

The (former) **Clayton Elementary School**
an adaptive re-use project

a little background

one full-block campus
two separate buildings

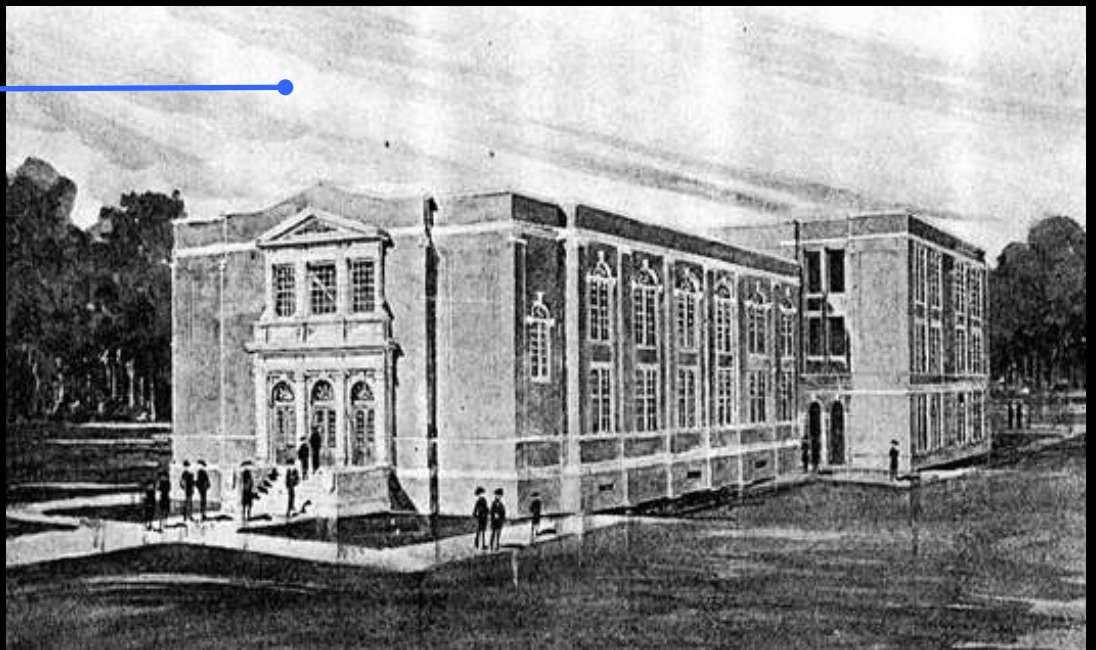
1915

- west side
classrooms/offices



1926

- east side
auditorium/classrooms



1997

- buildings closed after 80+ yrs as public school

1999

- county donates property to Town of Clayton

2001

- property secured but not used or developed

auditorium building
before



auditoriumbuilding

interiors before



auditoriumbuilding

balcony before



auditoriumbuilding

proscenium before



classroombuilding before



classroombuilding

interior before



classroombuilding
gymnasium before



*how to initiate a
major renovation?*

- priority ONE

engage
the
community

firstactionitem

- form a steering committee

The Steering Committee ultimately transitioned into the *Cultural Arts Foundation* which still exists and remains active today.

- steering committee membership

There is a lot of talent, knowledge, and expertise in your community that you cannot afford to pay...so,

enroll them as volunteers...

steeringcommittee

- representation
from:

- banking community
- engineering expertise
- building contractors
- media / communications
- specialists (very important)
- lifelong residents/transplanted residents
- minority community leaders
- education sector officials
(community college)
- fundraising specialists
- elected officials

media + communications

- develop a
clear
dynamic
multi-faceted
and
consistent
communications strategy:
- regular, periodic reports to Town Council
- regular, (weekly if possible) coverage in the local newspaper. (submittals and releases are a must)
 - report on every steering committee meeting
 - positive letters to the editor
 - releases on any members added to the steering committee
 - reinforce the planned schedule
 - early, accurate, open discussion of financial analysis
 - report on every milestone
(e.g. preparation of application for National Registry Listing, submittal of application, the subsequent approval for list is **at least three releases.**)

publicinvolvement

- advantages

We had consistent support from the public to perform the project.

The Steering Committee transitioned into a Foundation that raised \$1.6M for the project.

what did we
learn?

- it takes a lot of expertise to perform these projects.
- it takes a lot more people than the architect, which takes a lot of money.
- accept reality!
soft costs will be more than you expect...a lot more...

most
important
asset is a
good
architect

- programming phase most important
- john reese, aia, leed ap, elaborates

john reese aia leed ap
project design architect

CLEARSCAPES
ARCHITECTURE + ART



how do you provide new life to an old soul?

- **balance** between program and physical constraints
- handicap **accessibility**
- regulatory **compliance**
- separation + **connectivity**
- respect of **time space** and **architecture**
- budget and constructability



dnarelationship



connectivity
physical+visual



respect
space, time,
architecture



necessary consultants

- most Important consultant in the process will be **your architect.**
- architect will likely have a selection of consultants, but **consider all expected specialties.**

basic

- structural
- civil
- landscape
- electrical/mechanical/plumbing
- fire sprinkler & suppression
(fire can be very specialized in relation to server rooms)

specialty

- exterior/interior lighting design
- theater lighting/sound/stage coordination
- security hardware/key scheduling
- security system
- i,t. (data and voice systems)
- elevator

regulatory

- local/state permitting process
- your own zoning and site plan approval

additional consultants

- you find
you contract
you manage
- architect may assist with proposal review and interviews

regulatory

- historian
(historic registry ap and/or shpo permitting)
- environmental
- nepa
(if federal funding support)
- wetlands, storm-water management

testing

- site soils testing
- materials testing
(during construction administration phase)
- “special inspections.”

specialty

- legal
(contract review, financing process, etc.)
- investigate design and bid allowances
- surveyor
- furniture layout design

optional owner-contracted consultants

capital campaign

- capital campaign coordinator
- feasibility study
- campaign management
 - videography / graphic design

business plan/operations

- business plan developer
(if quasi-business operations)
- conference center director
- auditorium program director

maintenance

- roofing engineer
(pre- and post construction)
- hvac start-up / balancing (optional)

ownerssummary

- it takes a lot of specialized knowledge to carry out a historic, adaptive reuse project
- which equates to a lot of soft costs
- reducing costs is possible, but each element is important and necessary for success...don't be penny-wise and pound foolish

engage the community

architectsummary

- do your research

(this is not architecture, this is therapy)

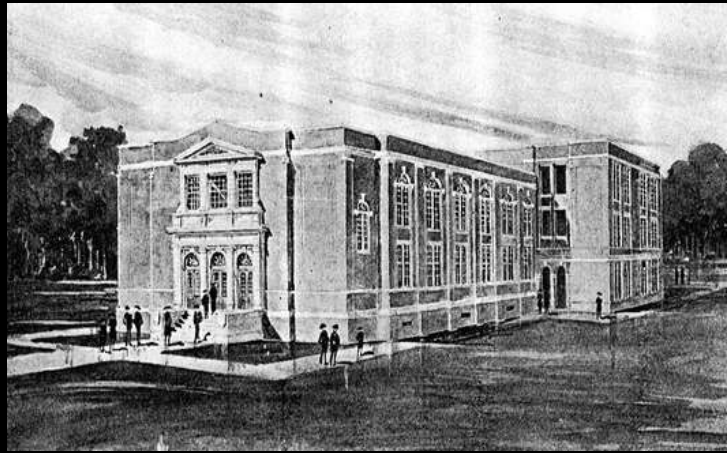
- understand your program and accept your constraints

- be open to ideas which, at first, may challenge your preconceptions

- respect time space and architecture

- scope budget quality
(you get two, I get one)

hug your architect



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questions / comments?