

Explore Phase Summary



2026 Master Plan
BILLINGS CATHOLIC SCHOOLS





evolving
the student
experience



Executive Summary4

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Targeted Design Studies

Explore Charrette

(All working documentation and data available upon request.)

Executive Summary

Key Insights from the Explore Phase

The following key insights summarize feedback gathered throughout the Explore Phase, including design studies, steering committee engagement, and the interactive charrette with stakeholders.

Fundamentals at BCCHS

Across all studies and input, there is clear alignment that infrastructure, building systems, and safety/security must lead future investment before other enhancements.

Modernize Before Expanding at BCCHS

BCCHS has strong underlying structure and capacity; feedback consistently prioritized interior modernization and targeted upgrades over adding new square footage.

- *Student Experience is a Key Investment Area*
Improvements to commons, dining, gathering spaces, and daily-use environments are seen as central to student life, retention, and overall campus experience.
- *Academic Spaces to Evolve with Programs*
Investment in flexible learning environments (STREAM/CTE, science labs) is a key driver of student success and should follow foundational building improvements.

Colton Cannot Do Everything - Prioritization is Essential

The site cannot support all desired program elements simultaneously. These planning exercises clarified to stakeholders that not all programs (e.g., full high school, full athletics build-out) are feasible together, requiring disciplined choices about what comes first.

- *Colton Priorities Clarified*
The charrette workshop confirmed a focused set of priority elements at Colton: ECE, a track and field complex, a multipurpose facility, middle school, and supporting parking - establishing a good foundation for the phase development of those pieces.

**Shared Use and Multi-Functionality
Drive Efficiency**

Both campuses benefit from flexible, multi-use spaces (gyms, fields, multipurpose facilities) that can serve athletics, academics, and events – which helps maximize value within limited space and funding.

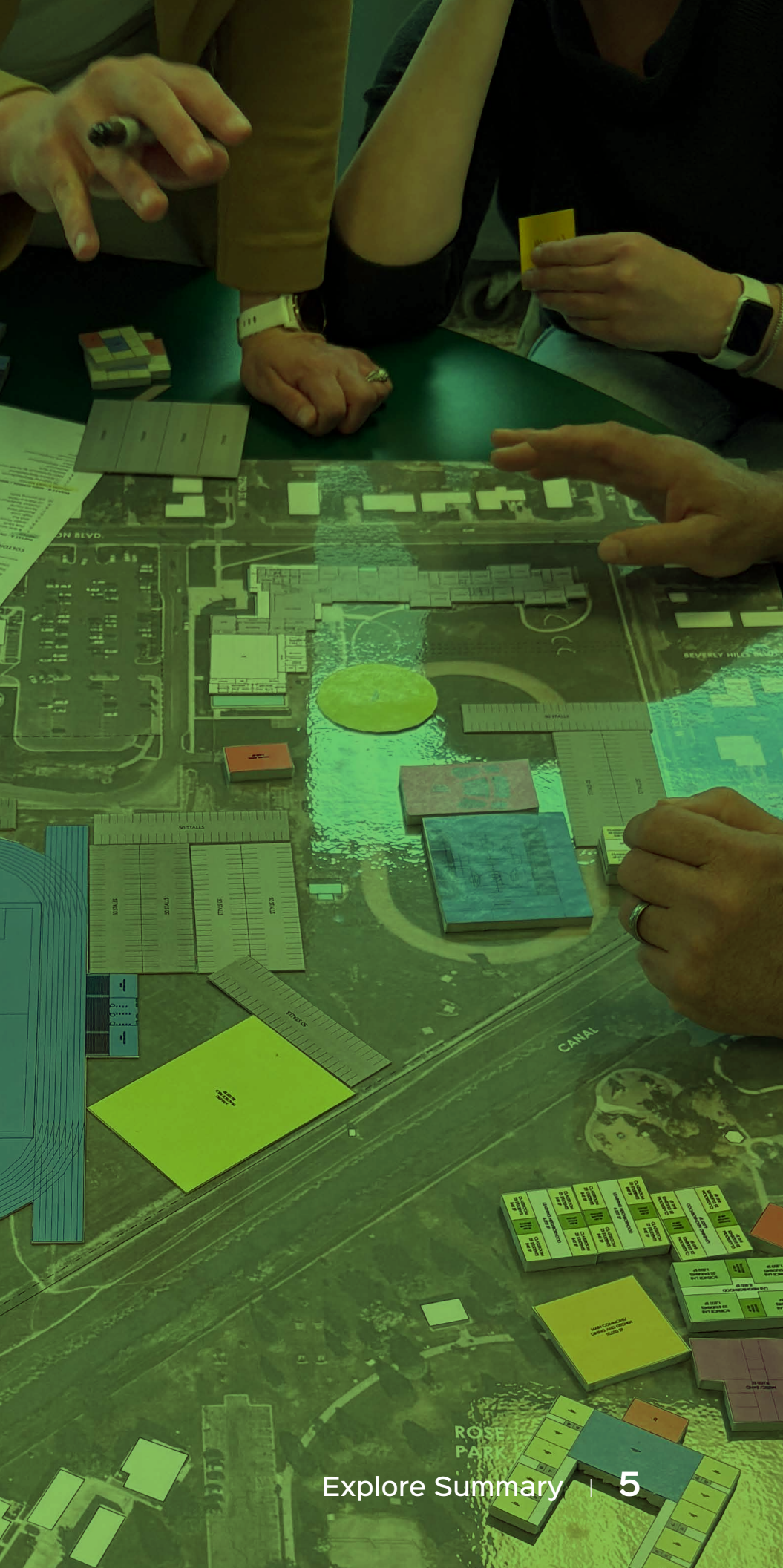
Multipurpose Strategy is a Key System Decision
A key decision is whether to invest in expanding the existing BCCHS gym into more of a multipurpose activity center (supporting performance and all-system gatherings) or develop a new multipurpose facility at Colton - an impactful choice for the overall system.

**Parking and Site Constraints
Contribute to Key Decisions**

At both BCCHS and Colton, parking demand, access, and regulatory requirements influence what can be built, expanded, and phased - making them a central planning constraint.

**Phasing and System Coordination
are Needed**

The Explore Phase reinforced the need for a phased, coordinated strategy across both campuses, ensuring investments are aligned, build on one another, and support a clear long-term vision for BCS.

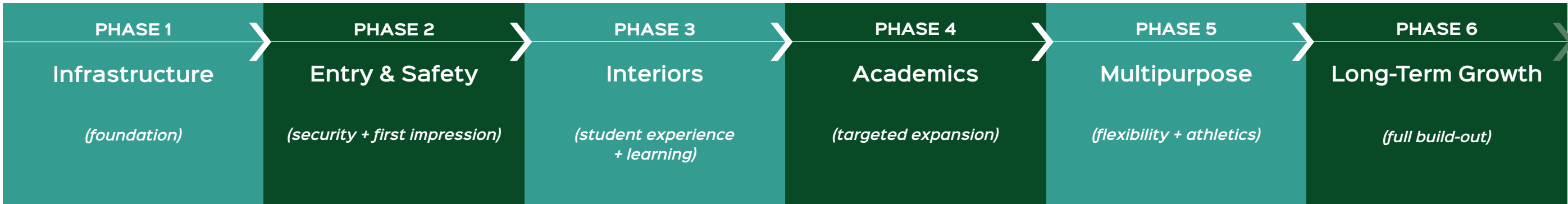


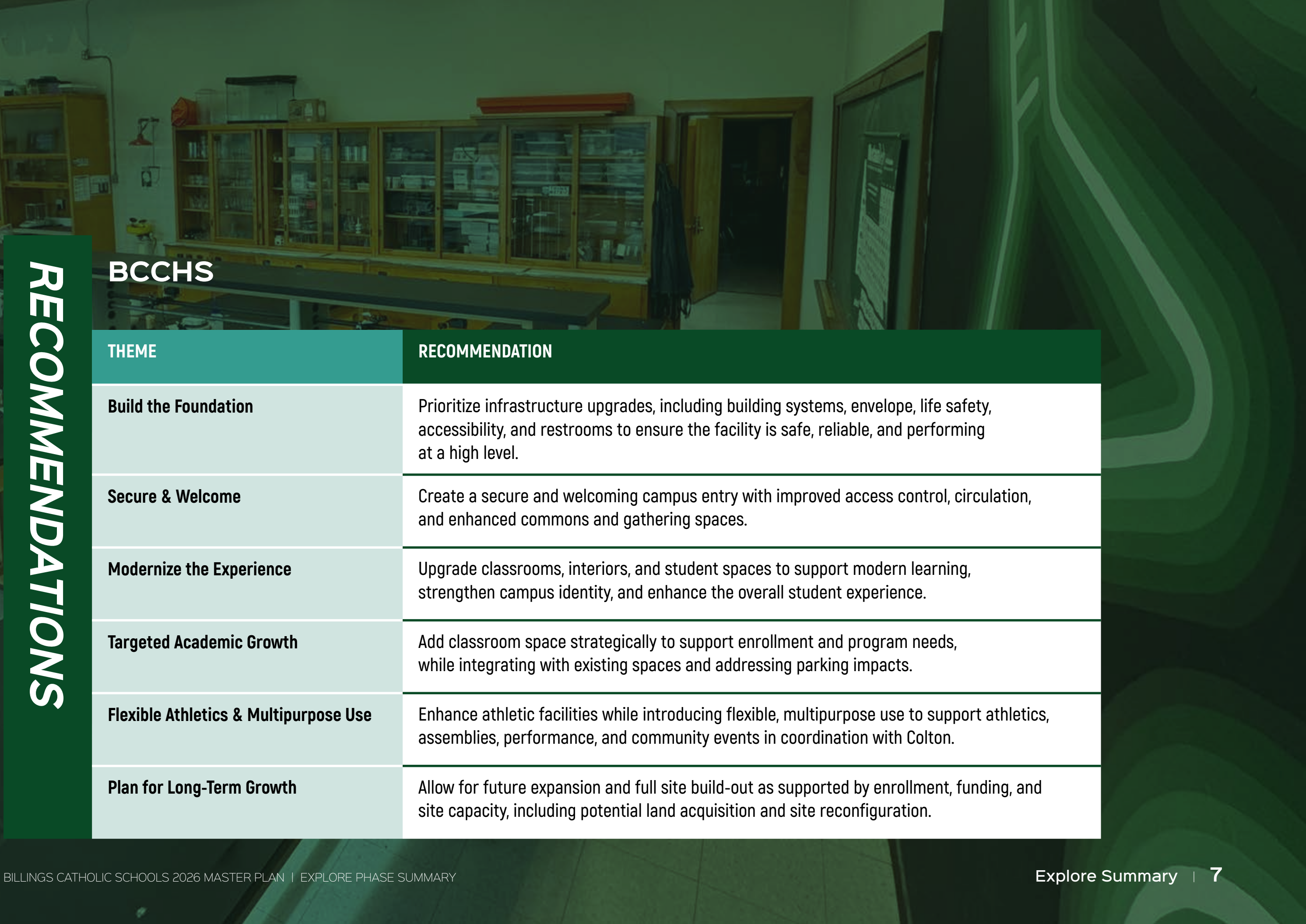
Executive Summary

Preliminary Recommendations

BCCHS Campus Overview

The Explore Phase helped clarify a thoughtful path forward for the BCCHS campus—beginning with reinvestment in the existing building to ensure it is safe, functional, and performing well. From there, the focus shifts to enhancing student experience and modernizing academic spaces, making better use of what already exists. As these needs are addressed, there will be opportunities to consider targeted expansion and long-term growth in a measured and intentional way.





RECOMMENDATIONS

BCCHS

THEME	RECOMMENDATION
Build the Foundation	Prioritize infrastructure upgrades, including building systems, envelope, life safety, accessibility, and restrooms to ensure the facility is safe, reliable, and performing at a high level.
Secure & Welcome	Create a secure and welcoming campus entry with improved access control, circulation, and enhanced commons and gathering spaces.
Modernize the Experience	Upgrade classrooms, interiors, and student spaces to support modern learning, strengthen campus identity, and enhance the overall student experience.
Targeted Academic Growth	Add classroom space strategically to support enrollment and program needs, while integrating with existing spaces and addressing parking impacts.
Flexible Athletics & Multipurpose Use	Enhance athletic facilities while introducing flexible, multipurpose use to support athletics, assemblies, performance, and community events in coordination with Colton.
Plan for Long-Term Growth	Allow for future expansion and full site build-out as supported by enrollment, funding, and site capacity, including potential land acquisition and site reconfiguration.

Executive Summary

Preliminary Recommendations BCCHS Campus

Phase 1 – Infrastructure & Building Systems

Focus: Address critical systems and deferred maintenance to ensure safe, reliable building performance. Transforms first impressions, strengthens safety, and creates a more cohesive student experience.

Strategy:

- Implement McKinstry recommendations
- Roofs, windows, and building envelope
- Upgrade building systems, including HVAC, electrical, plumbing, and IT infrastructure
- Introduce drop ceilings to support efficient routing and maintenance of building systems
- Upgrade restrooms (accessibility, condition, code compliance)
- Review life safety and accessibility needs campus-wide

BCCHS CAMPUS PHASE 1



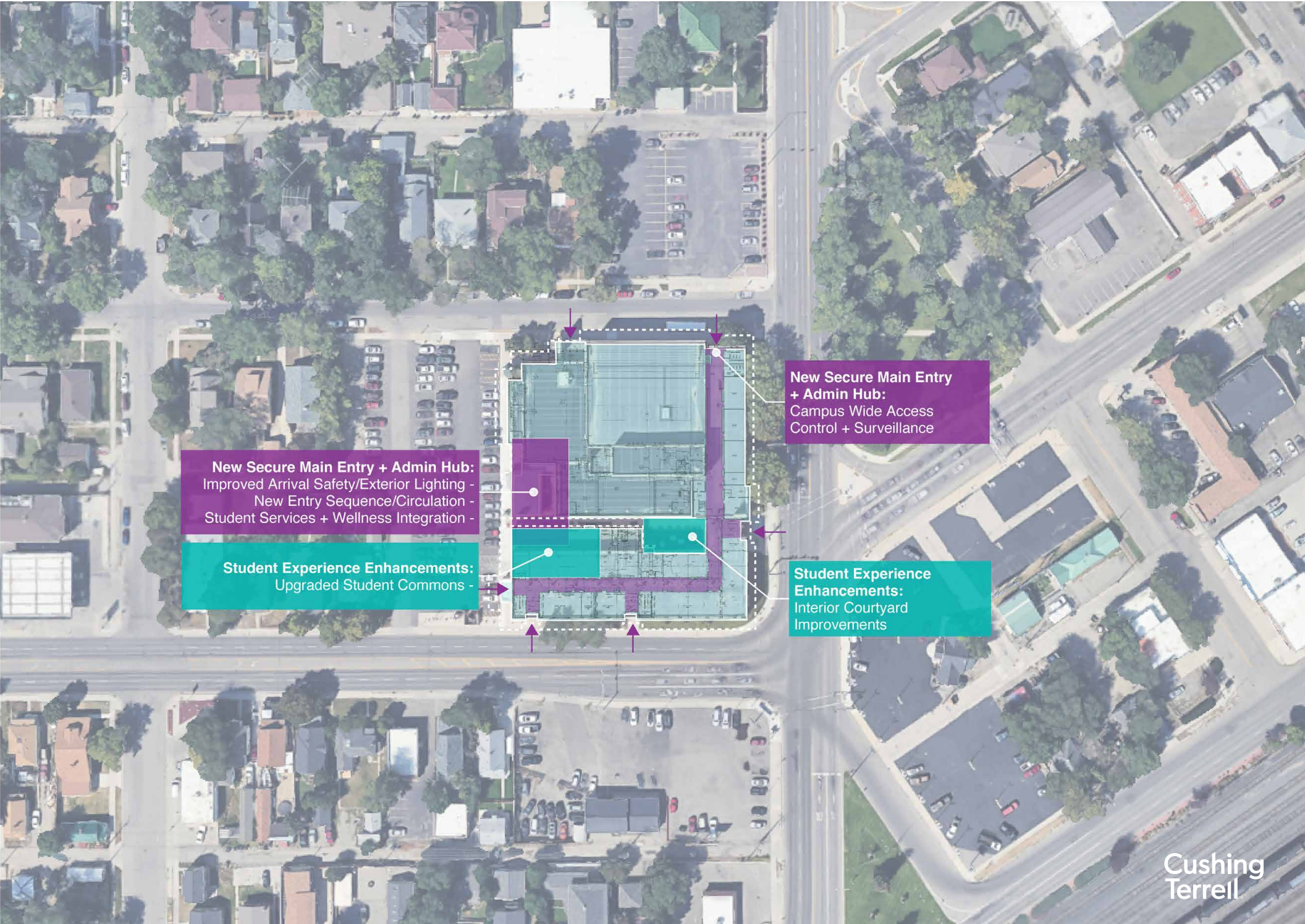
BCCHS CAMPUS PHASE 2

Phase 2 – Safety, Security & Campus Entry + Commons

Focus: Improve campus safety, access control, and daily student experience.

Strategy:

- New secure main entry and admin hub
 - Updated campus-wide access control and surveillance
 - Improved arrival safety and exterior lighting
 - Reorganized circulation and entry sequence
- Student Experience Enhancements:
 - New or upgraded student commons space
 - Interior courtyard improvements
 - Student services and wellness integration



Executive Summary

Preliminary Recommendations BCCHS Campus

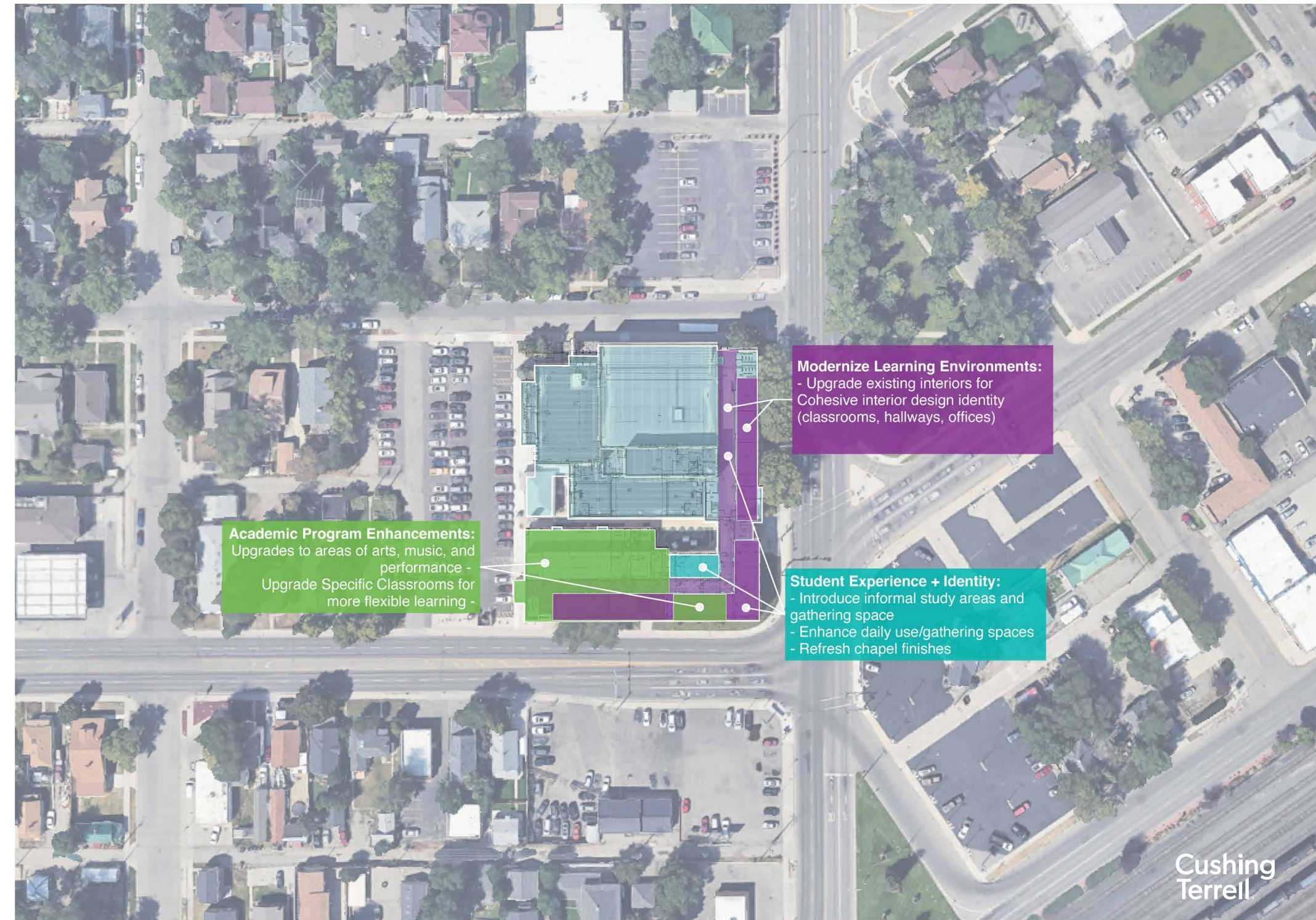
Phase 3 – Interior Modernization & Student Experience

Focus: Upgrade existing interiors to support modern learning and student life. Creates a modern, cohesive, and student-centered environment without expanding the building.

Strategy: Cohesive interior design identity (finishes, lighting, color, detailing) “Kit-of-parts” approach for hallways and classrooms

- Learning Environments
 - Classroom finishes, lighting, acoustics
 - Technology integration and flexible furniture
 - Storage, organization, and functionality improvements
- Academic Program Enhancements
 - Renovation of existing classrooms to focus on flexible learning environments (ie, Science labs and STREAM / CTE spaces
 - Upgrades to basement areas for arts, music, and performance
- Student Experience & Identity, Maximizing Existing Spaces
 - Enhance daily-use and gathering spaces
 - Integrate informal study and collaboration environments throughout the building
 - Refresh chapel finishes to enhance the worship experience, without significant expansion, while continuing to utilize St. Patrick Co-Cathedral for all-school Mass.

BCCHS CAMPUS PHASE 3



BCCHS CAMPUS PHASE 4

Phase 4 – Targeted Academic Expansion

Focus: Strategic expansion to support enrollment growth and program needs. Supports long-term academic growth while remaining targeted and efficient.

Strategy:

- New classroom addition (e.g., above wrestling rooms)
 - Connection to existing circulation
 - Integration with a new or expanded student commons
- Site Impacts:
 - Associated parking expansion required
 - Preferred: adjacent lot acquisition (e.g., Dahl first)



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Executive Summary

Preliminary Recommendations BCCHS Campus

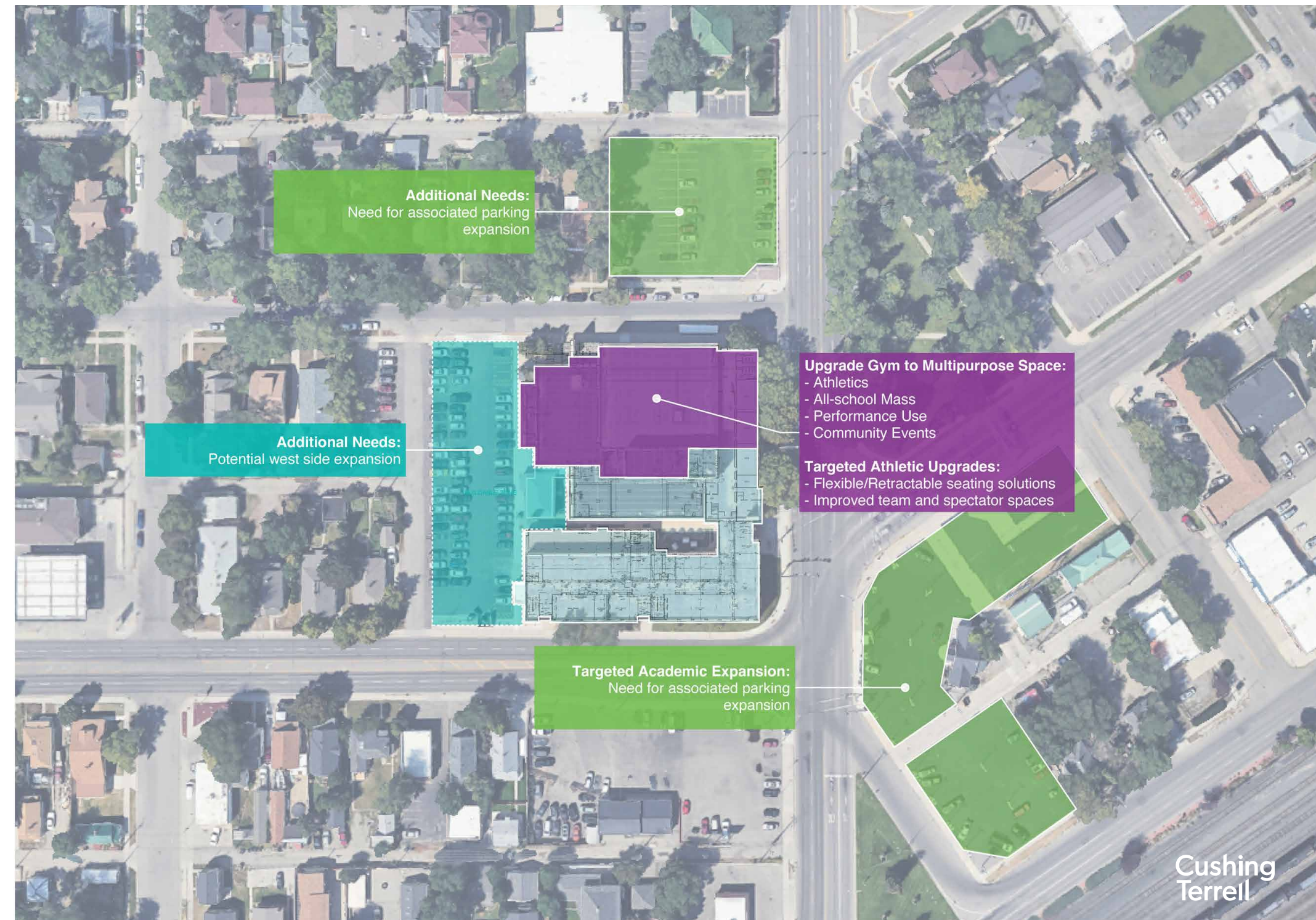
Phase 5 – Athletics & Multipurpose Strategy

Focus: Improve athletics while introducing multi-use functionality. This phase is directly tied to Colton Phase 3 (Multipurpose Facility). May be reduced or deferred if a larger facility is built at Colton. Extends the useful life of BCCHS while maintaining athletics and introducing flexible gathering space.

Strategy:

- Convert or upgrade gym into a multipurpose space:
 - Athletics
 - All-school Mass
 - Performance / auditorium use
 - Community events
- Targeted athletic upgrades:
 - Practice and competition improvements
 - Flexible / retractable seating solutions
 - Improved team and spectator spaces
- Additional Needs:
 - Replacement of any displaced classroom space
 - Potential west-side expansion
 - Additional parking and/or land acquisition

BCCHS CAMPUS PHASE 5



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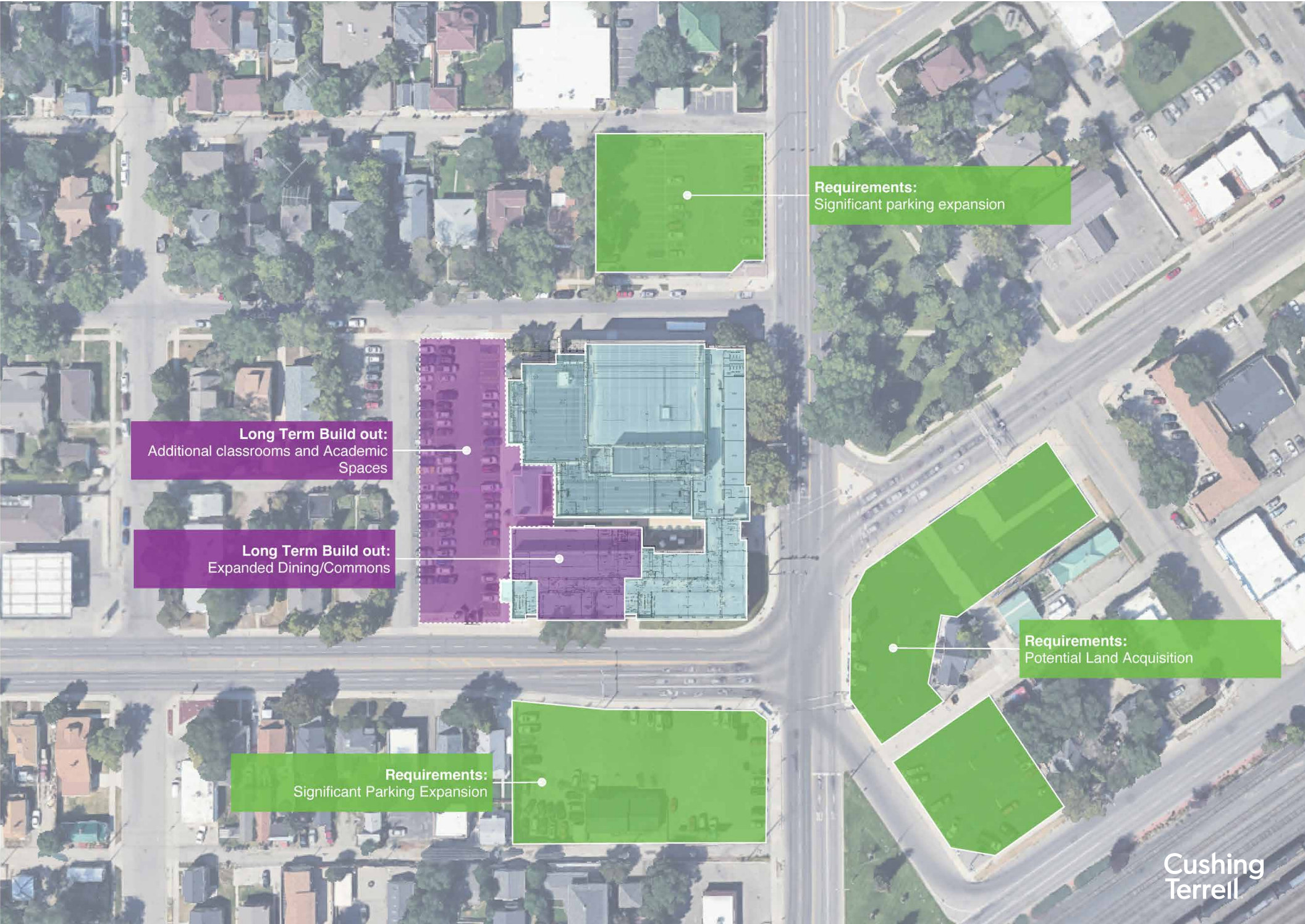
BCCHS CAMPUS PHASE 6

Phase 6 – Long-Term Build-out / Full Site Maximization

Focus: Full build-out of BCCHS if long-term demand requires it. Represents a long-term, flexible vision if enrollment and funding support full build-out.

Strategy:

- Potential Elements:
 - Additional classrooms and academic spaces
 - Expanded dining / commons
 - Further student life and program enhancements
- Requirements:
 - Significant parking expansion
 - Potential land acquisition
 - Site reconfiguration

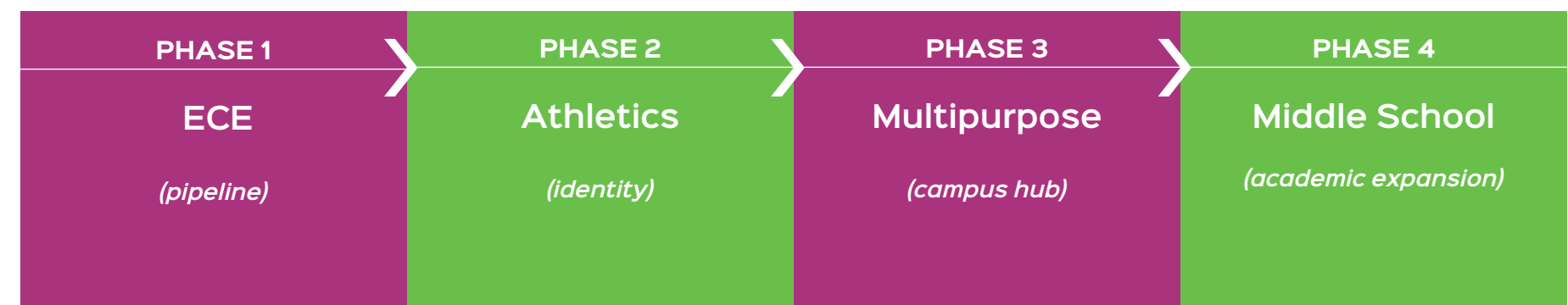
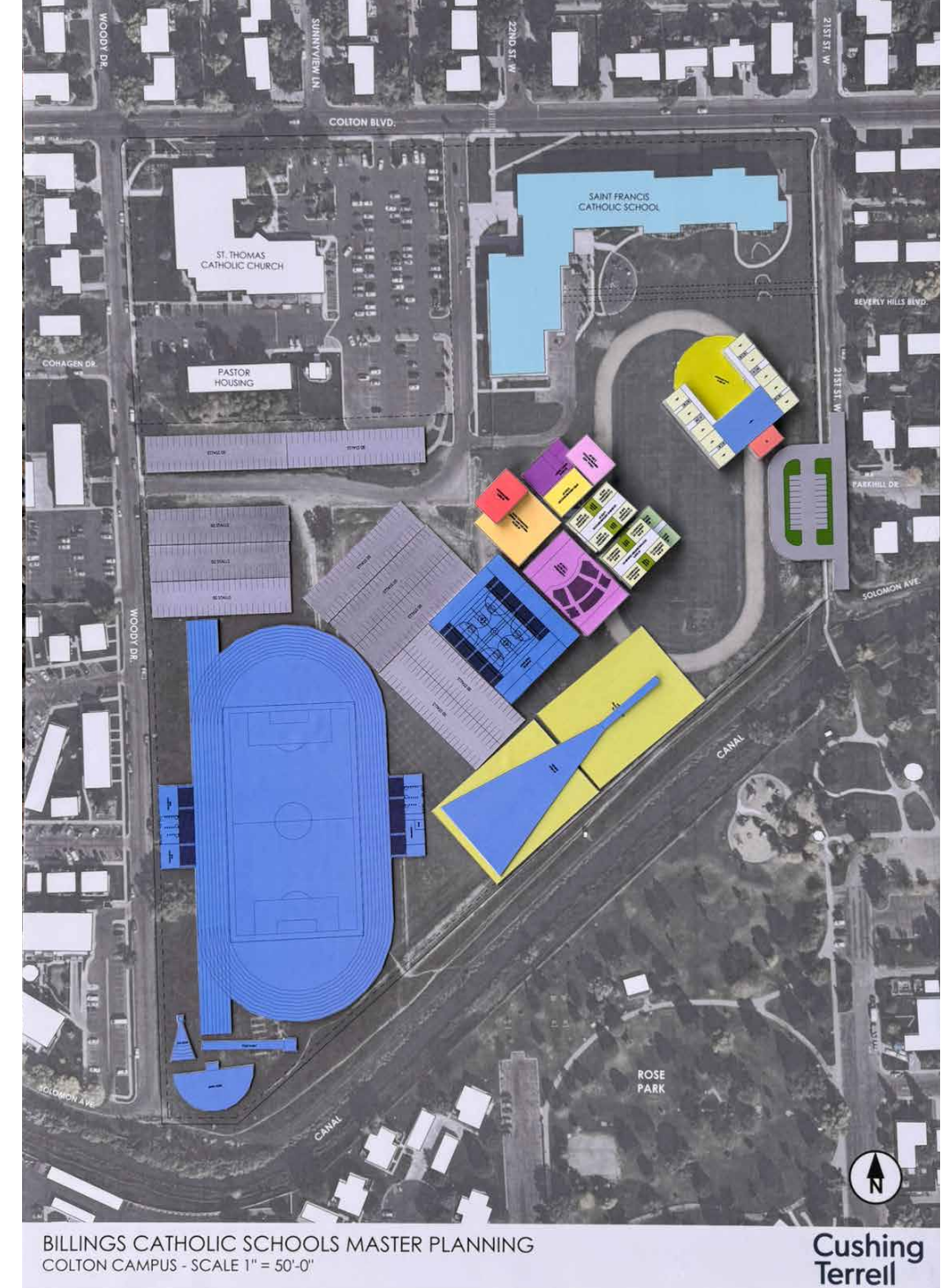


Executive Summary

Preliminary Recommendations

Colton Campus Overview

The Explore Phase confirmed that the Colton Campus plays a critical role in the long-term vision for Billings Catholic Schools - as both an academic and athletic campus that strengthens the student pipeline from early childhood through high school. The recommended approach prioritizes Early Childhood Education and pipeline development first, followed by athletics and multipurpose facilities, with academic expansion introduced as growth supports it.



RECOMMENDATIONS

COLTON CAMPUS

THEME	RECOMMENDATION
Pipeline First	Prioritize development of a standalone Early Childhood Education (ECE) facility to drive enrollment growth and strengthen the long-term BCS pipeline.
Establish an Athletic Identity	Develop a track and field complex and supporting outdoor facilities to establish Colton as the primary hub for BCS athletics.
Flexible, Multipurpose Investment	Plan for a multipurpose activities center that supports athletics, large gatherings, and community use, while coordinating with BCCHS to avoid duplication.
Phased Academic Expansion	Introduce a right-sized middle school only after enrollment growth is established, aligning academic expansion with demand and available site capacity.
System-Wide Coordination	Plan Colton and BCCHS as a connected system, ensuring shared facilities—especially athletics and multipurpose spaces—are strategically aligned.
Design for Flexibility & Efficiency	Emphasize multi-functional spaces and shared-use facilities to maximize land use and adapt to evolving program needs.
Work Within Site Constraints	Prioritize development based on site limitations, recognizing that not all desired program elements can be accommodated simultaneously.

Executive Summary

Preliminary Recommendations Colton Campus

Phase 1 – Early Childhood Education (ECE) “Strengthen the Pipeline”

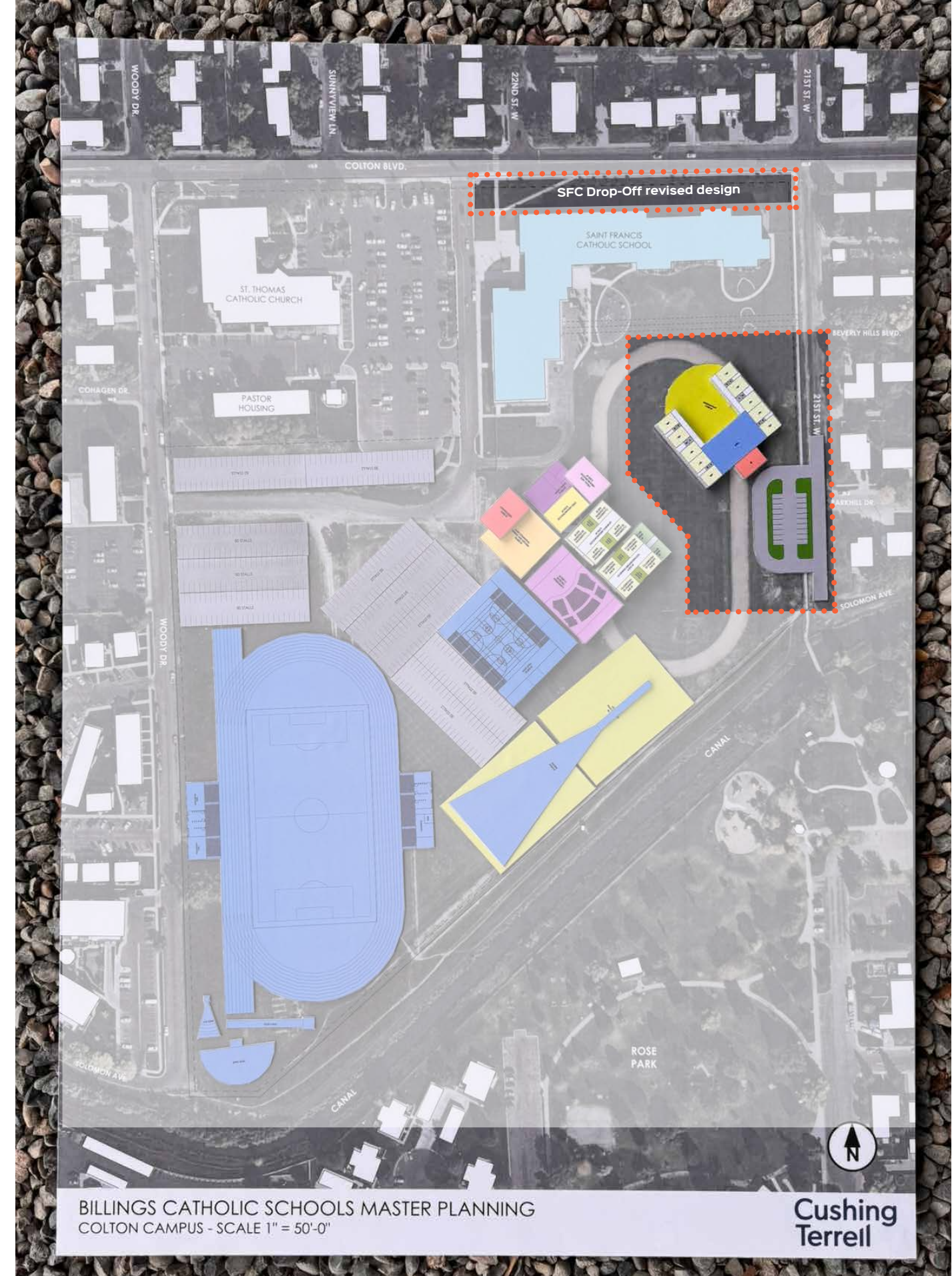
Focus: Build on the existing Early Childhood Education program by developing a new facility at the Colton Campus, creating a premier environment that attracts new families, strengthens enrollment, and reinforces the long-term health of the BCS system.

Strategy:

- Develop a standalone ECE facility
 - Purpose-built for early learners
 - Dedicated drop-off, parking, and secure access
 - Locate along 21st Street (preferred) for visibility and operational separation
- Consider SFC & Bus Drop-Off along Colton Blvd.; Leverage underutilized space
- Avoid:
 - Repurposing the Saint Francis gym, school needs that indoor space before multipurpose space is constructed.
 - Locations north of priest housing (less viable access and integration)

Strategic Vision:

- Expand ECE capacity beyond current enrollment (175 students)
- Increase conversion into SFC
 - Recent data shows higher readiness and conversion potential (e.g., in 2026, 77 students are kindergarten-ready this year, with 58 expected to enroll. This indicates opportunity to grow both capacity and continuation rates over time.
- Create a strong first entry point into the BCS system

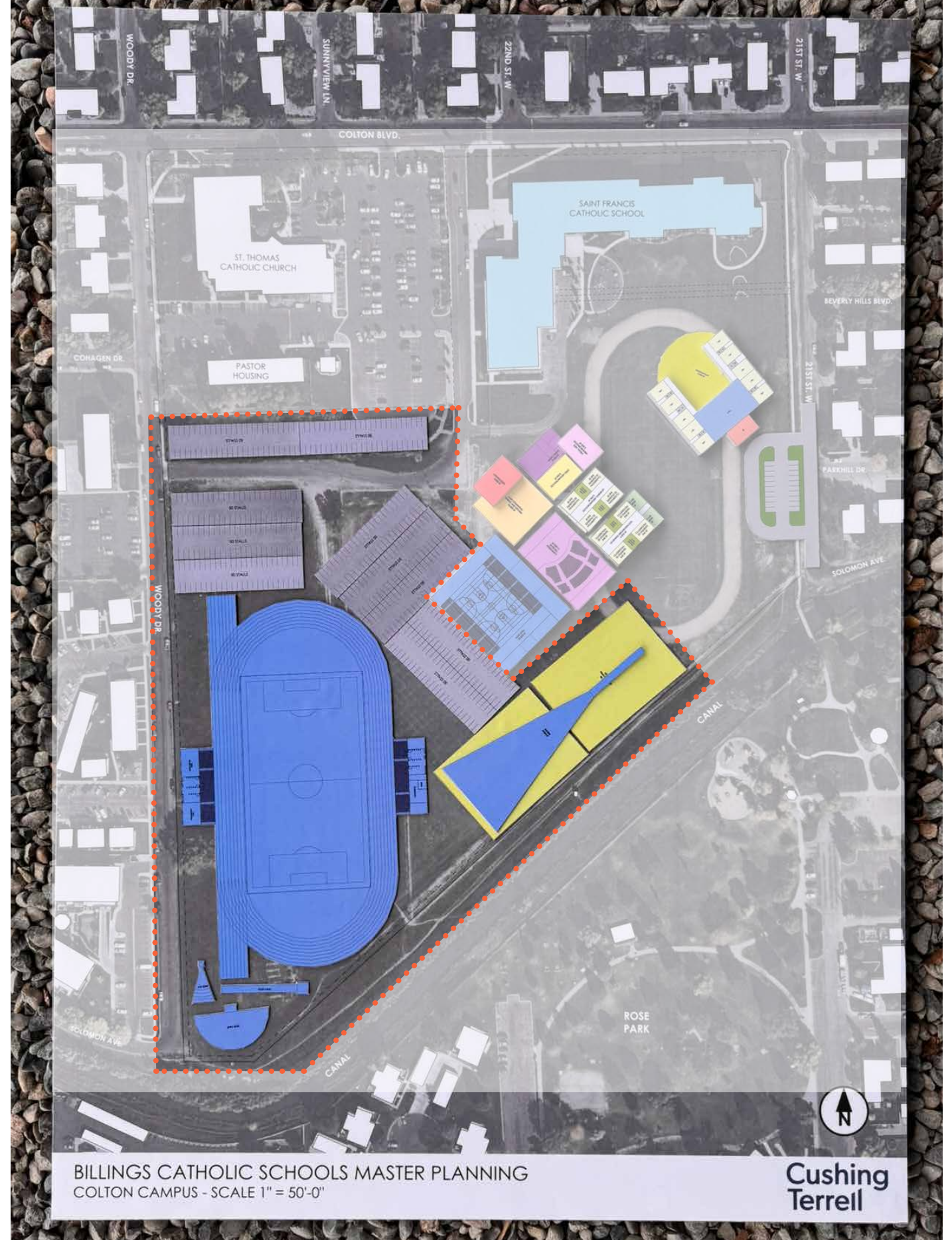


Phase 2 – Track & Field + Outdoor Athletics “Home of RAM Athletics”

Focus: Develop Colton as the primary hub for BCS outdoor athletics. Creates a clear identity for Colton as the center of BCS athletics, while supporting student experience and community visibility. Balance between: Hosting capabilities (meets/events) and practical use and footprint constraints. Emphasize multi-functional fields to maximize land use.

Strategy:

- . 8-lane track with soccer / football field
- . Practice fields and multi-use outdoor spaces
- . Right-sized spectator seating (phased)
- . Supporting amenities:
 - Parking
 - Concessions
 - Locker rooms (initial or future phase)



Executive Summary

Preliminary Recommendations Colton Campus

Phase 3 – Multipurpose Activities Center

Focus: Introduce a flexible, multipurpose indoor facility to support athletics, academics, and community use. Creates a shared facility that enhances both student life and community engagement.

Strategy:

- Main gymnasium and athletic support spaces
 - Multipurpose courts / flexible space
 - Lobby, admin, and event support areas
- Supports:
 - Athletics (practice, events, tournaments)
 - Potential all-school gatherings (Mass, assemblies)
 - Community events
- Strengthens connection between:
 - Elementary
 - Middle school (future)
 - High school (via shared use)
- System-Level Alignment:
 - Coordinates directly with BCCHS Phase 5 (Athletics & Multipurpose)
 - Represents a key strategic decision:
 - a. Invest in upgrades at BCCHS gymnasium targeting more multipurpose use
 - b. or develop a new multipurpose facility at Colton



Phase 4 – Middle School Development

Focus: As enrollment growth from ECE strengthens the student pipeline, plan for the potential expansion of academic facilities at Colton, including the future development of a middle school to accommodate this growth.

Strategy:

- . Develop a scaled middle school program (grades 6–8)
- . Integrate with:
 - Existing K–5 at Saint Francis
 - Athletics and multipurpose facilities
- . Utilize shared facilities:
 - Gymnasium (from Phase 3)
 - Outdoor athletic spaces
- . Planning Considerations:
 - Site capacity remains a constraint
 - Reinforces a campus green space in the middle



Context & Objectives

Purpose of Document

This document provides a high-level summary of the Explore Phase of the 2025–2026 Master Planning work that Cushing Terrell is completing for Billings Catholic Schools. The Explore Phase is the second of three(3) phases in the master planning process:

- 1. Assess
- 2. Explore
- 3. Apply



Building on the data and recommendations developed during the Assess Phase, the Explore Phase focuses on translating those findings into preliminary design concepts, testing options, and engaging stakeholders to evaluate opportunities and priorities. This phase includes targeted design studies, early test fits for key campuses, and a collaborative charrette process to guide decision-making.

The purpose of this document is to summarize the major activities completed to date, outline the design studies and engagement efforts undertaken, highlight key themes and insights, and document emerging directions for the campuses. This document concludes the Explore Phase and is intended to support discussion with the Steering Committee to confirm priorities and alignment before proceeding into the Apply Phase, where preferred concepts will be advanced and refined.

Project Goals & Guiding Principles

A Master Planning Steering Committee, assembled by BCS leadership, has served as a guiding body throughout the process. We have checked in with the committee at key milestones, where they have provided direction and helped shape the focus of the Explore Phase based on the data and feedback gathered during the Assess Phase. In addition, the established project goals and guiding principles have remained consistent and continue to serve as a foundation for decision-making and design development.

BCS Master Planning Steering Committee

- Andrew McDonald (Primary Contact)
- Mac McCann
- Nolan Trafton
- Colter Bethurem
- Adam Liberty
- Amy Reger
- Ron Yates
- Bobby Beers
- Michelle Trafton
- Christine Harris
- Joanna Brailer
- Joe Sylvester

BCS Master Plan Guiding Principles

- † Staying true to the **Catholic Mission** and strengthening the Catholic presence in Billings
- † Billings Catholic Schools Mission of **Faith, Family Spirit, and Academic Excellence**; a whole student education with STREAM
- † **Transparency** of strategic goals and resource use to stakeholders (students, parents, administration, parish and donors)
- † **Achievability and Realism** to build donor confidence and eliminate reactionary decision making
- † Demonstrating strong **stewardship** of existing resources and property
- † Staying **competitive** in the local market of private faith-based schools

BCS Master Plan Goals

- **Show a clear vision** of the future of Billings Catholic Schools to all stakeholders
- **Incorporate feedback** from stakeholders through visioning sessions and community survey
- **Extend the life and use** of the existing buildings at SFC and BCCHS
- Aim to provide an environment that **attracts and retains** future students, parents, and faculty
- **Prioritize student advancement and development** over enrollment or campus growth
- **Strengthen the pipeline** for students from ECE, to SFC, to BCCHS
- **Promote** all extracurricular activities equally
- **Align the quality of environment** to the quality of education (modernize technology, optimize space use, enhance material aesthetics)
- Consider **budget, fundraising potential, existing building and site constraints**
- **Be Flexible & Sustainable:** Adapt and plan for changes in enrollment, technology, pedagogy, and funding; while considering long-term trends in donations, building conditions, and regional growth.
- **Phased execution** to ensure deliberate and well-ordered progression
- **Create a Living Document:** the Master Plan will be a resource that can be easily adapted over time to represent current BCS priorities and plans of action

Explore Phase

Process & Key Findings

Targeted Design Studies Based (STEERING COMMITTEE DIRECTED)

Purpose:
Building on the findings and recommendations from the Assess Phase, the Steering Committee helped identify key areas for further study. In collaboration with the committee, a set of targeted design studies was developed to inform the next phase of master planning. These studies allowed the team to test ideas, explore opportunities, and understand trade-offs—helping translate strategic priorities into informed, site-specific solutions.

ASSESS RECOMMENDATIONS	DESIGN STUDIES
Learning Environments & Student Success	BCCHS – Facility & Learning Environment Modernization Study
Program Growth & Academic Expansion	BCCHS – Facility & Learning Environment Study BCCHS – Campus Entry & Site Strategy Study Colton – Campus Test Fits"
Athletics & Student Experience	BCCHS – Athletics & Gymnasium Study Colton – Athletics & Outdoor Facilities Study
Safety, Security & Campus Access	BCCHS – Entry, Security & Site Strategy Study
Parking, Site Constraints & Expansion Strategy	BCCHS – Entry & Site Strategy Study Colton – Campus Test Fits"
Community Use, Arts & Multipurpose Space	BCCHS – Athletics & Gymnasium Study Colton – Campus Test Fits (multipurpose / auditorium)
Colton Long-Term Planning & Campus Vision	Colton – Campus Test Fits & Program Scenarios
Early Childhood Education (ECE)	Colton – ECE & Administrative Study

KEY INSIGHTS

Targeted Design Studies and EXPLORE Charrettes

Focus Area	Insight
Foundational First	There is strong alignment that infrastructure, systems, and safety/security improvements must lead the next phase. These are viewed as non-negotiable and foundational to all other investments.
Safety & Entry Priority	A secure, clearly defined main entry and improved campus access are top priorities, reinforcing both safety and first impressions.
Modernization Over Expansion	Stakeholders consistently prioritized upgrading existing spaces (classrooms, interiors, restrooms) over adding new square footage.
Learning Environment Investment	Classroom modernization, particularly science labs and STREAM spaces, is a key driver of student success and should follow foundational upgrades.
Student Experience Matters	There is strong interest in improving commons, dining, and informal gathering spaces to enhance daily student life and keep students on campus.
Faith Integration	Faith identity remains important, with interest in visible integration and functional worship space, though not at the same urgency as infrastructure or academics.
Multipurpose Flexibility	Interest exists in multipurpose spaces (gym, performance, gathering), but they are seen as secondary to core building needs and should be approached flexibly.
Athletics as Support, Not Driver	Athletics are important to maintain, but upgrades are generally lower priority compared to academic and facility needs, unless tied to broader multipurpose use.
Parking as a Constraint	Parking and site limitations are consistently recognized as constraints that influence what can realistically be built or expanded.
Phased Approach Needed	The distribution across center, middle, and outer rings reinforces a clear need for a phased implementation strategy, starting with critical needs and building toward enhancements over time.

Explore Phase

Process & Key Findings

BCCHS Campus

Athletics & Gymnasium Study

Process:

This study explored options to improve the performance, flexibility, and capacity of the existing gymnasium to better support athletics, assemblies, and community events.

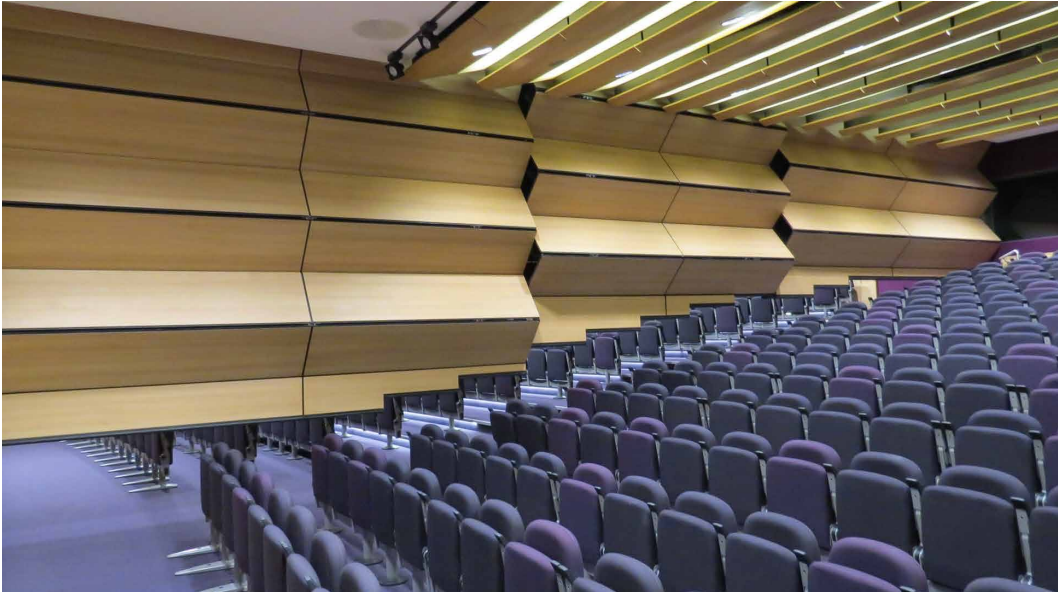
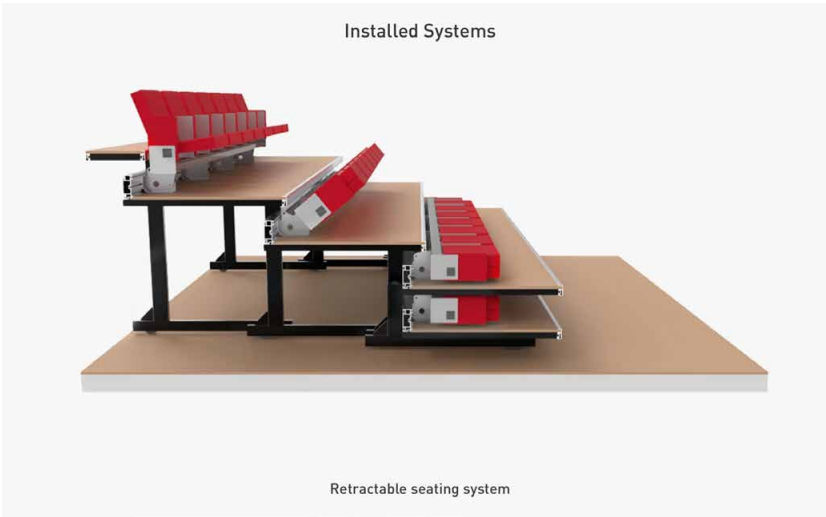
Explored:

- Reorienting or reconfiguring the gym for improved circulation and alignment within the building
- Evaluating retractable bleacher systems to increase flexibility and seating capacity
- Enhancing the space to support multi-use functions, including athletics, performances, and large gatherings
- Assessing impacts to adjacent program areas, including potential relocation of the weight room
- Expanding locker room capacity and improving support spaces
- Addressing insufficient restroom capacity during events
- Improving overall game-day experience, including circulation and crowd flow.

KEY INSIGHTS

Athletics & Gymnasium Study

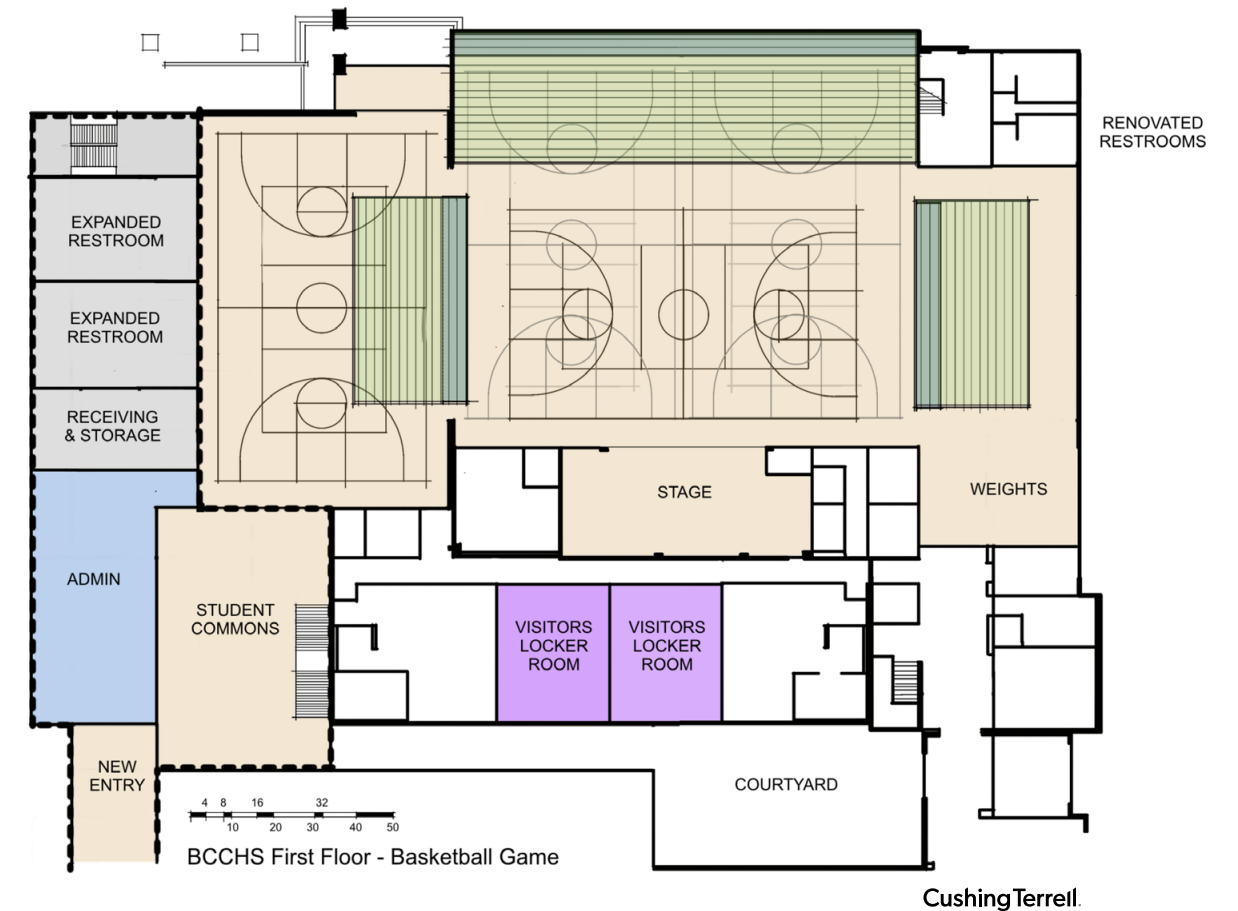
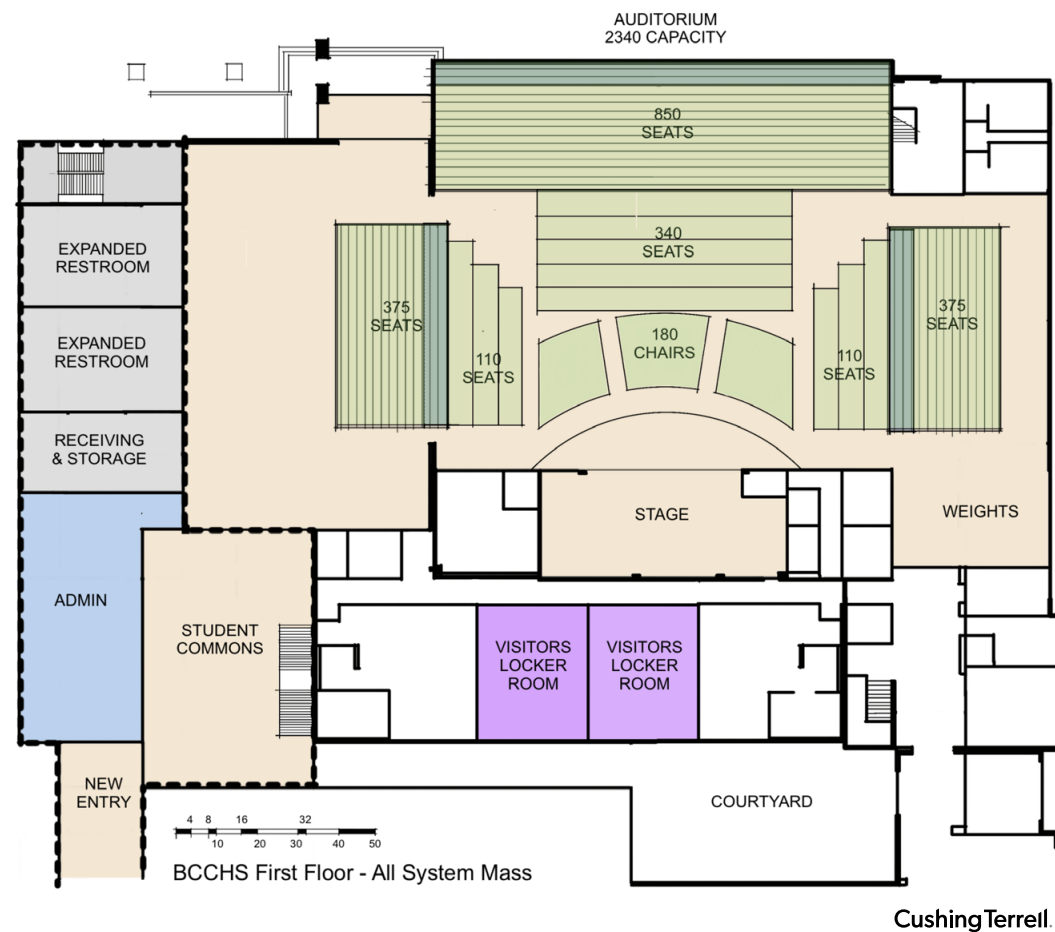
Focus Area	Insight
Seating & Flexibility	Replacing existing concrete bleachers with retractable seating would significantly increase flexibility and allow for two north/south practice courts within the main gym.
Gym Configuration	Rotating the auxiliary gym did not provide meaningful planning or operational benefits and is not recommended.
Program Adjacencies	Expanding into adjacent classrooms (east side) creates opportunities to reorganize athletics support spaces, including relocating wrestling and weight room functions and improving locker room capacity.
Circulation & Experience	Reconfiguration of the gym and surrounding spaces can improve event flow, circulation, and overall game-day experience.
Campus Integration Opportunity	A potential two-story addition could integrate expanded athletics with new admin, commons, and a redesigned school entry sequence, while also addressing the need for increased restroom capacity to support both daily use and events.
Multi-Use Potential	The expanded gym footprint could support a large, flexible gathering space (up to ~2,300 occupants) capable of hosting all-school Mass and major events.
Performance Space Option	Converting the gym into a performance/auditorium space is feasible but would require raising the roof approximately 10 feet; capacity would be ~1,085 seats.

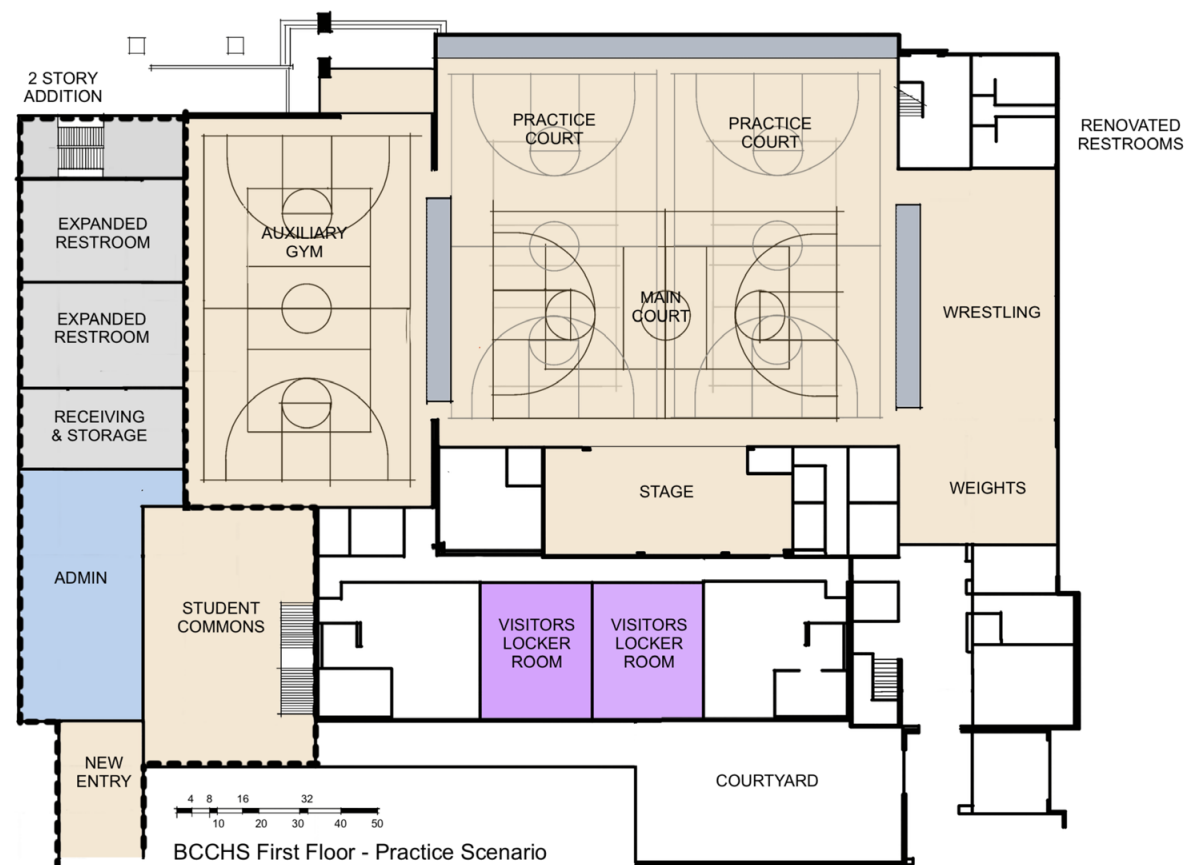


Explore Phase

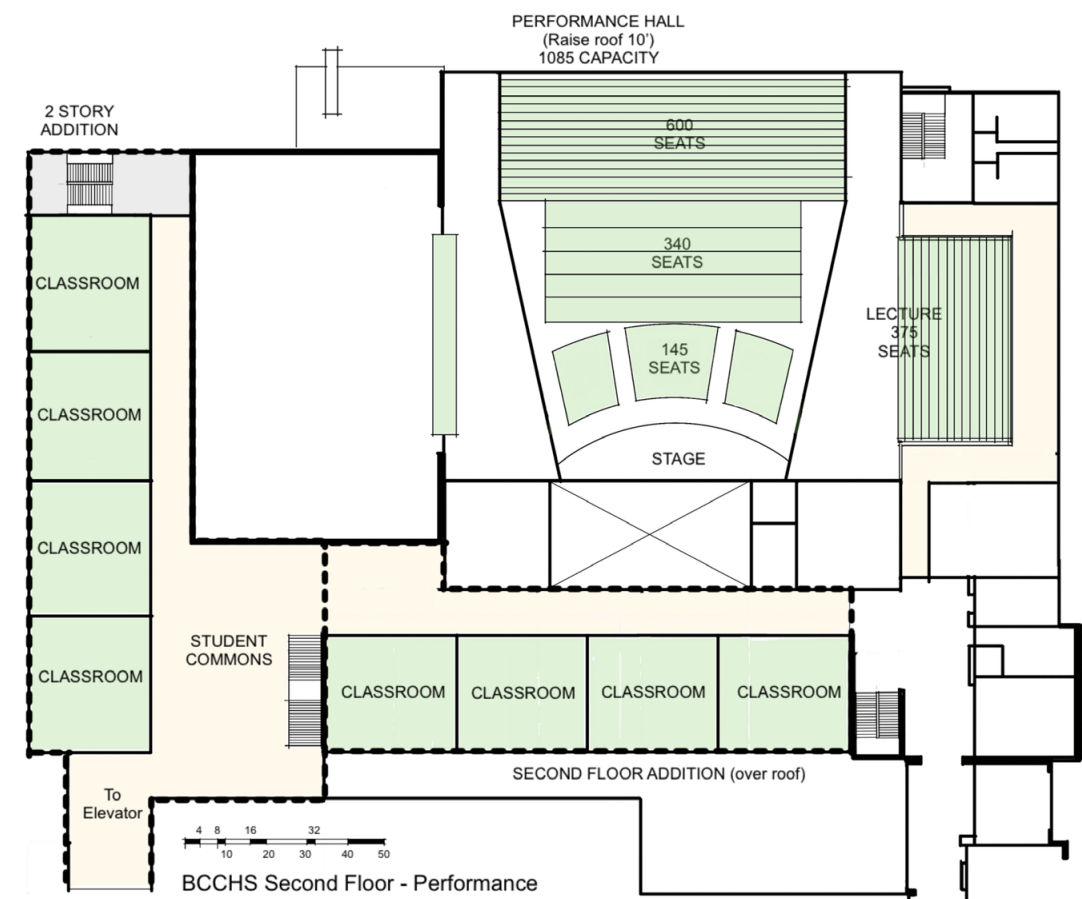
Process & Key Findings

BCCHS Campus Athletics & Gymnasium Study





Cushing Terrell



Cushing Terrell

Explore Phase

Process & Key Findings

BCCHS Campus

Entry, Security & Site Strategy Study

Process: This study evaluated how site planning and building modifications could enhance campus safety, identity, and functionality, while balancing impacts to parking and surrounding properties.

Explored:

- . Assessing campus security and visibility using CPTED (Crime Prevention Through Environmental Design) principles
- . Exploring options for a new or enhanced main entry sequence to improve access control and campus identity
- . Evaluating trade-offs between building expansion and loss of on-site parking
- . Identifying opportunities to improve site circulation, arrival experience, and pedestrian safety
- . Studying potential acquisition of adjacent properties to support long-term growth and parking needs
- . Analyzing existing parking supply, City requirements, and future demand scenarios
- . Exploring alternative parking strategies and shared-use opportunities
- . Reviewing zoning, setbacks, and regulatory constraints
- . Considering westward expansion concepts and opportunities for program growth, including health sciences

KEY INSIGHTS

Entry, Security & Site Strategy Study

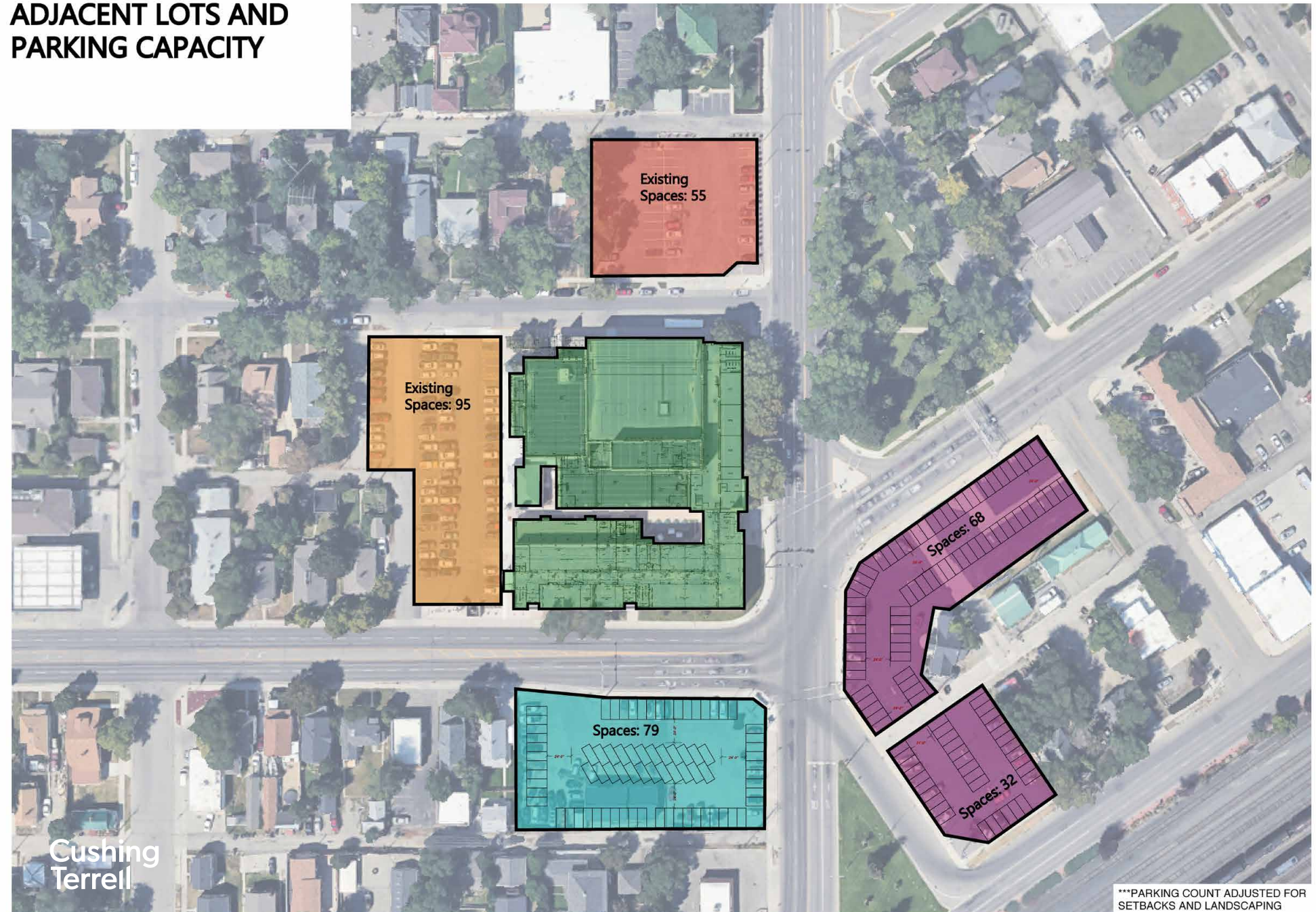
Focus Area	Insight
Parking as Primary Constraint	There is a direct trade-off between building expansion and available parking. The site is already below current parking standards, meaning any expansion will require additional parking solutions.
Regulatory Constraints	Zoning, setbacks, and City parking requirements are key drivers in determining what is feasible on the site and must be addressed early in planning.
Expansion Feasibility	Modifications within the existing building footprint (e.g., new entry at the pump house location) can improve function and security without triggering additional parking requirements.
Program Growth Opportunities	Targeted expansion—particularly to the west—could support high-value programs such as health sciences, but must be balanced with site and parking constraints.
Site Capacity Limits/Land Acquisition	Larger additions quickly exceed on-site parking capacity, requiring off-site parking and likely the acquisition of adjacent properties to meet demand. Depending on the scope, between approximately 24 and 195 additional parking spaces may be required to support expansion and long-term growth.
Phased Expansion Options	A range of scenarios were tested, from minor renovations with no parking impact to larger additions requiring significant off-site parking, illustrating the spectrum of feasible development strategies.
Campus Entry & Identity	A new or enhanced main entry presents a major opportunity to improve campus identity, visibility, and wayfinding, while strengthening security and access control.
Safety & Circulation	Improved site planning can enhance pedestrian safety, arrival experience, and overall campus flow, particularly at key entry points.

Explore Phase

Process & Key Findings

BCCHS Campus

ADJACENT LOTS AND PARKING CAPACITY



SETBACKS AND BUILDABLE ZONE



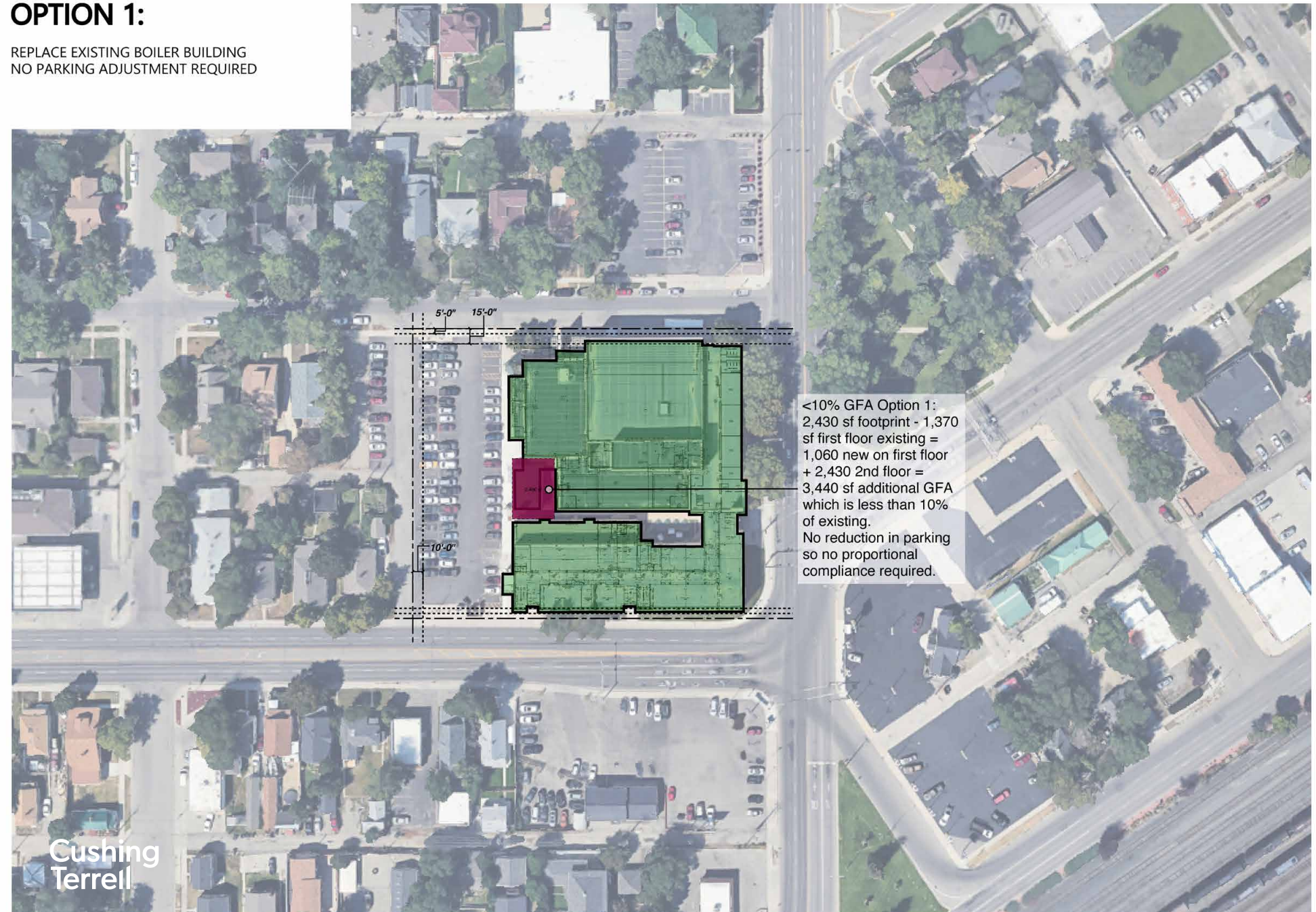
Explore Phase

Process & Key Findings

BCCHS Campus

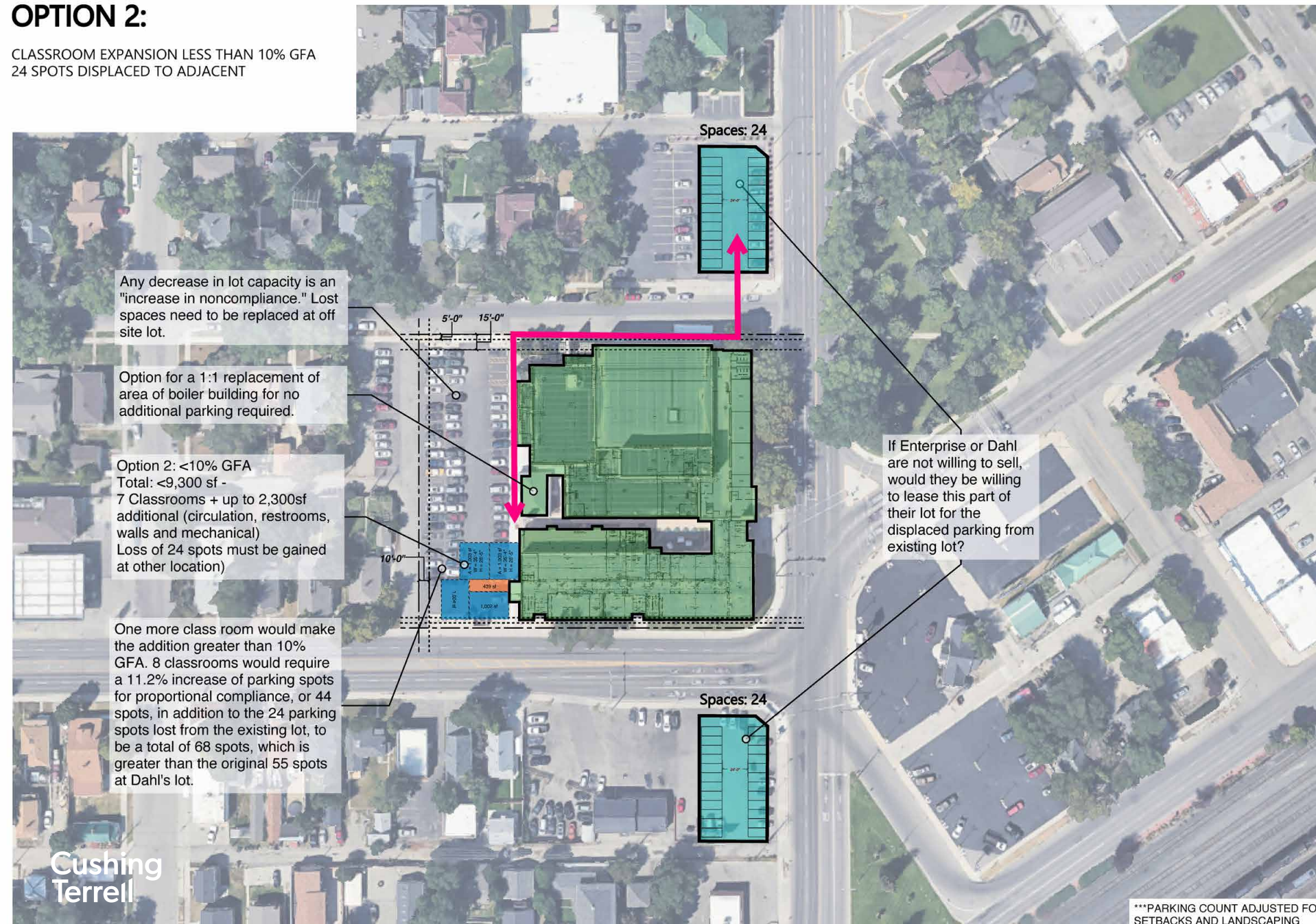
OPTION 1:

REPLACE EXISTING BOILER BUILDING
NO PARKING ADJUSTMENT REQUIRED



OPTION 2:

CLASSROOM EXPANSION LESS THAN 10% GFA
24 SPOTS DISPLACED TO ADJACENT



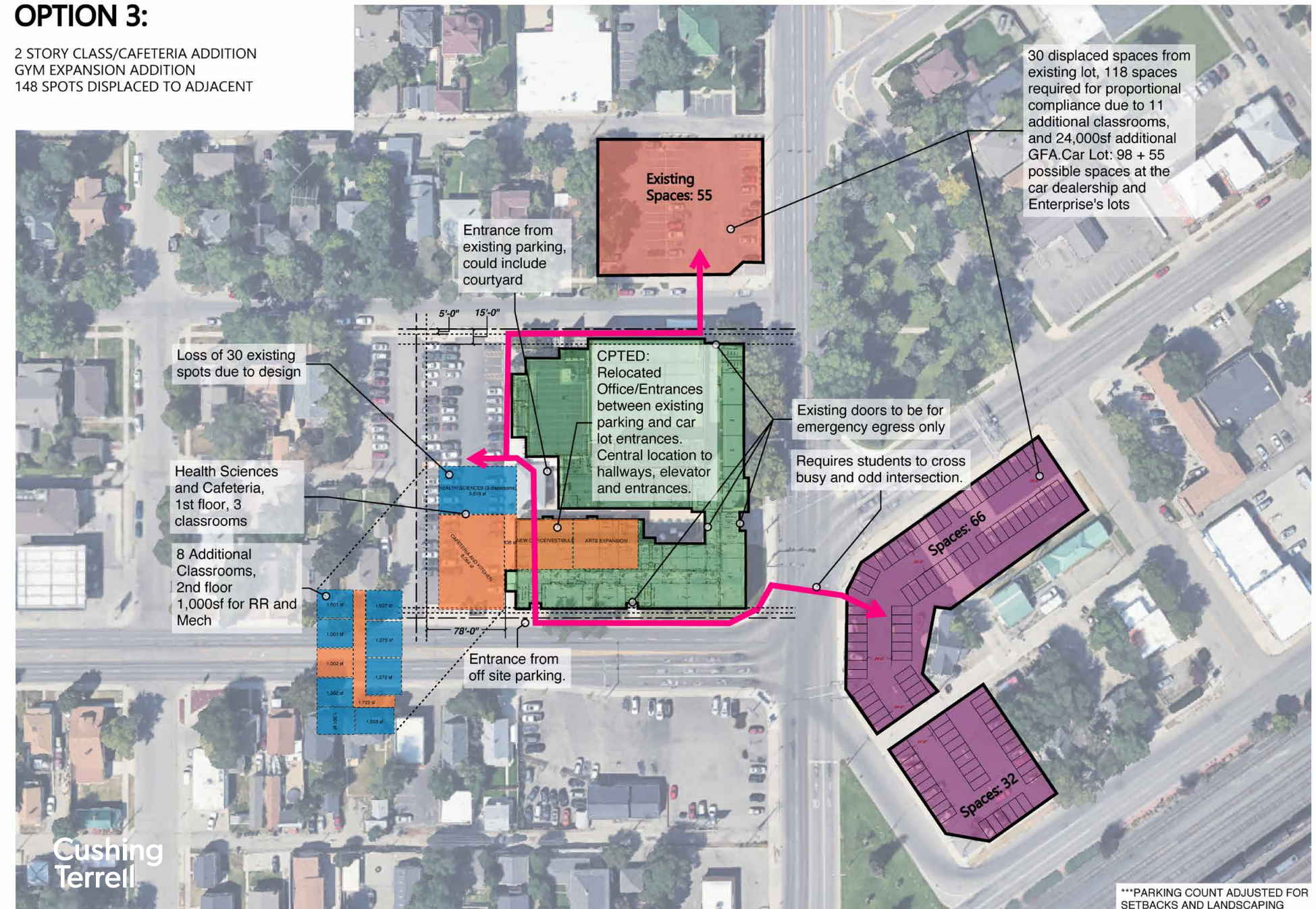
Explore Phase

Process & Key Findings

BCCHS Campus

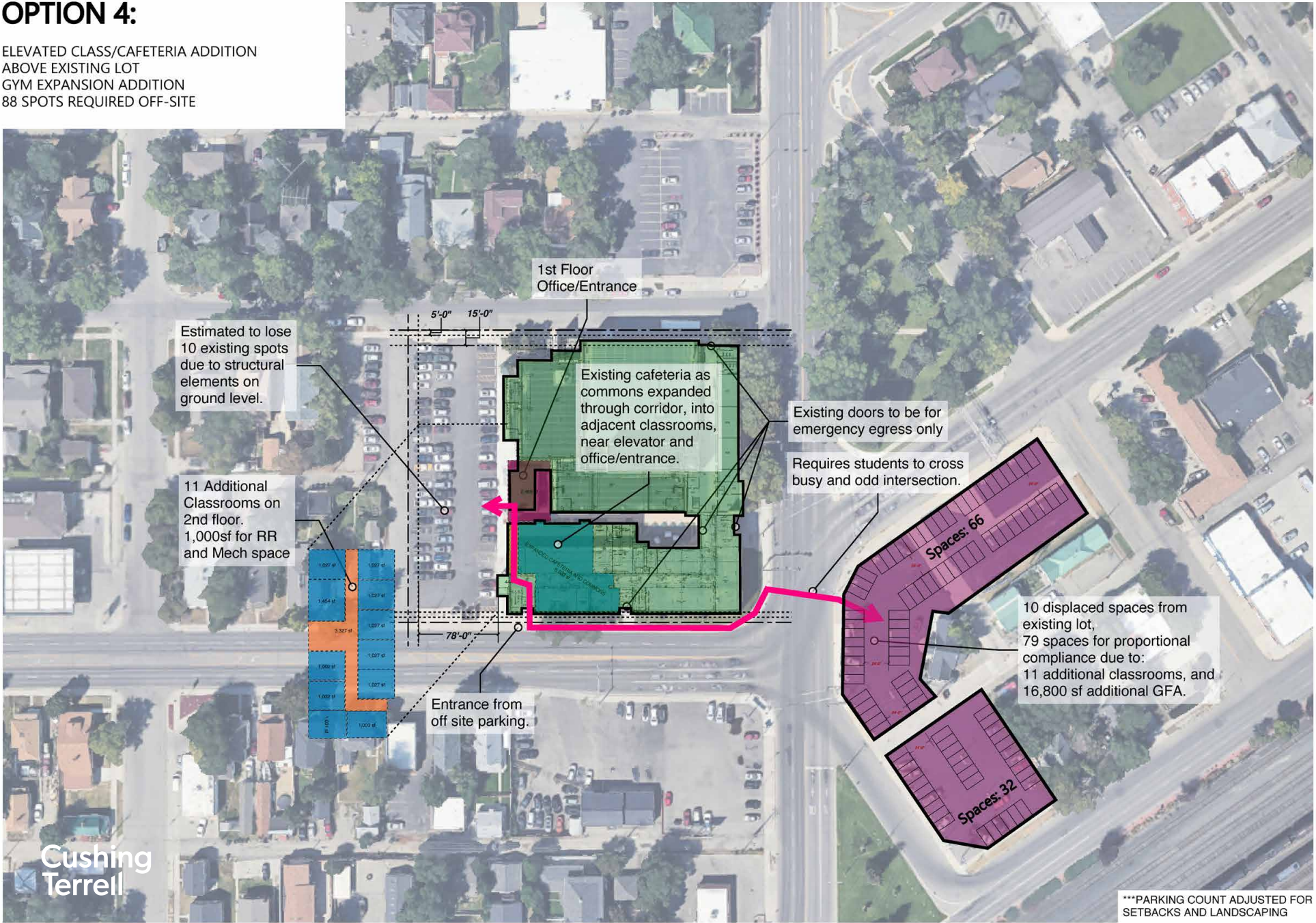
OPTION 3:

2 STORY CLASS/CAFETERIA ADDITION
GYM EXPANSION ADDITION
148 SPOTS DISPLACED TO ADJACENT



OPTION 4:

ELEVATED CLASS/CAFETERIA ADDITION
ABOVE EXISTING LOT
GYM EXPANSION ADDITION
88 SPOTS REQUIRED OFF-SITE



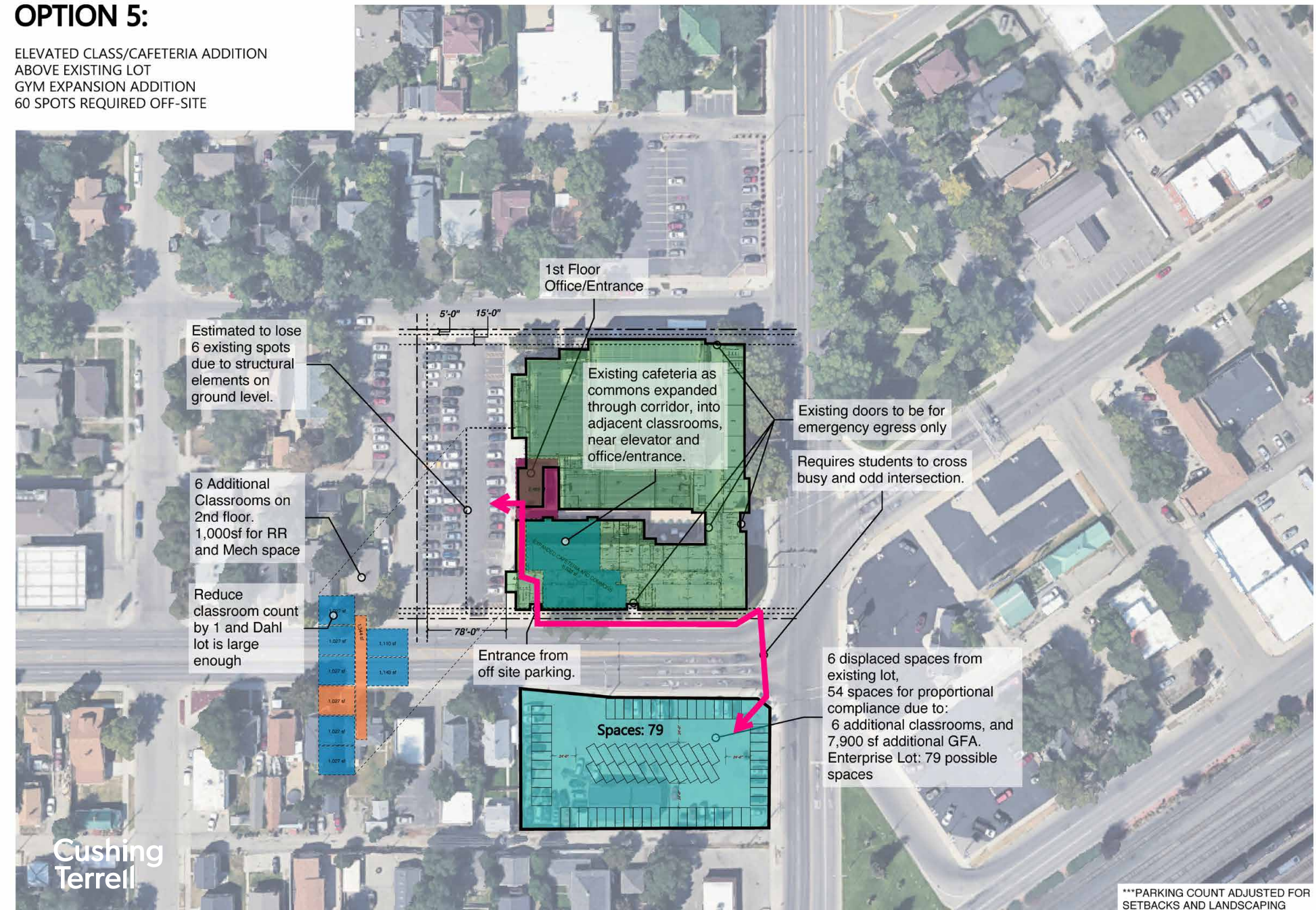
Explore Phase

Process & Key Findings

BCCHS Campus

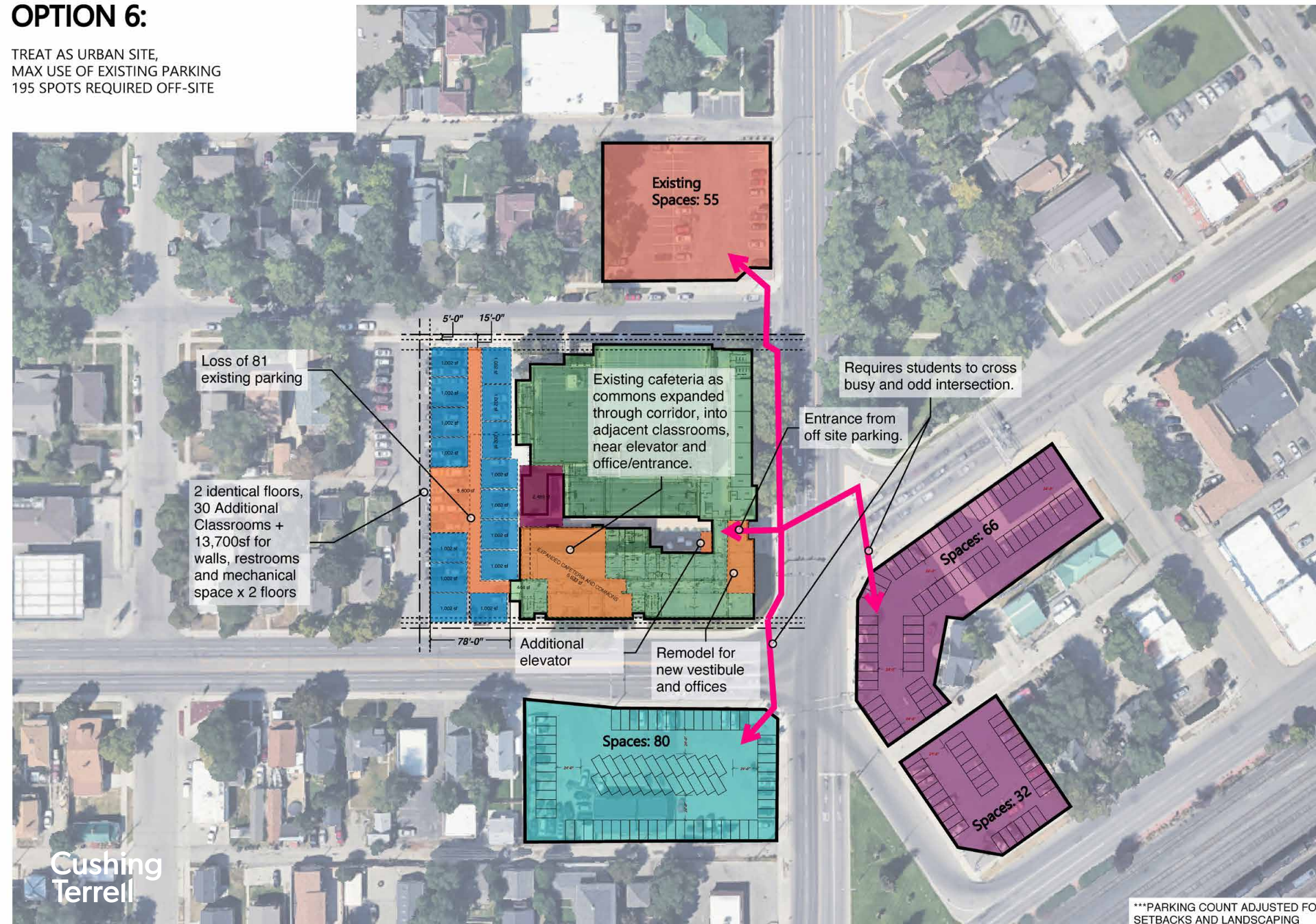
OPTION 5:

ELEVATED CLASS/CAFETERIA ADDITION
ABOVE EXISTING LOT
GYM EXPANSION ADDITION
60 SPOTS REQUIRED OFF-SITE



OPTION 6:

TREAT AS URBAN SITE,
MAX USE OF EXISTING PARKING
195 SPOTS REQUIRED OFF-SITE



Explore Phase

Process & Key Findings



BCCHS Campus

Facility & Learning Environment Modernization Study

Process: This study focused on improving the quality, functionality, and overall experience of existing interior spaces to better support modern learning and student life. It included both campus-wide interior upgrades and a targeted study of science classroom renovations.

Explored:

- Classroom renovations and modernization to support flexible, 21st-century learning environments

* *Special Mayfair Project: Science Lab Renovation Design*

- Renovation of approximately 3,280 SF to create three modern science labs
 - Reconfiguration of space to increase capacity while maintaining shared support areas
 - Integration of updated lab infrastructure, including fume hood, plumbing, and ventilation
 - Demo and installation of new finishes, lighting, ceilings, and casework to meet current lab standards
 - Flexible layouts with workstation pods supporting 20–24 students per classroom
 - Development of preliminary project budget to support BCS fundraising
-

- Upgrades to finishes, ceilings, lighting, doors, and windows across the building
- Integration of updated furnishings and technology
- Enhancements to student commons and informal gathering spaces
- Renovation and expansion of restroom facilities
- Maximizing efficiency and use of existing square footage
- Improving underutilized spaces, including basement-level arts and music areas

KEY INSIGHTS

Facility & Learning Environment Modernization Study

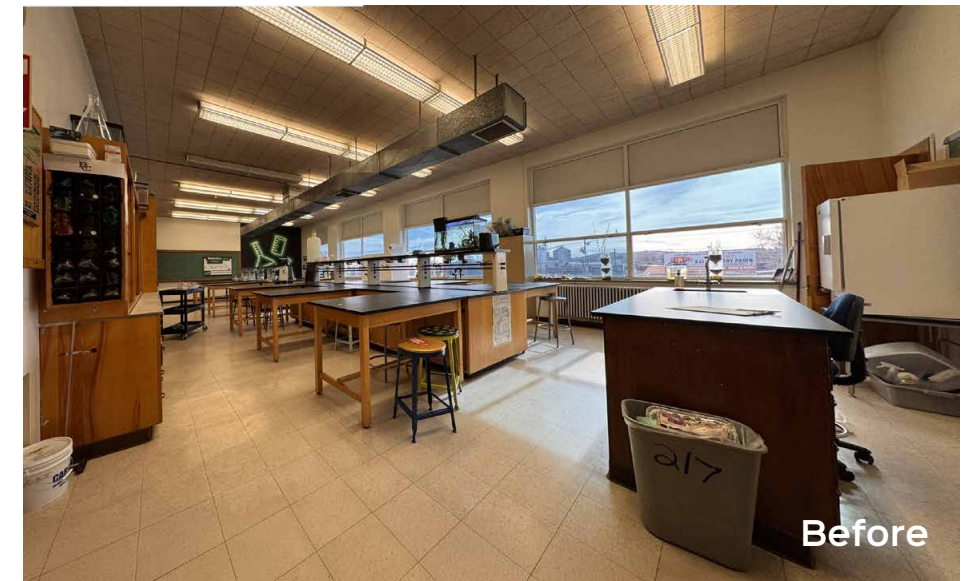
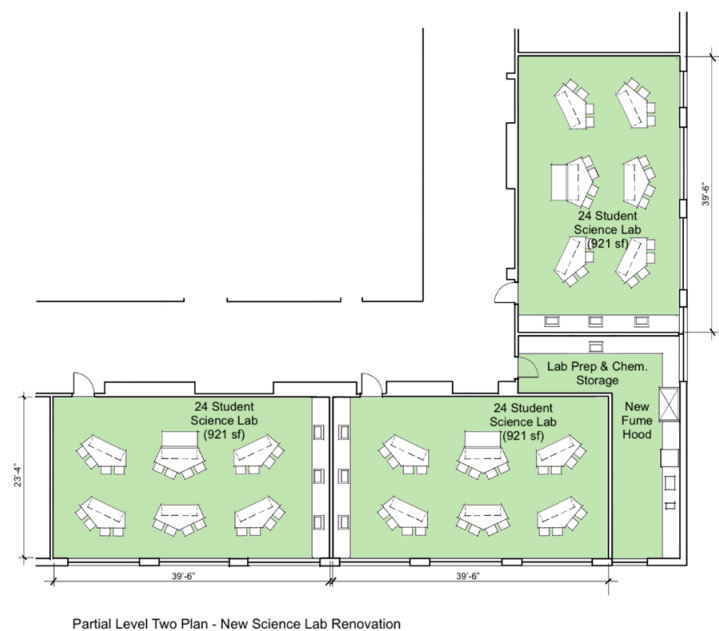
Focus Area	Insight
Interior Modernization Opportunity	The building has strong underlying structure (“good bones”) and can be significantly transformed through targeted interior updates rather than major expansion.
Design Direction & Identity	A cohesive design approach rooted in timeless, traditional, and collegiate-inspired interiors is recommended, reinforcing the school’s identity through natural materials, warm finishes, and integrated branding.
First Impressions & Experience	Strategic updates to hallways, classrooms, and commons can dramatically improve how the school is perceived by prospective students and families, creating a stronger “wow” factor during tours.
Scope of Interior Upgrades	Key upgrades include finishes, ceilings, lighting, doors, windows, furnishings, and technology—applied consistently across classrooms, corridors, and gathering spaces.
Student Commons & Informal Space	There is strong opportunity to enhance student life through informal gathering, study, and social spaces, which are currently limited.
Space Optimization	Existing square footage can be used more efficiently by improving layouts and reclaiming underutilized areas, including basement-level arts and music spaces.
Restroom Improvements	Restroom upgrades remain a critical need tied to both student experience and overall facility quality.
Infrastructure Integration	Interior upgrades should be coordinated with mechanical, electrical, and plumbing improvements (e.g., HVAC, lighting, lab plumbing) to create fully functional, future-ready environments.
Phased Implementation Strategy	A “kit-of-parts” approach—standardizing finishes, lighting, and classroom elements—can allow for phased upgrades while maintaining a cohesive look and feel across the building.

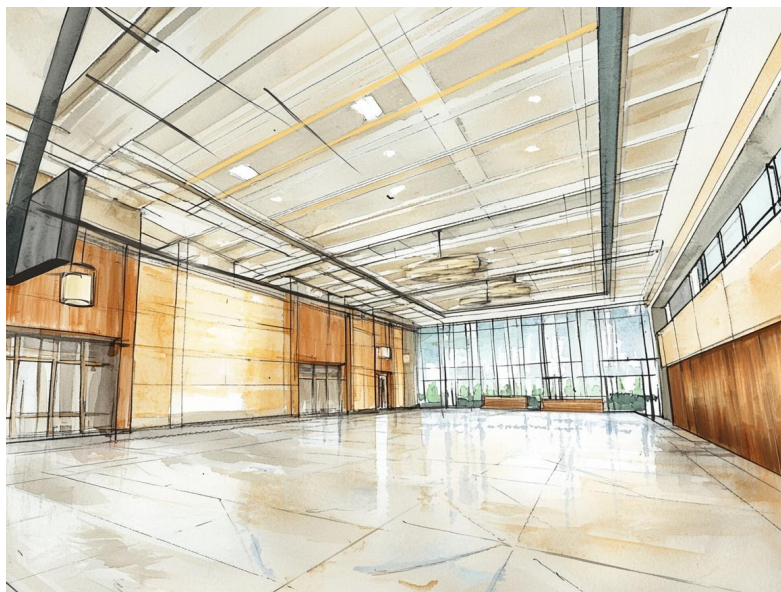
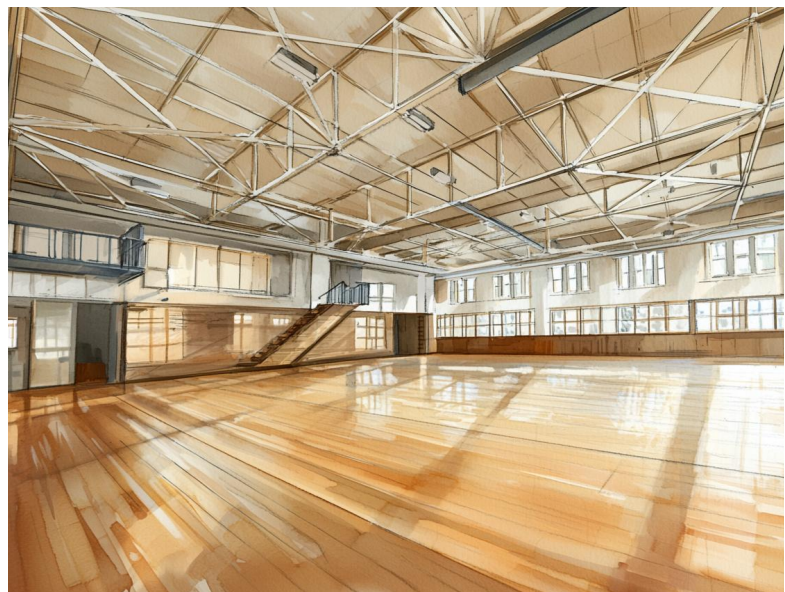
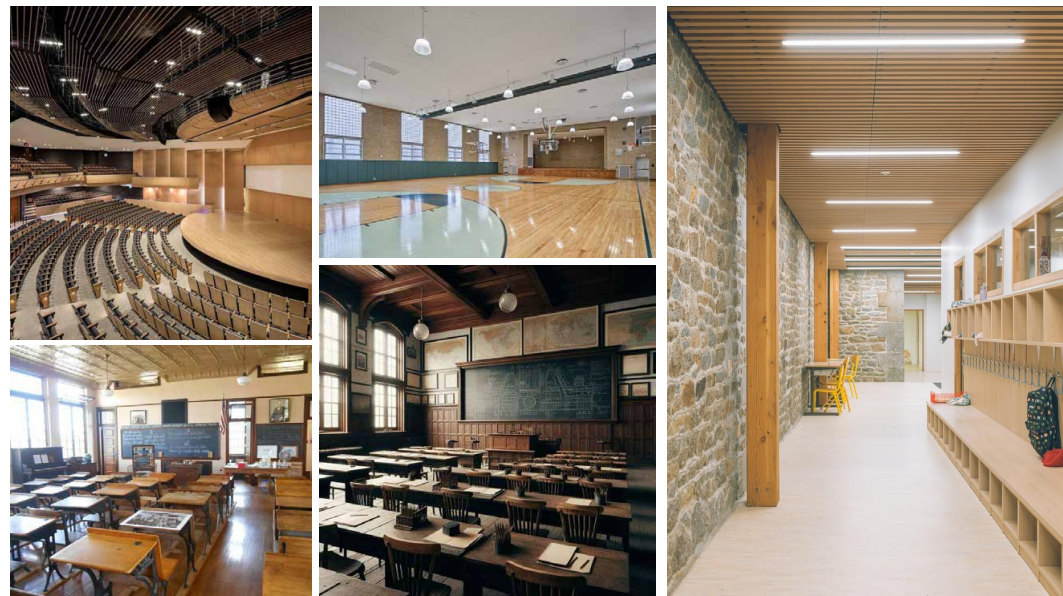


Explore Phase

Process & Key Findings

BCCHS Campus Science Lab Renovation Design





Explore Phase

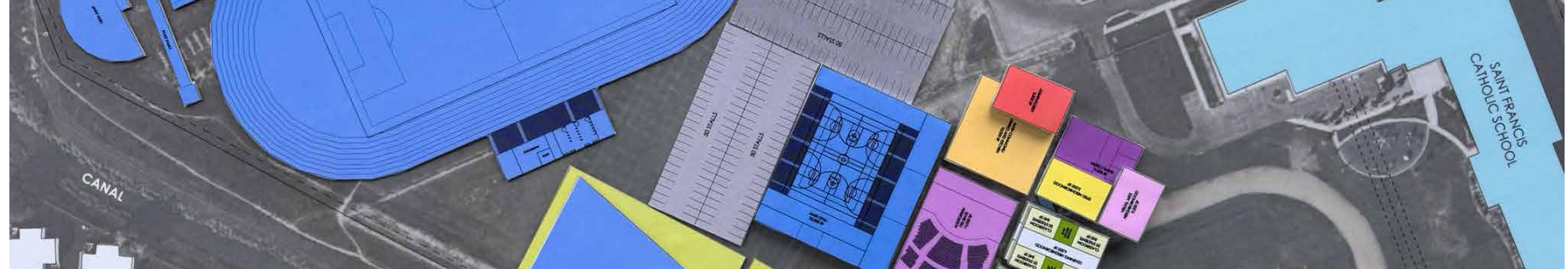
Process & Key Findings

Colton Campus

Campus Test Fits & Program Studies

Process: Building on Assess Phase recommendations and Steering Committee direction, this study explored how a range of academic, early childhood, athletic, and shared-use programs could be accommodated on the Colton Campus.

Through interactive test fits using scaled program blocks based on actual square footage requirements and program needs identified for BCS, the team evaluated site capacity, adjacencies, and trade-offs to help prioritize what elements can realistically be developed on the site.



Explored:

- **Early Childhood Education (ECE)**
 - Program requirements for a dedicated ECE facility, including classrooms, support spaces, and indoor/outdoor play
 - Evaluation of facility scenarios:
 - a. Standalone ECE building (preferred)
 - b. Conversion of existing Saint Francis gym
 - c. Integration into a future school facility
 - Site placement options, including frontage along 21st Street
 - Dedicated circulation, drop-off, and parking needs (~20 stalls)
- **Academic Program Scenarios**
 - Test fits for middle school and high school configurations
 - Evaluation of program size, scale, and site impact
 - Adjacency relationships between academic, athletic, and shared-use facilities
- **Multipurpose & Shared-Use Facilities**
 - Integration of a multipurpose activities center (standalone or part of a school)
 - Exploration of shared-use spaces for athletics, assemblies, performance, and community events
- **Athletics & Outdoor Facilities**
 - Siting of an 8-lane track with integrated soccer/football field
 - Stadium seating, field event areas, and supporting amenities (concessions, restrooms, storage)
 - Additional elements including practice fields and baseball concepts
- **Parking, Access & Site Infrastructure**
 - Parking demand for various program combinations
 - Shared-use parking with St. Thomas Church
 - Site circulation, access points, and traffic flow
 - Review of City requirements for school development
- **Interactive Charrette Tools**
 - Development of scaled program blocks and test-fit boards based on actual space requirements and program needs identified for BCS
 - Blocks represented key elements including ECE, middle/high school components, athletics, multipurpose facilities, and supporting infrastructure (e.g., parking)
 - Used with the Steering Committee to physically test layouts, compare scenarios, and understand real site impacts
 - Enabled Steering Committee to visualize trade-offs and guide prioritization of program elements

Colton Campus

Focus Area	Insight
Site Capacity & Prioritization	The Colton Campus cannot accommodate all desired program elements simultaneously. The study functioned as an elimination exercise, helping stakeholders prioritize what is most important to include.
Shared Parking Efficiency	Approximately 500 parking spaces are required to support a full track/stadium event. These same spaces can support other program elements (school or multipurpose), reinforcing the need for shared parking strategies.
Track Orientation & Placement	The track is ideally oriented north-south to minimize sun glare for athletes during morning and evening events, limiting placement options and influencing overall site layout.
Baseball Field Considerations	Baseball fields have preferred orientation (home plate facing east-northeast) to reduce sun glare for batters and players, further constraining layout and competing for space.
ECE Location Strategy	The most effective location for ECE is along 21st Street, allowing for a dedicated, secure drop-off and clear access separate from the main campus.
Middle School vs. High School	The site cannot support both a middle school and high school at once efficiently, requiring a decision on which program to prioritize.
Multipurpose Facility Role	A multipurpose facility provides a state-of-the-art gymnasium and gathering space for athletics, assemblies, and potential performance use—relieving pressure on BCCHS while establishing Colton as the primary hub for these activities
Site Access & Circulation	Campus access and internal circulation require careful planning to safely accommodate multiple user groups, including ECE, K-8, athletics, and event traffic.
Multi-Functional Design Need	To maximize limited land, all fields and facilities must serve multiple uses; single-purpose elements reduce overall site efficiency.
Steering Committee Engagement Value	The interactive test-fit process (moving program blocks) was effective in helping the steering committee understand trade-offs and align around priorities.

Explore Phase

Process & Key Findings

Explore Charrette

Purpose: The Explore Charrette provided an interactive workshop setting to engage a broad group of BCS leaders in shaping the next phase of master planning. Building on the Assess Phase and initial design studies, the session brought together perspectives from those most familiar with BCS to help refine priorities for both the BCCHS and Colton campuses. The charrette (interactive design workshop) was designed to move beyond general input and toward clear prioritization, identifying the improvements and facilities that should guide future planning efforts.



Process: The session began with a presentation by Cushing Terrell that outlined the overall master planning approach, summarized key findings from the Assess Phase, and previewed targeted design studies explored to date. This provided context for the interactive portion of the workshop.

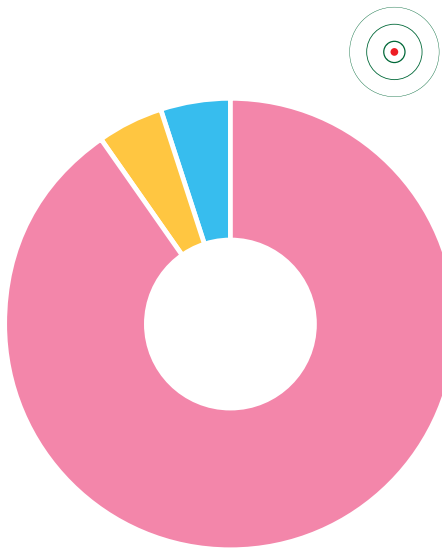
Participants then divided into small groups of 5–7 and rotated through two facilitated workshop sessions:

- **Workshop 1: BCCHS**
- **Workshop 2: Colton Campus**

At each station, a table host guided discussion using a framework of “bucket” categories to help participants evaluate options, discuss trade-offs, and identify priority elements for each site. Participants then organized these priorities on a “target” diagram—placing the highest priorities at the center, secondary items in the middle ring, and lower-priority or later-phase elements in the outer ring.

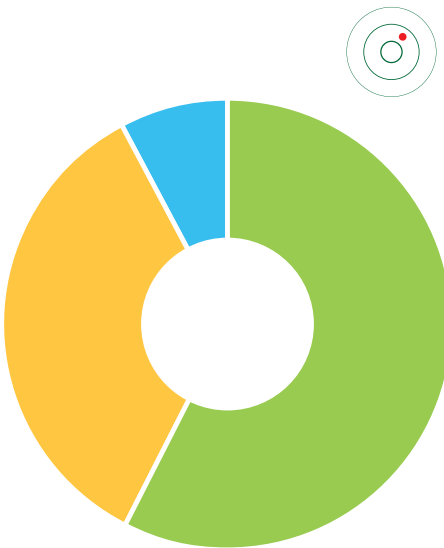
The small-group format encouraged active participation and productive dialogue. After completing both sessions, the full group reconvened to share key takeaways, align on major themes, and ask questions.





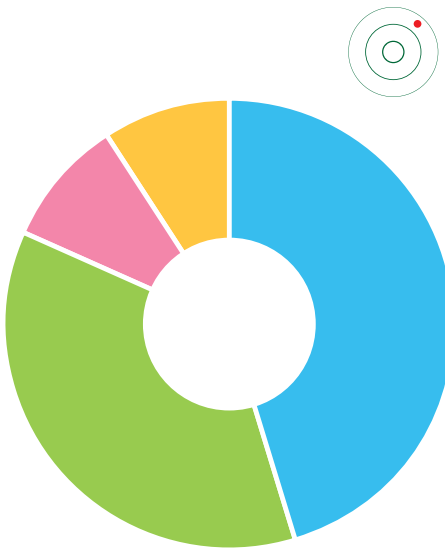
BCCHS CENTER Ring
(Highest Priority – Must Lead Next Phase)

Bucket Category	Item	Color
Infrastructure, Systems & Building Health	Secure maintenance	Pink
Safety, Security & Campus Access	Safe arrival	Pink
Safety, Security & Campus Access	Safe main entrance	Pink
Safety, Security & Campus Access	Safety (general)	Pink
Safety, Security & Campus Access	Main entrance	Pink
Infrastructure, Systems & Building Health	HVAC	Pink
Infrastructure, Systems & Building Health	Natural light (windows/envelope)	Pink
Safety, Security & Campus Access	Safety (duplicate)	Pink
Safety, Security & Campus Access	Secure entrance	Pink
Parking, Site & Outdoor Spaces	Parking	Blue
Safety, Security & Campus Access	Safety and Security	Pink
Infrastructure, Systems, & Building Health	Infrastructure	Pink
Infrastructure, Systems, & Building Health	Windows @ science Labs	Pink
Safety, Security & Campus Access	Safety and Security	Pink
Infrastructure, Systems, & Building Health	Infrastructure Systems (restrooms)	Pink
Faith Identity & Worship	Faith Identity in everything	Yellow
Infrastructure, Systems, & Building Health	Infrastructure & Systems	Pink
Infrastructure, Systems, & Building Health	Infrastructure	Pink
Infrastructure, Systems, & Building Health	Infrastructure Systems and Building Health	Pink
Safety, Security & Campus Access	Secure Main Entrance	Pink
Infrastructure, Systems, & Building Health	HVAC, Plumbing, IT	Pink



BCCHS MIDDLE Ring
(Important, Secondary)

Bucket Category	Item	Color
Classrooms & Academic Program Growth	Healthcare	Green
Classrooms & Academic Program Growth	STREAM – hands on	Green
Classrooms & Academic Program Growth	Classrooms – science labs	Green
Faith Identity & Worship	Academics and faith	Yellow
Learning Environments & Interior Modernization	Restrooms	Green
Classrooms & Academic Program Growth	STREAM (duplicate)	Green
Classrooms & Academic Program Growth	Classrooms	Green
Student Experience / Commons	Community spaces	Yellow
Faith Identity & Worship	Catholic Identity	Yellow
Student Experience / Commons	Dining – keep kids on campus	Yellow
Student Experience / Commons	Student experience - commons	Yellow
Faith Identity & Worship	Worship/ Identity	Yellow
Faith Identity & Worship	Full time priest/chapel for one grade	Yellow
Parking, Site, & Outdoor Spaces	Parking	Blue
Athletics & Game Day Experience	Multipurpose gym at existing BCCHS	Blue
Learning Environments & Interior Modernization	Learning environment	Green
Classrooms & Academic Program Growth	Classrooms and Academic	Green
Classrooms & Academic Program Growth	Increase Capacity	Green
Learning Environments & Interior Modernization	Learning environment	Green
Learning Environments & Interior Modernization	Finishes, storage, vibe	Green
Student Experience / Commons	Student experience - learning commons	Yellow
Arts, Music, & Performance	Art, Music, performance - new space	Yellow
Classrooms & Academic Program Growth	STREAM spaces	Green
Classrooms & Academic Program Growth	Science labs	Green
Classrooms & Academic Program Growth	Classrooms & Academic Program Growth	Green
Academic Core & Student Success	Academic core and student success	Green



BCCHS OUTER Ring
(Later Phase / Lower Priority)

Bucket Category	Item	Color
Athletics & Game Day / Community	Community, athletics	Blue
Parking, Site & Outdoor Spaces	Parking, pedestrian	Blue
Learning Environments & Interior Modernization	Learning environments	Green
Learning Environments & Interior Modernization	Classroom upgrades	Green
Learning Environments & Interior Modernization	Restroom upgrades	Green
Safety, Security & Campus Access	Combined BCS Admin	Pink
Classrooms & Academic Program Growth	New classrooms	Green
Arts, Music & Performance	Arts/Music Performance	Yellow
Community Connection & Hosting	Community, Connection, and Hosting	Blue
Athletics & Game Day Experience	Athletics & Game Day Experience	Blue
Parking, Site, & Outdoor Spaces	Parking, Site, & Outdoor Space	Blue

BUCKET A [PINK]	FOUNDATIONAL & NON-NEGOTIABLE (Required to operate safely and responsibly) 1. Safety, Security & Campus Access · Secure main entrance and admin hub, potential new entry addition · Campus access control and surveillance · Exterior lighting and arrival safety · Life safety and accessibility upgrades 2. Infrastructure, Systems & Building Health · Mechanical (HVAC, cooling, boilers) · Electrical, IT, and fire alarm systems · Roofs, windows, and building envelope · Code compliance and longevity upgrades
BUCKET B [GREEN]	ACADEMIC CORE & STUDENT SUCCESS (Direct impact on learning outcomes) 3. Learning Environments & Interior Modernization · Classroom finishes, lighting, acoustics · Technology and flexible furniture · Storage and organization · Restroom upgrades 4. Classrooms & Academic Program Growth · Renovate existing classrooms · New classrooms and science labs · Hands on, CTE / STREAM spaces · Support for electives, AP, dual credit
BUCKET C [YELLOW]	STUDENT LIFE, FAITH & EXPERIENCE (What it feels like to be a Central student) 5. Student Experience, Commons & Daily Life · Student commons and gathering spaces · Dining, café, and informal study areas · Student services and wellness support · Improved circulation and locker areas 6. Faith Identity & Worship · Space for all school Mass (non gym) · Chapel or worship centered gathering · Visible Catholic identity and sacred art · Retreat and formation spaces 7. Arts, Music & Performance · Art, music, and drama spaces · Performance / auditorium space · Visibility and parity with athletics
BUCKET D [BLUE]	COMMUNITY, ATHLETICS & CAMPUS (Visibility, energy, and external engagement) 8. Athletics & Game Day Experience ·Practice and competition upgrades ·Expanded bleacher seating ·Improved spectator and team spaces 9. Community Connection & Hosting ·Large multipurpose gathering space ·Hosting school wide and community events ·Alumni, donor, and parish engagement 10. Parking, Site & Outdoor Spaces ·Parking and drop off solutions ·Pedestrian flow and safety ·Courtyard and outdoor gathering spaces



BUCKET OUTDOOR ATHLETICS

A

[BLUE]

1. 8-lane running track with soccer field
2. Pole Vault
3. Javelin Throw
4. Shot Put
5. High Jump
6. Baseball Field
7. Tennis Courts
8. Outdoor Basketball Court
9. (2) Practice Fields
10. 500 parking stalls

BUCKET HIGH SCHOOL / MIDDLE SCHOOL

B

[YELLOW]

1. (5) Learning Neighborhoods
2. (1) Science Neighborhood
3. Main Gymnasium w/ locker rooms
4. Auxiliary Gym
5. Auditorium
6. Music Neighborhood
7. SPED
8. Visual Arts Neighborhood
9. Commons
10. Admin

BUCKET EARLY CHILDHOOD EDUCATION

C

[GREEN]

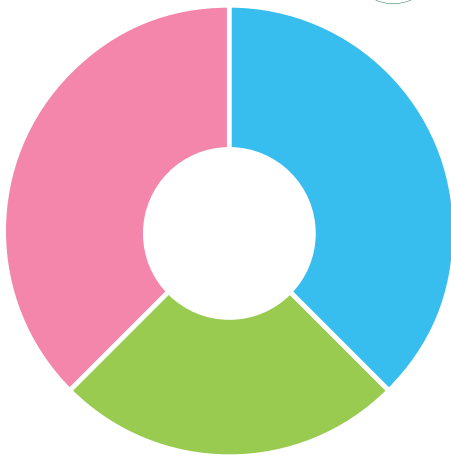
1. ECE Standalone Building
2. ECE ST. Francis Remodel
3. ECE Pickup and Parking

BUCKET MULTIPURPOSE FACILITY

D

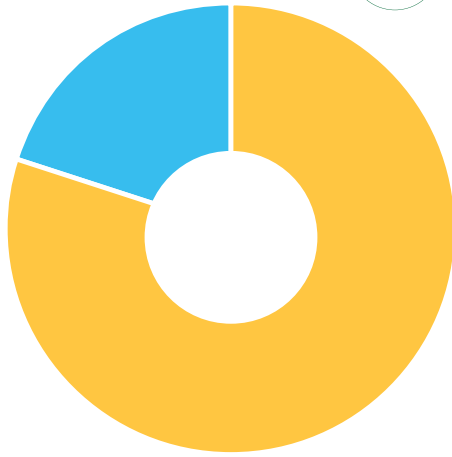
[PINK]

1. Main Gym w/ Locker rooms
2. Multipurpose Space
3. Admin/Lobby



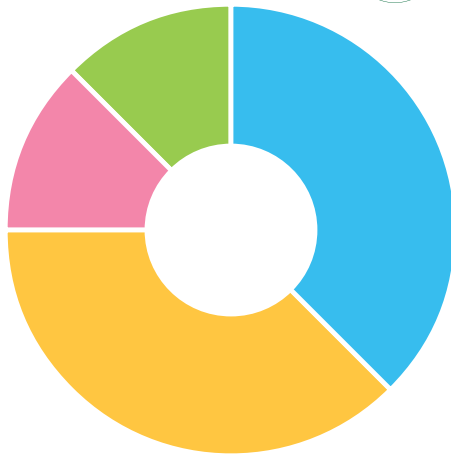
Colton CENTER Ring
(Highest Priority – Must Lead Next Phase)

Bucket Category	Item	Color
Outdoor Athletics	8-lane running track with soccer field (right-sized for BCS needs)	Blue
Outdoor Athletics	(2) Practice fields (multi-functional use)	Blue
Outdoor Athletics	Required parking to support primary uses (right-sized)	Blue
Early Childhood Education	ECE (final approach TBD: standalone or Saint Francis integration)	Green
Early Childhood Education	ECE pickup and parking (safe, dedicated circulation)	Green
Multipurpose Facility	Main gym w/ locker rooms	Pink
Multipurpose Facility	Multipurpose space (flexible, indoor use)	Pink
Multipurpose Facility	Admin / lobby (to support facility function)	Pink



Colton MIDDLE Ring
(Important, Secondary)

Bucket Category	Item	Color
High School / Middle School	Middle school (scaled appropriately for site)	Yellow
High School / Middle School	Commons	Yellow
High School / Middle School	Admin (if tied to middle school concept)	Yellow
High School / Middle School	(Partial) learning neighborhoods (as needed for middle school)	Yellow
High School / Middle School	Science neighborhood (if middle school included)	Yellow
High School / Middle School	SPED program space	Yellow
High School / Middle School	Music / visual arts (right-sized, integrated)	Yellow
High School / Middle School	Auditorium (scaled / potentially paired with multipurpose)	Yellow
Outdoor Athletics	Track & field event spaces (pole vault, shot put, etc.)	Blue
Outdoor Athletics	Tennis courts / outdoor basketball (if space allows)	Blue



Colton OUTER Ring
(Later Phase / Lower Priority)

Bucket Category	Item	Color
Outdoor Athletics	Baseball field (mixed support, high land + maintenance impact)	Blue
Outdoor Athletics	Expanded spectator seating / event hosting upgrades	Blue
Outdoor Athletics	Full build-out of all specialty track events (if constrained)	Blue
High School / Middle School	Full high school program (not supported / not feasible on site)	Yellow
High School / Middle School	Full (5) learning neighborhoods (beyond middle school scale)	Yellow
High School / Middle School	Auxiliary gym (secondary to multipurpose)	Yellow
Early Childhood Education	Standalone vs. remodel (final decision dependent, not both)	Green
Multipurpose Facility	Expanded facility beyond core needs (future expansion only)	Pink



BILLINGS CATHOLIC SCHOOLS MASTER PLANNING
COTTON CAMPUS - SCALE 1" = 50'



PRODUCED IN
THE STATE OF MONTANA FOR:
BILLINGS CATHOLIC SCHOOLS
BILLINGS, MONTANA
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