



## *October 2012*

### **GEICO PARKING GARAGE – An Internationally Recognized Project**



In June 2012, C.T. Hsu + Associates (CTH+A) was recognized by The International Parking Institute (IPI) with the Award of Excellence in Architectural Achievement for the Geico Garage in downtown Orlando. Along with the neighboring Amway Center, the Geico Parking Garage has become part of the southern gateway to downtown Orlando from Interstate 4 due to its magnitude, presence, and function.

CTH+A was the lead architect on the \$30 million Geico Parking Garage design-build project, featuring 1,876 parking spaces, the facility is visually appealing, user-friendly, and energy-efficient, and is a stunning example of form and function. The facility includes perforated aluminum panels on the exterior that were specifically selected to mimic the nearby Amway Center façade of shifting textures, color, and scale creating a unique vista



for the city. The design provides users with a system that accepts multiple forms of payment for eight levels of parking and messaging that directs them to available spaces. After parking, users are provided with clear pedestrian pathways with well-defined entry/exits with international and variable messages, high efficient lighting and a climate-controlled pedestrian bridge connecting to the Amway Center. A helicopter landing pad on the top level of the garage to accommodate special guests. After a large event, the garage can be completely emptied in 30 minutes.

"The 2012 winners exemplify the fact that our industry is no longer just about parking cars; it's about being part of transportation solutions, relieving traffic congestion, taking a leadership role in reducing our carbon footprint and so much more," said IPI Executive Director Shawn Conrad, CAE. "They all combine sustainability, aesthetics, and



efficient technology and support the concept that 'getting from here to there' should be a good experience."

"We are humbled and very excited to be honored with this international design award. This is truly a great team effort of the entire Community Venues Team." said C.T. Hsu, FAIA, President of C.T. Hsu + Associates, P.A.

This is the second award presented to the team for this LEED Gold certified, multi-level, parking structure. The project previously received an Award of Merit from the Orlando Chapter of the American Institute of Architects (AIA Orlando) recognizing the quality of the building design.

"Congratulations on receiving the Award of Excellence in Architectural Achievement for the Geico Garage in Downtown Orlando by the International Institute! Even more, thank you for all that you do to make Central Florida a better place to live, work, play and raise a family." Teresa Jacobs, Orange County Mayor

## OSCEOLA HIGH SCHOOL – A Modernized, State-of-the-Art Educational Facility



CTH+A has been working with the School District of Osceola County (SDOC) since 2003 on this \$24,000,000, multi-year, multi-phased renovation and expansion project for Osceola High School, which is the one of eight high schools in Osceola County. Osceola High School serves nearly 2,400 students and provides over 2,350 student stations. It is known as the Home of the Kowboys, and as the home of the distinguished "Double AA Scholar's Program".

Osceola High School's legacy stretches back to 1915 when the football team won their first football game, beating Orlando High School 6-0. Since this time, Osceola High School and the City it resides in has completely changed with the development of Walt Disney World and other tourist attractions doubling the population of the City of Kissimmee in the 1970's and again in the 1980's. As the City's growth continued over the years, SDOC needed to renovate and expand many of its facilities to keep up with student demand.

In 2003, CTH+A was hired by SDOC to prepare a campus master plan for Osceola High School which identified the removal of the majority of the existing buildings and a reorganization of functions to bring the school facilities up to SDOC prototype standards. New and existing buildings were integrated into a cohesive plan that distributes functions and curriculum programs in a sensible manner. The plan created new open spaces around the core functions and classroom buildings. The center of campus was





cleared to create a central courtyard and events plaza which forms the cornerstone of the campus design.

After the approval of the master plan, CTH+A provided architectural design services in phases. Phase I of the project included extensive renovations to existing buildings, a new auditorium building with 748 fixed seats, a full stage, and state-of-the-art sound and lighting systems. The project provides a new

gymnasium and cafeteria building with nearly 2,000 elevated seats; wrestling and weight training rooms, locker rooms, a dining room with 432 seats, and an outdoor covered dining area. A new central energy plant provides three water cooled chillers with a total capacity of 1,200 tons and cooling towers.

Phase 2 of the project included a new 14,700-square-foot media center, four new classroom buildings with 87 classrooms and laboratories, and additional renovations to existing band, choral, and classroom facilities. Site development included new underground utilities, storm drainage systems, new parking facilities, sidewalks and covered walkways, secure entrance structures, a courtyard, athletic facilities, and landscaping.

Vehicular access and circulation was carefully segregated to reduce conflicts and to provide orderly ingress and egress from the site. The front of the school remains on Thacker Avenue with parent drop-off and with visitor and staff parking close to the administrative offices. Another staff parking lot and bus loop enters from Patrick Street on the north side of the campus while student parking is located off of Ernest Street to the south. A total of 610 paved parking spaces are provided throughout the campus. Pedestrian access is maintained from all three streets with bike racks available on Thacker Avenue. Within the school itself, covered walkways link the entryways and bus loop, through the courtyard, to the buildings and athletic facilities.



This modernization process included demolition, renovations, and construction of new buildings to transform the existing facility into a state-of-the-art learning center, while still allowing the new buildings to blend with the existing architectural pallet. The new buildings are designed with flexibility in mind to allow for program changes that may occur in the future. They are mostly three story structures with indoor environments that are squarely



focused on student and faculty comfort and productivity through the incorporation of natural light, indoor air quality monitors, proper acoustics, and technology integration. Many sustainable techniques have been incorporated into the project to improve the performance goals in existing and new facilities.

“Their collaborative approach to design has produced a campus facility that exhibits outstanding creativity, while achieving our goals for functionality, safety, and security... Through their collaborative design approach,

the CTH+A Team skillfully blended existing and new buildings on our campus, while establishing an excellent rapport with all parties to ensure that the design needs were completed on time and on budget.” said Mr. Gary Preisser, Former Principal of Osceola High School.

The entire project was constructed on an occupied campus meaning the school was in session during all phases of construction, and students were temporarily relocated to portable classrooms on other areas of the campus. The project was completed in August of 2012.

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