



**PROJECT:** Lake City School  
**PROJECT NO:** 17084.00  
**DATE:** 2/15/2018  
**SUBJECT:** Conceptual Design Process

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In December of 2017, RTA Architects was selected to assist the Hinsdale County School District with the development of building design concepts to support their master planning recommendations. The master plan identified two preferred options including 1) building a new school on a new site and 2) renovating the existing building on the existing site. The scope of services for RTA included evaluation of several potential building sites as well as development of a building space program that would support the educational goals of the school district.

Brian Calhoun with RTA Architects conducted three public meetings at the Lake City Community School building to discuss potential options with the community. Attendance records can be found in meeting minutes for each meeting. The meetings were held on the following dates with the following focus for each meeting:

- January 22, 2018: Introductions, process summary, public comment
- January 29, 2018: Presentation of renovation and new school concepts
- February 14, 2018: Presentation of updated options and option selection

With input from RTA and other design firms, the district narrowed the list of viable sites to two prior to the commencement of public meetings. RTA was asked to evaluate the RV Park near the intersection of Henson and 2<sup>nd</sup> Streets and the existing school site. Options were discussed for both sites and during the second public meeting it was identified that the preferred option was a renovation of the existing school. The primary reasons for the selection of the renovation/addition option are summarized as follows:

1. The new site (RV Park) was not much larger than the existing site and thus offered few advantages in terms of accommodating additional programs.
2. There is a history of the school on its current site.
3. The school is preferred in the center of the community (at current location).
4. There are streets on all four sides of the existing site for ease of access and traffic circulation.
5. The streets are paved at the existing site as opposed to unpaved streets at the alternative site.
6. The existing campus is adjacent to other property owned by the school district (soccer field).
7. There was a potential property adjacent to the field that might be acquired for additional parking.
8. A renovation on the existing campus would be a much less expensive option as opposed to a new school on a new site.

Those in attendance showed consensus that investing in renovations to the existing building provided the most value to the community and to the school district. An informal electronic poll was conducted with 92% in favor of the renovation option.

### **Addition/Renovation Recommendations**

With the selection of the renovation/addition option the focus of the community meetings turned to an examination of the existing building deficiencies in terms of programmatic spaces and building organization. The following programmatic elements were identified as essential to be added to the

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existing facility in order to meet basic educational program goals and address building deficiencies and are included in our proposed solution:

1. **Gymnasium Addition:** A full size gym is needed on the school campus and attached to the school building to allow for physical education and athletic programs to occur without requiring students to walk across town. Athletics cannot currently be hosted in Lake City due to lack of any viable facility to play games in. A new gymnasium would include the necessary locker rooms, storage, PE office, small weight room and officials changing room required for a fully functioning facility. Bleacher seating capacity of approximately 200 would be provided.
2. **Science Room:** The current science room is only 488 sf and is in need of enlargement. This room serves as the science classroom/lab and limits the ability to deliver a full science curriculum in a safe manner to middle and high school students. A combined science/prep room of approximately 800 sf is recommended to support the educational program.
3. **Music Room:** Currently no space exists in the facility to house a music program. It is recommended that a combined choral/instrumental music room be added for use by Kindergarten through 12<sup>th</sup> grade. It was recommended that this room be designed to also serve as a stage for performances when needed through the use of a folding panel partition. The addition of this space will allow students to remain on the campus and avoid travel to other venues during the school day.
4. **Kitchen/commons:** There is no kitchen in the facility to prepare food for student lunches or other meals. It is recommended that a commercial kitchen be provided so that hot meals may be prepared on site. Furthermore, the existing commons for the entire student body is only 832 sf. This space is undersized for the student population and should be enlarged.
5. **Career Technical Education (CTE):** There is no space to accommodate specials of any kind in the current facility. A flexible lab that could host a variety of CTE programs is desired. Programs may include light wood working, light metals, and other industrial arts. The space should accommodate programs similar to Tech 2000 or other hands-on technology curriculum for both the middle and high school students.
6. **Pre-School Room:** A preschool program was previously housed at the school, but was moved out of the building due to lack of space. There would be a positive benefit in bringing the pre-school program back to this campus to avoid the time and hazard involved with pre-school students traveling between buildings in different parts of town.
7. **Administration:** There is a lack of space to accommodate adequate administrative functions including a counselor's office, staff lounge, conference rooms and secured entry vestibule. An expanded administrative area is desired to house the functions described above to support the educational process.

A number of issues with the existing building organization were also addressed. Several key issues were identified that limit the ability to see and control access to and from the building. It was noted that the main building entry and office would be better placed such that the office could see the students when in the outside play areas. Additionally, moving the office allows for much better control if the main entry were also located adjacent to the play areas. The playground equipment currently is located on the north side of the facility behind the building with poor visibility and poor access to sun in the winter months.

### **Selected Addition/Renovation Option A.5:**

Several addition and renovation options were presented and discussed with the community. The preferred option as selected by consensus was option A.5. This option was selected because it most effectively addressed the key building deficiencies. The strategy includes building additions and reorganizing portions of the existing building. The proposed solution can be characterized by the following design strategies:

- a. A gymnasium addition is planned on the north east side of the site to minimize the shadowing affect on the site and take advantage of outdoor space to the south. This location allows for a public entry on the east side of the site minimizing the impact of event traffic on the neighborhood. The gymnasium facility could be separated from the remainder of the school with security doors so that after school activities could occur without giving public access to the classroom portion of the building.

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