

PLANNING & DESIGN

# K-12 Education Facility Solutions



10FOLDARCHITECTURE.COM

## WHO WE ARE

### **Delivering Holistic Solutions for K-12 Schools**

Since 1986, 10Fold Architecture + Engineering has delivered exceptional consultation and planning, architectural, interior design, and structural engineering services to communities across Iowa and the Midwest.

With more than 300 K-12 projects completed, 10Fold has served as a trusted advisor and advocate for schools and districts across the state. We've seen the value of long-term relationships, with some partnerships lasting more than 30 years, creating success across generations of boards and administrations. Our team prides itself on being attentive listeners, relatable professionals, and effective problem solvers with a depth of knowledge and genuine care. Every project tells a story rooted in collaboration, thoughtful design, and a shared vision for the future, with 10Fold as your trusted partner.



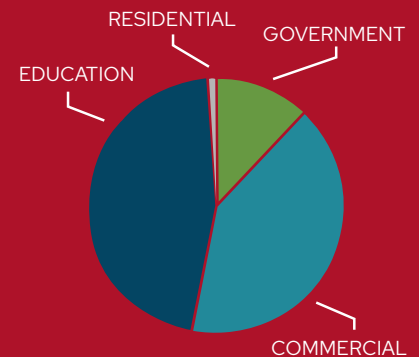
**300+**  
EDUCATIONAL  
PROJECTS ACROSS  
30 DISTRICTS



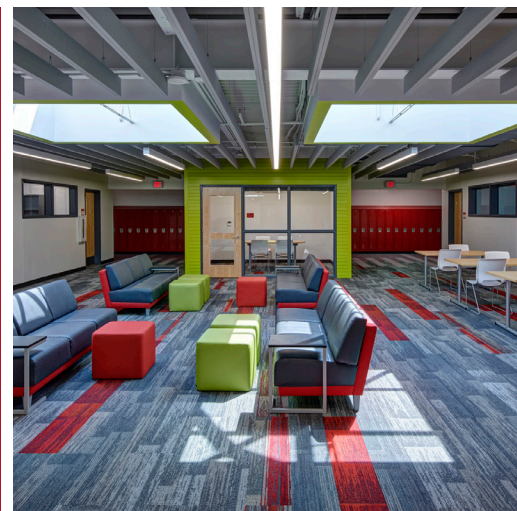
**\$200+**  
**million**  
EDUCATIONAL  
FACILITY  
CONSTRUCTION



**10FOLD'S PROJECT  
EXPERIENCE BY MARKET**



**95%**  
BOND  
REFERENDUMS  
PASSED



## FACILITY PLANNING SUPPORT

### Helping You Answer the Tough Questions

We understand that both private schools and public school districts face important, and often complex, decisions when planning for their facilities. As trusted partners in K-12 facility solutions, we're here to support you at every step. Whether you're planning a restroom renovation, kitchen upgrade, or a major campus or district-wide update, our team brings clarity, strategic insight, and dependable support.

We often hear questions like:

- How should we renovate our restrooms?
- Should we borrow against SAVE or do a GO bond?
- How can we increase the efficiency of our kitchen?
- How can we improve our athletic facilities?
- When does the roof or HVAC unit replacement need to be budgeted?
- I'm not sure if my facility is currently being used efficiently.
- Should we renovate a building or demolish it and build new, or combine and add on?
- Can we make our building more secure?
- What's the best way to arrive at common goals and communicate them to the public?
- Do I need an architect?
- What does a construction manager do?
- When do we need to conduct a public hearing for a project, and how does that work?

No matter where you are in the process, 10Fold is here to help you explore your options and make informed decisions every step of the way.









## OUR SERVICES

### Consultation & Coaching

10Fold offers personalized consultation and coaching services to help school leaders navigate the complex decisions surrounding facility planning and construction. Whether one-on-one or in a group setting, we can guide you through financing options, delivery methods, consensus building, and effective public communication to equip you with the tools and confidence to move forward.

- Group or one-on-one
- Facility and construction financing options, rules, and considerations
- Facility construction delivery methods and implications
- Facility planning and public communication
- Facility consensus building





## OUR SERVICES

### Customized Facility Master Plans

Our customized facility master plans provide schools with a clear, long-term roadmap for success. We work closely with your team to develop a 10–20 year planning matrix that outlines proposed projects, maintenance needs, timelines, costs, and funding strategies. Every plan is tailored to your goals and priorities and is right-sized with just the right amount of detail to support informed decision-making.

Customizable elements may include:

- Goals
- Stakeholders
- Input meetings and other public information gatherings
- Enrollment projections
- Existing facility analysis
- Athletic analysis
- Property and real estate analysis
- Financial analysis
- Prioritization process
- Project identification
- Conceptual or schematic design-level plans, renderings, videos
- Project cost opinions
- Project planning matrix
- Roofs (type, replacement year, warranty)
- HVAC (units, replacement year, warranty, yearly maintenance dollars required)
- Electrical (status of infrastructure and replacement schedule)
- Space analysis and benchmarking
- Finishes assessment
- ADA analysis
- Structural assessment
- Code analysis
- Space usage analysis
- Vehicular traffic and parking analysis
- Student and teacher movement analysis
- Lunch room and kitchen equipment efficiency analysis
- Sports facilities analysis
- Security analysis
- Deficiencies list







## OUR SERVICES

### Project Delivery

Once your facility master plan is in place, we can assist with the successful delivery of individual projects or groups of projects identified in your planning matrix. Our team works alongside school and district leaders to guide next steps and ensure compliance.

- Determine which projects require architectural and/or engineering services
- Identify the appropriate project delivery method: public bidding, competitive quotes, vendor selection, general contractor, or construction manager at risk
- Administer bidding and procurement processes, including vendor and Construction Management (CM) selection, and all state-required Requests for Qualifications (RFQs) and Requests for Proposals (RFPs).





## OUR SERVICES

### Project Design

We offer a full spectrum of design services to support your school or district's vision—from big-picture planning to detailed technical execution. Our integrated team of professionals works collaboratively to deliver designs that are thoughtful, functional, and customized to your goals.

Our in-house and consultant expertise includes:

- Architecture
- Structural Engineering
- Interior Design
- HVAC, Electrical, and Plumbing Engineering
- Landscape Architecture
- Civil Engineering
- Kitchen Design
- Acoustic Design
- Security Design
- Audio/Visual Design
- Building Envelope Consulting

At 10Fold, we take pride in delivering detailed, well-coordinated bid documents that help minimize change orders and reduce surprises during construction.









## OUR SERVICES

### Advocacy During Construction

We serve as your dedicated advocate throughout construction, ensuring your project is built according to plan, stays on schedule, and remains within budget. Throughout the process, our team champions your school or district's priorities by providing clear leadership, reliable oversight, and expert guidance.

Our support includes:

- Construction observation to determine compliance with drawings
- Leadership in construction meetings and tracking progress, changes, and RFIs
- Vetting all change orders
- Vetting all pay applications
- Guiding your district through all state-required construction processes
- Defending the owner's interests
- Serving as a careful steward of the owner's dollars





## OUR SERVICES

### Bond Referendum Planning

We've developed a proven playbook that has helped school districts across Iowa successfully pass bond referendums, with a passage rate of 95%. Our approach is built around listening, thoughtful planning, and clear communication as we collaborate closely with your team.

Your customized strategy could include:

- Reviewing previous planning feedback and data
- Conducting existing facility assessments
- Analyzing property and real estate options
- Gathering public information, like forums and surveys
- Developing a right-sized master plan and project planning matrix
- Convening and facilitating a steering committee
- Coordinating public outreach, such as social media, phone trees, advertising, and other communications
- Guiding steering committee public strategies
- Creating conceptual or schematic design level plans, renderings, and videos
- Designing and producing poster boards and flyers
- Coordinating and facilitating required official dates, petitions, public notices, and board actions









## Let's Build the Future of Learning

### READY TO GET STARTED?

Let's discuss how 10Fold Architecture + Engineering can support your school's next steps forward.

#### MATT PATTON

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Imagine the possibilities of a building and then  
multiply it ten times. Delivering beyond the expected  
is how 10Fold Architecture + Engineering  
approaches every project.



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