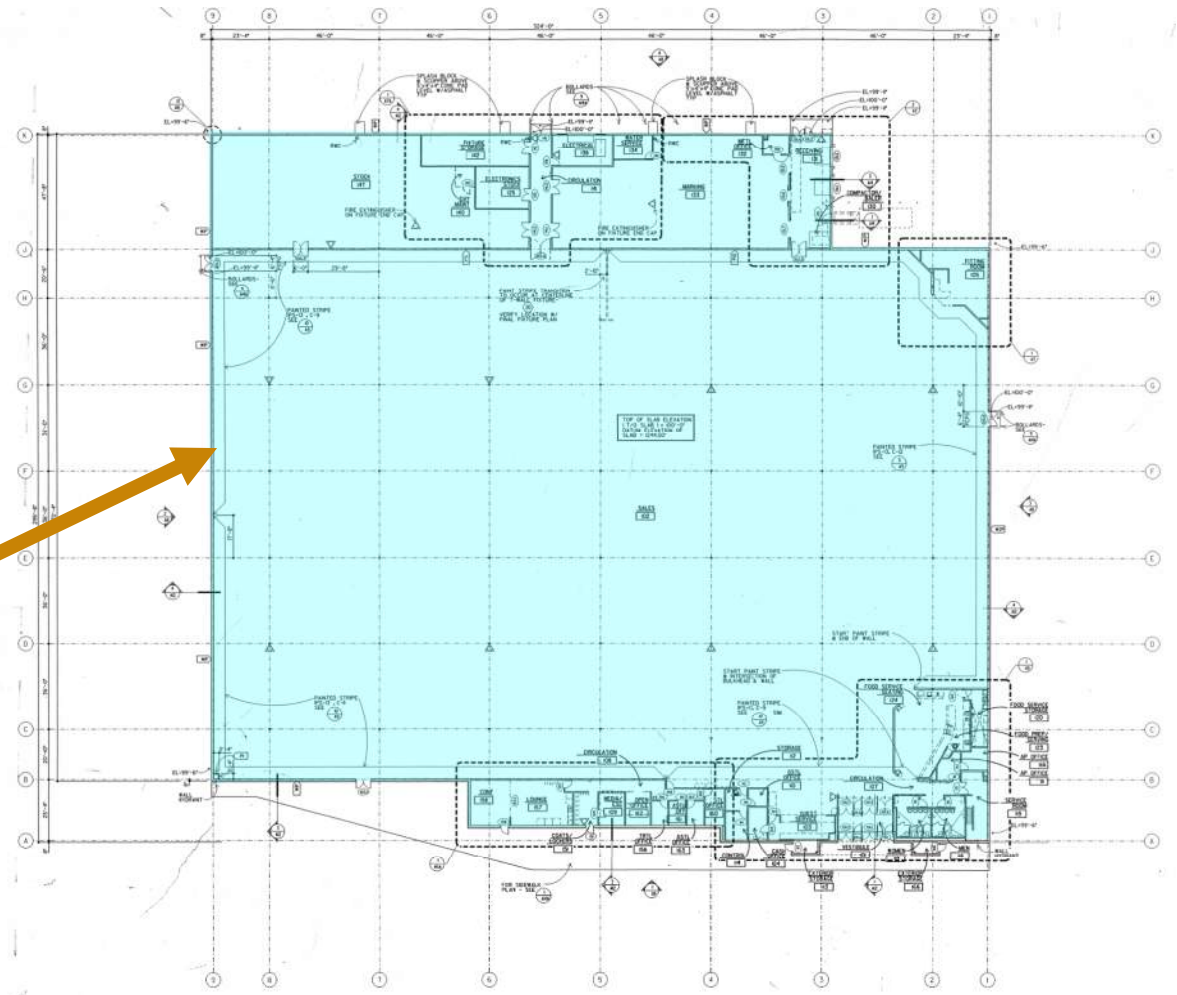
CASE STUDY: LINCOLN SCHOOL

FORMER TARGET STORE

LINCOLN SCHOOL

EXISTING TARGET PLAN

- 89,500 SF "Big Box" Target store with land
- Purchased Sept 2019 for \$1.55 million - \$17/SF
- 8.6 acres - also purchased additional 8 acres to NE



LINCOLN SCHOOL

PHASE I – EARLY EDUCATION CENTER

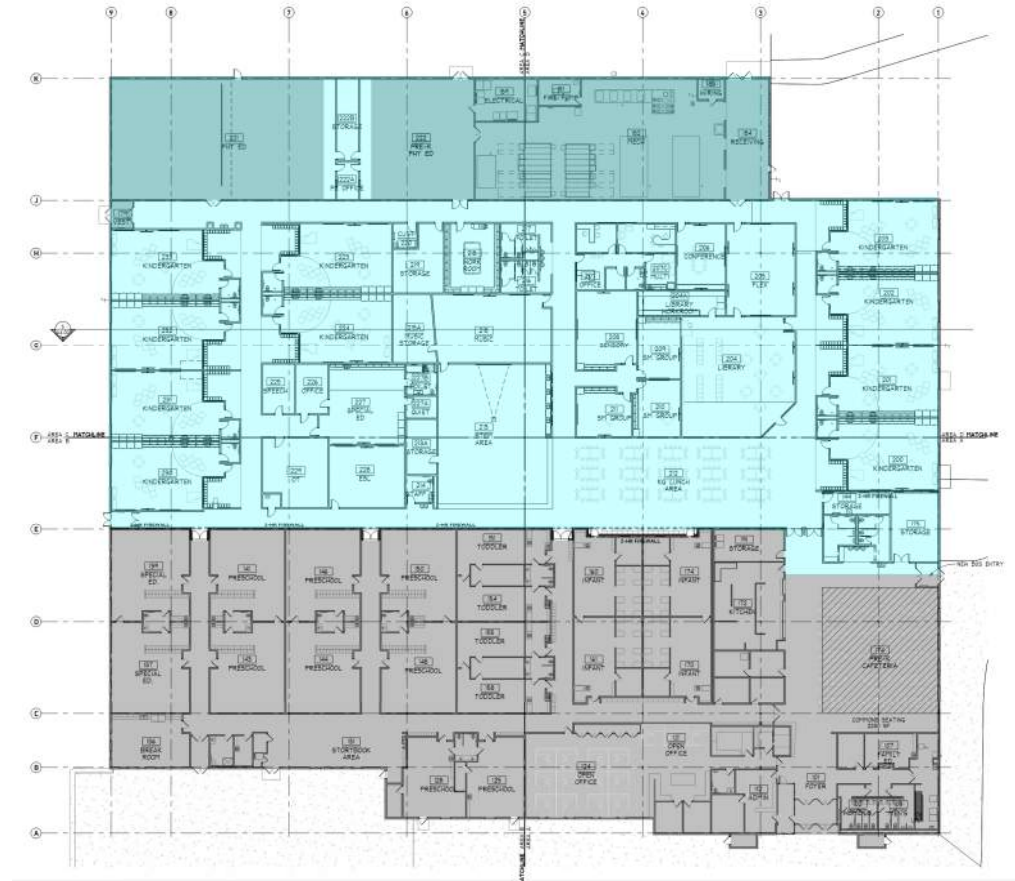
- Conversion - Mercantile (M) occupancy to Education Occupancy (E)
- Renovation of approximately 50,000 SF - Completed 2020
- 40,000 SF unfinished for future Phase II
- Early Education Center -
 - Children's Corner Learning Center
 - Otter Preschool
 - Daylighting - 2 of 16 classrooms for infant through preschool.
 - Daylight devices - Solatubes
- Support spaces
 - Cafeteria/Commons Kitchen
 - Administrative spaces
 - Media/Storybook area



LINCOLN SCHOOL

PHASE II – KINDERGARTEN CENTER (ON HOLD PENDING FUNDING)

10 section Kindergarten - consolidation to single site
Support spaces
Phasing Plan
Early Education Center
Kindergarten Center



LINCOLN SCHOOL



Room Color Key

- ADMINISTRATION
- BUILDING SUPPORT
- CIRCULATION
- Classroom
- Daycare
- GATHERING/FLEX
- PHYSICAL FITNESS

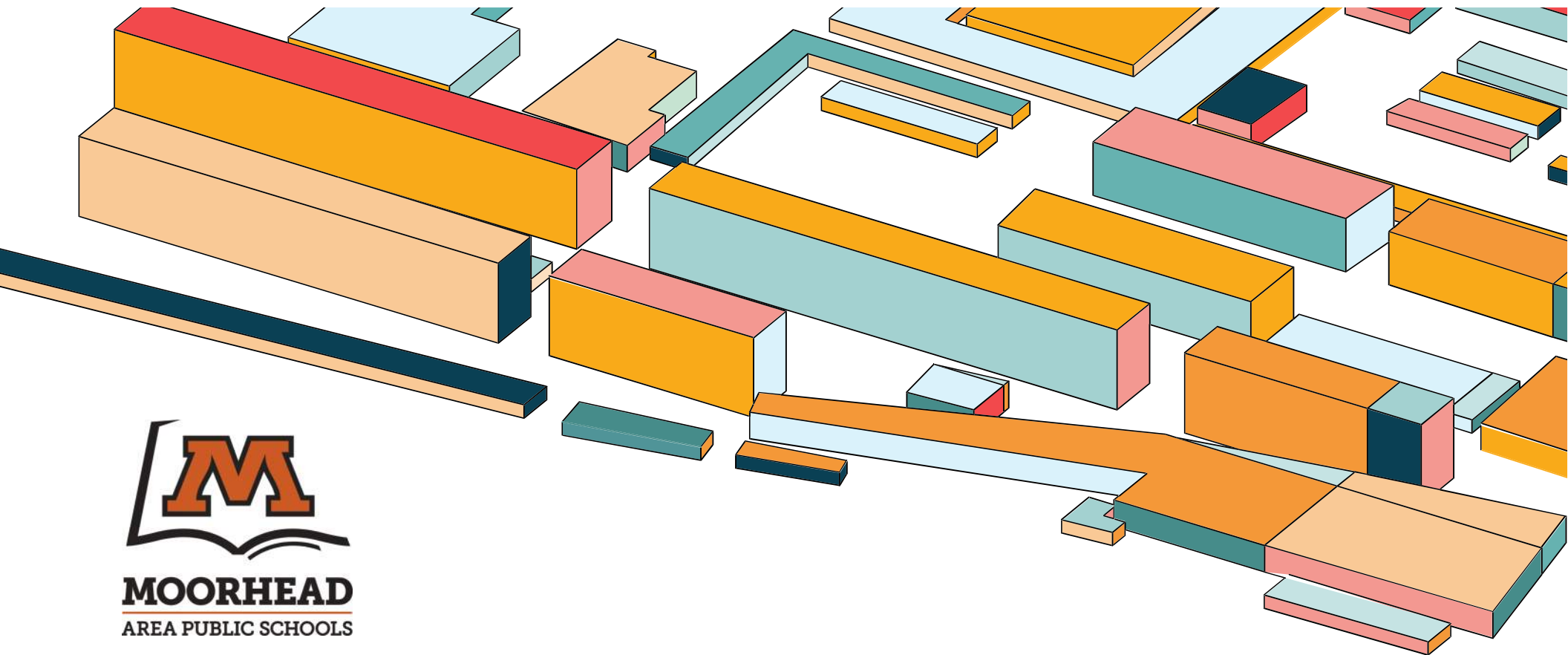


LINCOLN SCHOOL



LINCOLN SCHOOL



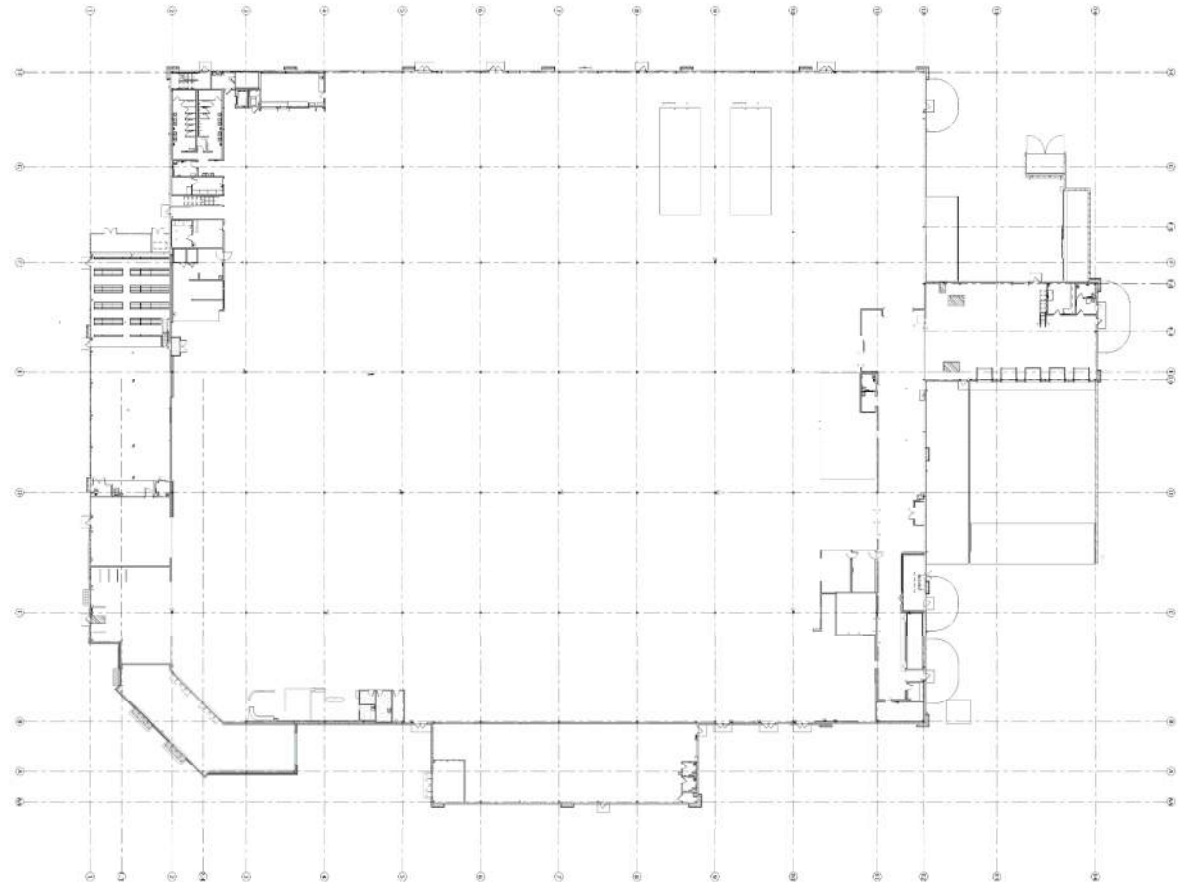


CASE STUDY: CAREER ACADEMY

FORMER SAM'S CLUB STORE

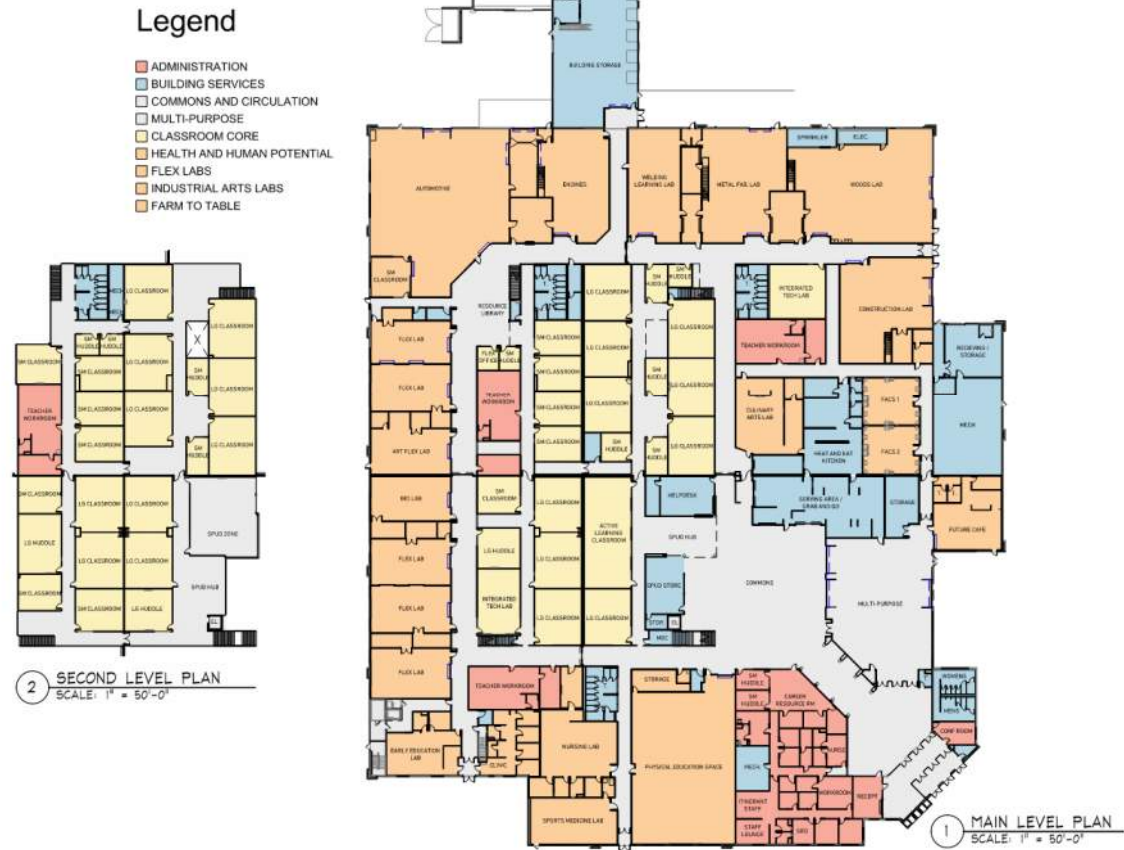
CAREER ACADEMY

- Occupancy Conversion: (M) to (E)
- Renovation approx. 144,000 SF
 - Additional 28,000 SF added with mezzanine
- Purchased for \$4.2 million April 2019 - **\$29/SF**
 - 18.5 acres including south outlet
- Every student in the high school has at least one class/day at the site



CAREER ACADEMY

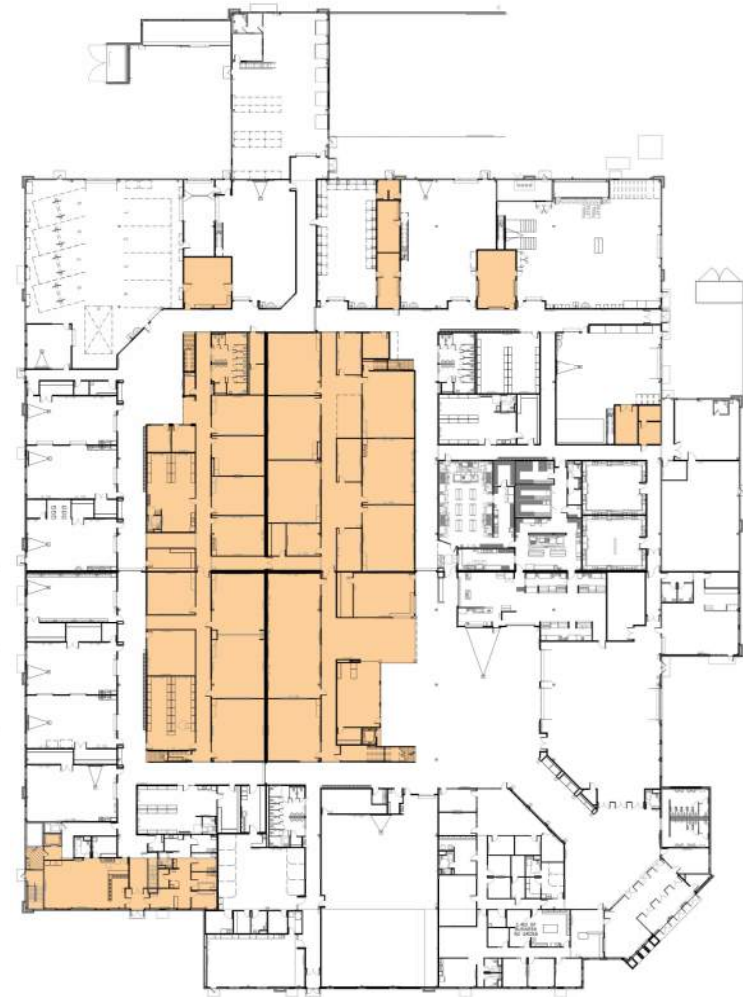
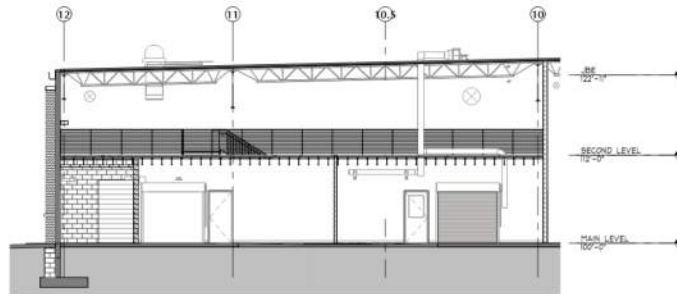
- Academic core in center of building
- High volume labs around perimeter
 - Flex labs
 - Industrial arts / Trades labs
 - Culinary labs
 - Gymnasium
- Wide hallways - movement of building materials and lab support through spaces



CAREER ACADEMY

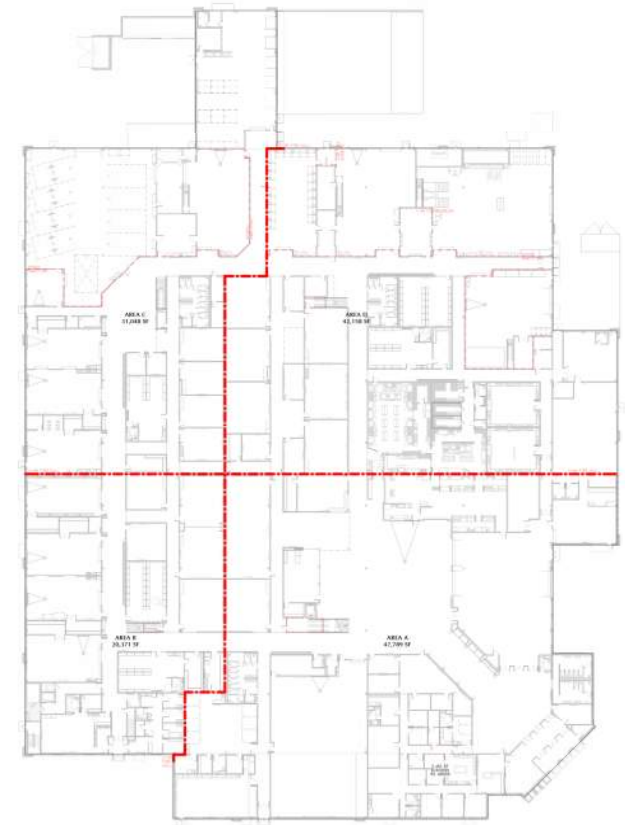
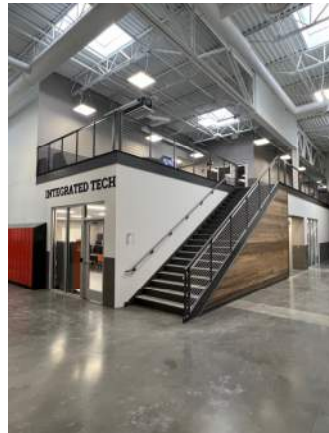
Additional space by building up - mezzanine added

- Maximized in building core areas where structure allowed for headroom
- Storage and mechanical mezzanines at perimeter labs
- Structural stud bearing walls minimized point loads/new footings



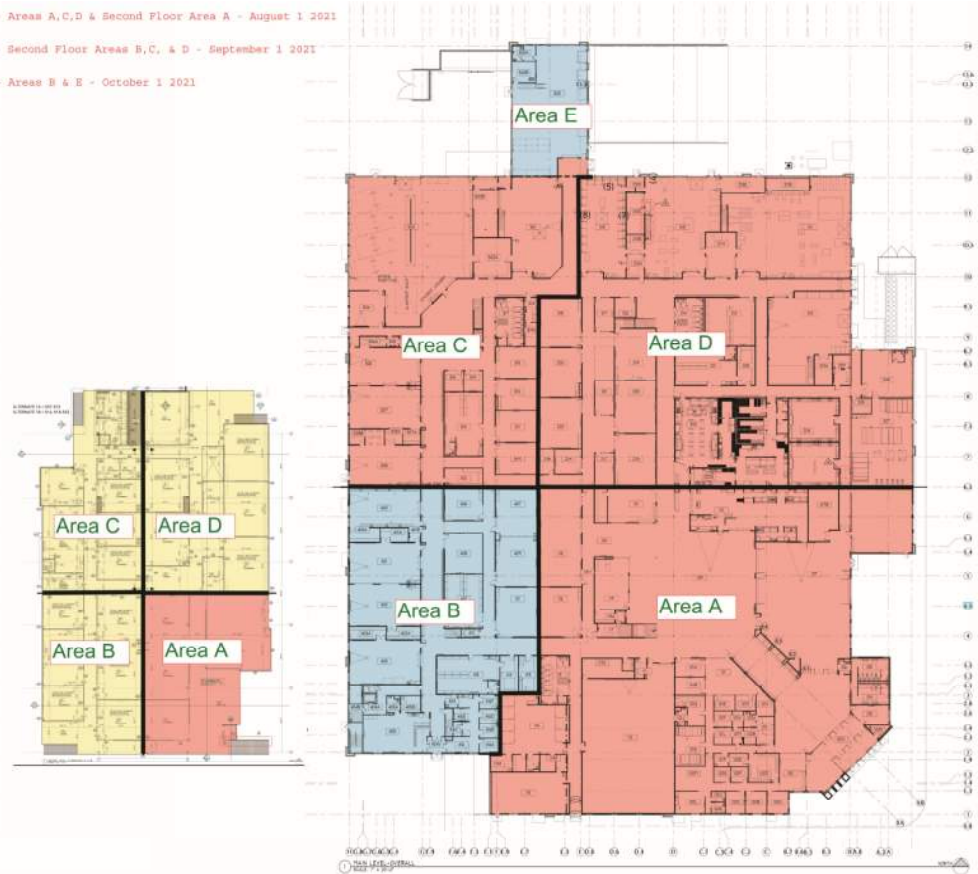
CAREER ACADEMY

- Compartmentalization of building into four quadrants
 - Required to meet allowable areas for type of construction and occupancy
 - Also provides access control to lab areas of the building - event control
- Walls to deck
- Prefabricated wall construction
- Multiple new openings cut in exterior wall for maximum daylight in perimeter labs
- Nearly 200 existing skylights maintained



CAREER ACADEMY

- Phase 1 - Areas A,C,D & Second Floor Area A - August 1 2021
- Phase 2 - Second Floor Areas B,C, & D - September 1 2021
- Phase 3 - Areas B & E - October 1 2021



CAREER ACADEMY



Sam's Club prior to renovation - 2019



Moorhead High School Career Academy - 2022

CAREER ACADEMY



Interior prior to renovation - 2019

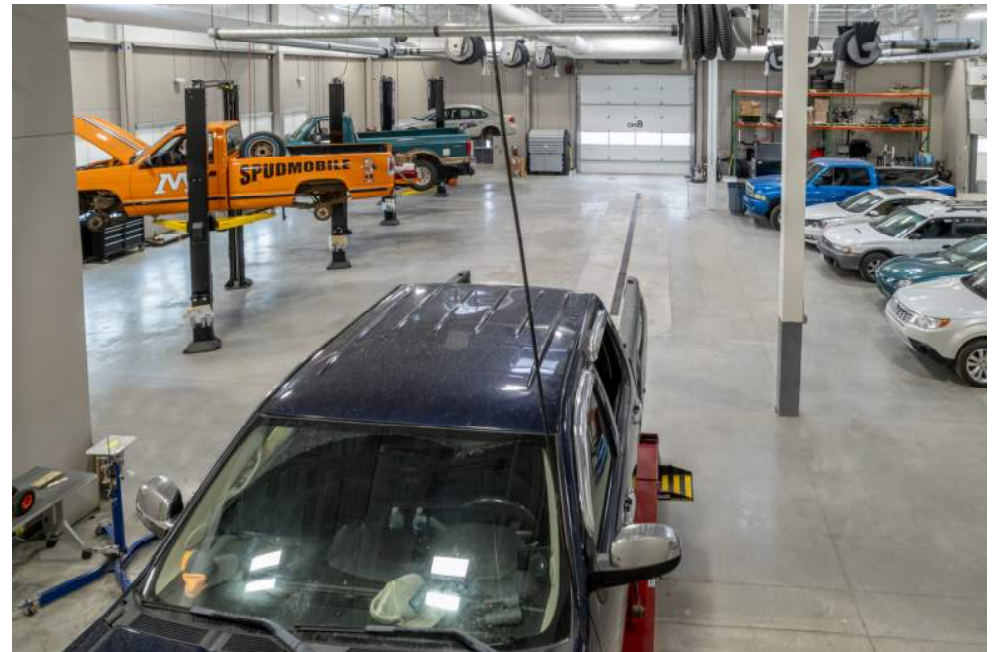


Student Commons - 2022

CAREER ACADEMY



Auto Lab area prior to renovation - 2019



Auto Lab- 2022

CAREER ACADEMY



CAREER ACADEMY



Culinary Arts Lab



Welding Instructional Lab

CAREER ACADEMY



Flex Lab - Science



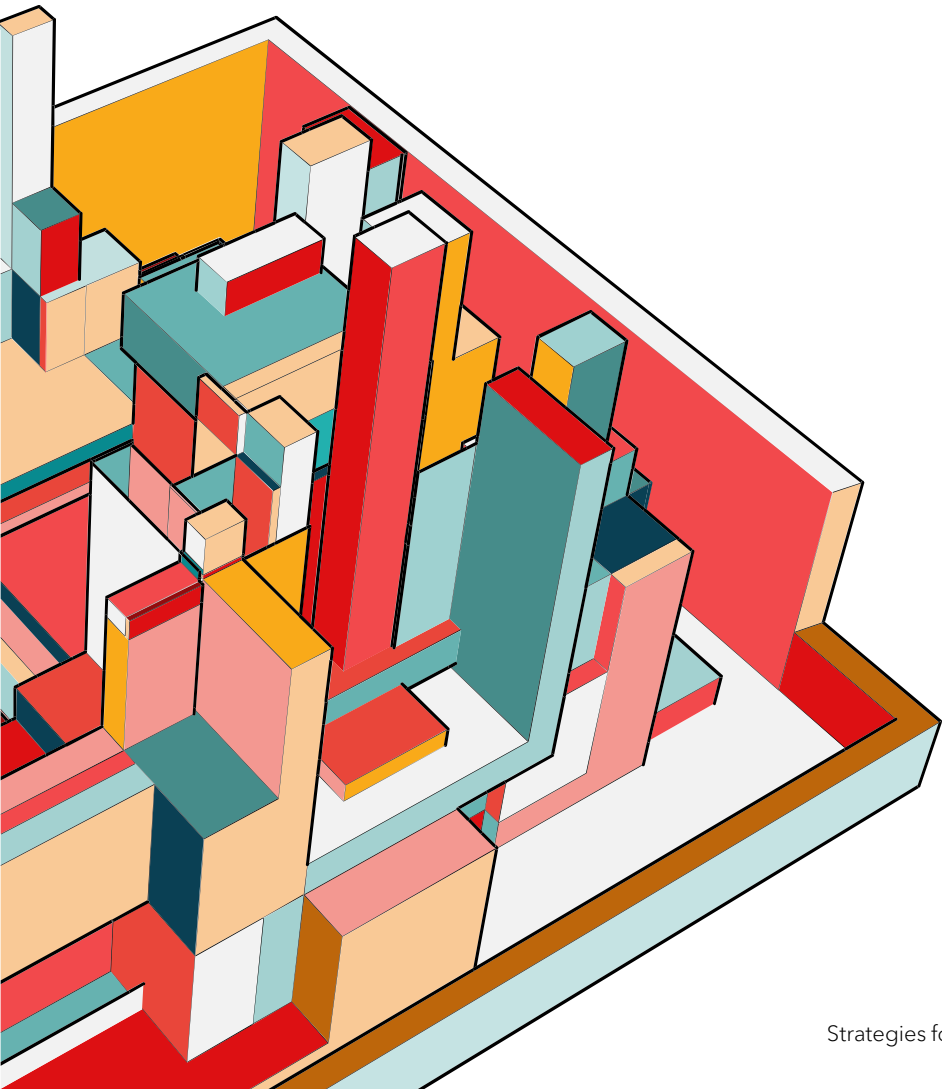
Typical Flex Lab entry - Science

CAREER ACADEMY



CAREER ACADEMY

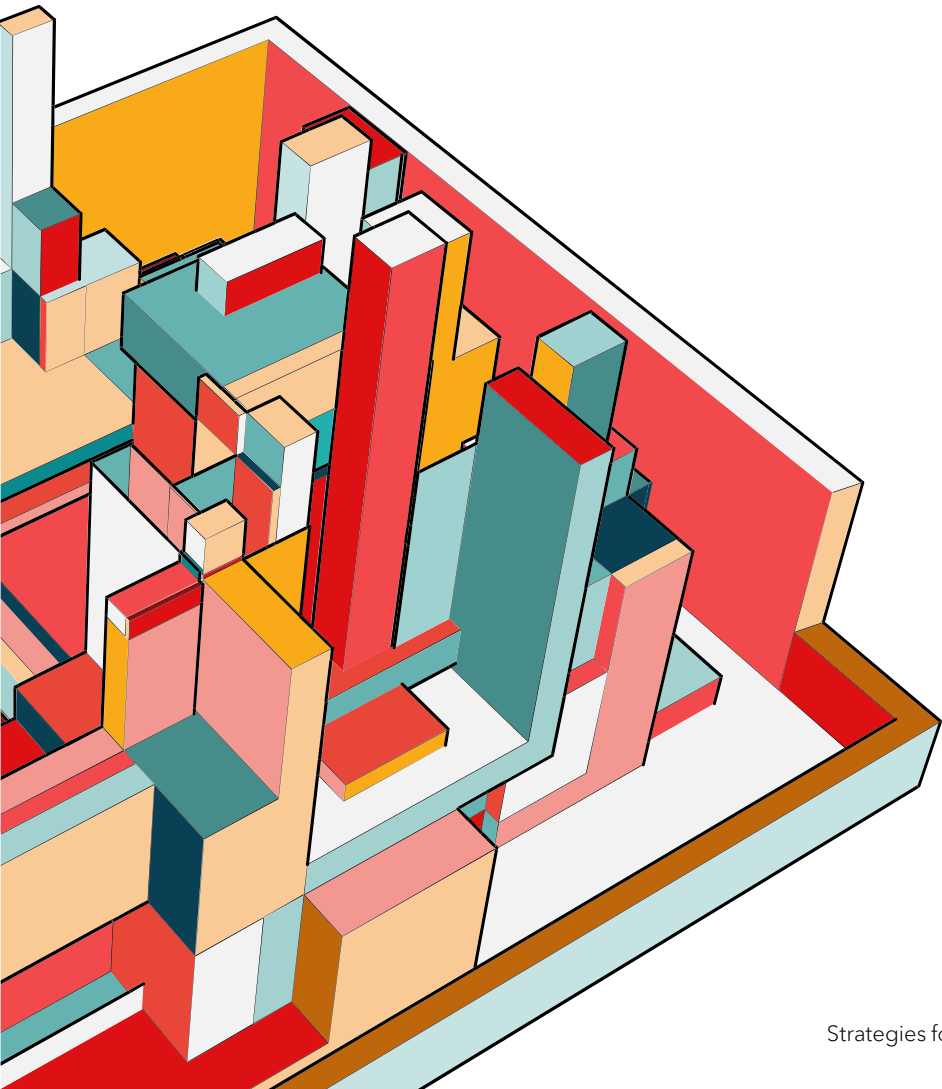




HURDLES

Adaptive Reuse Challenges

- Building Code
- Building Systems
- Building Occupancy Conversion
 - LTFM statute language



SUMMARY

KNOW AND UNDERSTAND POTENTIAL
HURDLES BEFORE STARTING

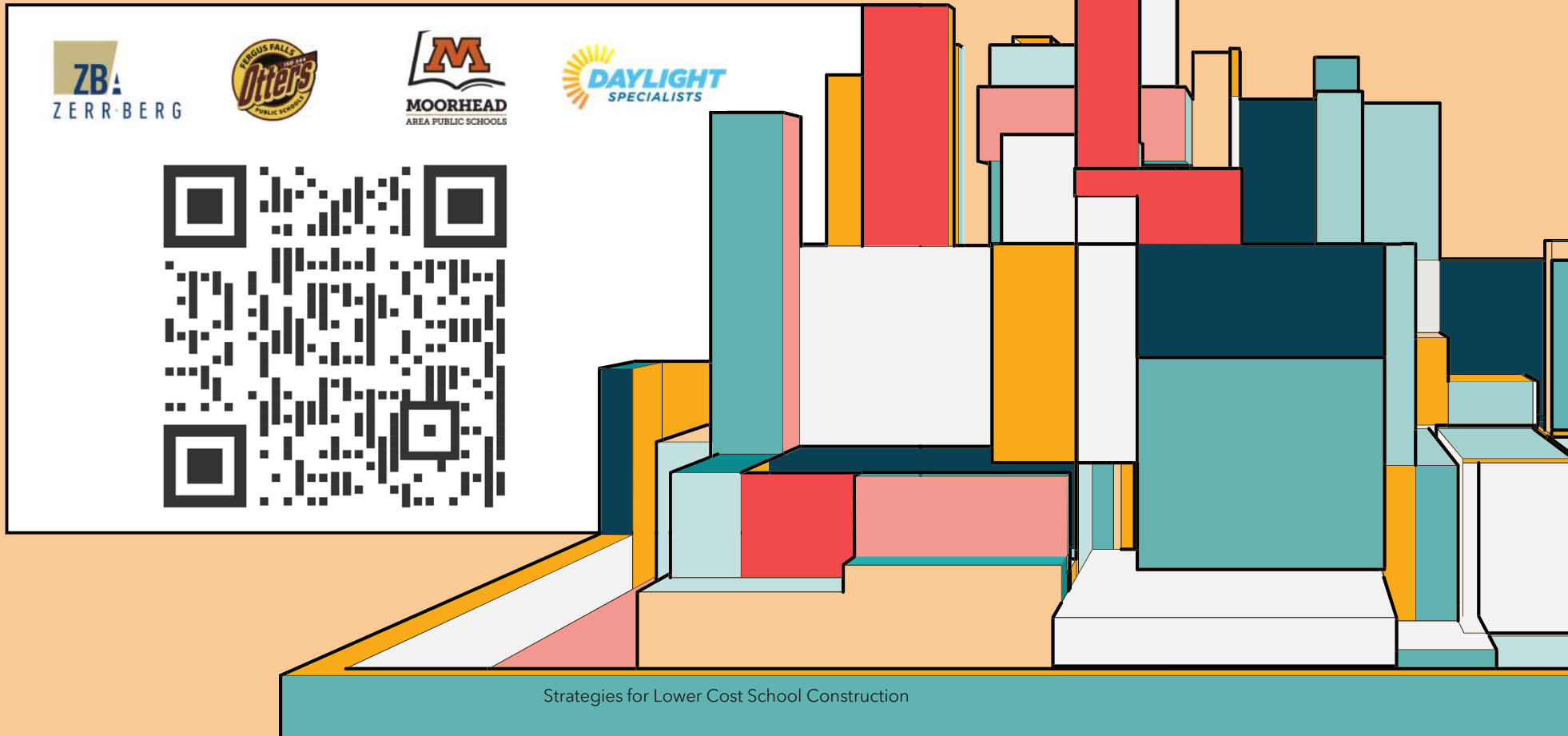
REPURPOSING COMMERCIAL
BUILDINGS PROVIDES:

COST SAVINGS over new construction

Benefits to community by revitalizing vacant buildings

Potential for condensed timelines for completion

THANK YOU



Strategies for Lower Cost School Construction