



SANTIAGO CHRISTIAN SCHOOL

Master Plan: Executive Summary any Phase 1: 2013 - 2015

ATKIN OLSHIN SCHADE ARCHITECTS

Introduction and Executive Summary

Atkin Olshin Schade Architects was asked to serve as master planner to address the anticipated growth of Santiago Christian School over the next ten years. During that period, the School is anticipated to grow from 600 to 1,000 students also with a commensurate increase in staff and faculty. Our mandate was to develop a comprehensive master plan rooted in a deep understanding of the institution's history and mission, its opportunities and constraints, and goals and objectives for its future. Here we present an overall planning framework that can be implemented over time, and that can result in a coherent set of landscapes and buildings that will truly alter and define the School for years to come.

Purpose of the Master Plan

After having experienced continued enrollment growth, and faced with a lack of space and modern educational facilities, Santiago Christian School has chosen to look forward with an ambitious 10 year plan to address anticipated growth for the campus. The plan will look at the existing campus and facilities, potential adjacent land acquisition, and map out new construction and renovation in a purposeful and strategic way to allow for continued operations and increased student population. The plan should allow all aspects of the physical campus to work together in support of the schools mission. The campus, like the school, should be more than a sum of its parts.

A Vision for the Santiago Christian School Campus

Goal: Work to grow SCS as one of the best schools in the Caribbean region. SCS will provide an exemplary campus that embodies not only the best qualities in education, recreation, and safety, but one that stresses a global perspective where "environmental and global sustainability" are key issues for now and future generations.

The new SCS campus of 2023, now master planned, (and the first building in conceptual design) embodies these ideas. The first building is planned to be a cost effective, state of the art building that embodies the best aspects of "experiential learning". This building will be the basis of a future school "lesson plan" on exemplary design, and will "explain" its systems and sustainable design practices through its durable construction, representative design, and exposed building systems including:

- Rainwater harvesting
- Expressed structural members in tension & compression
- Ventilation / temperature control / energy efficiency
- Natural day-lighting and sun-shading
- Use of recycled and recyclable materials and finishes
- Locally sourced / regional building and construction materials

Six Guiding Principles for the Santiago Christian School Master Plan

1. Promote a master plan that supports the school's mission of "Shaping the Lives of Those who Shape the Nation".
2. Develop a plan that can be incrementally phased in over time and that minimizes any disruption to campus functions, activities, safety and security.
3. Develop a plan that promotes energy efficiency, renewable systems and strategies, and that embodies the core principles of sustainable design.
4. Provide renewed and recommended new educational and recreational facilities that promote educational achievement, encourages interaction and dialogue, and that fosters Christian values.
5. Update the School facility in an environmentally and aesthetically appropriate contemporary style that is suitable for its climate and locale.
6. Provide outdoor spaces that are integral parts of the campus context, provide needed shade and space for gathering, that include diverse native plant species, and that overall make SCS a unique place to work, learn, and congregate.

Planning Approach and Process

We have approached the campus planning process as a series of interrelated tasks whose goal is to propose strategies and a vision for the long term future and to obtain consensus among the School's constituent groups.

Over the course of the plan, we have worked with the School committees of Administration, Faculty, Staff and Board to develop the recommendations presented in this document. We have presented our initial interim and final recommendations over a series of meetings and presentations. We have collected questions, comments and various feedback from participants in order to validate and achieve consensus on our master plan final proposal to the School.

Some Key Needs

There is the need for more – and more functional, accommodating and accessible – space throughout Santiago Christian School's campus. Those needs defined by the School as high priorities include:

- Academic Space; including new classrooms and upgrades to existing spaces, and a new Performing Arts Center.
- Student Social Space; including outdoor activity areas, central campus dining facilities with expanded seating and kitchen areas, and recreational athletics facilities and fields.
- Administrative Space; additional and centrally located office and support facilities
- Campus-Wide needs; including the desire to provide accessibility throughout the campus, address life safety and seismic requirements, building conditions and campus infrastructure, campus security, and additional parking needs and traffic improvements.

Recommended Strategies

- Meet the School's needs for additional space while increasing connectivity between buildings while creating central courtyards with covered walkways.
- Demolish, renovate and construct new structures in a strategic way to account for student growth while allowing the school to function normally during Master Plan implementation.
- Upgrade existing campus infrastructure, including electrical, septic/sewer/water, and traffic/parking.
- Purchase additional adjacent land parcels to allow for campus growth.
- Preserve and rejuvenate the existing central courtyard to make a more habitable and enjoyable landscaped environment.
- Create a more pedestrian-friendly campus core by way of covered walkways and strategic grade changes between structures.
- Provide energy efficient systems and design strategies to allow for the use of natural light and ventilation, while providing air-conditioning systems and better lighting strategies to enhance the learning environment.

Key Components of the Master Plan

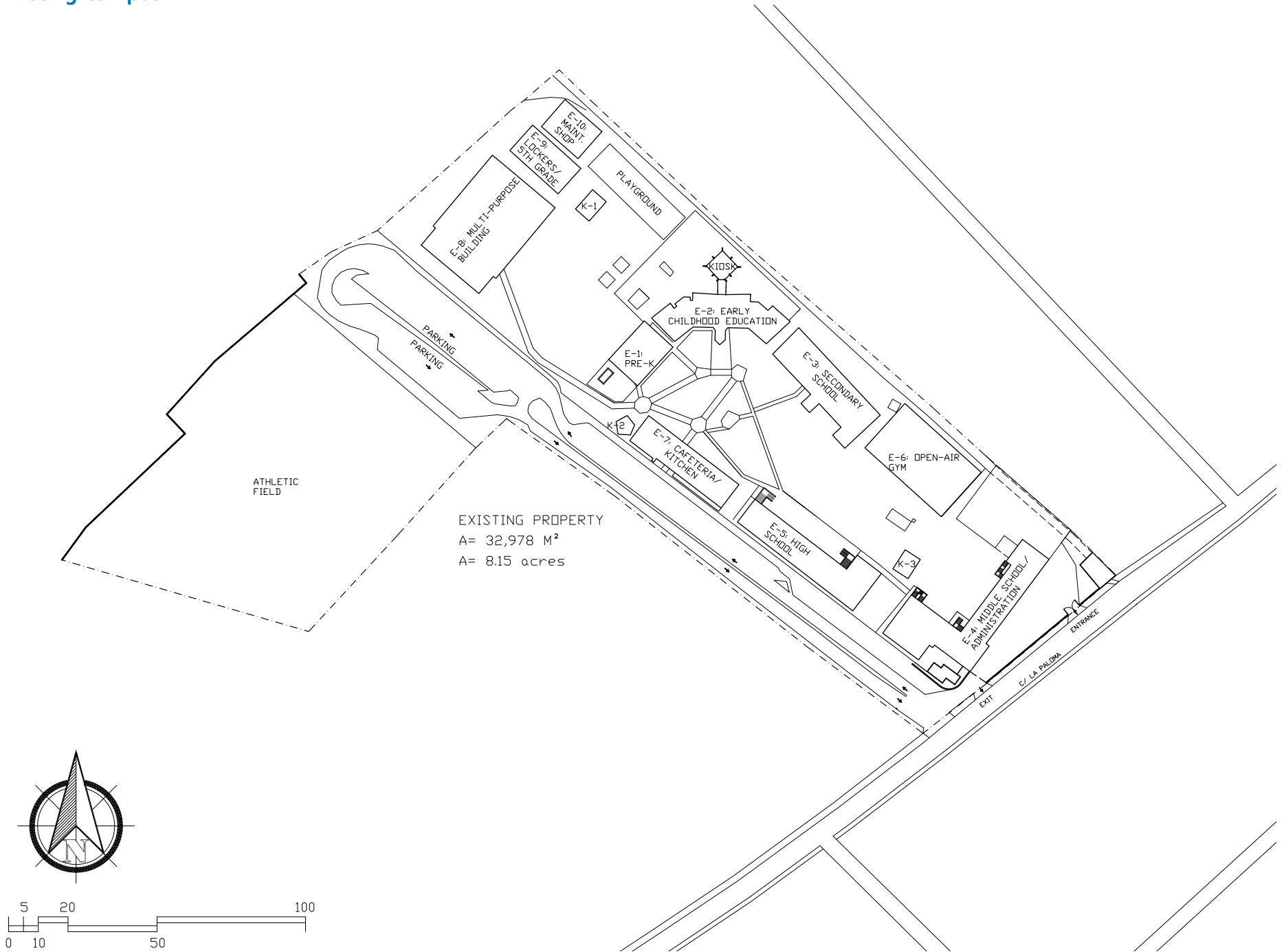
- **Property Acquisition and Campus Expansion:** The School's ability to meet its current and future space needs depends on its ability to purchase adjacent properties to relieve congestion of vehicular and student space needs at the existing campus. Ideally, a new vehicular driveway would be extended thru the new land parcels to allow for additional pick-up and drop-off areas, increased parking capacity, and to allow for the removal of vehicles from the campus core.
- **A Student-centered Campus Core:** Wrapping all of the academic functions around central landscaped courtyards, with covered perimeter walk-ways, would help create a more sustainable, student-friendly campus. Through strategic landscape interventions, outdoor areas could be enhanced to support activity, social gathering, and study zones.
- **Renovated and New Academic Buildings:** Reprogramming and renovating existing buildings, and adding new buildings, will provide the necessary learning environments to meet the capacity required by the increasing student population. Many of the existing structures are lacking modern amenities such as energy efficient air-conditioning and energy efficient lighting fixtures. Others require structural upgrades to meet seismic code requirements. Some of the existing buildings will need to be replaced over time, while others that are of more recent construction will need to be upgraded over time.
- **New Facilities for Performing Arts, Athletics, and Cafeteria:** The existing cafeteria is too small and has inadequate kitchen facilities for a growing school. A new open-air facility with built in amphitheater seating will allow for multiple uses. The existing gym/theater is lacking in modern equipment, is unable to easily seat the schools population, and is a shared space thus inhibiting continual use for both functions. The construction of a new Performing Arts Center and Gymnasium is anticipated to meet the School's long term aspirations for state-of-the-art theater and athletic facilities.
- **Campus-wide Improvements:** Reduce electrical utility dependence by providing photo-voltaic panels and energy efficient systems. Reduce campus wide water usage through appropriate plumbing fixture selections and local plantings, and increase water supply capacity. Reduce storm water run-off and sewage overflow by hooking campus up to municipal sewer system. Improve security thru perimeter walls and improved campus lighting and access control.

Next Steps

The master plan has engaged the school community in a self-assessment of the School's priorities and vision for its physical campus. The recommendations contained within this report are rooted in this perspective, but also in the shared understanding that as the School grows additional input and revisions are likely. Our April 2013 presentation to the administration and Board marks the end of our study. In many ways, however, the School's work is just beginning. Santiago Christian School's ability to develop its campus responsibly depends on building trust and support among the schools families and supporters.

The plan outlined in this document will help meet the School's needs for physical space, enhance the beauty of its campus, and improve campus infrastructure. The plan weaves the School's past, present and future needs into a more integrated system of buildings and landscape, one that is uniquely representative of Santiago Christian School.

Existing Campus

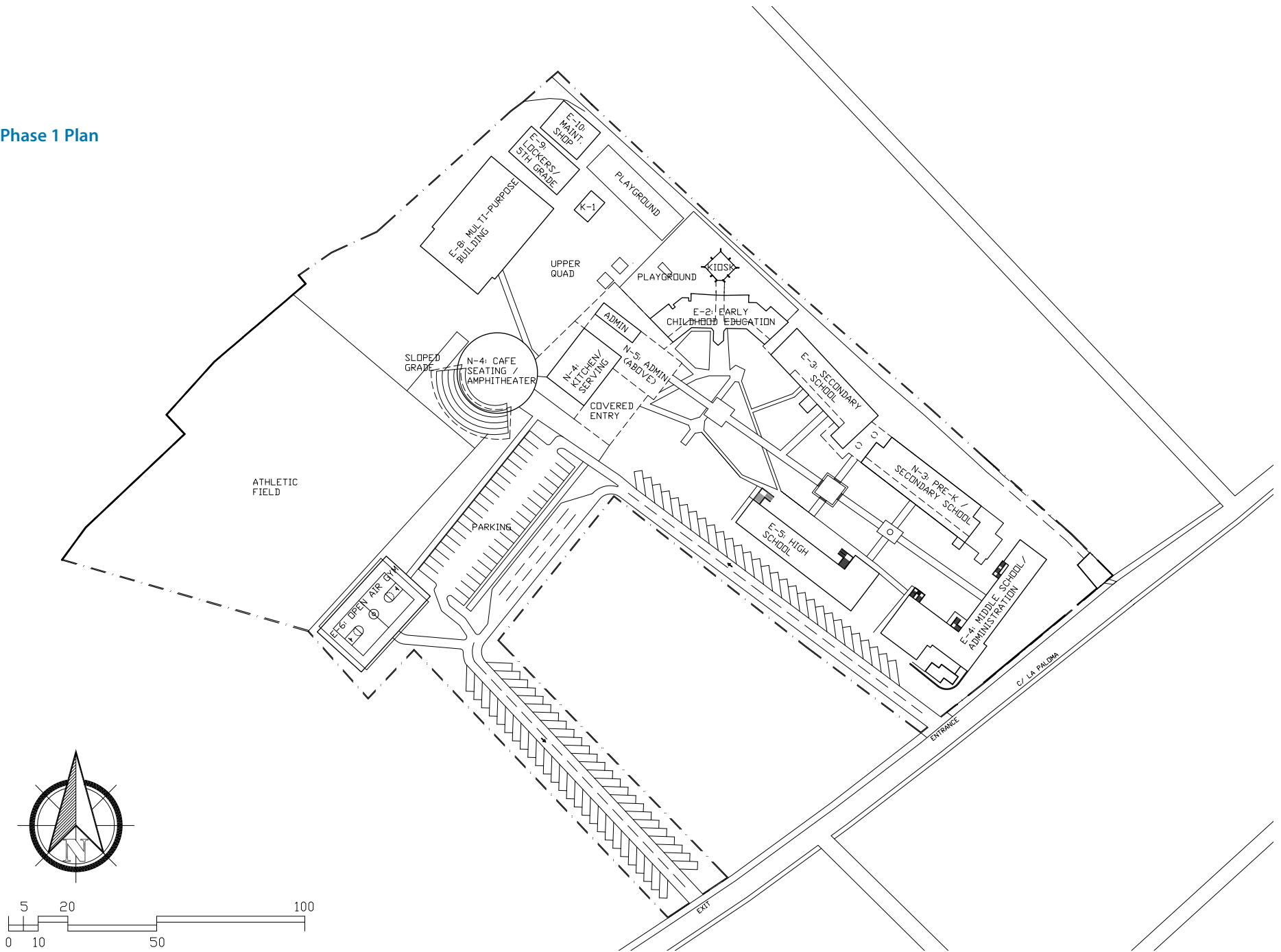


Phasing Schedule

Phase 1: Years 1-4

- Purchase adjacent property (ies).
- Infrastructure improvements – power, water, sewer, WiFi, telephone, surge protection, perimeter security wall, etc. These improvements will be implemented over time as new facilities are built.
- Construct new driveway and parking and alter existing traffic configuration.
- Renovate and better utilize existing Multi-Use Building (E-8).
- Lower Playground improvements (behind ECE building (E-2)).
- Re-locate existing Open-Air Basketball Court/Gymnasium (E-6).
- Construct new High School building (N-3): (4) classrooms on each floor for a total of (8). Elevator shaft and Bell Tower/Spiritual vertical element to be included. Elevator to be installed at a later time.
- Relocate Pre-K (E-1) to first floor of High School building (N-3) temporarily. Fit out other classrooms for ECE usage.
- Demolish existing Pre-K building (E-1).
- New Dining Hall/Kitchen Facility (N-4) with second floor Administration (N-5) and entry portal.
- Demolish existing Cafe/Kitchen (E-7).
- Landscape improvements – phase 1.

Phase 1 Plan



Conceptual Design

Typical Education Building (High School (N-3) Section)

Two-story structure with exterior covered walkways, Bell Tower with Elevator, energy efficient design with natural lighting from North facing windows and cross-breeze ventilation.

