

Flipping Mall Space Into

21st Century Learning Environments

overview of today

1 - Getting to Know One Another

2 - Case Studies *Joplin & Falcon*

3 - Value Proposition

4 - Opportunity / Challenges in Florida

5 - Discussion / Q&A



Who are you?



Who doesn't have one of these in your community?



Who doesn't have one of these in your community?

Toys R Us



Who doesn't have one of these in your community?



Who doesn't have one of these in your community?



State of Education in Florida - Doing More With Less



21.6M

Florida's estimated population in 2019, the 4th fastest growing state in the U.S. by population.

8th

Most densely populated state in the U.S.

1

According to US News, Florida ranks number 1 in Higher Education and 40th in PK-12th Grade Education with only 2.7% of taxable resources to school funding.

+500

Retail properties listed for sale across Florida on [LoopNet.com](https://www.loopnet.com)

Florida Resiliency – Adaptation for the future

180

SCHOOL days OR EQUIVALENT HOURS REQUIRED BY THE STATE

10

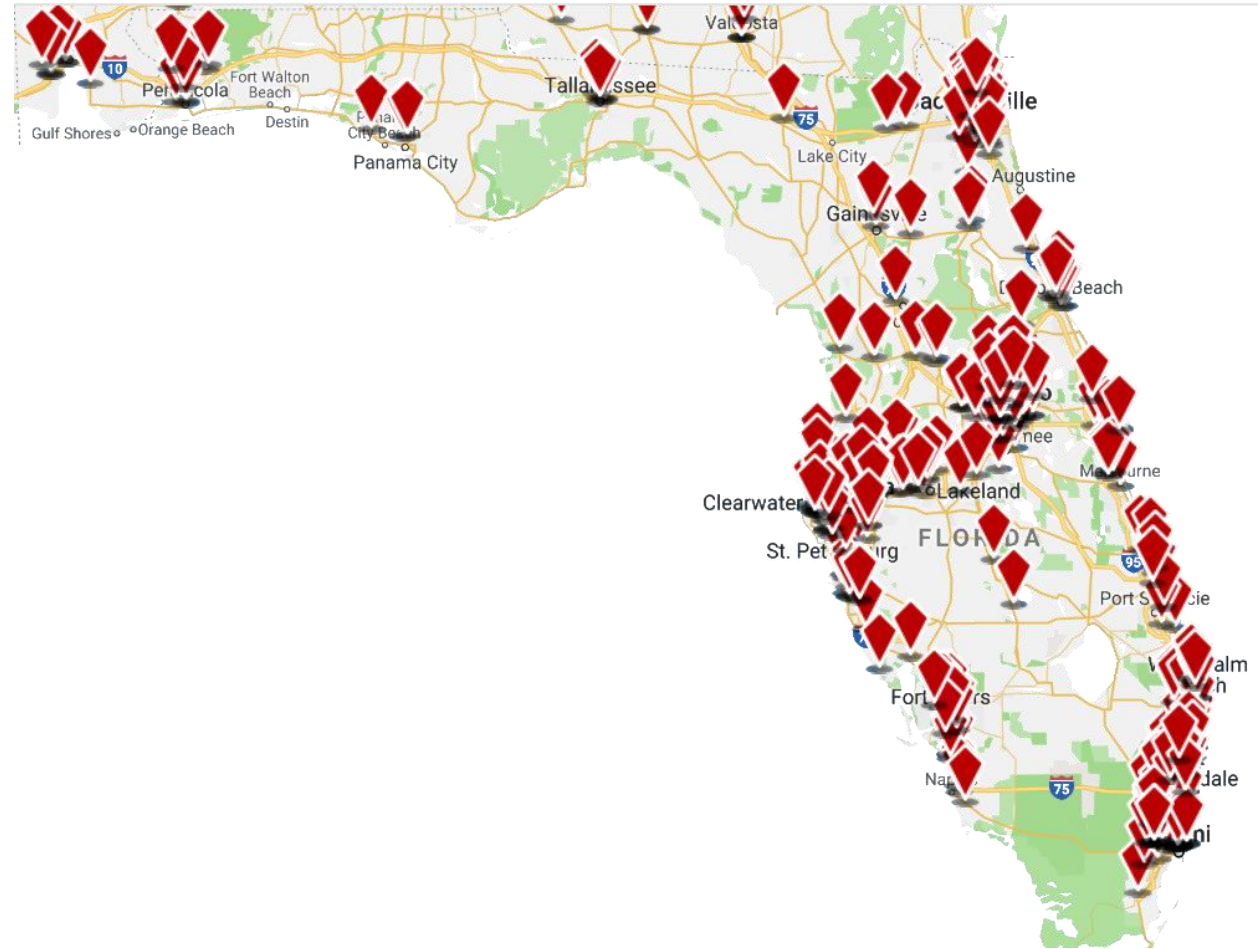
EXAMPLE: OCPS ACADEMIC CALENDAR HAS 10 BUILT-IN BAD WEATHER DAYS

FLORIDA HAS HAD MORE HURRICANES IN OCTOBER THAN IN ANY OTHER MONTH.

FAMILIES / STUDENTS OFFSET BY NATURAL DISASTERS










Who doesn't have one of these in your community?

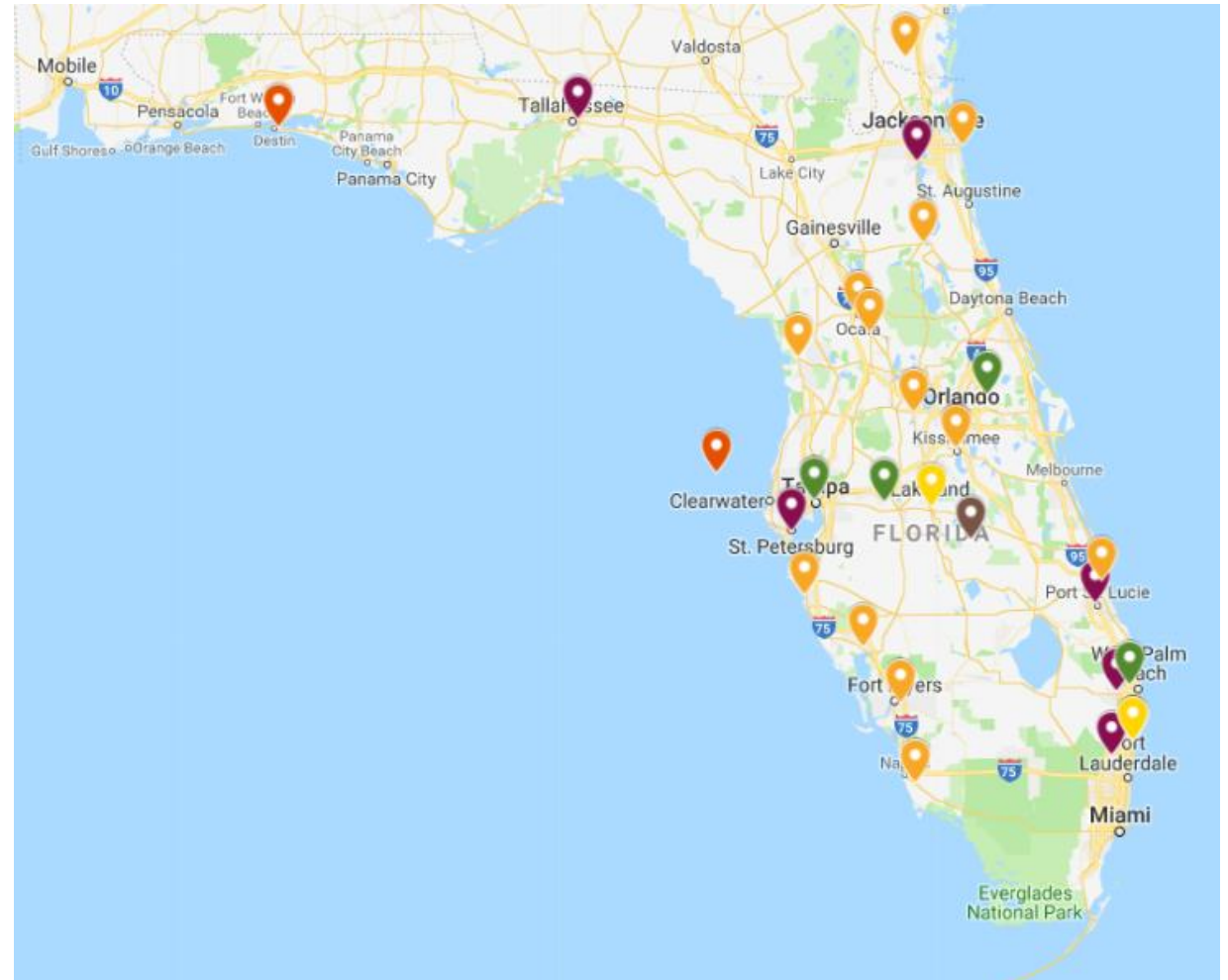
PROPERTIES FOR LEASE BETWEEN
20,000 SF and 200,000 SF
CURRENTLY.



Who doesn't have one of these in your community?

Florida		
Street Address	City	
111 Town & Country Drive	Palatka	Kmart
301 Eagle Ridge Dr	Lake Wales	Sears
450 South SR 7	Royal Palm Beach	Toys R Us
501 N Beneva Road	Sarasota	Kmart
1002 East Hwy 50	Clermont	Kmart
1501 Normandy Village	Jacksonville	Kmart
1625 Apalachee Pkwy.	Tallahassee	Toys R Us
1801 Northwest Hwy 19	Crystal River	Kmart
1900 Tyrone Blvd.	St. Petersburg	Toys R Us
2111 S Federal Hwy	Fort Pierce	Kmart
2211 W Irlo Bronson Hwy	Kissimmee	Kmart
2601 W.Osceola Parkway	Kissimmee	Toys R Us
3214 N John Young Pkwy.	Kissimmee	Toys R Us
3711E Silver Spring Blvd	Ocala	Kmart
3908 West Hillsborough Avenue	Tampa	Toys R Us
4265 Legendary Dr	Destin	Claire's
4955 Golden Gate Parkway	Naples	Kmart
5100 N. 9th Ave	Pensacola	Claire's
5900 West Glades Road	Boca Raton	Sears
6001 Argyle Forest Blvd.	Orange Park	Toys R Us
6001 West Sample Road	Coral Springs	Toys R Us
10301SE Us Hwy 441	Bellevue	Kmart
10732 SW Village Pkwy.	Port St. Lucie	Toys R Us
15271 Mcgregor Blvd	Fort Myers	Kmart
19400 Cochran Blvd	Port Charlotte	Kmart
21697 State Road #7	Boca Raton	Toys R Us
City Place	West Palm Beach	Macy's
Lakeland Square	Lakeland	Macy's
Oviedo Marketplace	Oviedo	Macy's
Sarasota Square	Sarasota	Macy's
University Square	Tampa	Macy's
355 FL-436	Fern Park	Sam's Club
5135 S Dale Mabry Hwy	Tampa	Sam's Club
7233 N Seacrest Blvd	Lantana	Sam's Club

-  Kmart
-  Toys R Us
-  Claire's
-  Sears
-  Macy's
-  Bon-Ton
-  Sam's Club
-  J.C. Penney
-  Nordstrom



The background is an abstract composition of overlapping, semi-transparent shapes in shades of blue, yellow, and brown. A prominent white horizontal band runs across the center, containing the text. The overall style is modern and minimalist.

What is the embodied potential ?

CAREER TECHNICAL Education

Disaster Relief Interim Facilities

PROTOTYPE CLASSROOM TESTING

Administrative Expansion

Adult Education

DISPLACED student demand

Swing Space During Construction of Other Facilities

Teaching Style Incubator

Main CAMPUS Vs.

Community Campuses

CREATE **Specialized**
LEARNING CENTERS,
integrated into THE
COMMUNITY



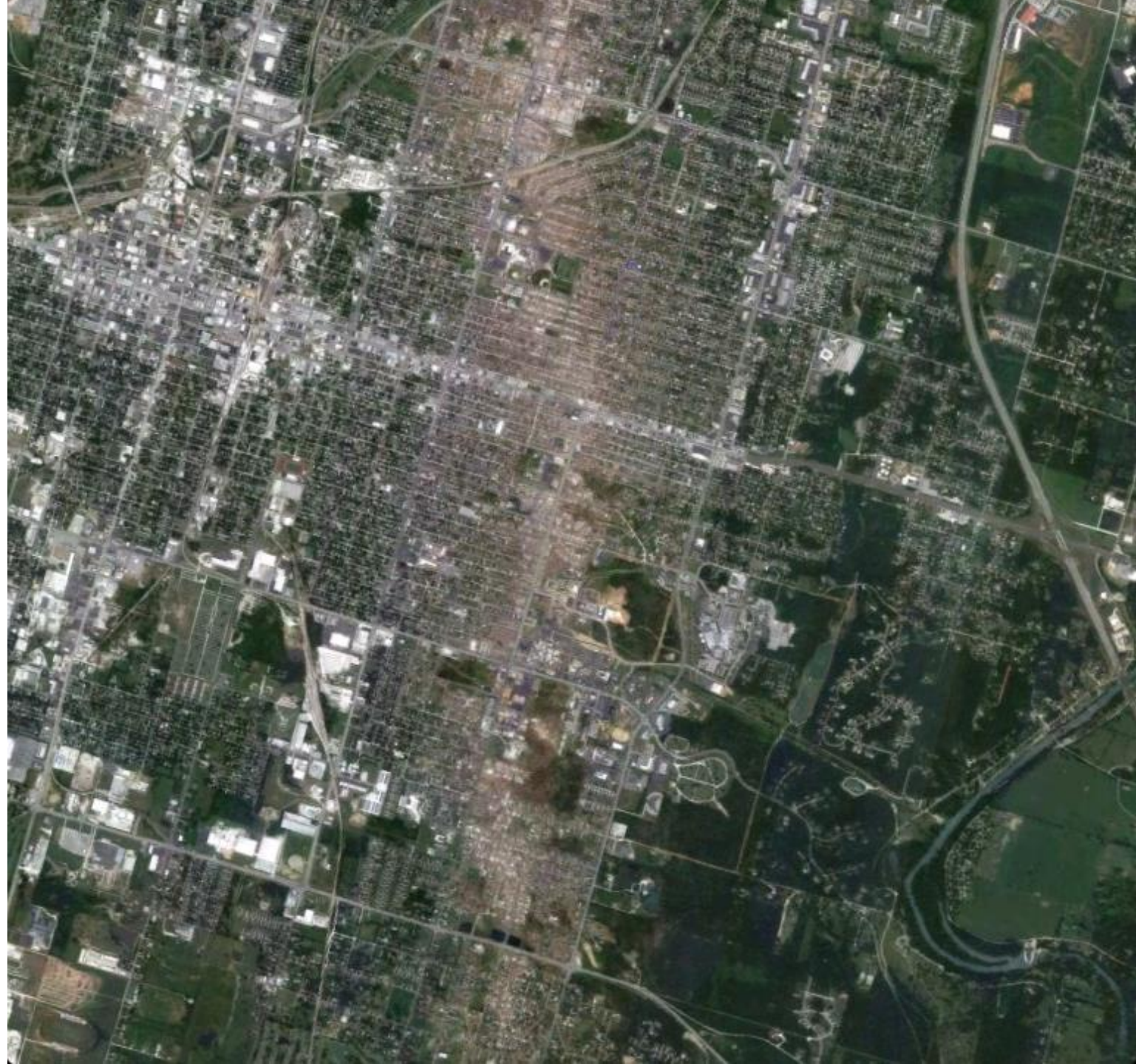


THE STORM and JOPLIN'S RESPONSE

MaY 22, 2011,
5:41P

EF-5 Tornado
STRIKES JOPLIN,

MISSOURI







JOPLIN HIGH SCHOOL **was a total loss**



MAY 24

Two days AFTER THE tornado WE MADE THE announcement that school would OPEN on time on August 17. This was CRITICAL. It GAVE HOPE. It REASSURED PARENTS that THEIR CHILDREN would still RECEIVE a quality Education. It gave a goal FOR EVERYONE to work towards.

We didn't want to lose our COMMUNITY; WE didn't want to lose our FAMILIES. Schools ARE a big part of WHY PEOPLE ARE in Joplin, and getting back to normal quickly was VERY important.

- DR. HUFF
Joplin Schools Superintendent



"We will have school on August 17th"

JUNE 2 DAY 55



JUNE 3 DAY 54

*THE design team SET UP SHOP
inside North Middle School*

*This countdown clock was
PROMINENTLY displayed at THE
ENTRANCE to THE SCHOOL*

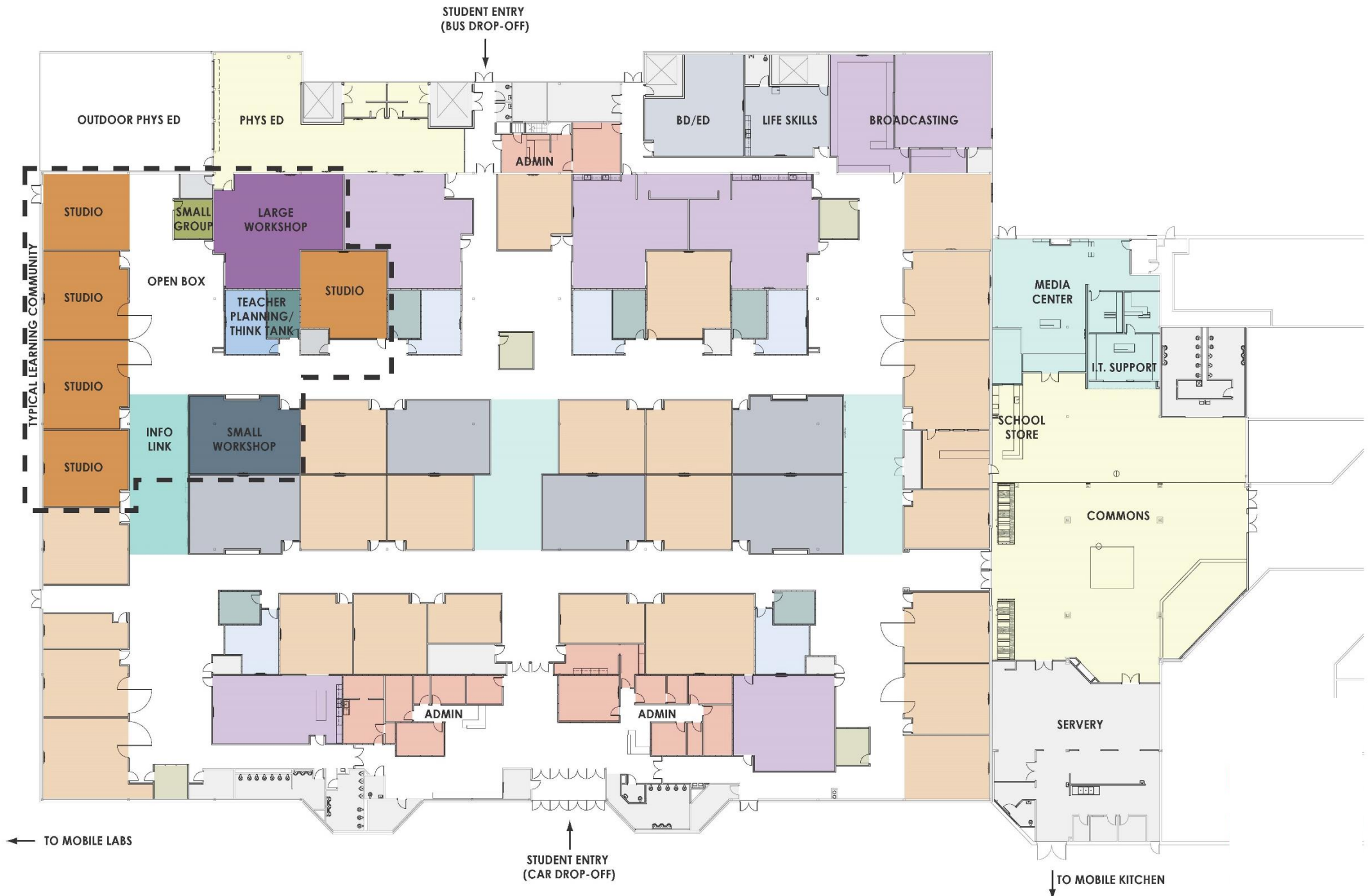


JUNE 8 DAY 51

"GUIDING PRINCIPLES"

1. COLLABORATION
2. PERSONALIZATION
 - SOCIAL / SERV. LEARNING
 - DISTRIBUTED ADMIN
3. COMMUNITY
 - BIG TO SMALL
 - PARTNERSHIPS
4. FOSTER INNOVATION
5. CRITICAL THINKING / PROBLEM SOLVING







JUNE 10 DAY 49

*A formal presentation on the schematic design occurred June 10. Designers presented to a **teacher focus group** in the morning and to a **student focus group** at lunch.*

This was the first interactive session where designers solicited immediate feedback from teachers and students after introducing the design concept.



JUNE 10 DAY 49

*Constant communication with the contractor was crucial for the success of this project. June 10 marked the first planning and scheduling strategy session with the **design team and contractor.***

Selected prefinished dry wall panels to save time. Doors and lighting were identified as challenges due to lead time - to overcome this challenge the design team used as many local materials available as possible.



JULY 22 DAY 20



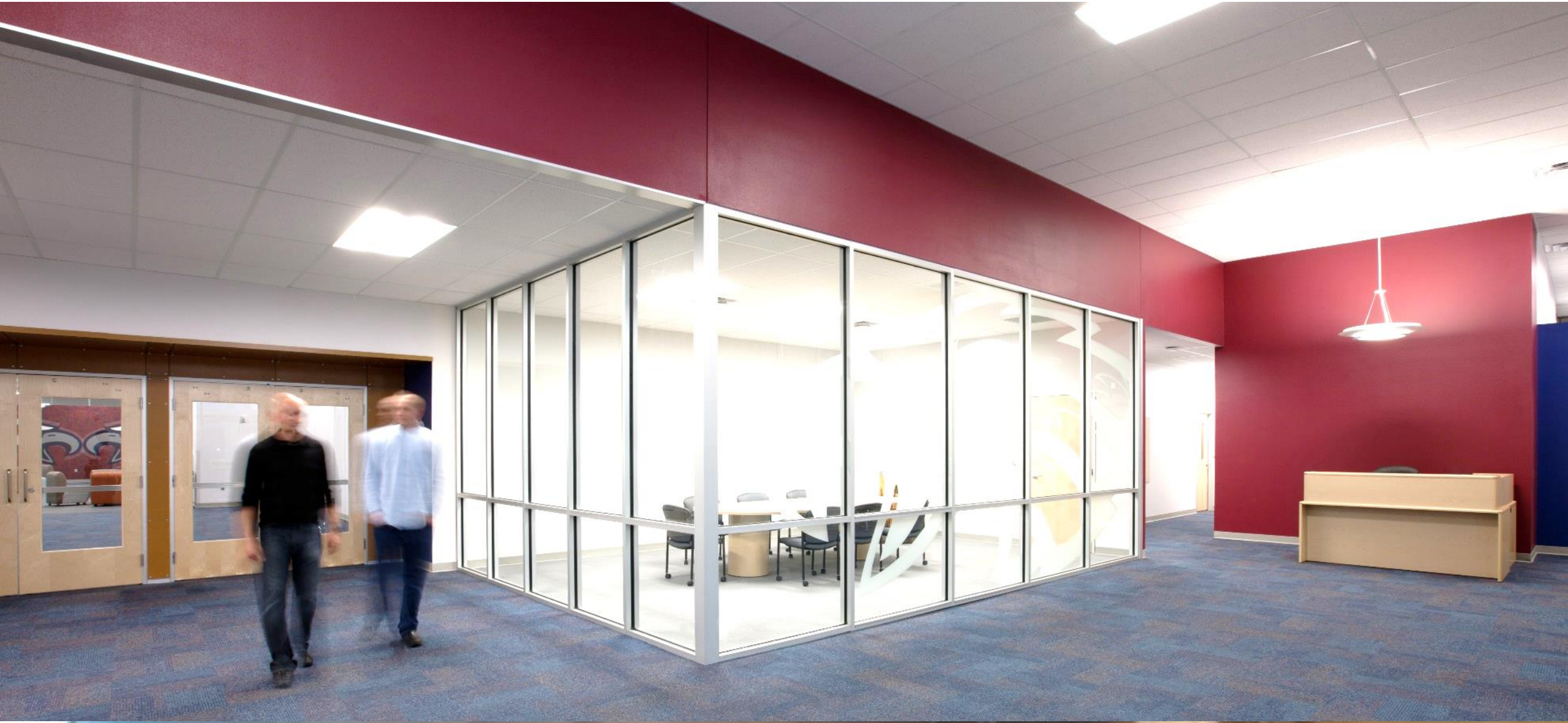
AUG 17 DAY 0

First Day of School



Front Entry

Such a blessing! Hats off to the designers and builders – you will touch more lives than you know through this effort.
--JHS Parent



Social Commons

Whenever they first brought up the idea of it being in a mall, I didn't think it would be as cool as it is now.

--JHS Student



Info Link

Joplin's temporary school is a model for the nation in itself.
--U.S. Education Secretary Arne Duncan



Flexibility

Joplin's temporary school is a model for the nation in itself.
--U.S. Education Secretary Arne Duncan



Corridors & Connectors

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--JHS Student



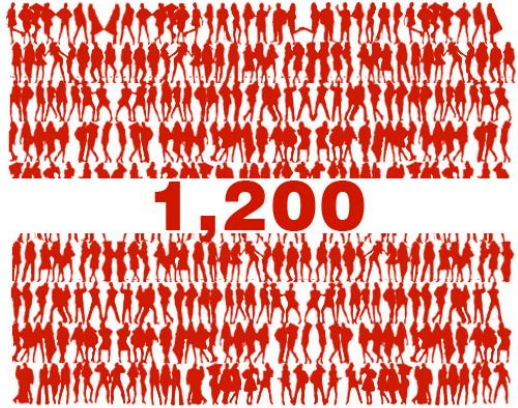
JOPLIN HIGH SCHOOL



Joplin Interim High School

Joplin, MO

August, 2011



STUDENTS



EXISTING BOX RETAIL



DESIGN TO
OCCUPANCY



BUDGET

Joplin Interim High School

Joplin, MO

52 \$/SF



Joplin Interim High School

Joplin, MO

2012 James D. MacConnell Award Winner

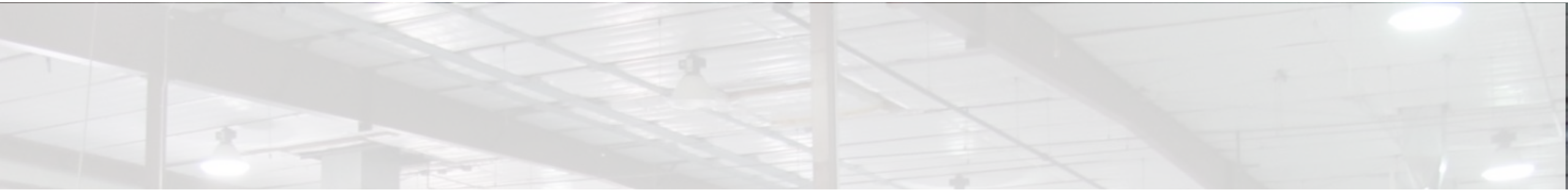




Springs Studio for Academic Excellence K-12 Virtual Academy

Springs Studio for Academic Excellence

Colorado Springs, CO



The challenge: Turning a 20,000 SF manufacturing warehouse into a 21st Century blended learning space for a wide range of students...



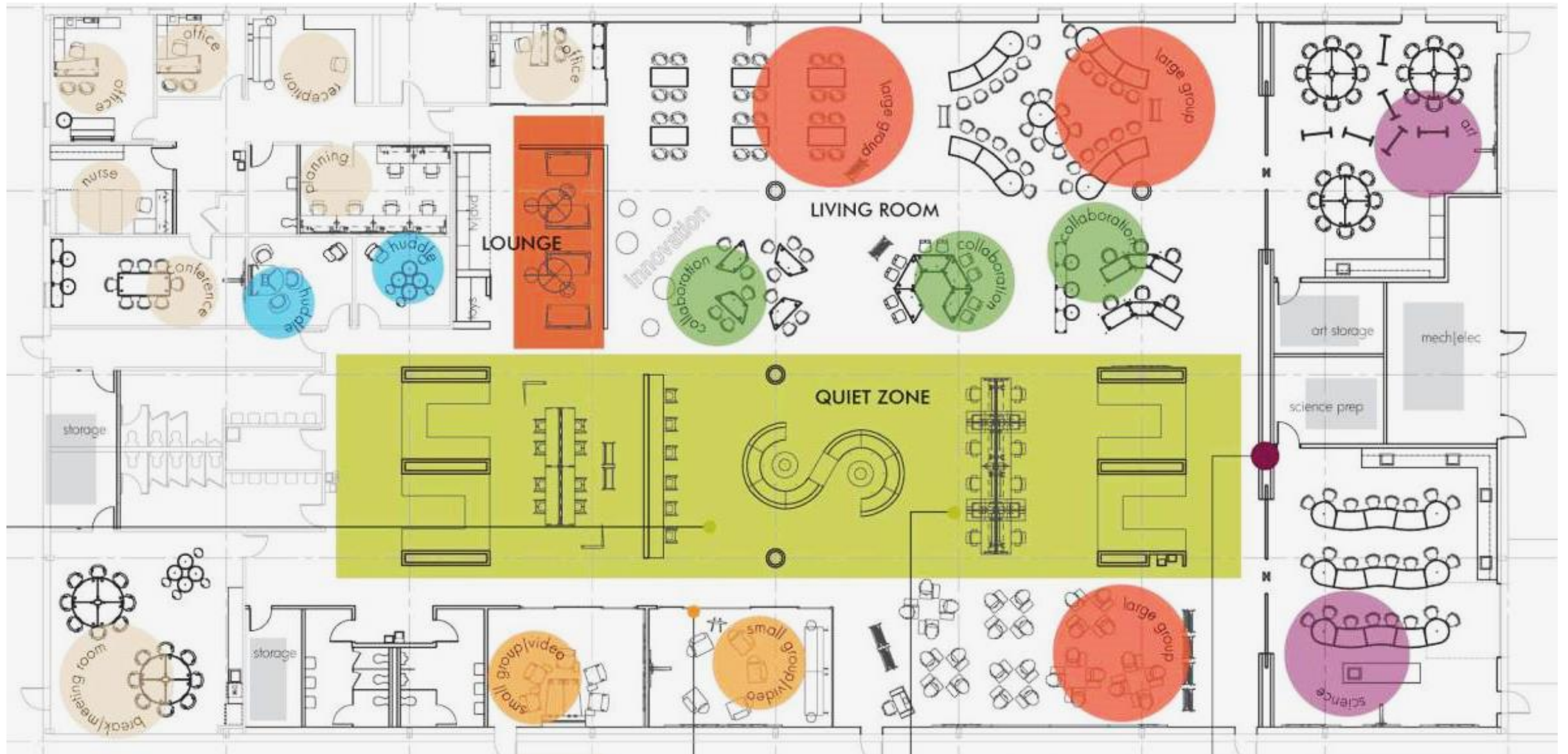
Springs Studio for Academic Excellence

Colorado Springs, CO



Springs Studio for Academic Excellence

Colorado Springs, CO



Springs Studio for Academic Excellence

Colorado Springs, CO

Large Group / Living Room



Springs Studio for Academic Excellence

Colorado Springs, CO

Quiet Zone



Springs Studio for Academic Excellence

Colorado Springs, CO

Quiet Zone



Springs Studio for Academic Excellence

Colorado Springs, CO

Living Room



Springs Studio for Academic Excellence

Colorado Springs, CO

*THE District LEVERAGED Funds to obtain a long-TERM LEASE on THE building, CREATING a NEW USE FOR an abandoned site WHICH HELPED **invigorate an AREA OF THE District** with aging Facilities and PROVIDED **critical in-Fill** in a struggling AREA OF THE city*



Springs Studio for Academic Excellence

Colorado Springs, CO

SEPTEMBER, 2012



500+



STUDENTS



20,000 SF

EXISTING BOX RETAIL



DESIGN TO
OCCUPANCY



1.1 MILLION

BUDGET

Springs Studio for Academic Excellence

Colorado Springs, CO

55 \$/SF

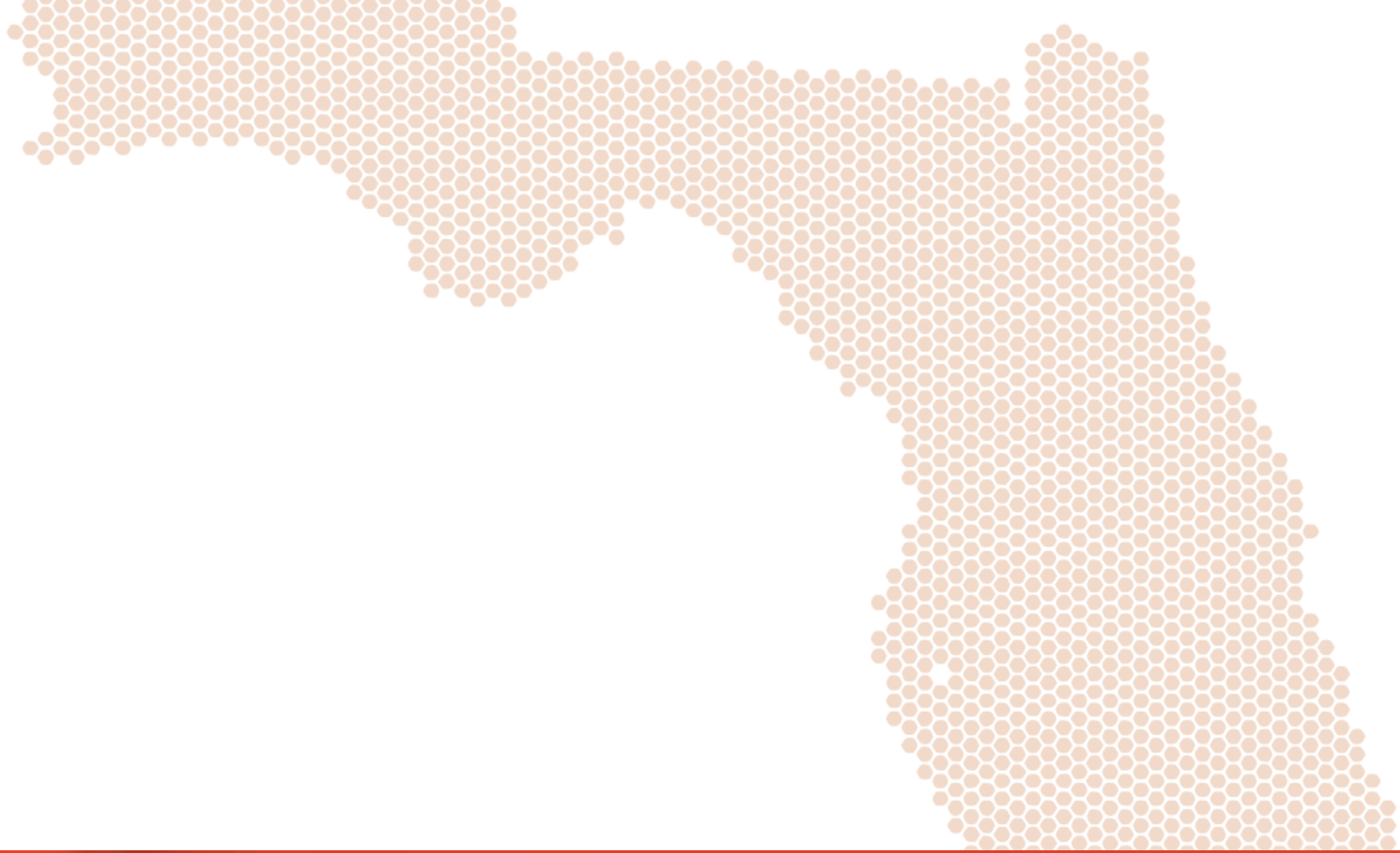




Value Proposition

What is the Value Proposition?

- ✓ SHORTER construction time
- ✓ No students ARE in OR around THE building till COMPLETE
- ✓ INTERIOR cost PER square FOOT REDuction OVER new construction
- ✓ INTERIOR cost DEPENDS HEAVILY on condition
- ✓ USE of an abandoned building in town
- ✓ MATERIALS used can be EASILY modified
- ✓ Built in PARKing, utilities and ACCESS to main ROADWAYS
- ✓ RENTABLE SPACE FOR COMMUNITY



OPPORTUNITY / CHALLENGES in FLORIDA

CHECKLIST OF CONSIDERATIONS

- ✓ Initial assessment / site selection comparison of properties
- ✓ Location in community is central to the use
- ✓ Space type can meet the learning objectives of the project

Checklist of Considerations

- ✓ Will hazardous materials testing & abatement be needed?
- ✓ Does site allow proper parking / bus access and separations
- ✓ LEASE TERM
- ✓ FIRE PROTECTION SPRINKLER SPACING - Retail (TYP. 60 SF/PP) Vs. Educational (20 SF/PP)
- ✓ DOES HVAC SYSTEM AGE & TYPE REQUIRE UPGRADERS
- ✓ OPERABLE glazing consisting of at least 5 % OF THE FLOOR AREA SHALL BE PLACED IN EACH CLASSROOM LOCATED ON THE PERIMETER OF THE building. F.S. 1013.44 , NOT REQ'D IN FL COLLEGE INSTITUTIONS

CHECKLIST OF CONSIDERATIONS



EgRESS REQUIREMENTS 3 options

- FULLY SPRINKLERED
 - EgRESS window to EXTERIOR *
 - DOOR DIRECTLY to EXTERIOR *
- *ROOMS WITH 6 OR MORE student occupants



EgRESS in EXCESS OF 200 FEET, MAY REQUIRE SEPARATIONS



SINGLE POINT OF ENTRY POSSIBLE FOR SECURITY CONCERNS



DOES THE SPACE CONTRIBUTE TO WELLNESS OR LEED goals



DESIGN NEED NOT BE SACRIFICED **in adapted spaces**

A modern, collaborative learning space with red walls and whiteboards. Several people are engaged in discussion and Q&A. A woman in a pink shirt is pointing at a whiteboard with a diagram. A man in a blue shirt is writing on a whiteboard. Two women are sitting on the floor, looking at a whiteboard. A man in a white shirt is writing on a whiteboard. The room has a red carpet and a ceiling with recessed lighting. A projector is mounted on the ceiling. The text "Discussion / Q&A" is overlaid on the bottom of the image.

Discussion / Q&A