



ENVIRONMENT MATTERS.

Every student has a story. The learning environment is an immensely meaningful setting in which they collaborate, create, grow and continue the journey towards their future.

Students are worth investing in. This belief inspired and guided the Kaufman High School renovations.



EXECUTIVE SUMMARY

The Kaufman High School renovations were undertaken to address numerous needs: aging infrastructure, a disjointed campus, a growing student body and safety concerns. Now, the campus feels like a new, ground up facility—thanks to thoughtful planning, responsive design and meticulous attention to building details. The renovations focused on creating cohesion, bringing all programs under one roof and constructing 21st century learning environments; a new CTE wing, a new 750-seat auditorium, a new gymnasium and renovations to the cafeteria, science wing, administration, library and classrooms were included.

In the tight knit community of Kaufman, Texas, this flagship campus provides a place for students and families to gather, celebrate and embrace a renewed sense of pride in their school, their children and their city.

The school is truly at the heart of this community.



“I wanted parents to look at the school and see the value we place on their children. I wanted the community to be able to see how thankful we are for their participation in this process.”

- Kaufman’s Superintendent

The entryway, with its high ceilings and clerestory glazing, elicits a “wow” response from visitors the moment they enter the school. The campus conveys a sense of pride, inside and out.

High-quality materials were used to match existing buildings. Regional stone adds locally-inspired curb appeal. The campus blends regional and industrial styles to give the building unique character.

SCOPE AND BUDGET

Some of the school's old buildings dated back to the 1960s and were spread out across a 100-acre site. Older buildings and unsecured pathways between buildings presented safety issues. Shared space with a nearby middle school caused additional disorder.

Now, Kaufman has a renewed identity. After substantial renovations and additions, the upgraded high school supports a safer and more captivating learning experience.

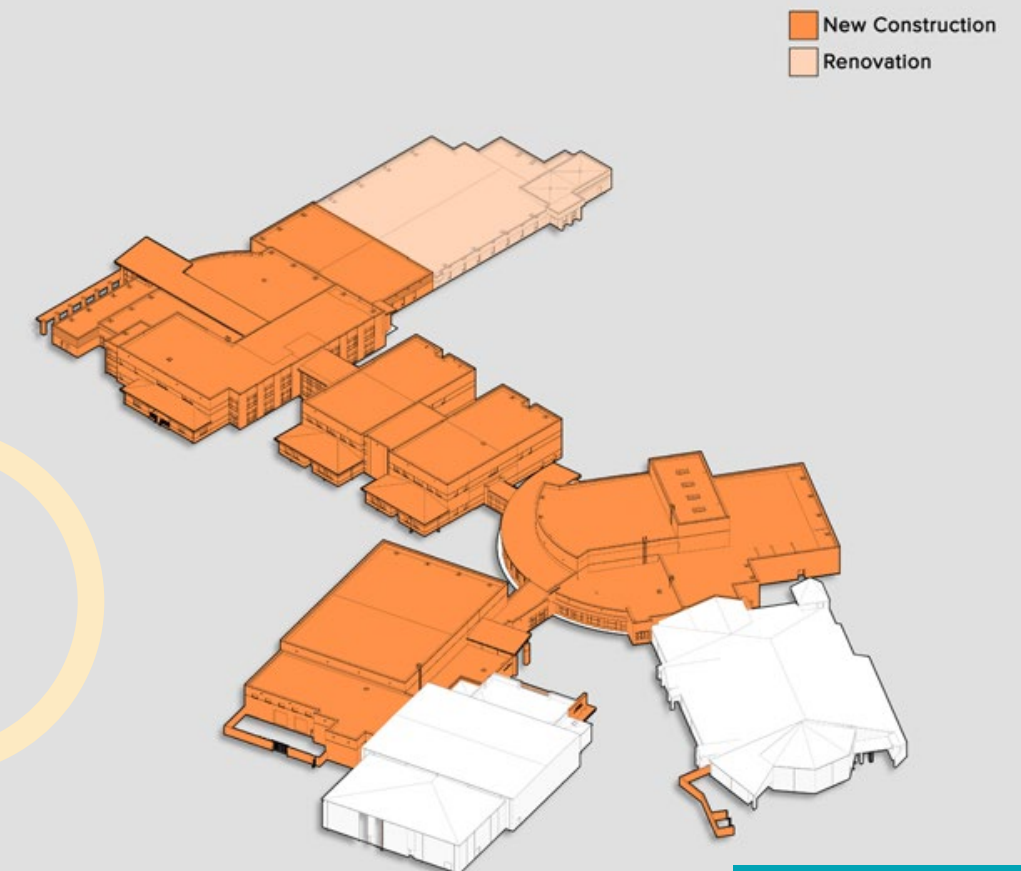
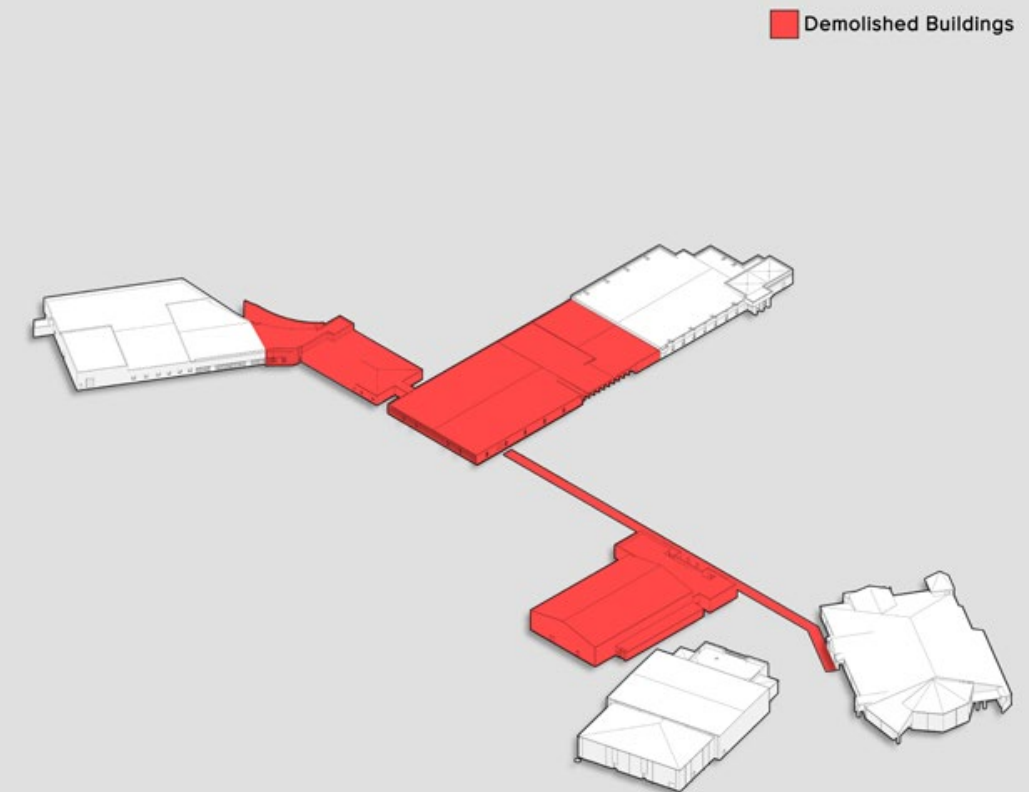
The scope includes:

- 176,271 square feet of additions
- 45,846 square feet of renovations
- Grade levels 9-12
- 1000 students

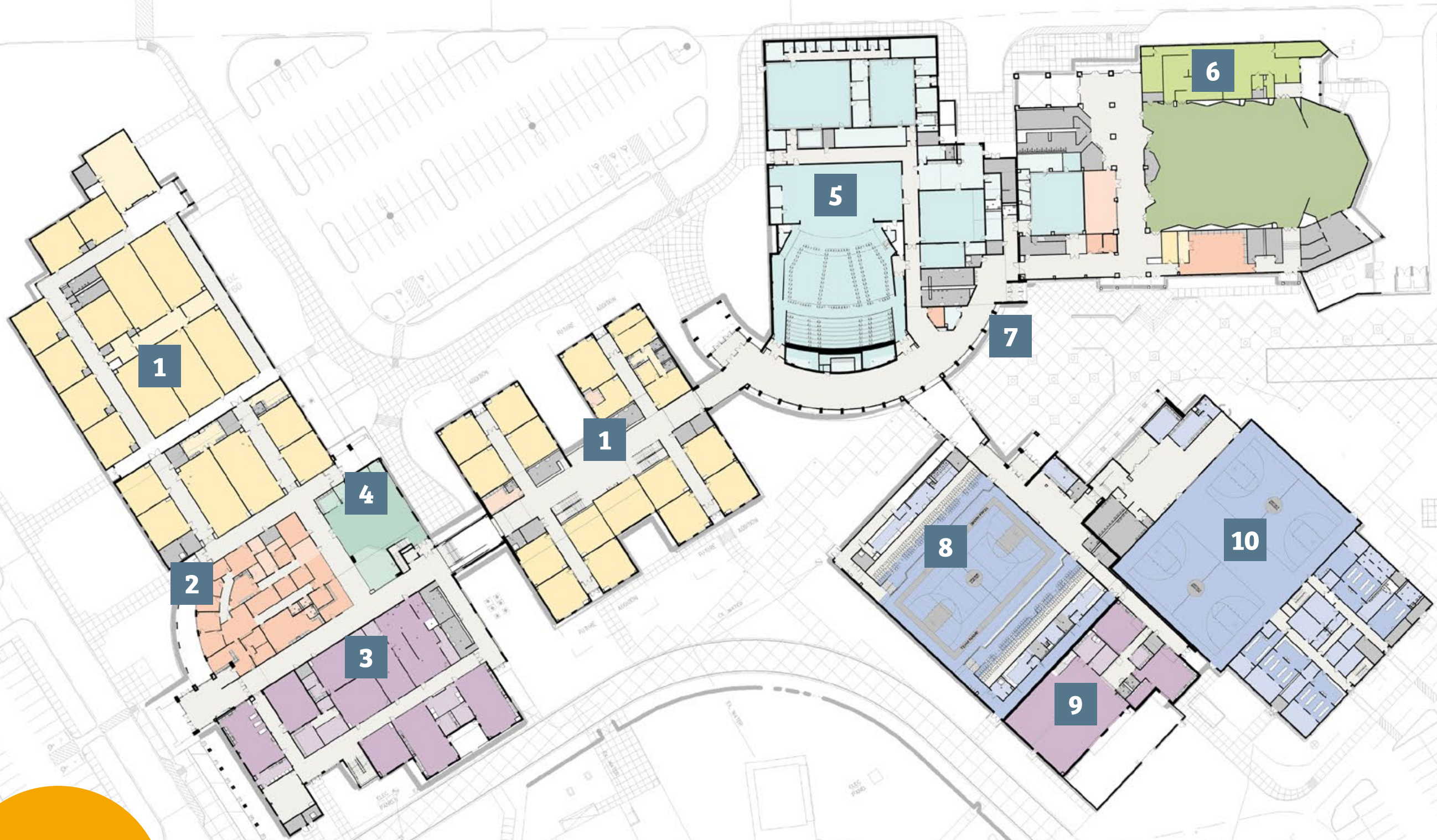
Building construction cost: \$41,413,531

Total construction cost: \$45,429,001

"The value of what we got for the cost was phenomenal"
- district official

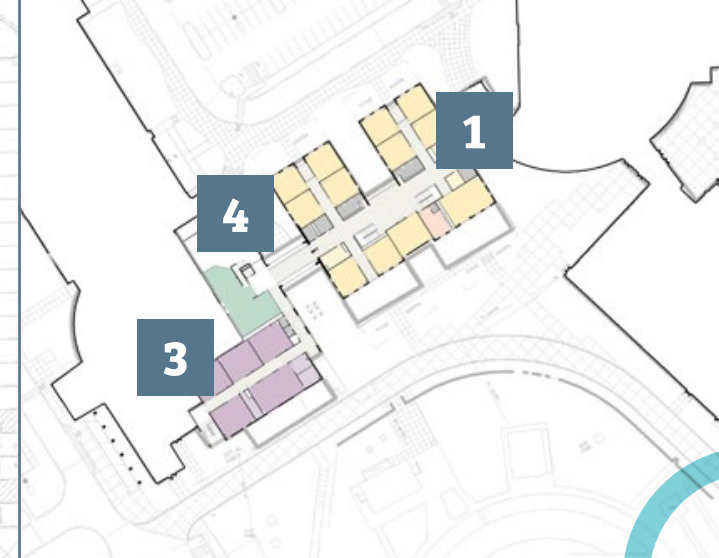


NEW FLOOR PLAN, FIRST FLOOR



The upgraded floor plan is intuitive and enhances access to the school's library / media center, CTE, fine arts and athletic spaces. It ensures students can travel safely from place to place.

SECOND FLOOR



- 1. Classrooms / Labs
- 2. Administration
- 3. CTE
- 4. Library / Media Center
- 5. Fine Arts
- 6. Dining
- 7. Plaza
- 8. Athletics
- 9. Ag. Shop
- 10. Gymnasium

SCHOOL AND COMMUNITY ENGAGEMENT

The community in North Texas in which the high school is nestled is small and close-knit. It serves an economically diverse population. The high school is located in a prominent location off a major highway that is central to Kaufman.

Kaufman High School is one of only a handful of schools in the district, and as the only high school, it sets the precedent and represents the vision for student education.

The community rallied in support of the design plan, supporting the need to maintain their flagship school in a big way. In this community, each and every student, parent, taxpayer and resident of Kaufman was a stakeholder in the process.


The project was not without challenges; the biggest concern was how the school would come together. To address this, the team took an intentional and collaborative approach. It wasn't about building just any school—it was about building a school that captured Kaufman's strong spirit. The school needed flexible design elements that considered the needs of all of its students.

Now, the reinvigorated high school is a beacon of hope to Kaufman residents. It's a safe place for students to learn and grow. It represents opportunity for many, regardless of their economic background or unique circumstances. It's a hub for school and community events and a place to celebrate important occasions.





In small communities, the school is a hub for people of all ages to gather, connect and celebrate.



During planning, several crucial questions were posed. What would the new Kaufman look like, and how would it meet a wide range of student needs? How could the team connect disjointed buildings of various ages? How could construction be performed so it did not disrupt the active campus?



To start, the team performed a thorough assessment of current buildings to identify how they could be reused and how they would interact with new construction.

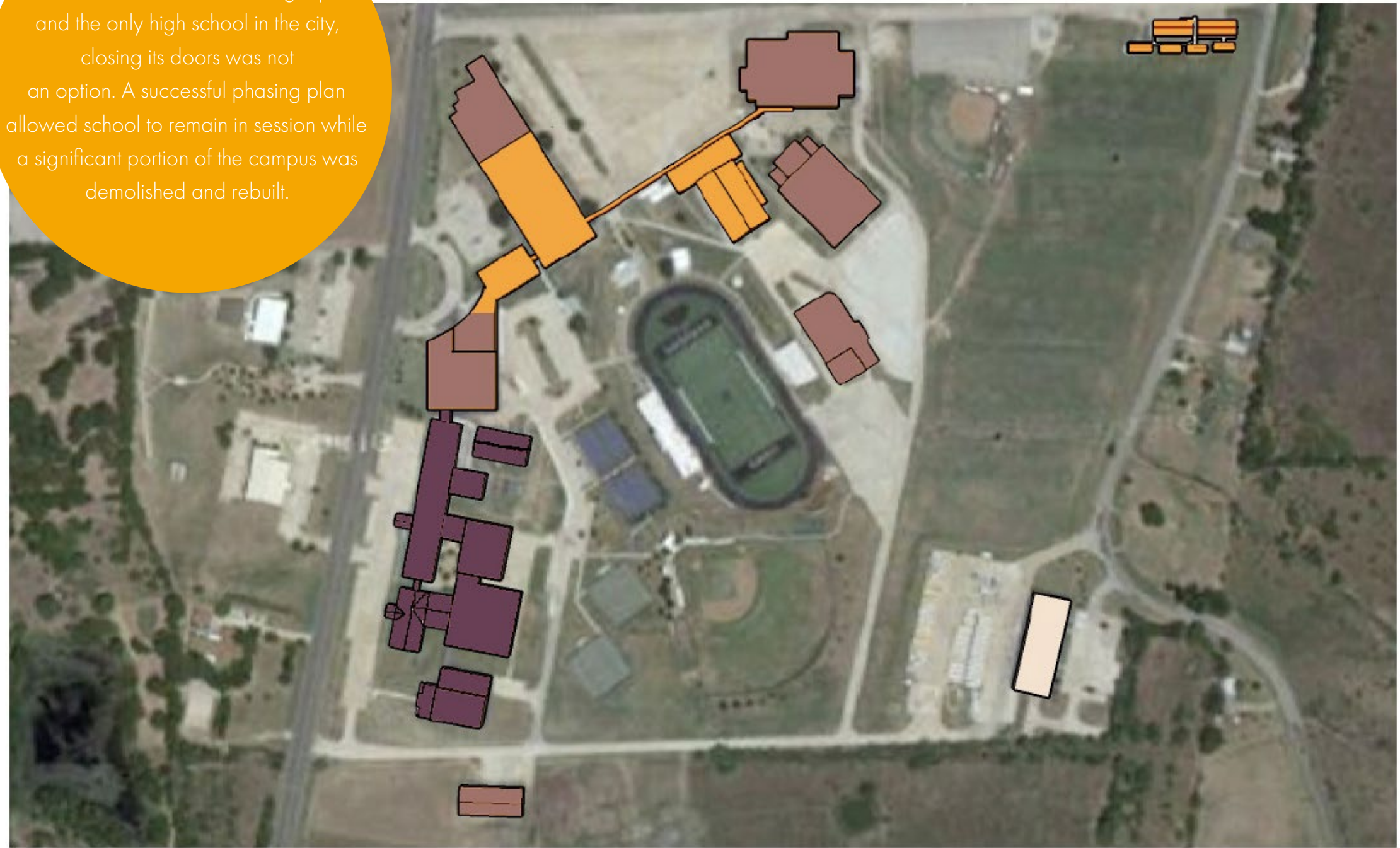
The team also performed student-centered research focused on local workforce development needs, student interests and other drivers for program demand in order to ensure design elements were engaging and responsive. This research highlighted the importance of CTE and dual-credit programs, so the team prioritized state-of-the-art spaces for these programs.



The output of the planning process was a two-story H-shaped wing for classrooms, which allows each space to have access to natural light and which makes Kaufman High School a literal beacon of light at night. The design reflects Kaufman's bright future.



Since KHS is Kaufman's flagship and the only high school in the city, closing its doors was not an option. A successful phasing plan allowed school to remain in session while a significant portion of the campus was demolished and rebuilt.



Existing Junior High School to Stay Existing High School to Stay Existing Buildings to be Demolished Existing Maintenance/Transportation/Technology





Intentional choices added significant value at an economical cost. The team opted to re-use certain buildings, incorporate low-maintenance materials and focus on flexibility in its spaces.

The scope increased during planning; the design team created a thoughtful plan to move forward with renovations, replace select buildings and reuse the site in order to keep a promise their promise to the community—a promise to give Kaufman High School new life.

When the process was complete, the district achieved substantial savings, maintained a centralized location and avoided relocation of district athletics. Inside, multi-purpose spaces support long-term value for years to come.



Immeasurable Value to the Community

Kaufman's Superintendent shared an anecdote which illustrates what the renovations mean to the community:

“Before the renovations, the school never had it's own auditorium. It was something we wanted but never had. That changed with the building project, which included a beautiful, 750-seat state-of-the-art auditorium.

Two weeks after we opened, the school held its first performance in the new space. Afterwards, an elderly gentleman stood up with tears in his eyes. He said he was thankful to live to see our small city get something like that.”

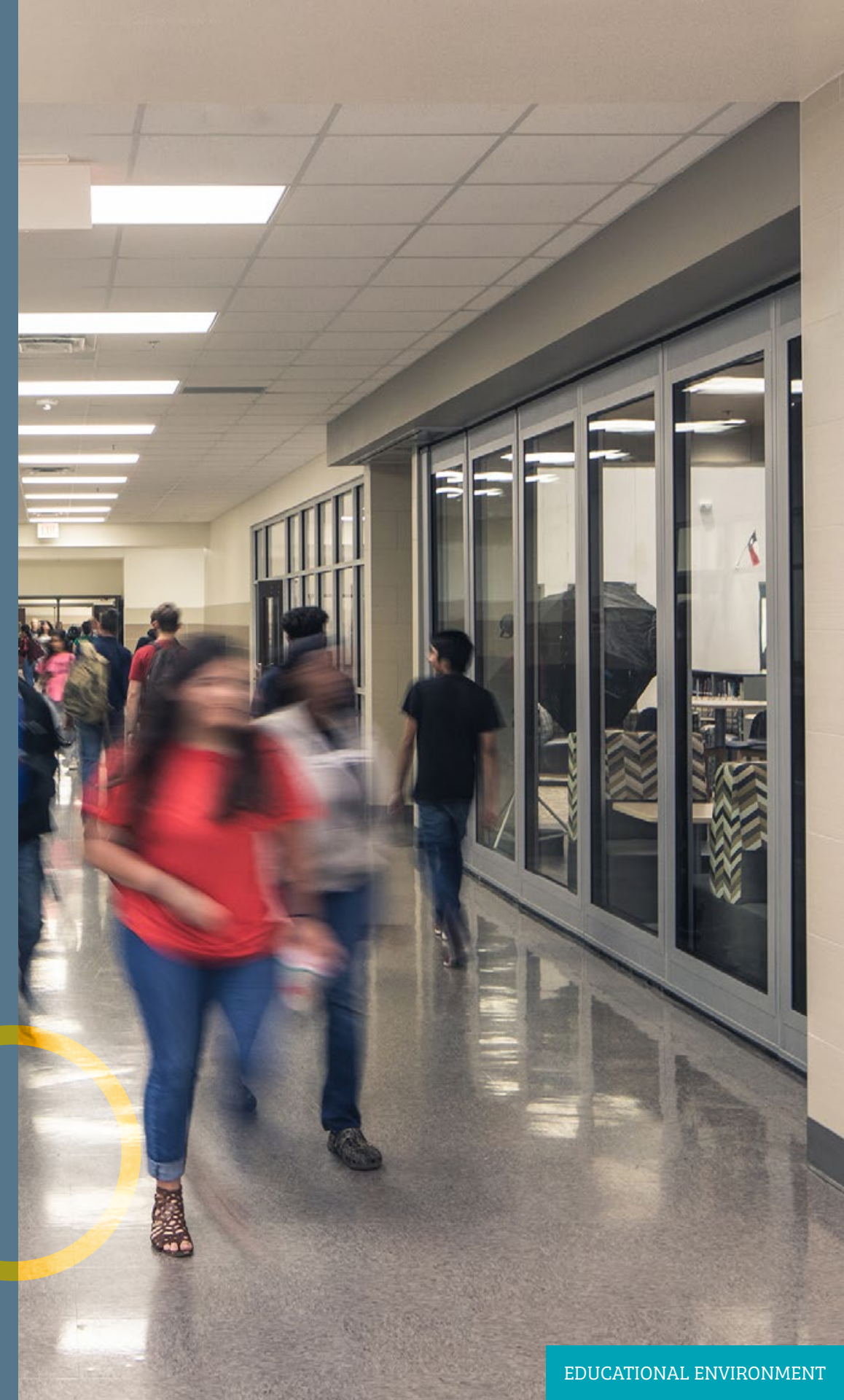
EDUCATIONAL ENVIRONMENT

The district's vision was bright and clear from the start. They wanted a school that exemplified the high value placed on students' learning experiences. They wanted to establish cohesive organization and a unified campus plan with room to grow. They wanted to provide superb community spaces. They wanted to provide modern environments that allowed students to learn in flexible ways—ways that celebrated diverse ideas, preferences and learning styles. The design team brought the vision to life through charrettes, interviews, student-centered research and small-group discussion to identify and meet critical needs.

The design brought all dispersed programs under one roof, creating a secure and connected environment for students. The renovations feature agile interior spaces, an improved building layout and enhanced aesthetics. Throughout the school, flexible elements promote choice. The open library / media center is a core space within the school and is modeled after a two-story collegiate environment.

Glazing puts learning on display and provides daylight in all classrooms. The district wanted to create a bright, uplifting place for students to grow as well as a sense of visibility and transparency between students, educators, administrators and visitors.

*“The windows make it a welcoming environment.”
-Kaufman Superintendent*



The library / media center is prominent at the building's core. Operable walls enclose the space to create a quiet zone or open to maintain the buzz.

The two-story layout mirrors a collegiate environment. The first floor is a collaborative, active learning zone. Adjustable soft seating and easily accessible technology systems empower students and provide choice in learning. The bistro and coffee bar is a distinctive meeting space and gives culinary students the opportunity to sell fresh-made treats.

The second floor provides a quieter place for focused learning. The library is key space for the campus's dual-credit program, which has been notably boosted by the renovations.



COLLABORATION AND CONNECTION

The high volume library / media center connects classrooms and public use spaces.



CTE
LABS

QUIET
ZONE

BISTRO/
COFFEE
BAR

ADMINISTRATIVE /
COUNSELING SUITE

CORRIDOR TO CLASSROOM
BUILDING, FINE ARTS &
GYMNASIUMS

BREAKOUT
ROOMS LINE
BACK WALL

COLLABORATIVE
WORKSPACE

OPERABLE
GLASS WALL
SYSTEM



Updates to the science wing and a new CTE wing provide students with top-tier equipment. Students are encouraged to follow their passions and are given the tools to do so.



Specialized classrooms with rearrangeable furniture and modern technology systems support an inspiring learning space for students to prepare for the future.

PHYSICAL ENVIRONMENT

Inside and out, the design features elements that create harmony between the school and its surroundings.

Embracing green, environmentally friendly options was an important goal. The team incorporated elements that require minimal maintenance, have a long life cycle and use energy efficiently. Landscaping for the campus features a large number of new trees but does not require much potable water or long-term maintenance. This was especially important in the warm, dry climate in Kaufman, Texas.

Rooftop units are highly energy efficient. Glazing uses specialized, low-e glass that minimizes the amount of heat / light energy that passes through without compromising natural light.

The team came together to create an elevated palette within the school. Sophisticated materials and social spaces create a collegiate feel. The design features spaces that encourage students to engage with each other, the community and the outdoors. Freedom, flexibility and a sense of place are central themes.





Durable materials such as terrazzo are used in high-traffic areas, which makes cleaning easier and environmentally friendly. Tile work on walls cuts down on maintenance. Water bottle filling stations encourage reusable water bottles in place of disposable plastic.



Sun louvers create passive cooling and remove glare. HVAC systems are energy-efficient. Light systems utilize LED fixtures. Drought-resistant landscaping is pleasant and regionally appropriate



Expansive glazing brings natural light into all areas of the building, creating an environment that is uplifting and inspirational.



A previously disconnected campus became a cohesive facility and prominent fixture in the community. The campus is central to the district's athletics programs.

1

2

3

- 1. Front Entrance
- 2. Fine Arts / Gym + Student Entry Plaza
- 3. Connectivity to District Stadium / Athletics

2



The back plaza is a focal point for those who visit the campus. It connects dining, athletics and fine arts.



The design wraps around the school's football field and includes a beautiful interior pathway that connects academics to public-use areas. During community and sporting events, visitors can travel through the hallway, while the rest of the campus remains closed.



Inside, environmental graphics add visual interest, motivate students and bolster school pride.

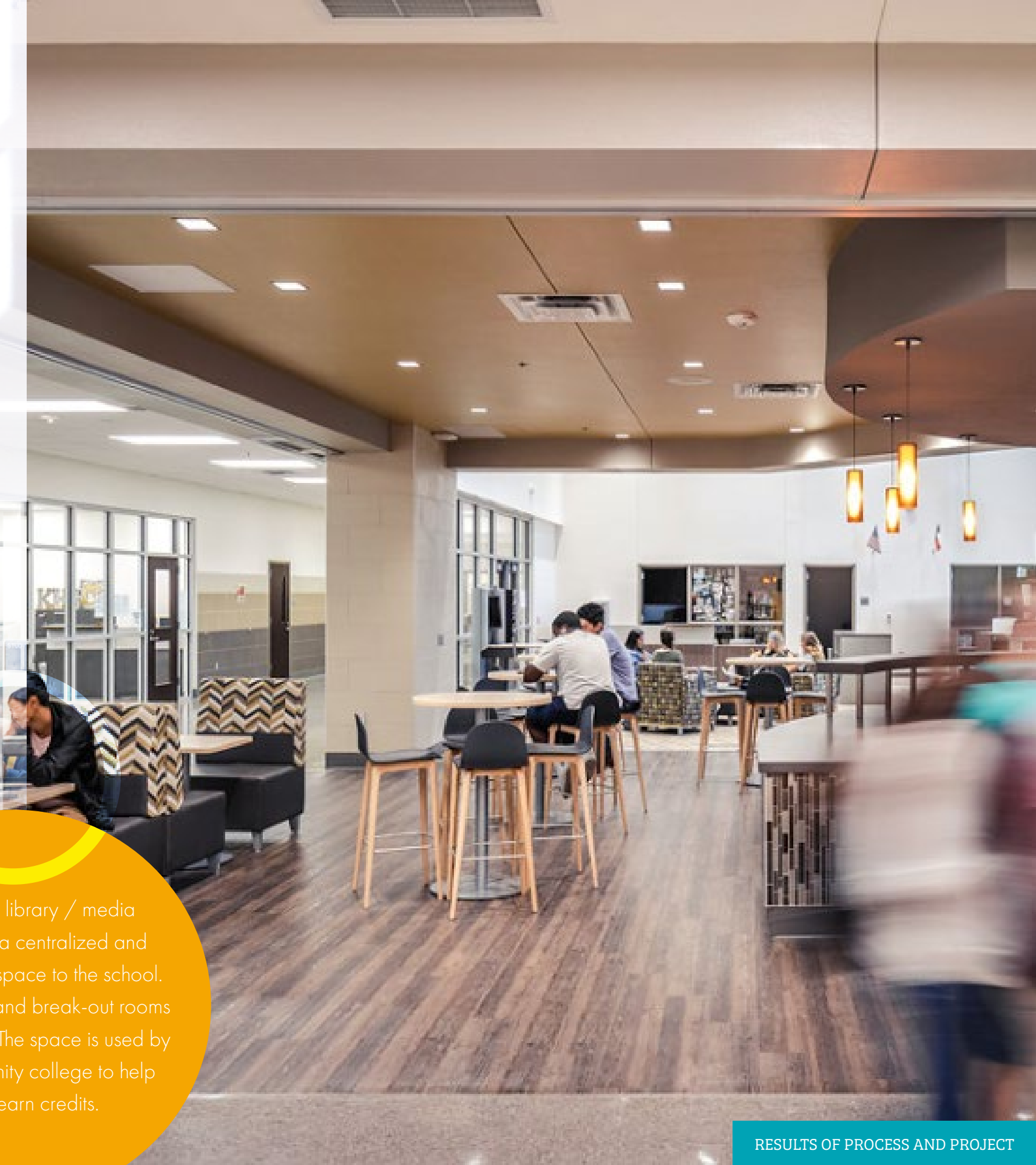
Outdoor courtyards give students the opportunity to take learning outside. Students have agency and access to various exciting learning environments.

RESULTS OF PROCESS AND PROJECT

The school's remarkable transformation is best illustrated by the CTE program, which adopted a 21st century approach that closely mirrors project-based learning. The audio-visual team now has state-of-the-art equipment and a cutting-edge television studio. The robotics program has two labs, and the culinary program has a high-tech kitchen. These upgrades allow students to explore their interests and prepare for their futures.

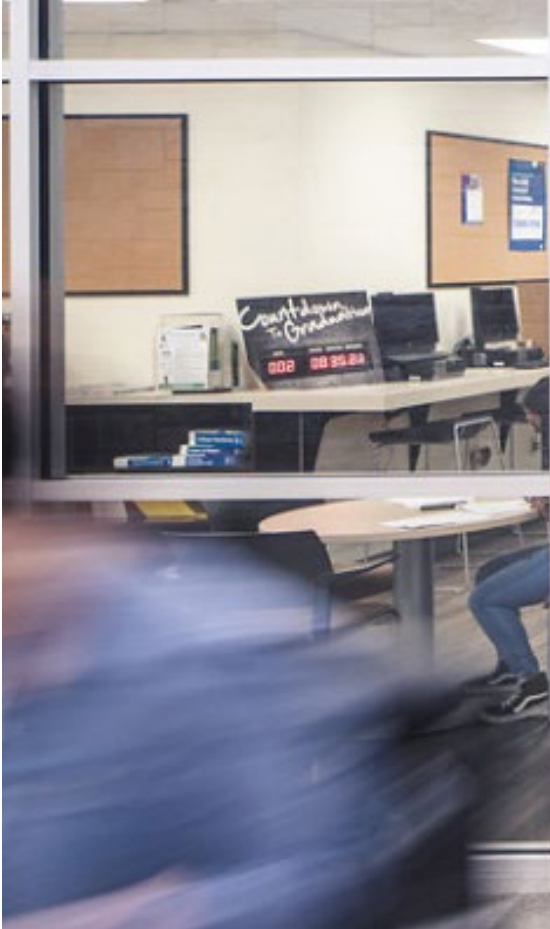
Holistically, the campus became more modernized, connected and secure. The district achieved it's mission to provide an environment that meets students where they're at, reminds them of their value and prepares them for their next steps.





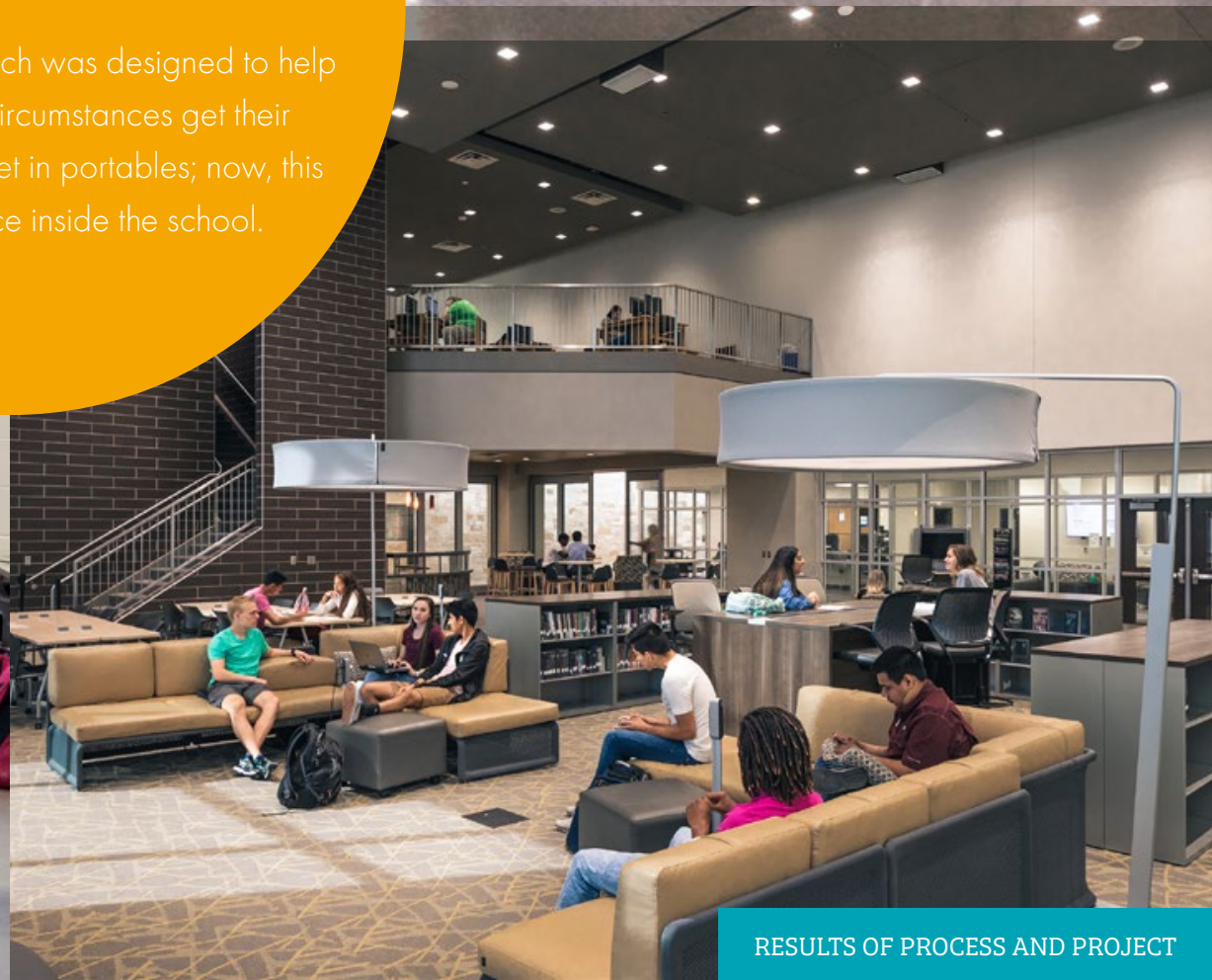
The two-story library / media center added a centralized and collegiate-style space to the school. Operable walls and break-out rooms personalize use. The space is used by a local community college to help students earn credits.

BEFORE

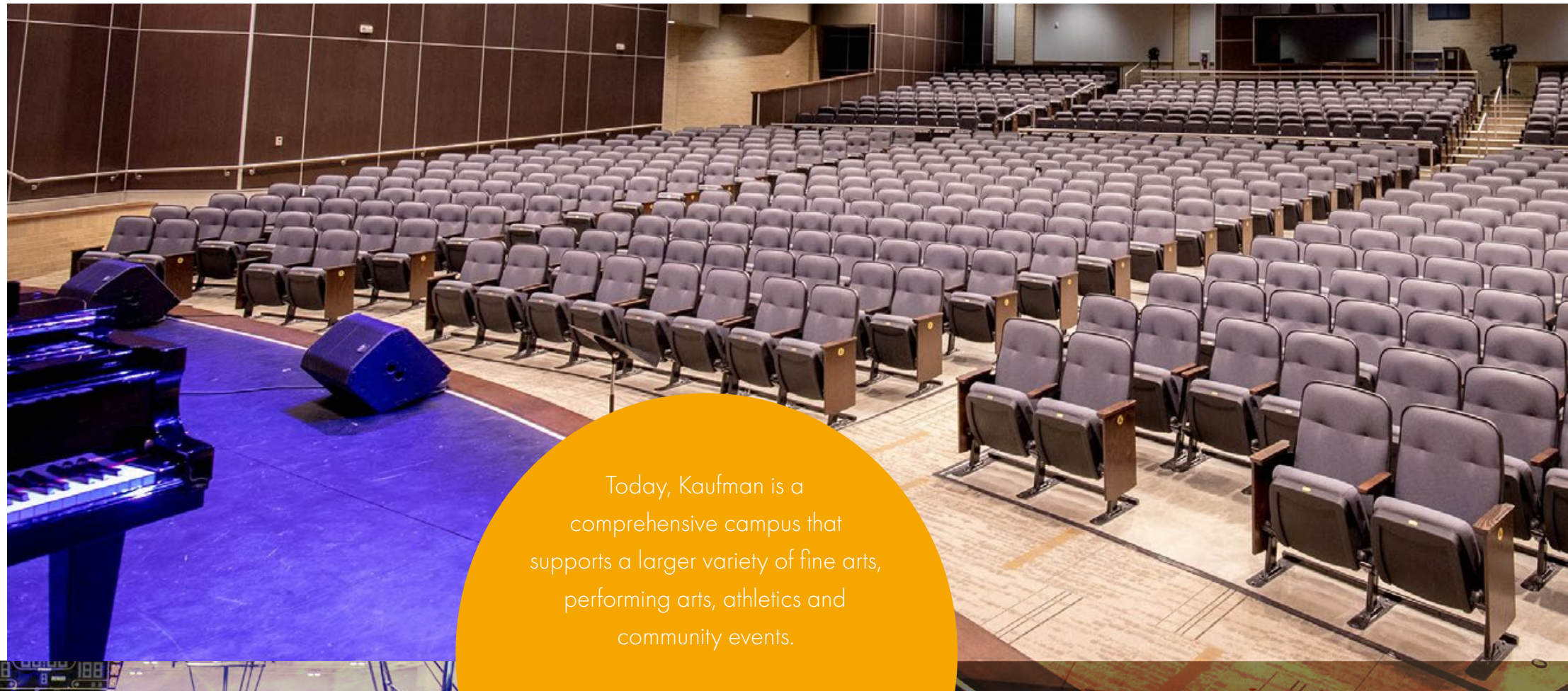


Safety and security improved greatly.
Outdoor breezeways were enclosed.
Visibility was enhanced, and learning spaces
became more welcoming and bright.

An at-risk program, which was designed to help
students in difficult circumstances get their
degrees, previously met in portables; now, this
program has space inside the school.



BEFORE




Today, Kaufman is a comprehensive campus that supports a larger variety of fine arts, performing arts, athletics and community events.

Before the renovations, there was no central space where all students could meet. Now, the gym is a unifying place for school-wide activities.



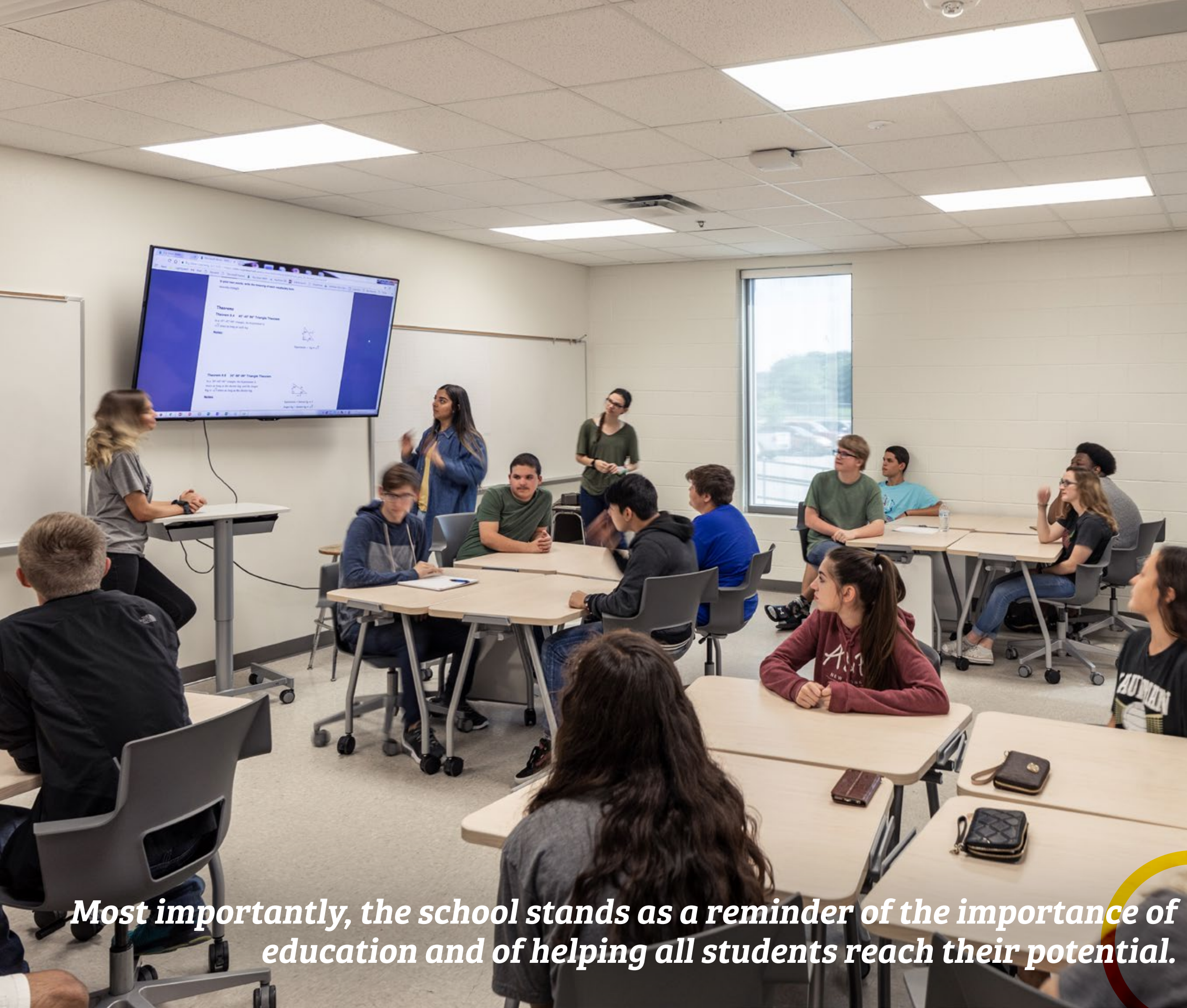
RESULTS OF PROCESS AND PROJECT



Previously, performances were held at other locations in the community. With the addition of a 750-seat fine arts center, the school hosts its own events and rents the space to the community. The response from residents has been “overwhelming.”

The school has created new opportunities for community engagement.

The district had various school-related artifacts in its possession. KHS now plans to open a school museum within its walls. This will be another way to engage with the community and generate excitement around the school.



What characterizes the new Kaufman High School?

Excitement

Kaufman High School empowers students to have engaged, exciting learning experiences. Students light up when they get to kart wheel across the auditorium stage or student-teach a collaborative lesson in a flexible classroom.

Opportunity

Kaufman is beacon of hope for all students, no matter their circumstances, interests or learning styles.

Togetherness

The design encourages transparency, creating bonds between students and staff. It creates social spaces and prioritizes community involvement.

Most importantly, the school stands as a reminder of the importance of education and of helping all students reach their potential.