

Space Utilization Work Staff with the Nexus Partners

(presented to School Board on August 22, 2011)



nexus partners

AUGUST 2011

Direction to Staff from City/Schools

- City/Schools Directive (**December 2009**)

“In the next phase of the design work, refine the scope of the project to achieve ... a total project cost that is lower than the Conceptual Plan estimate of \$125 million.”

- Additional Direction

Create a highly utilized set of facilities that accommodate our program activities.

Overview of Space Utilization Work

- Strategic Guidance
 - Staff (School, Community Services, Wellness)
 - Understand overlaps and alignment
 - Implications on space program
- Planning workshops
 - Staff and Nexus
 - Ensure highly utilized, efficient spaces
 - Achieve “tipping point” density
- Provide direction to drive conceptual design process

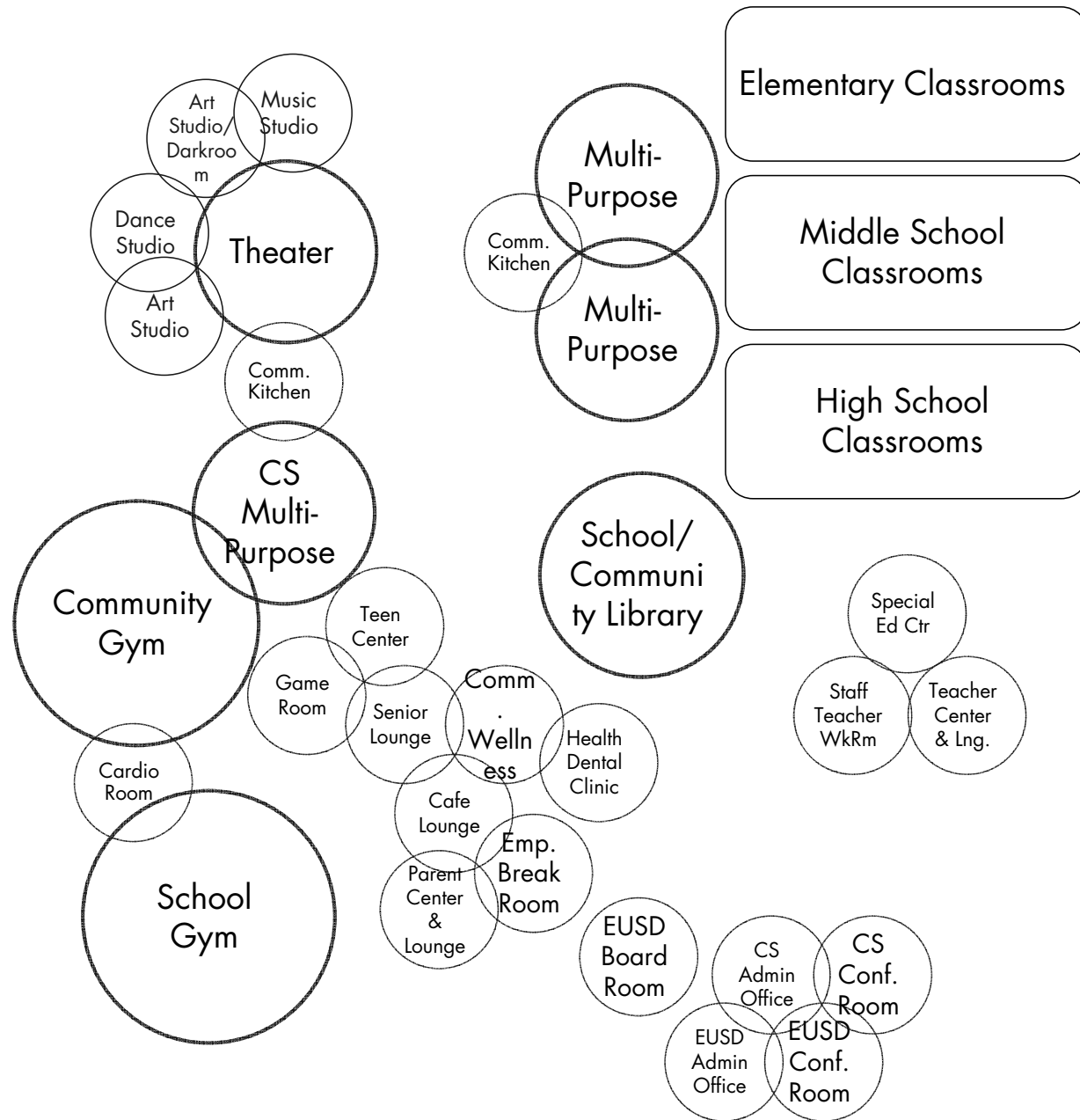
Outcomes

- Established target student capacity
- Agreement on key spatial adjacencies
- Well utilized while school in session
- Reintroduction of teaching theater to space program without increasing total square feet

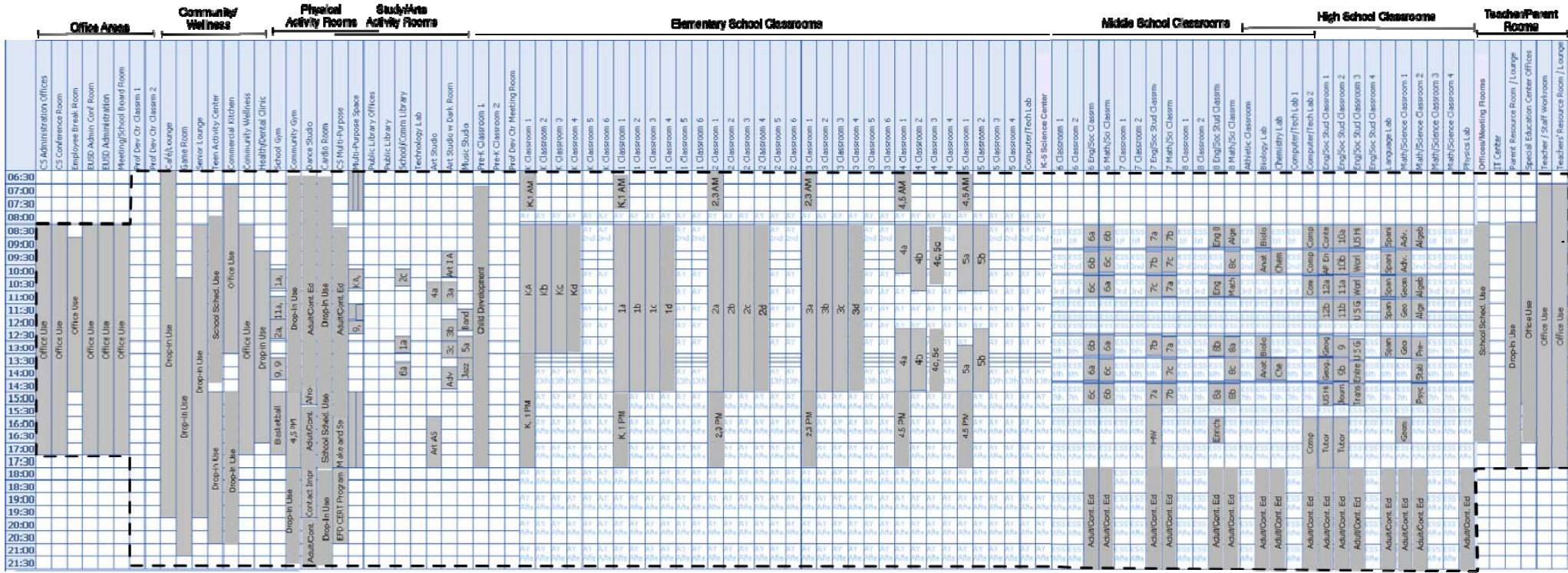
Target Capacity

- Target student capacity : Approx 1,100 Students
 - Average 85 students per grade
 - Variability by grade level (80-90 students per grade)

Key Spatial Adjacencies



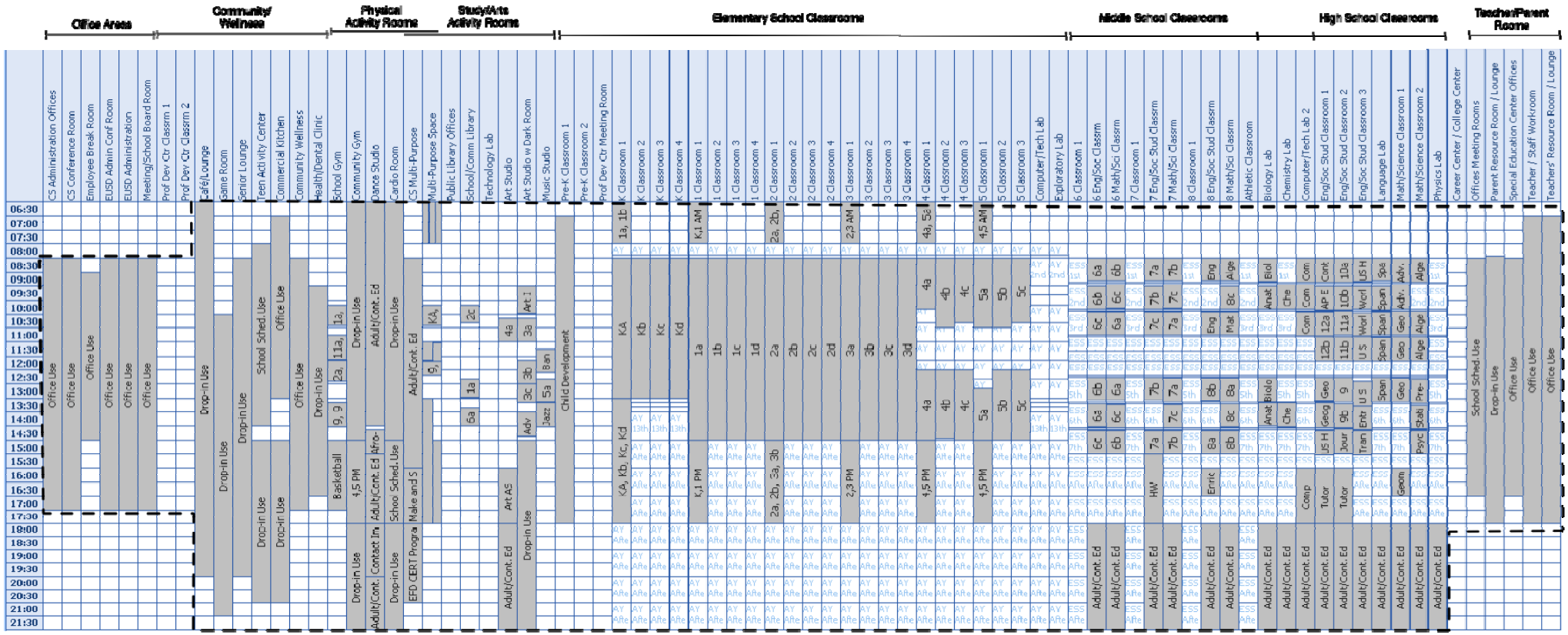
Utilization: Schedule Modeling



Full Program ~187,000 SF
39% Utilization



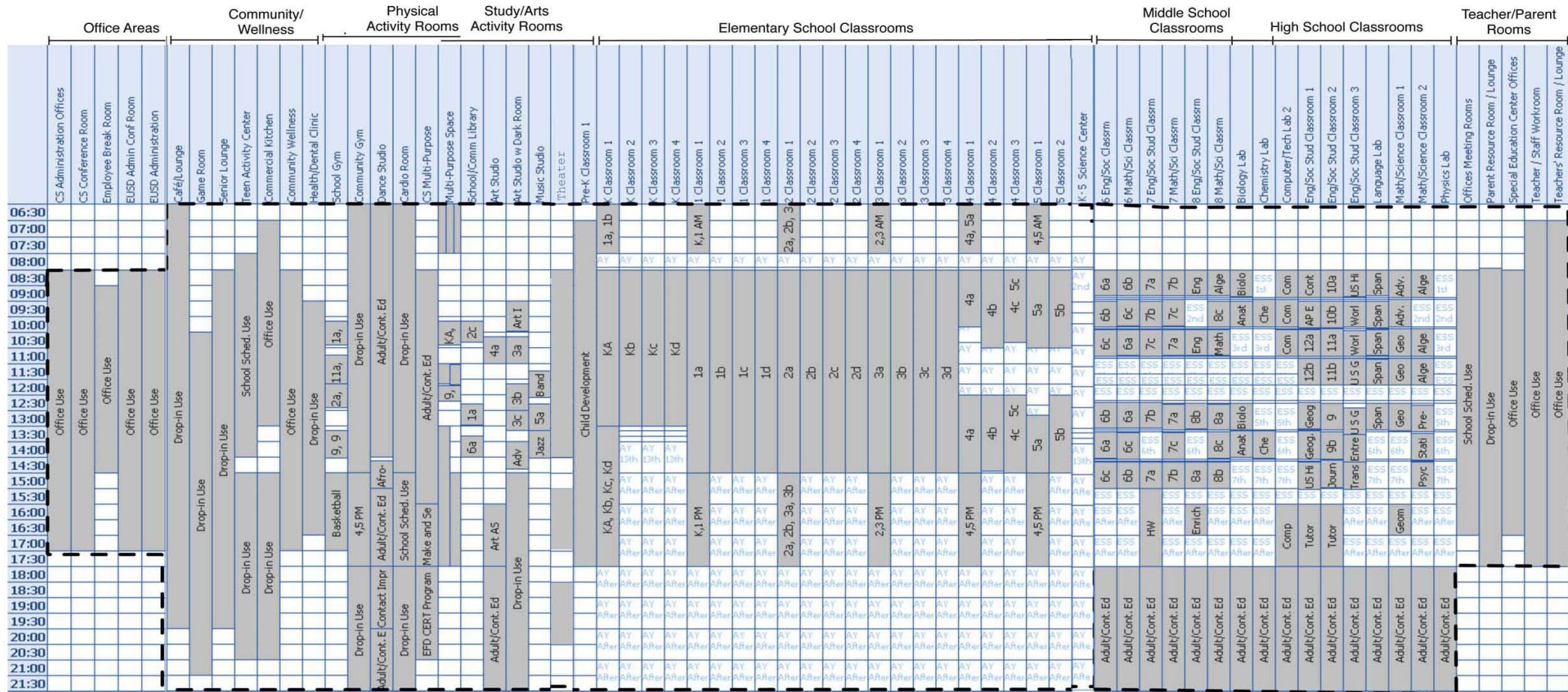
Utilization: Schedule Modeling



Measure J - ~155,000 SF **48%**
Utilization



Utilization: Schedule Modeling



July 2011 ~150,000 SF

57% Utilization

Additional Work is Needed to Develop Weekend and Summer Programs that Keep the Center Well Utilized



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Next steps

- Conceptual design
- Staff Space Utilization work is essential input into conceptual design process
 - Alignment around a space program that meets needs and will be well utilized
 - Definition of critical adjacency requirements
 - Understanding of how, when, and by whom spaces will be used