

# Educational Facility Master Plan Update

Bowling Green City School District Board of Education

August 30, 2023



 **DLRGROUP**

**EMERSON**  
DESIGN

Introductions

# Your Team

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Dusty Lake, AIA, ALEP  
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High-Performance Designer



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Engineering Lead  
CMTA

WELCOME

# Agenda

- 01 Timeline
- 02 Recap  
BOLD and VALUES and Focus Groups
- 03 District Wide Educational FMP
- 04 High School program of Requirements
- 05 High School Themes | Concept | Planning
- 06 Exterior Visioning



# Timeline



## TIMELINE

# Outlining Our Process

June 1 – June 11

1 Discover

**Kick-Off June 1:**

- » BG School Site Visits
- » OFCC Planning

**Meetings:**

- » Bi-weekly meetings scheduled with core team (every other Thursday)

**District Data**

- » Collect
- » Review
- » Organize

June 12 – June 30

2 Launch

**Workshops and Focus Groups:**

**Weeks of June 12 and 19**

- » District wide BOLD and VALUES Workshops
- » Virtual HS Focus Group Meetings (9 total)

**Meetings:**

- » Bi-Weekly meeting check in with core team – POR and Bond alignment
- » **June 29** POR approval meeting with Dan Black

July 1 – August 8

3 Synthesize

**HS Visioning Presentation:**

**July 14**

- » Development of HS story, concepts, program, siting, massing and materials

**Sustainability Presentation:**

**July 20**

**HS Plan Presentation:**

**July 28**

- » HS conceptual floor plan

**HS Exterior Presentation:**

**August 8**

- » HS exterior concepts (2)

**Meetings:**

- » Bi-Weekly meeting check in with core team

August 9 – August 31

4 Report

- » Refinement of exterior HS concept and conceptual floor plan
- » Development of the EFMP

**Special Session Board Meeting: Aug 30**

- » Presentation of EFMP process and HS design

**Meetings:**

- » Bi-Weekly meeting check in with core team and updates regarding EFMP template and messaging

September 1 – September 19

5 Recommend

**Final Draft of EFMP for review by Core Team Sept. 1**

**Final EFMP deliverable on Sept. 19**

- » Additional renderings
- » Video fly over – 360 view of new HS and site

**Meetings:**

- » Bi-Weekly meeting check in with core team

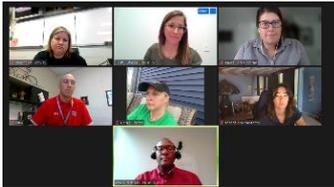
A group of diverse children, including boys and girls of various ethnicities, are smiling and posing in front of a modern school building. Some children are making playful gestures like sticking out their tongues or pointing. The building has large windows and a contemporary design. The overall scene is bright and positive.

# Recap of Workshops BOLD and VALUES and Focus Groups

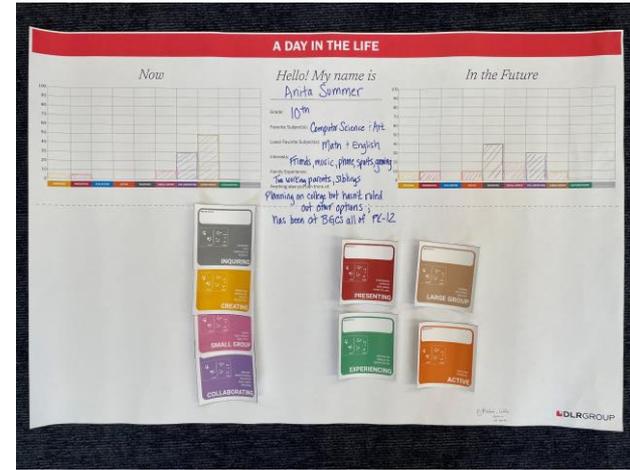
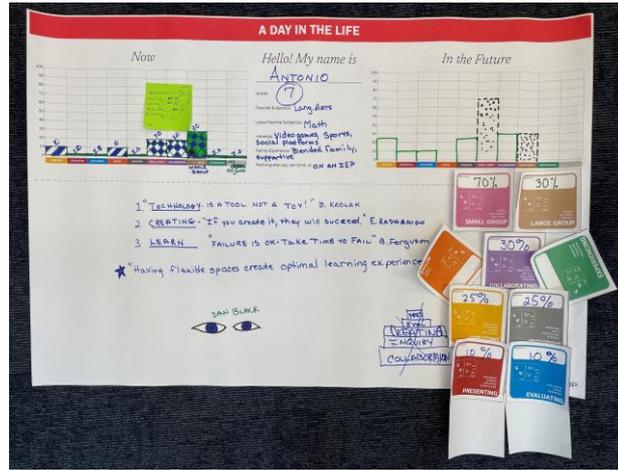
Workshops and Sessions

# District Commitment

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# BOLD Bridging Organization, Leadership and Design



Creating  
Inquiring  
Experiencing  
Presenting

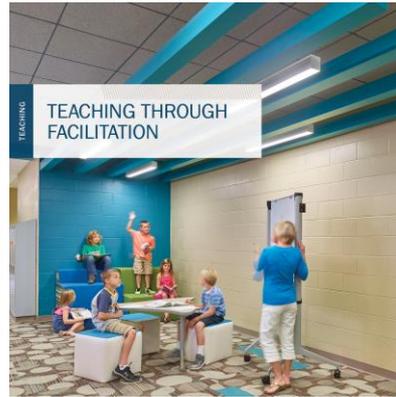
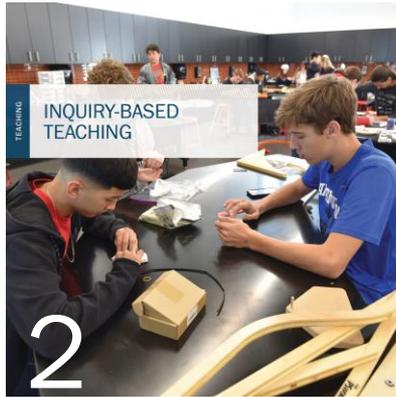
Small Group  
Active  
Large Group  
Evaluating  
Collaborating

# BOLD Bridging Organization, Leadership and Design

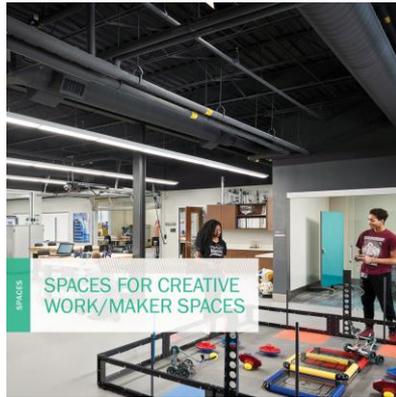
Learning



Teaching



# BOLD Bridging Organization, Leadership and Design



# BOLD Bridging Organization, Leadership and Design

Furniture



Technology



Safety



# VALUES

## Viewing Architecture Thru the Lens of User Experience and Sustainability



### Amplify Community Access and Partnerships

Community support and partnerships will amplify student success. Partnerships should offer comprehensive education opportunities that meet community needs and provide students opportunities around future careers. The school buildings should be made more accessible for community use.

### Sense of Belonging

The student population comes from a variety of socioeconomic backgrounds and the buildings should be reflective of the students. Allocation of and access to resources shall be equitable within the district and community. Participants emphasized the importance of creating a welcoming, accessible, and emotionally safe experience for all.

### Energy Reduction

How can the selection of major building systems, overall building maintenance, and spatial comfort relate to reduction in operating costs and the beautification of learning environments?

# VALUES Viewing Architecture Thru the Lens of User Experience and Sustainability



## Physical and Mental Safety

What strategies can be implemented to ensure the safety and security of staff, teachers, and students while in school while also considering the emotional well-being of everyone.

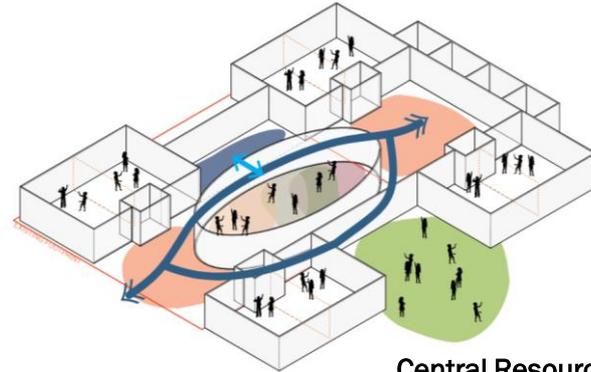
## Pride in Bowling Green Schools

How can a classroom, dining commons, music room, or an exterior courtyard portray the cultural identity of students and the surrounding communities to create a place that the students are proud to be apart of, and how does the history of the school get threaded through the fabric of the new spaces?

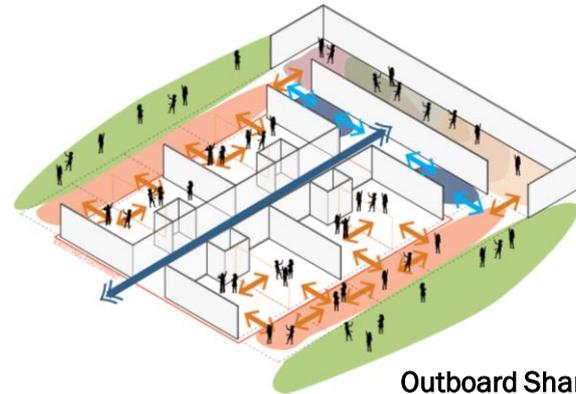
# Focus Groups

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- How should Academic spaces within a 9-12 school be structured to support the current curriculum and to meet the needs of students?
- Which design features would you recommend for Academics areas that would better support the current and future instructional philosophy or approach?
- Are there general and specific Academic spaces currently not met but should be defined for the future? If so, what are they?



**Central Resource Space**



**Outboard Shared Spaces**

# District Wide Educational FMP

# A District-Wide Educational Focus

BGSU MASTER PLAN | FALL 2023

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# Building and Site Considerations

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- Building Envelope
- Geothermal Heating and Cooling
- Renewable Energy – Solar Panel Ready
- Water Systems
- Lighting
- Indoor Air Quality



**BUILDING**



**NEIGHBORHOOD**

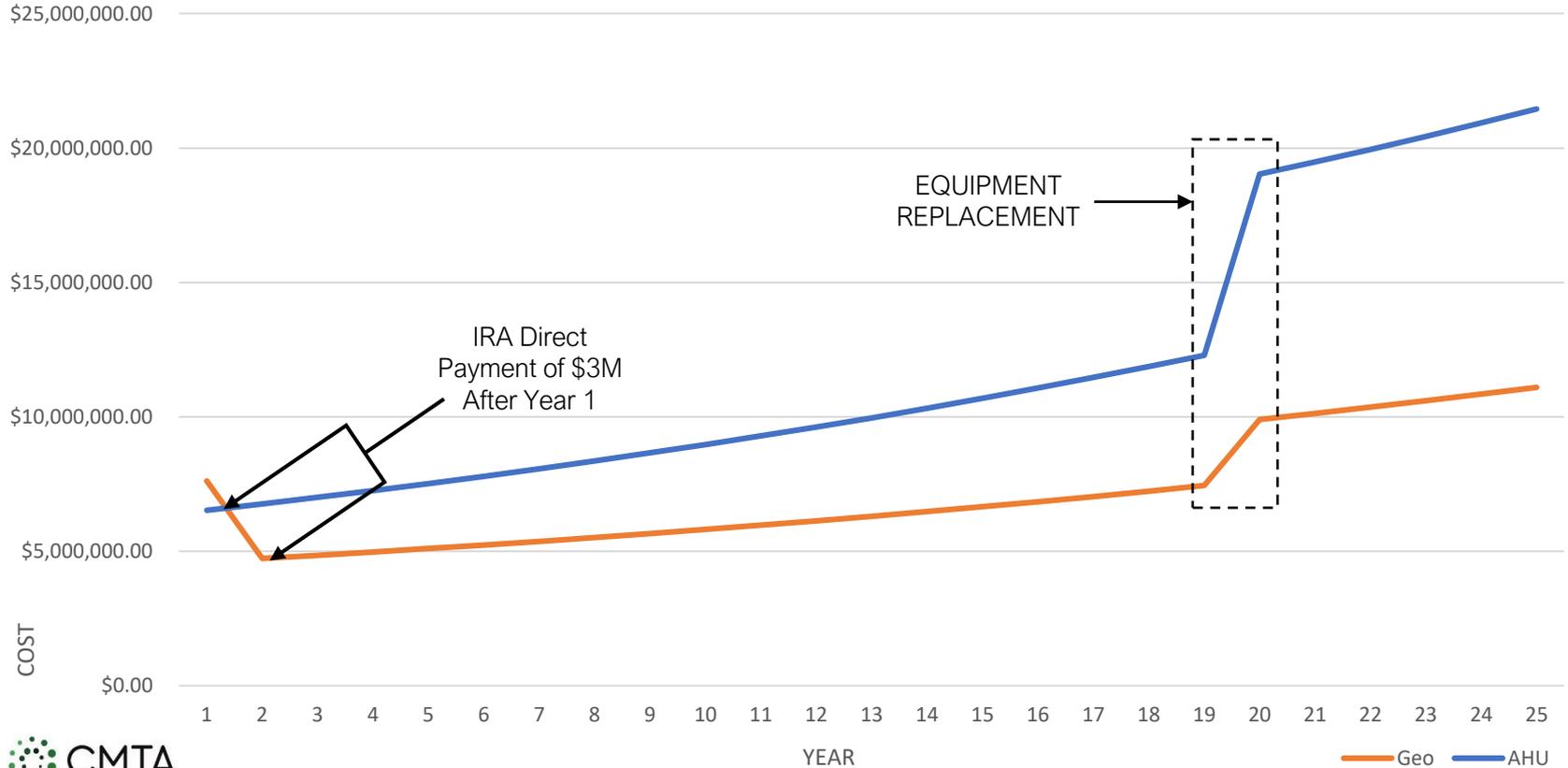


**REGION**

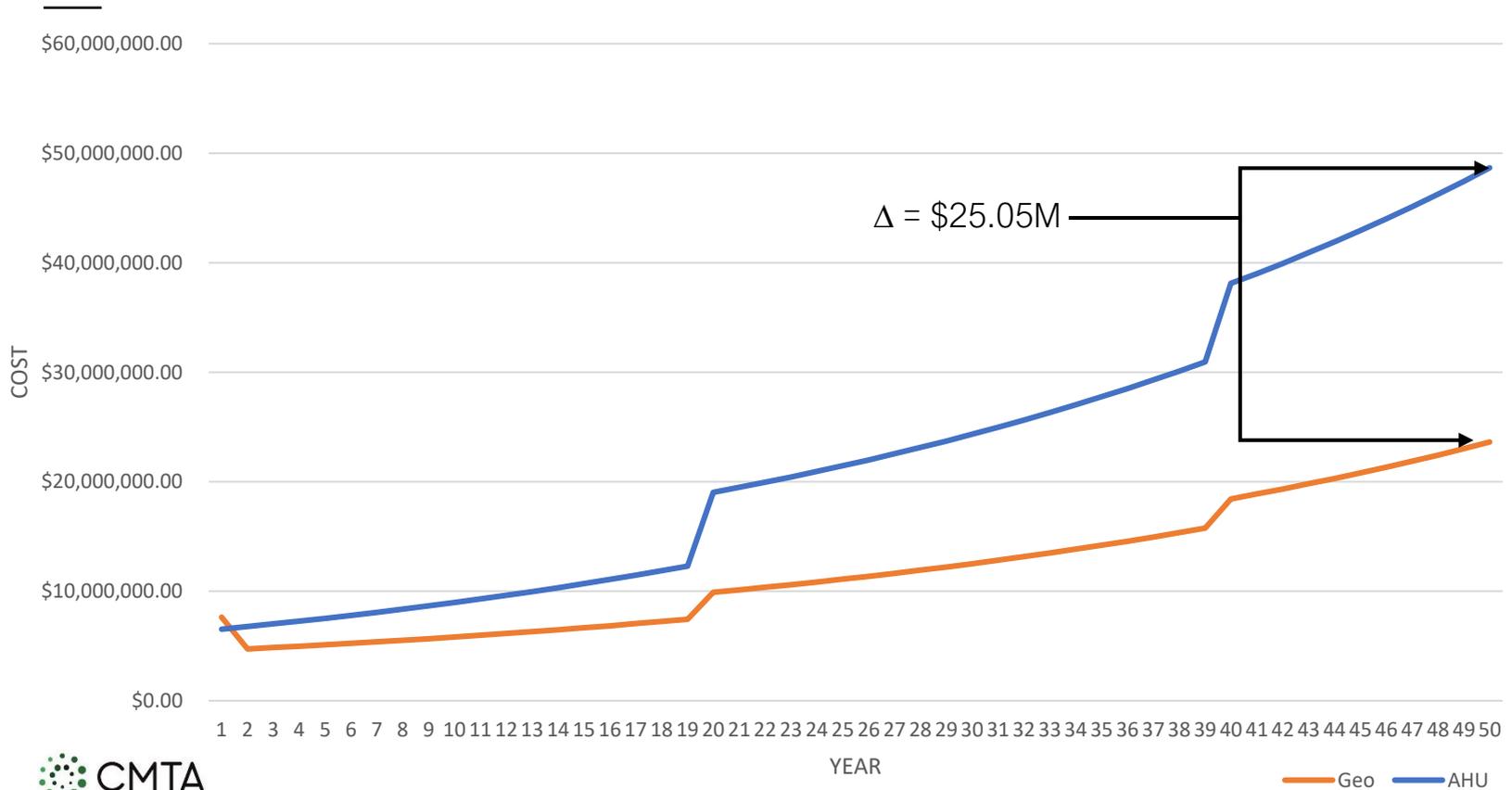


**PLANET**

# Life Cycle Cost Analysis – 25 yr



# Life Cycle Cost Analysis – 50 yr



# High School Program of Requirements

# HS Program

Program Area		Exsting BG HS SF	REQUESTED	SUGGESTED BASED ON 150,000 SF
H-AD	Administrative Spaces	5,655	5,730	4,670
H-AC	Academic Core Spaces	33,275	37,690	33,880
H-SE	Special Education Spaces	5,807	5,500	3,850
H-MC	Media Center Spaces	4,817	4,368	4,570
H-VA	Visual Arts Spaces	6,558	5,000	5,000
H-MU	Music Spaces	10,369	10,850	6,390
H-TE	Technology Education Spaces	8,413	11,770	7,540
H-BE	Business Education Spaces	2,961	2,210	2,010
H-FCS	Family and Consumer Science Spaces	1,134	2,800	1,600
H-SD	Student Dining Spaces	4,976	5,680	5,080
H-PE	Physical Education Spaces	28,695	30,470	25,370
H-FS	Food Service Spaces	2,188	3,043	3,015
H-CU	Custodial Spaces	0	500	500
<b>Facility Subtotal:</b>		<b>114,848</b>	<b>125,611</b>	<b>103,475</b>
H-BS	Building Services	38,762	40,196	32,732
<b>Facility Total</b>		<b>153,610</b>	<b>165,807</b>	<b>136,207</b>
*Construction Factor (11% multiplied by the facility total)		0.16	0.11	0.11
<b>Gross Square Feet (GSF) Developed</b>		<b>178,184</b>	<b>184,045</b>	<b>151,190</b>
<i>Difference of Square footage from targeted 150K</i>		28,184	34,045	1,190

OFCC EX FOR DIFF BG ENROLMENT PROJECTIONS		
5YR ENROLL: 610   149 CT	10YR ENROLL: 642   148 CT	PreCovid Enroll: 750   100 CT
4,415	4,415	4,415
27,570	29,495	32,620
3,100	3,100	3,100
4,405	4,630	4,930
2,900	2,900	2,900
4,970	4,970	4,970
3,600	3,600	7,200
2,100	2,100	2,100
1,600	1,600	2,800
5,372	5,809	6,247
16,950	16,950	16,950
2,490	2,753	3,015
500	500	500
<b>79,972</b>	<b>82,822</b>	<b>91,747</b>
25,423	26,290	29,003
<b>105,395</b>	<b>109,111</b>	<b>120,750</b>
<b>0.11</b>	<b>0.11</b>	<b>0.11</b>
<b>116,841</b>	<b>120,967</b>	<b>134,032</b>

# HS Functional Capacity Analysis

CAPACITY ANALYSIS			
Program Area	Exsting	REQUESTED	SUGGESTED
# of Teaching Spaces	50	53	49
Total Student Capacity @ 22/class & 75% utilization	825	875	809
Total Student Capacity @ 25/class & 75% utilization	938	994	919
Total Student Capacity @ 22/class & 82% utilization	902	956	884
Total Student Capacity @ 25/class & 82% utilization	1,025	1,087	1,005

**Notes** *The 50 Existing Used teaching spaces includes the Auxiliary Gym, The 49 Suggested does not have an Aux Gym*  
*There are 5 additional existing teaching spaces that exist above the 50 that are currently not assigned for regular classes*  
*75% **Utilization Rate** reflects the current utilization of teaching spaces*  
*82% is the **Suggested Utilization Rate** . This represents core classrooms being utilized 85% (6/7 bells) and specialized teaching spaces utilized at 75% (5/7 bells)*

## Teaching Space Size Analysis:

Available Seats = (Total Room SF - 150 SF)/25

150 SF: the total square footage associated with a typical amount of classroom casework as well as space allocated for a teacher desk/work area. This 150 sf tends to exist regardless of classroom size. 25 sf/student: The remainder of the square footage is allocated for student seating and work area.

Existing core academic teaching spaces:  
 711 sf  22 students

Suggested new core academic teaching spaces:  
 810 sf  26 students.

# HS Program and Cost



\$1,238,492

Demo/Abatement of existing High School Core Academic

\$4,981,118

Conversion of remaining existing HS into BGCS Activity Center (approx. 54,000 SF)

\$824,739

New BGCS Activity Center Entrance (approx. 2,000 SF)

\$62,319,332

New High School Development

\$3,436,320

5% Contingency

**\$72,800,000**

**TOTAL**

### Why are we saving a portion of the existing HS?

The cost to renovate the 54,000 SF of the new Activity Center would only afford the District about 14,000 SF at the new high school.

# High School Themes | Concept | Planning

# Organizational Themes

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## 1. Pathways

Student to student;  
student to teachers/staff;  
faculty to faculty



## 2. Hubs

Community Connectors



## 3. Context

Site Campus; Community;  
District and City History



# Design Themes

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## The Great Black Swamp and Agriculture

*Bowling Green was one of the highest points in the swamp, making the community the perfect place to start a farm and raise a family.*

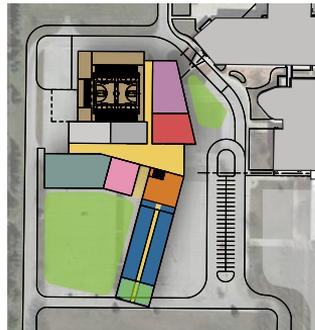
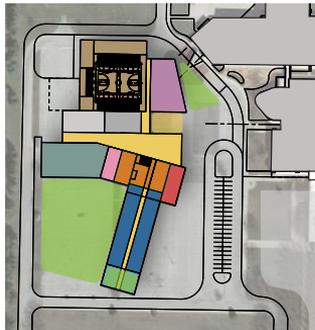
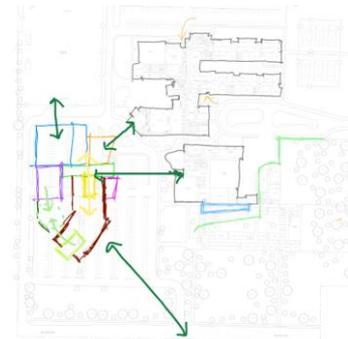
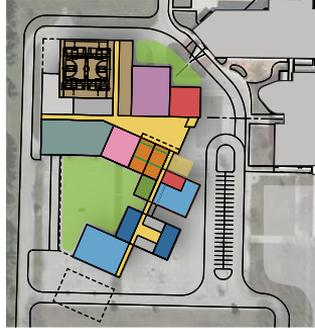
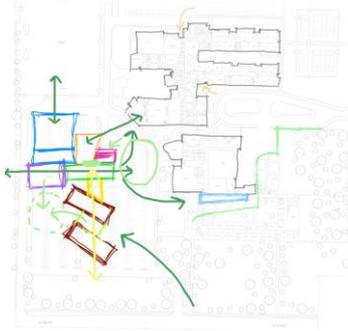
- Embrace natural materials & textures
- Emphasize community and collaborative areas
- Pathways woven through floor plans and design gestures; journey
- Design moments that are intentional
- Create sense of pride in place and belonging
- Celebrate the BG story



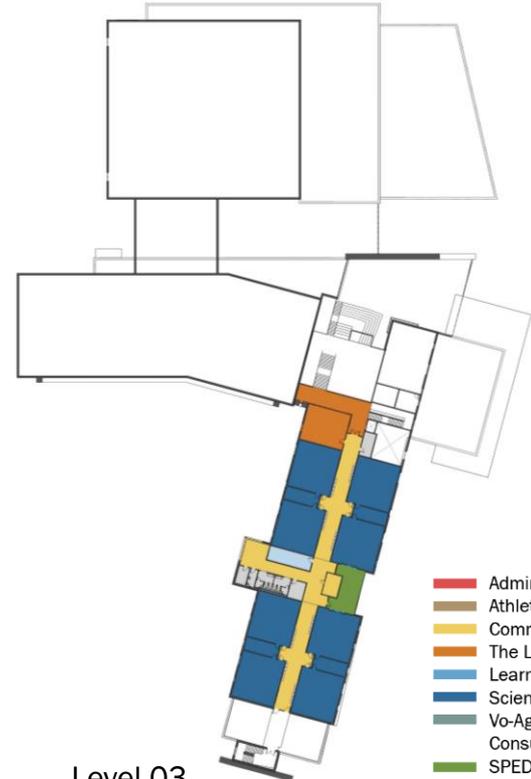
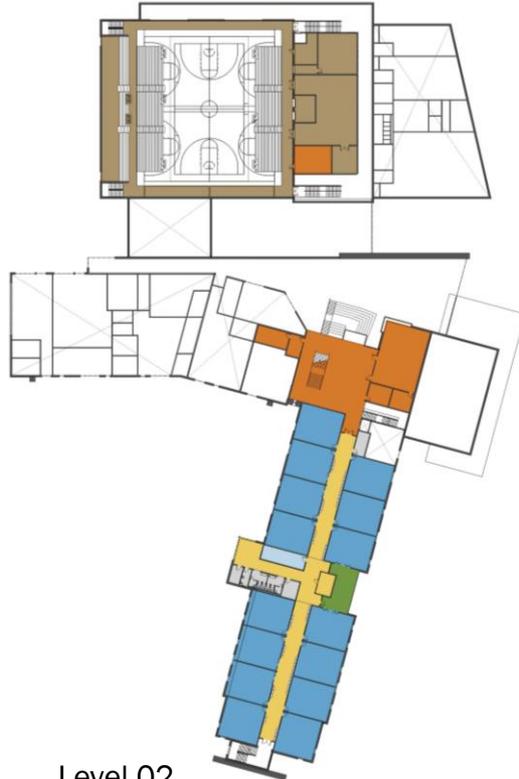


# HS Site Massing

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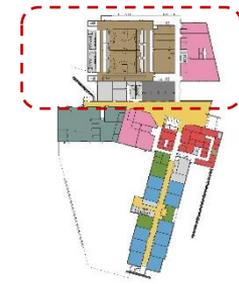
# HS Floor Plans



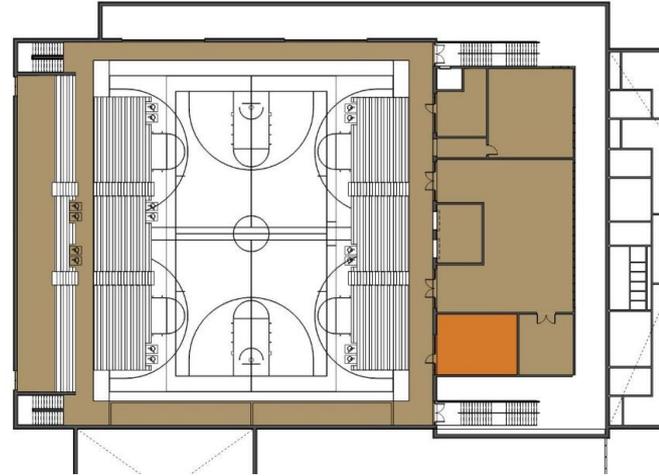
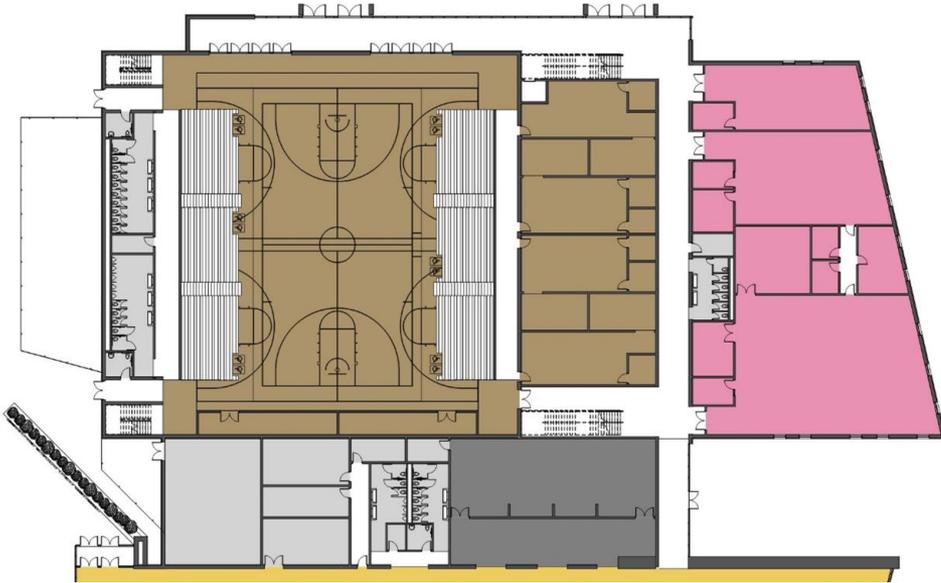
- Admin
- Athletics
- Commons
- The Learning Hub
- Learning Neighborhood
- Science
- Vo-Ag, DECA, and Family & Consumer Sciences
- SPED
- Fine Arts
- Service



# HS Floor Plans



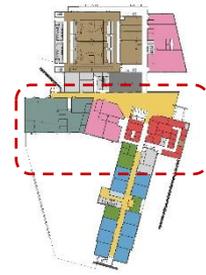
- Admin
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Level 01  
Not to Scale

Level 02  
Not to Scale

# HS Floor Plans

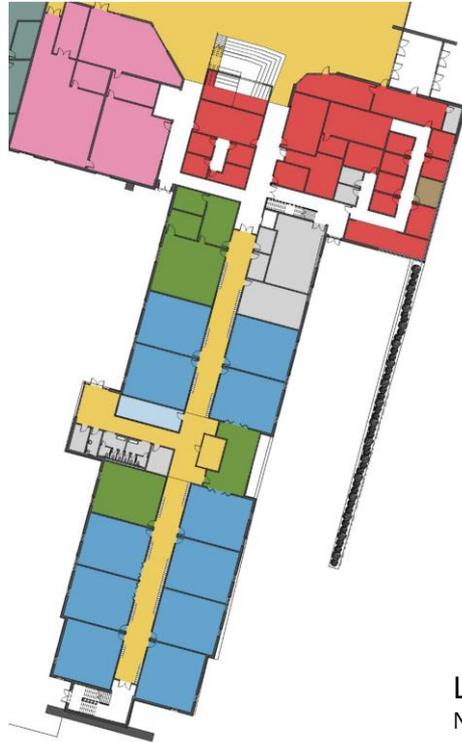
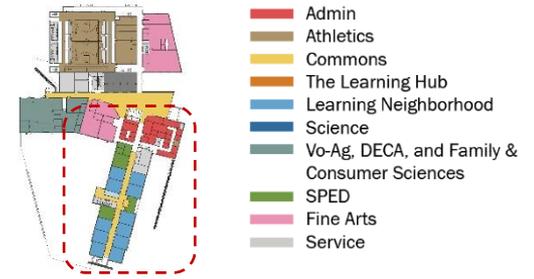


- Admin
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Level 01  
Not to Scale

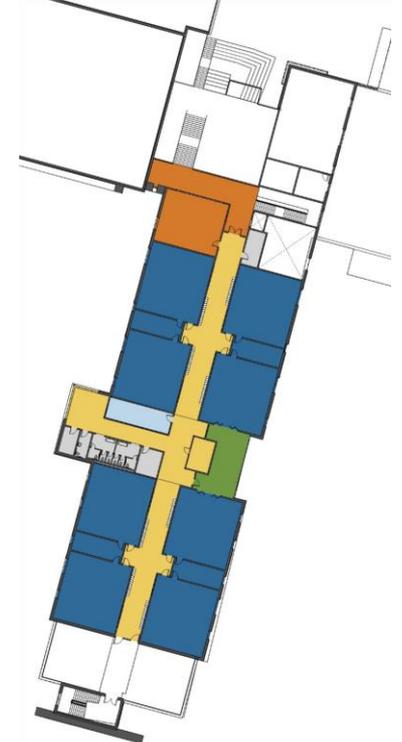
# HS Floor Plans



Level 01  
Not to Scale



Level 02  
Not to Scale



Level 03  
Not to Scale



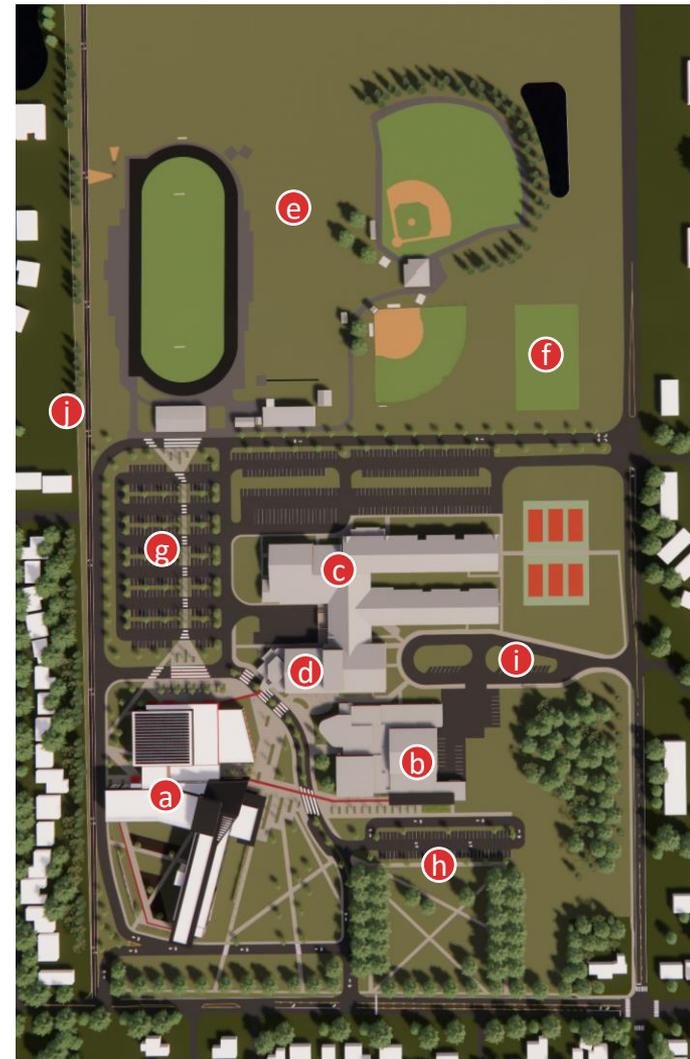
# Site Plan

- a** New BG High School
- b** New BGCS Activity Center
- c** BG Middle School
- d** Performing Arts Center
- e** Existing Athletic Fields
- f** Relocated Athletic Field
- g** New parking and geothermal well field
- h** New parking for activity center
- i** Existing MS/HS bus loop
- j** New city bike path

North

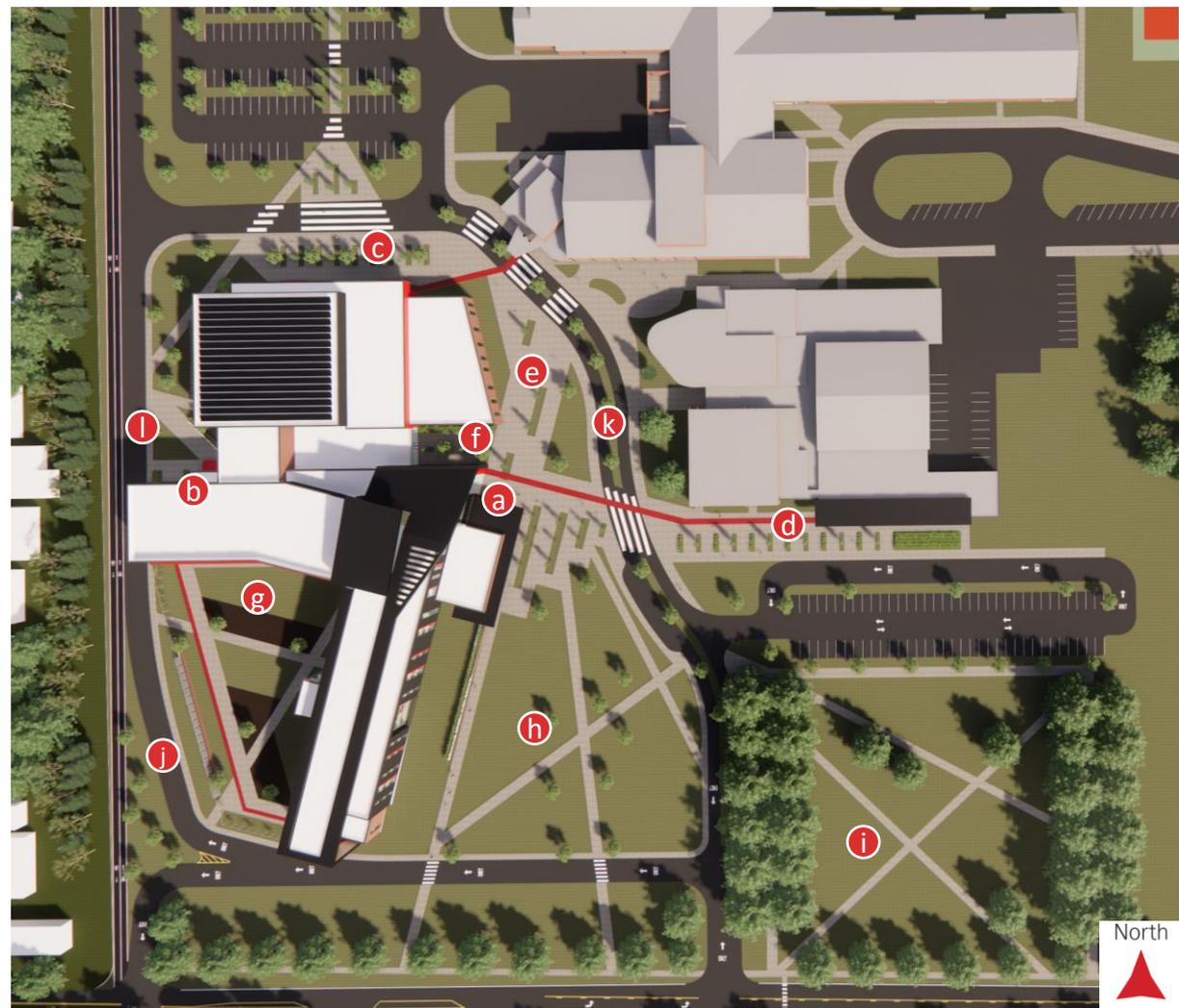


Not to Scale



# Site Plan

- a** HS Entry
- b** Secondary Entry
- c** Athletics Entry and Plaza
- d** BGCS Activity Center Entry
- e** Main campus plaza
- f** Outdoor dining
- g** Learning courtyard
- h** New campus quad
- i** Enhanced existing quad
- j** HS drop-off/pick-up drive
- k** Campus boulevard
- l** Loading/Receiving



North



Not to Scale

# Exterior Visioning

Exterior Visioning

# BG Design Precedent

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## Bowling Green State University

1. The Wolf Center: Collaborative Arts
2. Stroh Center: Athletics
3. The Maurer Center: Business Education



Exterior Visioning

# Ohio HS Examples

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Exterior Visioning

# National HS Examples

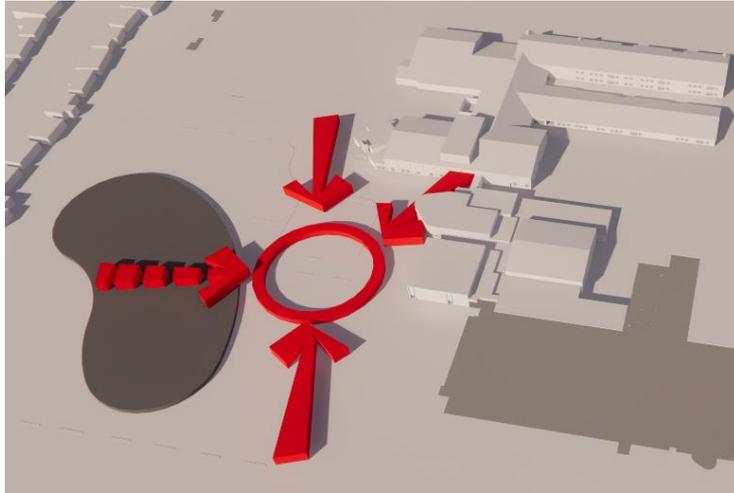
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# Convergence

Community | Learning | Nature | Pride

*The architectural form and material choices of the new high school have been meticulously orchestrated not only to accommodate the forward-looking learner but also to celebrate the concepts of learning, nature, pride, and community. The design's convergence embodies the act of bringing people together while spotlighting significant moments within the school's walls.*

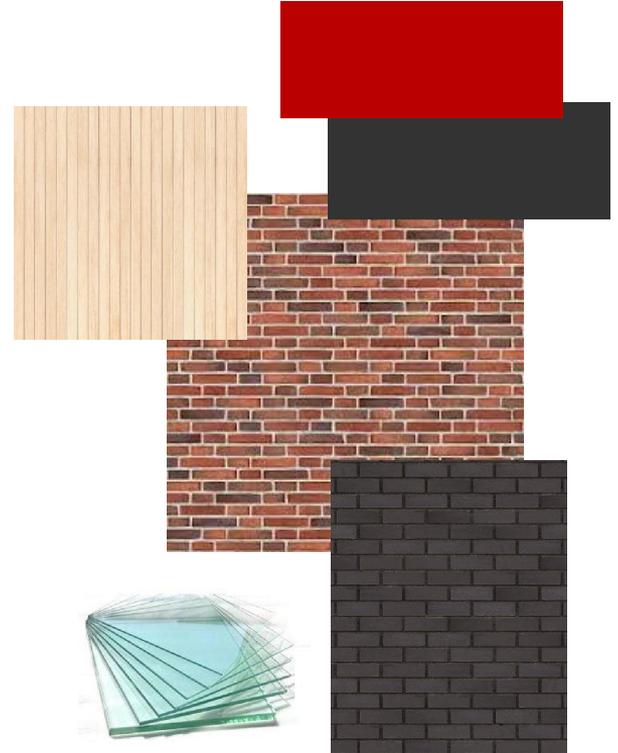


SCARLET

Hex: #BB0000  
RGB: R 187 | G 0 | B 0  
CMYK: C 0 | M 100 | Y 100 | K 27

MINE SHAFT

Hex: #333333  
RGB: R 51 | G 51 | B 51  
CMYK: C 0 | M 0 | Y 0 | K 80



Exterior Rendering

# The New BG HS



Exterior Rendering

# The New BG HS



# Discussion

