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# School Board of Broward County



## Broadview Elementary

1800 S.W. 62<sup>nd</sup> Avenue  
North Lauderdale

Proposed Master Plan  
For Replacement of Existing Facility

“A Vision for the Next 50 Years”

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# Project Objectives

## Broadview Elementary School



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## Project Objectives:

To Provide a comprehensive master plan development for the consolidation and implementation of current educational program requirements, into existing and future developments, with the optimum goal of achieving a revitalization of the school that would be conducive to the following:

- Positive Character Formation
- The creation of an environment conducive to the nourishment and development of creative and learning habits
- To provide solutions and recommendations for achieving a safe and secure environment for students and staff
- Analyze and unify today's educational goals and requirements within existing and projected facilities in order to achieve a desired result
- Provide innovative solutions to address special needs of the facility, students, staff, and the neighborhood.
- Minimized required construction phasing, therefore reducing disruptions to the school operations, while maximizing the school district capital investment

# What is a Master Plan?

## Why is it Required?



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- A. A Master Plan in its simplest form is a blue print, with a set of guidelines & requirements taking into consideration, site specific issues & program requirements, in order to achieve a desired end in both the long & short term.**
  
- B. A Master Plan Provides in a Clear and Concise Manner**
  - **Scope of Work/ Preliminary Budgets/ & Times for Completion of each Phase of the Work**
  - **Establishes Logical Construction Sequences, to Avoid and/or mitigate Disruptions to the School Facilities During its Implementation**
  - **Provides Preliminary Budget Estimates, Allowing the School District to Plan Ahead. For Each Phase of the Work, and a Smooth Flow of Design Implementation & Construction from One Phase to the Next**
  - **Addresses Site Specific Problems in Both the Short & Long Term, avoiding Duplication of Work**



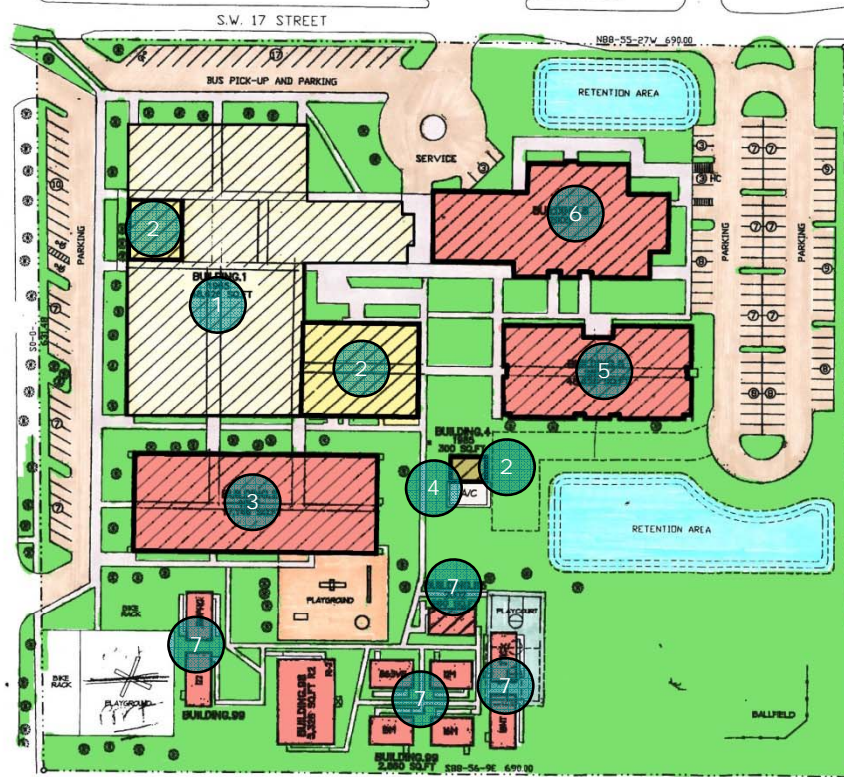
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### Existing Site



### Legend

1. Building No. 1 Schedule to be Replaced (with Exceptions) As per D.O.E. Approval Areas Include:
  - 1a. (Partial) Administration
  - 1b. Media Center
  - 1c. Music & Art Labs
  - 1d. Gen. Classrooms (1<sup>st</sup>, 2<sup>nd</sup>, & 3<sup>rd</sup> Grades)
  - 1e. Intermediate Classrooms
2. Partial Building Areas to be Contested with D.O.E. for Removal Include:
  - 2a. (Partial) Administration
  - 2b. Gen. Classrooms (Intermediate/ Skill Labs)
  - 2c. Building No. 4 Custodial Storage
3. Building No. 2 (1989) Classrooms (Pre-K & 1<sup>st</sup> Grade) to Remain
4. Existing HVAC Chillers & Pad to be Relocated
5. Building No. 5 (2004) Classrooms (3<sup>rd</sup> Grade / Intermediate) to Remain
6. Building No. 6 (2004) (Multipurpose / Stage & Kitchen) to Remain
7. Portable Classroom Units to be Removed Upon Completion of Master Plan

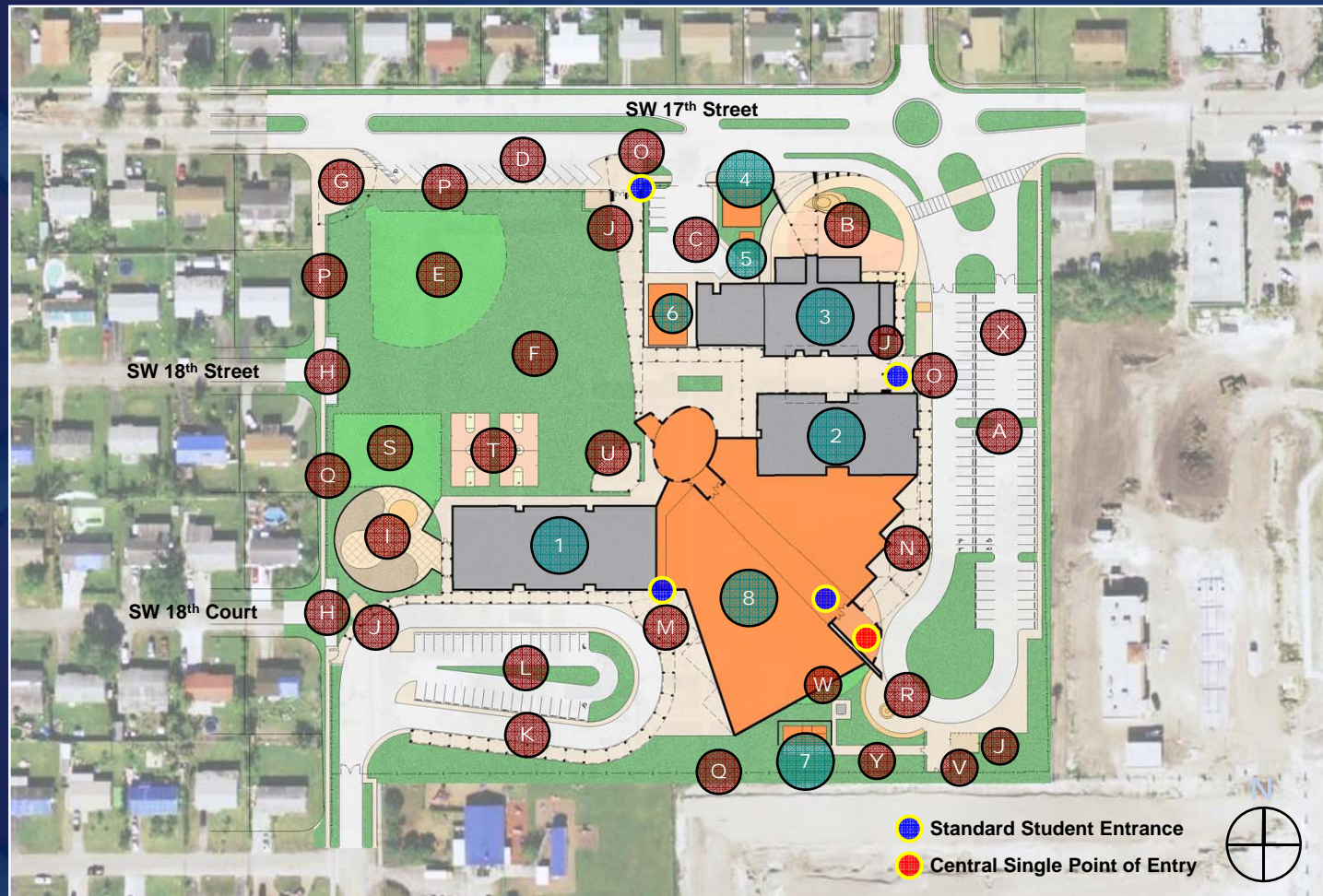
## Existing Building Overall Demolition

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### Legend

- A. Parents Pick-up & Drop-off Zone & Staff / Visitors Parking
  - B. Visitors Entrance Plaza & Architectural Feature for New Multipurpose / Stage Building
  - C. Renovated Service Courtyard
  - D. New Playfields Parking
  - E. Optional Baseball Field
  - F. Open Playground Area
  - G. Playfield Entry Plaza
  - H. Existing Street to be Closed
  - I. Enclosed Pre-K Playground
  - J. Bike Rack Enclosure
  - K. Bus Pick-up & Drop-off Zone
  - L. Staff Parking
  - M. Bus Student Entry Plaza
  - N. Parents / Student Entry Plaza
  - O. Student Entrance / Exit
  - P. Decorative Fence Enclosure
  - Q. Chain Link Fence Perimeter Enclosure
  - R. Seating Area & Flagpole
  - S. K. Playground Enclosure
  - T. Play Courts
  - U. Covered PE Shelter
  - V. Sidewalk Conn. To New Multi-Fam. Comm.
  - W. I.T. Tower
  - X. Student Sidewalk
  - Y. Service Sidewalk (Restricted)
- 
- 1. Existing Building No. 2 to Remain
  - 2. Existing Building No. 5 to Remain
  - 3. Existing Building No. 6 to Remain
  - 4. Relocated HVAC Units
  - 5. Relocated Backflow Preventor
  - 6. New Custodial / Field Maintenance Storage
  - 7. Relocated Lift Station & Enclosure
  - 8. New Proposed 2 Story Building to include the Following Spaces:
    - 1st Floor
      - Classrooms K – 2nd Grade
      - Art Labs & Support Areas
      - Administration
      - Classrooms for Bldgs 85/99
      - Support Spaces / Bathroom
    - 2nd Floor
      - Classrooms 3rd Grade
      - Intermediate / Self-Contained Classrooms
      - Music Labs / Support Areas
      - Skill Labs
      - Media Center
      - Support Spaces / Bathrooms

- Standard Student Entrance
- Central Single Point of Entry



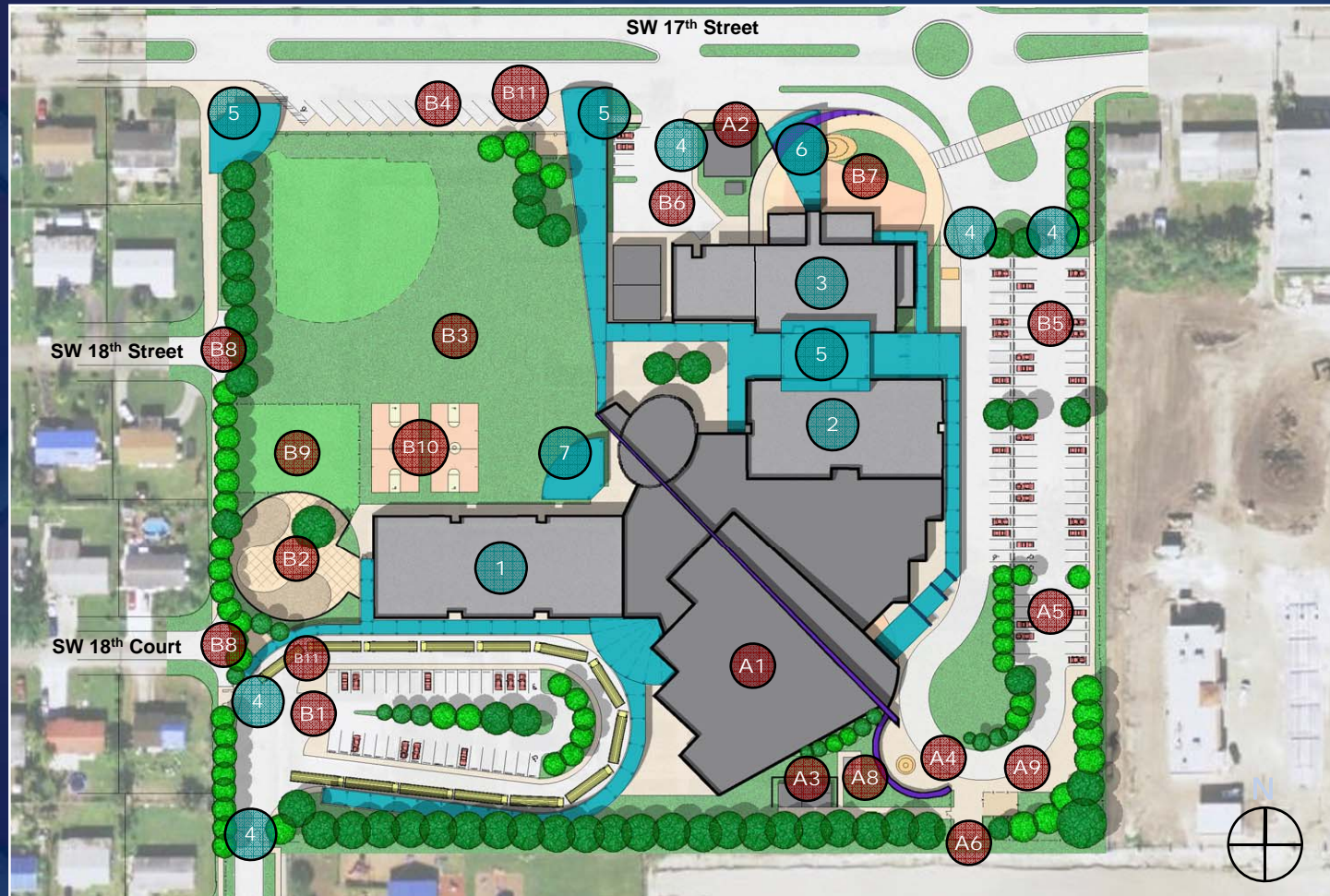
# Proposed Overall Master Plan

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### Legend

1. Building No. 2 (Classrooms) to Remain
2. Building No. 5 (Classrooms) to Remain
3. Building No. 6 (Multipurpose) to Remain
4. Access Gates
5. New Canopy & Connectors
6. Architectural Gate Feature
7. PE Shelter Canopy

### A. Phase Ia - Schedule Work

- A1. New Proposed 2-Story Bldg.
- A2. Relocated HVAC Chiller Units
- A3. Relocated Lift Station
- A4. Plaza & Flag Pole
- A5. Partial New Parking & Parents Loop
- A6. Sidewalk Connector to Multi-Family Community
- A7. Bike Storage Rack
- A8. I.T. Tower

### B. Phase Ib - Schedule Work

- B1. New Bus Loop & Staff Parking
- B2. Pre-K Playground Enclosure
- B3. Playfields with optional Baseball Diamond
- B4. New Public Parking (Field Use)
- B5. Revised Entrance / Parents Pick-up / Drop-off Zone
- B6. Revised Service Courtyard
- B7. Visitors / Main Plaza & Entry for Multipurpose Bldg.
- B8. Existing Street Closure
- B9. K. Playground Enclosure
- B10. Play Courts
- B11. Bike Storage Racks

# Proposed Overall Phasing Plan

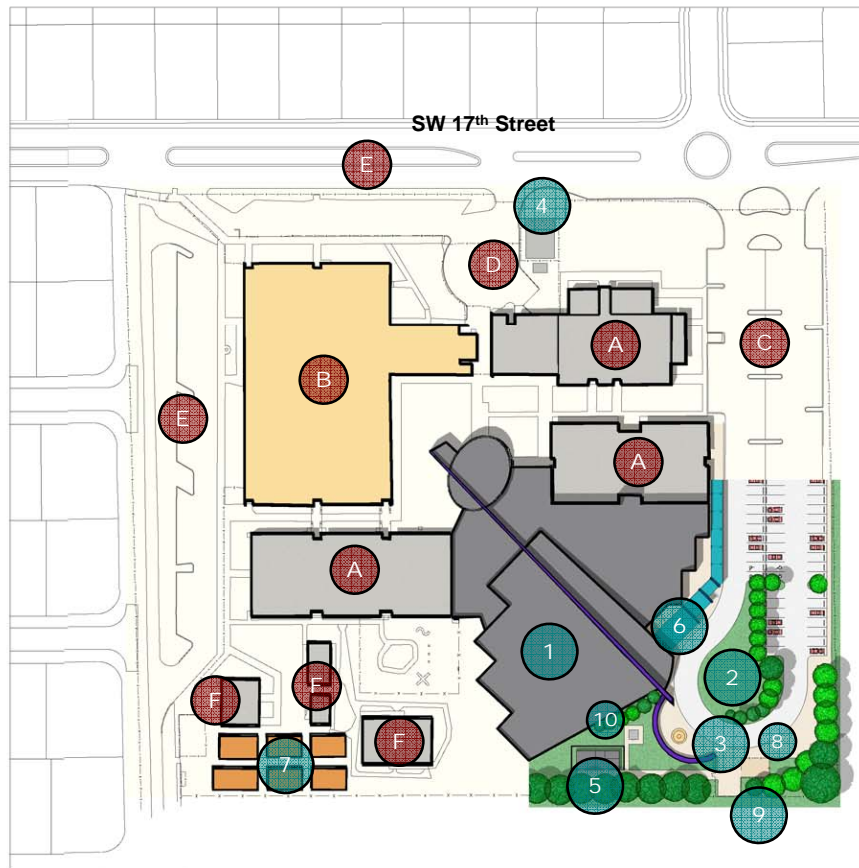
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### Phase IA



### Site Legend

**Existing conditions to remain as part of this phase of the work**

- A. Building No. 2, No. 5, & No. 6 to Remain
- B. Building No. 1 to Remain
- C. Drop-off & Pick-up Zone & Parking to Remain
- D. Service Yard to Remain
- E. Parking Area / Pick-up & Drop-off Zones to Remain

**Proposed new schedule work to be completed as part of this phase.**

- 1. New 2-Story Building Addition
- 2. Pick-up / Drop-off Zone & Parking Extension
- 3. Plaza & Flag Pole
- 4. Relocated HVAC Chiller Units
- 5. Relocated Sanitary Lift Station
- 6. Entrance Canopy
- 7. Relocated Portable Units
- 8. Bike Storage Enclosure
- 9. Sidewalk Connector to Multi-Family Community
- 10. I.T. Tower

## Proposed Master Plan Development

•Total Gross SQ/FT of Bldg Area=	89,959
•Total Gross SQ/FT of Renovated Area=	1,750
•Total No. of Parking Stalls=	43 Spaces
•Projected Cost for this Phase=	\$14,038,950.00
•Projected Construction Duration=	14 Months

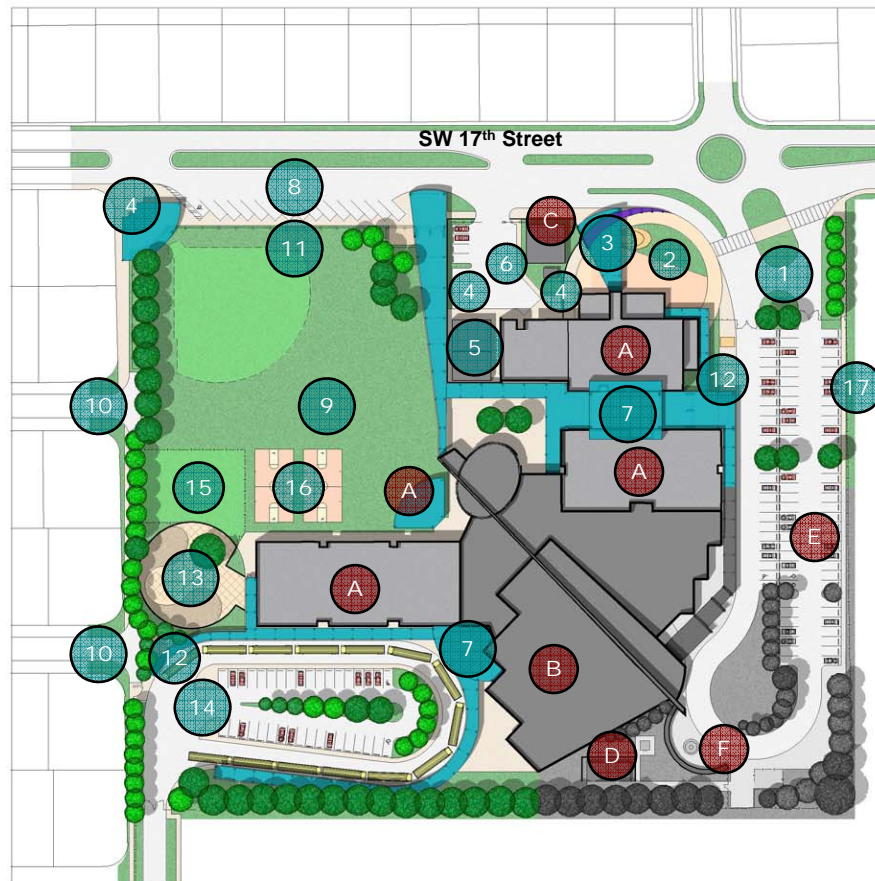
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### Phase 1b



### Site Legend

Existing conditions to remain as part of this phase of the work.

- A. Original Bldgs. No. 2, No. 4, No. 6 to Remain
- B. New 2-Story Classroom / Administration Addition Completed During Phase 1A
- C. Relocated HVAC Chiller Units
- D. Relocated Sanitary Lift Station
- E. Extended Parent Pick-up / Drop-off Area and Parking Completed During Phase 1A
- F. New Plaza & Flag Pole

Proposed new schedule work to be completed as part of this phase.

- 1. New Parking Entrance & Pedestrian Walkway
- 2. Entry Plaza w/ Architectural Feature for Existing Multi-Purpose / Stage Bldg.
- 3. Entrance Gate & Canopy
- 4. Privacy Wall Enclosure for Service Courtyard
- 5. New P.E. / Custodial Storage Area
- 6. Revised Service Yard & Kitchen Staff Parking
- 7. New Canopy & Connectors
- 8. New Parking Area (Field Use)
- 9. New Playground w/ Optional Baseball Field
- 10. Revised Turn Around Street Closure
- 11. Decorative Gate Enclosure
- 12. New Bike Enclosure
- 13. Enclose Pre-K Playground and Equipment
- 14. New Bus Pick-up . Drop-off Zone & Staff Parking
- 15. K Playground Enclosure
- 16. Play Courts
- 17. Student Walkway

## Proposed Master Plan Development

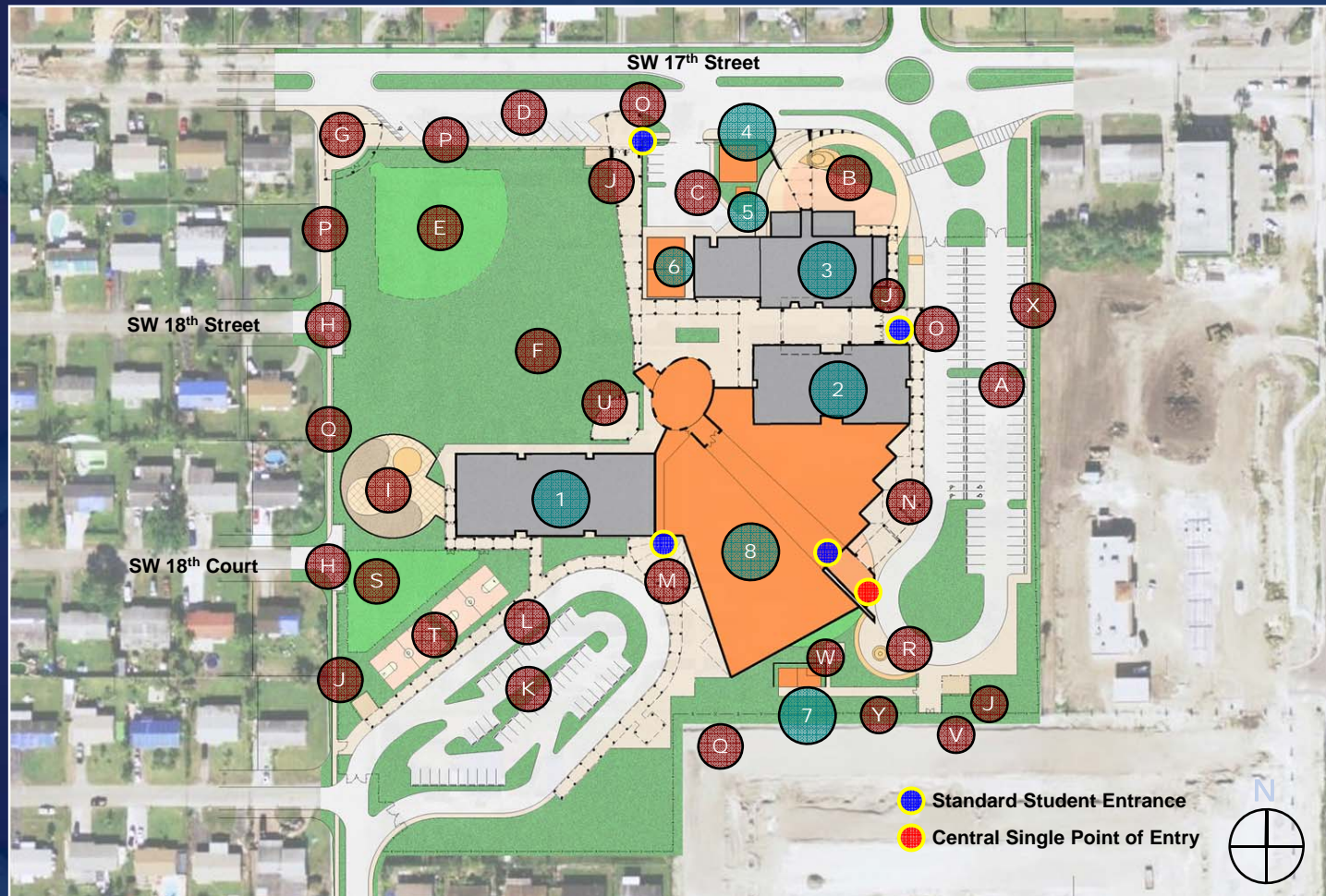
•Total Gross SQ/FT of Bldg Area=	--
•Total No. of Buses=	14
•Total No. of Parking Stalls=	104 Spaces
•Projected Cost for this Phase=	\$2,774,522.00
•Projected Construction Duration=	10 Months

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- A. Parents Pick-up & Drop-off Zone & Staff / Visitors Parking
  - B. Visitors Entrance Plaza & Architectural Feature for New Multipurpose / Stage Building
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  - O. Student Entrance / Exit
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  - Q. Chain Link Fence Perimeter Enclosure
  - R. Seating Area & Flagpole
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  7. Relocated Lift Station & Enclosure
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      - Administration
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      - Support Spaces / Bathroom
    - 2nd Floor
      - Classrooms 3rd Grade
      - Intermediate / Self-Contained Classrooms
      - Music Labs / Support Areas
      - Skill Labs
      - Media Center
      - Support Spaces / Bathrooms

# Optional Overall Master Plan

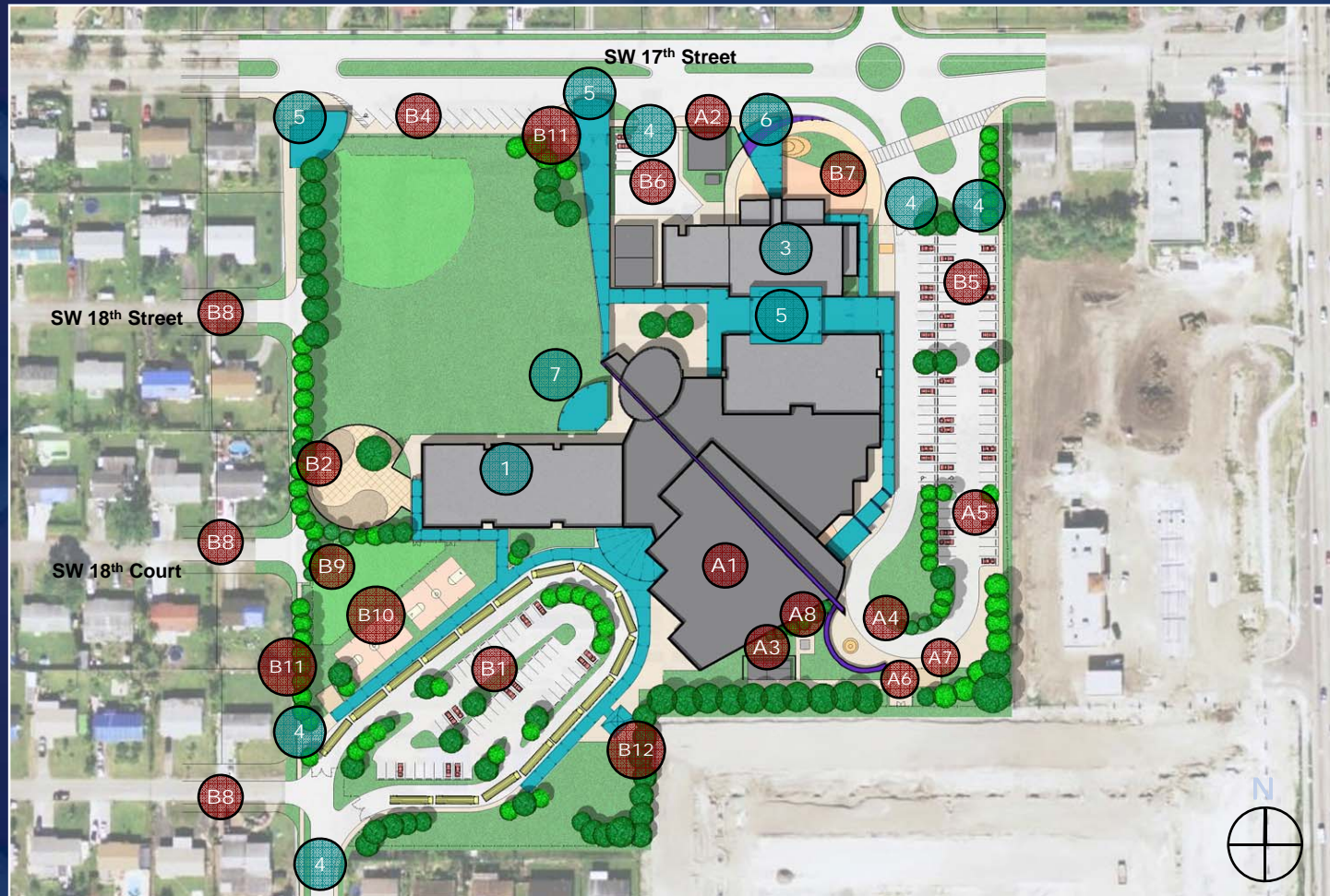
## (Additional Land Acquisition)

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#### A. Phase Ia - Schedule Work

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- A4. Plaza & Flag Pole
- A5. Partial New Parking & Parents Loop
- A6. Sidewalk Connector to Multi-Family Community
- A7. Bike Storage Rack
- A8. I.T. Tower

#### B. Phase Ib - Schedule Work

- B1. New Bus Loop & Staff Parking
- B2. Pre-K Playground Enclosure
- B3. Playfields with optional Baseball Diamond
- B4. New Public Parking (Field Use)
- B5. Revised Entrance / Parents Pick-up / Drop-off Zone
- B6. Revised Service Courtyard
- B7. Visitors / Main Plaza & Entry for Multipurpose Bldg.
- B8. Existing Street Closure
- B9. K. Playground Enclosure
- B10. Play Courts
- B11. Bike Storage Racks
- B12. Gazebo

# Optional Overall Master Plan

## (Additional Land Acquisition)

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## Broadview Elementary School



### Standard Master Plan (Current Land Boundaries)

- **No. of Student Stations:** 890 Stations
  - **No. of Parking Spaces:** Existing: 149  
Proposed: 150
    - 20 Spaces Visitors
    - 08 Spaces Kitchen/ Custodial Staff
    - 122 Spaces General Staff
  - **Vehicular Data:**
    - Total Stacking Capacity for Cars: 1070<sup>LF</sup> = 48 Cars
    - Total Stacking Capacity for Buses: 14 Buses
  - **Total Gross SQ/FT of Building Area: 134,606**
    - Existing Buildings to Remain (44,647)
      - Building 2 Classrooms = 17,146
      - Building 2 Classrooms/ Bathroom = 12,007
      - Building Multipurpose / Kitchen = 15,494
    - New Building Construction = 89,959
  - **Phasing Protected Costs & Construction Duration**
    - Phase Ia - Protected Cost: \$ 14,038,950  
- Duration: 18 Months
    - Phase Ib - Protected Cost: \$ 2,774,522  
- Duration: 14 Months
- Total: \$16,813,472  
Total: 32 Months

### Optional Master Plan (Additional Land Acquisition)

- **No. of Student Stations:** 890 Stations
  - **No. of Parking Spaces:** Existing: 149  
Proposed: 161
    - 20 Spaces Visitors
    - 08 Spaces Kitchen/ Custodial Staff
    - 133 Spaces General Staff
  - **Vehicular Data:**
    - Total Stacking Capacity for Cars: 1070<sup>LF</sup> = 48 Cars
    - Total Stacking Capacity for Buses: 16 Buses
  - **Total Gross SQ/FT of Building Area: 134,606**
    - Existing Buildings to Remain (44,647)
      - Building 2 Classrooms = 17,146
      - Building 2 Classrooms/ Bathroom = 12,007
      - Building Multipurpose / Kitchen = 15,494
    - New Building Construction = 89,959
  - **Phasing Protected Costs & Construction Duration**
    - Phase Ia - Protected Cost: \$ 14,038,950  
- Duration: 18 Months
    - Phase Ib - Protected Cost: \$ 3,650,362  
- Duration: 16 Months
- Total: \$17,734,312  
Total: 34 Months

Proposed Budget Based on 2007 Construction Costs

# Broadview Elementary School

“Providing Design Solutions  
to Meet 21 Century Educational  
Needs”

A Vision for the Next 50 Years



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