

# 2015 Exhibition of School Planning and Architecture

## Bailey's Upper Elementary School for the Arts and Sciences

Category: Renovation

School District  
Fairfax County Public Schools,  
Virginia



# Bailey's Upper Elementary School for the Arts and Sciences





# Bailey's Upper Elementary School for the Arts and Sciences



# Community Environment

## A creative conversion

With booming school enrollment and dramatically increased land values, the Fairfax County Public School district needed an affordable new school for its students in eight months. The school district took advantage of the declining office market, purchased a vacant five story office building, and converted the building into a new vertical elementary school. The community was initially concerned about the non-traditional building, but the community engagement process and quick implementation turned opponents into champions of this new school. Conversions of existing buildings can often save precious time in design, permitting and construction and get students in new schools faster at a lower cost.

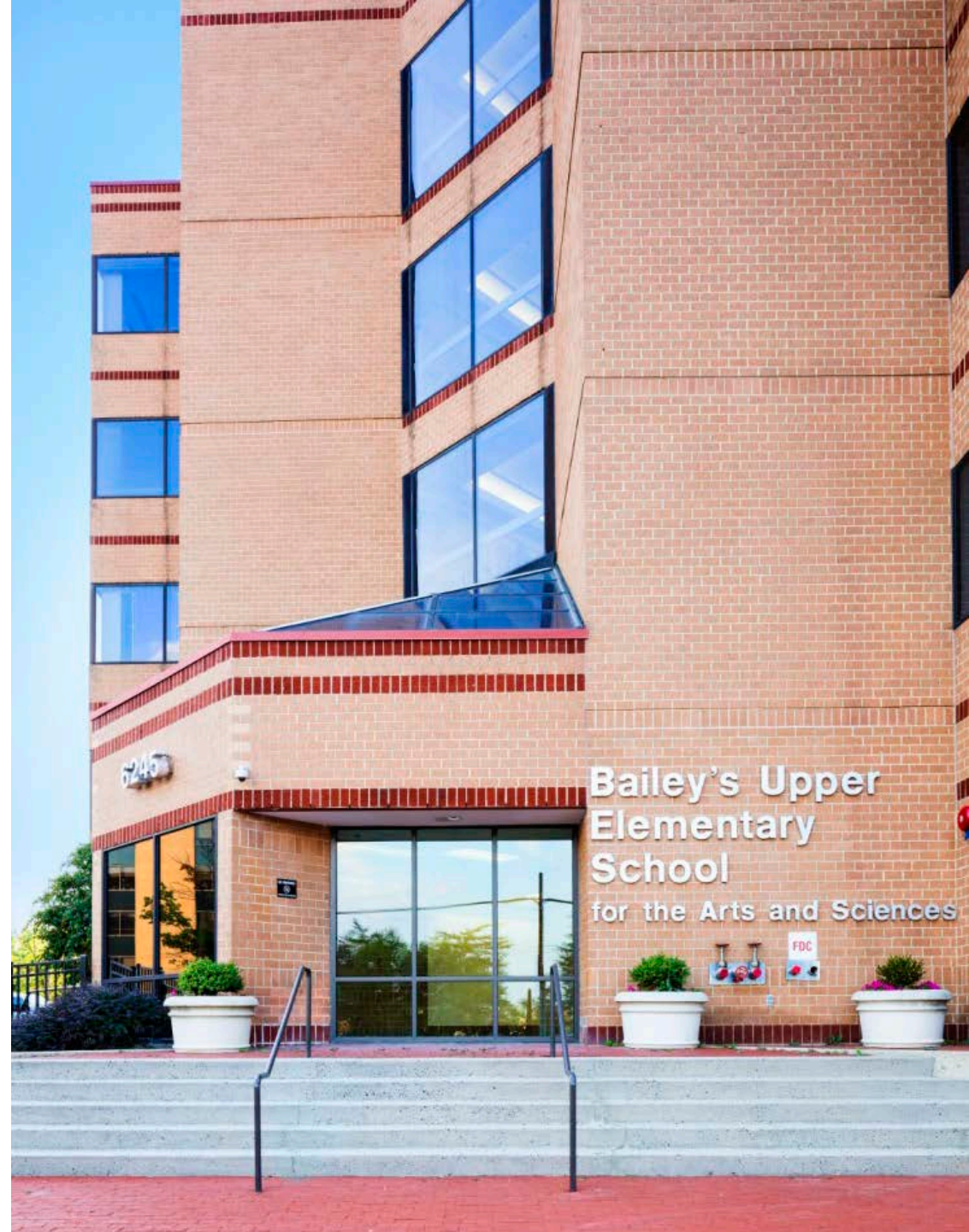




# Community Environment

## A creative conversion

Procuring a building with a functional envelope and site can limit design and construction work to a primarily interior renovation scope. Throughout the entire process, the community and school staff were engaged to help guide major decisions and milestones. The second phase of the project is currently underway and includes turning parking lot area into outdoor recreational spaces and providing an indoor gymnasium with the potential for community use. This project turned an underutilized property and a vacant office building into a center filled with buzzing students and the parents, faculty, and staff that support them.



# Learning Environment

## Designed for learning

The team used the uniqueness of the building to incorporate design elements that would enhance and diversify the learning experiences of the students. Designers worked to create a multitude of different spaces to allow for gathering, interacting, and teaching. With the vertical layout, designers created learning communities with interconnecting stairs that serve as impromptu gathering spaces. The bright colors of the stairs and each floor correspond to grade levels which brighten the interiors and assist in way finding.





# Learning Environment

## Designed for learning

Each classroom has dry erase paint covering the walls, which allows students and teachers to write on the walls for lessons or group work. Non-traditional furniture was selected by the school principal that reflects the school's mission and learning program. Lastly, a number of interactive fitness and movement rooms were created to support the student's physical health with rowing machines, golf-simulators, and ballet barres.



## Physical Environment

### Student-centered, sustainably focused

Designers endeavored to create an environment that worked well for the students and one that was also sustainable. Each learning community was created with a different color that blends at the convergence of each place where shared functions occur such as the cafeteria and library. These colors are part of the wayfinding concept that helps students navigate the building. Because the colors also correspond to grade levels, they help to instill a sense of community for those students occupying that space. The stairs that connect the different levels are also designed to allow for group learning and gathering which reinforces 21<sup>st</sup> century learning principles.





# Physical Environment

## Student-centered, sustainably focused

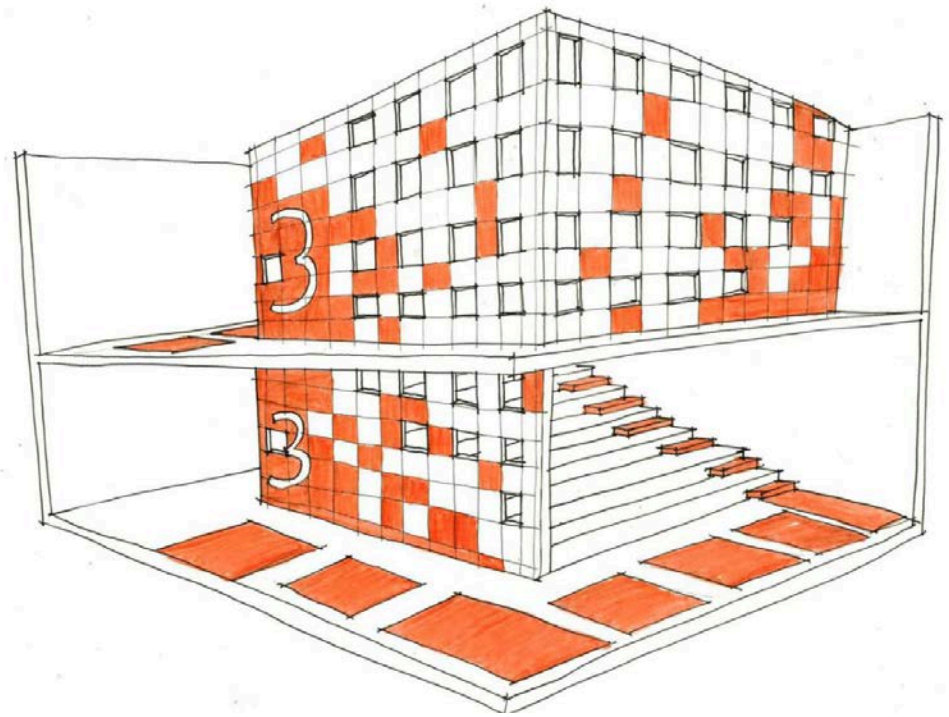
Sustainability also remained a guiding factor during the design of the conversion. The existing building structure, envelope, and site conditions were all kept in place with only minor adjustments to accommodate the school. Reusing previously developed parcels can help preserve undeveloped green space elsewhere. It can improve the overall quality of the existing land by replacing pervious parking areas sized for offices with pervious play areas, fields and green space for recreation. It can also help revitalize neighborhoods and property values by transforming vacant, underutilized sites into vibrant new community centers.



# Planning Process

## An inclusive process

Considering the extremely short timeline of the project, the planning process was extensive and inclusive involving the County, the school-organized design committee, and the designers. Several community wide meetings were also held that were open to the school and the broader community to communicate design ideas and solicit feedback. The community meetings had live translators in multiple languages to assure the members of the largely immigrant community could participate.





# Planning Process

## An inclusive process

Progress meetings included discussions of spatial planning concepts, material designs, and functionality. Careful review among all parties insured that the design aligned with 21<sup>st</sup> century learning concepts desired by the county. Design discussions and planning took approximately six weeks. Participants in the process included county design and construction officials, the school principal, and a school-designated design committee including teachers, parents, staff, administrators, architects and interior designers.



# Level 1 Floor plan





# Level 2 Floor plan



# Level 3 Floor plan





# Level 4 Floor plan



# Level 5 Floor plan





# Vertical Layout

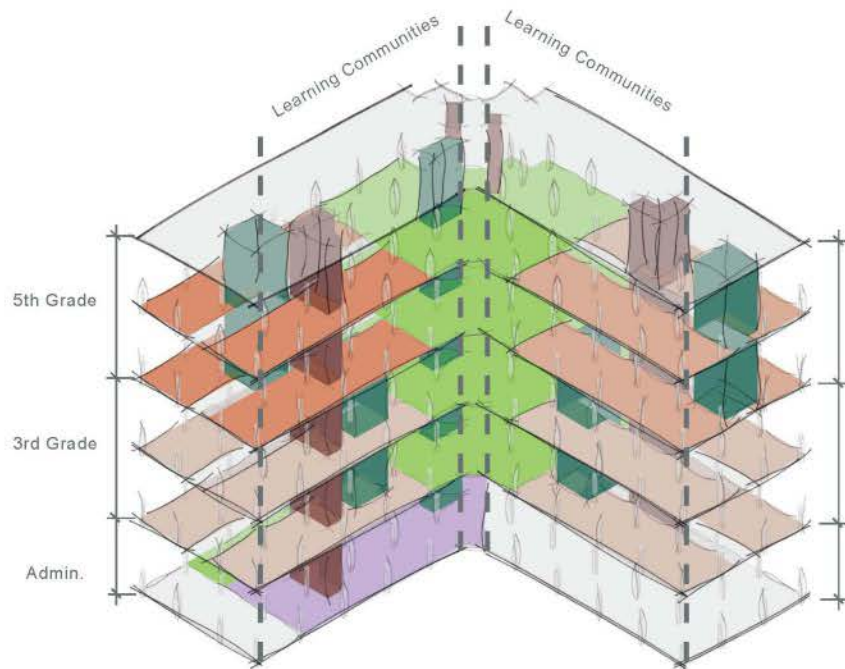
collaboration

(global) citizenship

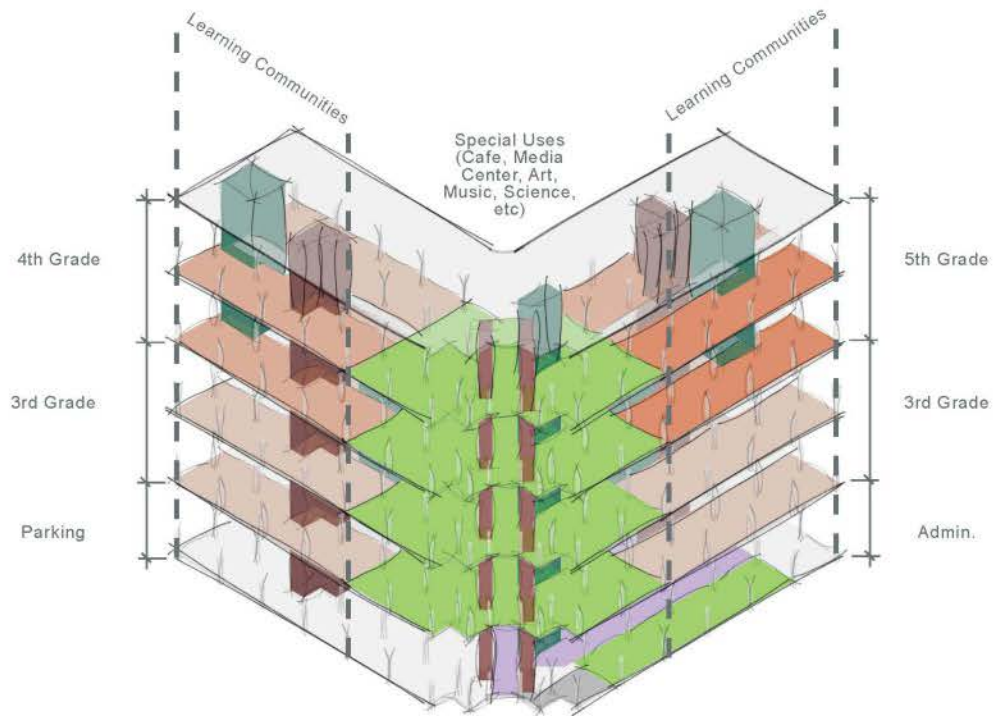
creativity

communication

critical thinking



View from Parking Lot



View from Street

# Exhibition of School Planning and Architecture

## Project Data

Submitting Firm :	Cooper Carry, Inc.
Project Role	Architect
Project Contact	Lauren Perry Ford
Title	Project Manager
Address	625 N. Washington Street, Suite 200
City, State or Province, Country	Alexandria, VA, U.S.A.
Phone	703-519-6152

Joint Partner Firm:	N/A
Project Role	
Project Contact	
Title	
Address	
City, State or Province, Country	
Phone	

Other Firm:	N/A
Project Role	
Project Contact	
Title	
Address	
City, State or Province, Country	
Phone	

Construction Firm:	Grimberg
Project Role	Contractor
Project Contact	Phil Daniel
Title	Project Manager
Address	3200 Tower Oaks Boulevard, Suite 300
City, State or Province, Country	Rockville, Maryland, U.S.A.
Phone	301-881-5120



# Exhibition of School Planning and Architecture

## Project Details

<b>Project Name</b>	Bailey's Upper Elementary School for the Arts and Sciences
<b>City</b>	Falls Church
<b>State</b>	Virginia
<b>District Name</b>	Fairfax County Public Schools
<b>Supt/President</b>	Karen Garza
<b>Occupancy Date</b>	9/1/2014
<b>Grades Housed</b>	3-5
<b>Capacity(Students)</b>	764 students
<b>Site Size (acres)</b>	3.41 acres
<b>Gross Area (sq. ft.)</b>	108,446 square feet
<b>Per Occupant(pupil)</b>	142 square feet/student (based on total gross area)
<b>gross/net please indicate</b>	91,168 net square feet
<b>Design and Build?</b>	no
<b>If yes, Total Cost:</b>	
<b>Includes:</b>	
<b>If no,</b>	
<b>Site Development:</b>	\$17,5000
<b>Building Construction:</b>	\$10,524,000
<b>Fixed Equipment:</b>	\$58,500 (kitchen equipment provided by Owner and was not in Contract)
<b>Other:</b>	
<b>Total:</b>	\$10,600,000