Brazosport Independent School District Long Range Facilities Planning Committee Meeting June 12th, 2014

MINUTES

The LRFPCM met at 6:00 p.m., June 12th, 2014, at Brazoswood High School, 302 West Brazoswood, Clute, Texas, with the following members present:

Committee Members Present:

Bass Brooks	Casey Cundieff	Mary Guilherme	Adam Handley
Drew Lindsey	Jim Koch	Jim Martin	Terry McCollough
Johnnie Redden	Gerald Roznovsky	Melissa Strawn	William Tidwell
3 611	T7: 1 TT7:11		

Mike Vandaveer Kirk Willson

BISD Staff Members Present:

Jerry Adkins (Trustee)	Monty Burger	Rita Cundieff	Irenna Garapetian
Karin Holacka	Lorrie Kloss	Danny Massey	Dan Schaefer
George R. Sullivan (Trustee)	Sarah Wright		

Items Discussed:

1. Approval of May 27th Meeting Minutes

Motion "to approve the May 27th Meeting Minutes as presented" made by Brooks Bass, seconded by Kirk Willson. Motion Approved.

2. Update on Taxable Values

Dan Schaefer noted that estimated increase in certified taxable values will not be occurring as soon as previously noted due to delays in industrial construction. Calculations for bond financing will be pushed out a year in a revised document for the committee.

3. Bond Program Scenarios

Budgeting for five scenarios, identified by the committee in Meeting #5 were calculated and presented. The option description and associated pricing follows:

To address the Freeport area facility needs in terms of elementary schools, there are currently three schools (Long, Fleming, and Velasco) with an area population that could be served by 2 - 750 student capacity schools.

Option A – Consolidate by keeping Velasco as is, expand Fleming to handle 750 students, and repurpose/close Long.

• Fleming ES Addition/Improvements: \$6,000,000

Option B – Consolidate by keeping Velasco as is, repurpose/close Long and Fleming, and build a new 750 student elementary school.

• Consolidate Fleming ES and Long ES into one new ES campus: \$21,240,000

To address the Lake Jackson/Clute area facility needs in terms of elementary schools, the following scenarios to address growth and to improve facilities, were suggested for further study:

Option C – Replace Beutel and Ogg with new 750 student campuses on their existing sites. Enough land is available for construction of new, while still using the current facility, eliminating the need for construction phasing/relocation of students during construction.

• Replace Beutel ES and Ogg ES with new campuses: \$42,480,000

Option D – Replace Beutel, Brannen, Ney, Roberts, and Ogg with four new 750 student campuses, only needing four new schools to replace the existing five smaller capacity schools.

• Replace Beutel ES, Brannen ES, Ney ES, Roberts ES and Ogg ES with four new campuses: \$84,960,000

Option E - Replace Beutel, Brannen, Ney, Roberts, and Ogg with five new 750 student campuses to address future growth.

• Replace Beutel ES, Brannen ES, Ney ES, Roberts ES and Ogg ES with five new campuses: \$106,200,000

Above costs were determined using \$190/SF for current new construction of an elementary school, with 8% inflation for a mid 2015 construction start, and an 18% soft costs (fees, materials testing, furniture, equipment, soils testing, surveying, admin costs,...). 86,000 SF was used to match the area of Velasco ES.

K-6 Scenario: This option was explored using current student populations in the Lake Jackson area. This would make Rasco MS a K-6 facility, as well as the other Lake Jackson elementary schools. The purpose would be to have all students NOT cross Highway 288. The result would be Rasco K-6 with over 800 students and smaller schools on the east side. With the preference of the committee not to exceed 750 students per elementary school, this scenario was not explored further.

Discussion of the scenarios continued with Option "B" seeming to be the favorite for the Freeport area, and various opinions for the Lake Jackson area depending upon the size of a bond that would have the best chance of public approval.

Existing Campuses: Corgan distributed a spreadsheet noting items of deficiency per campus, sorted by the Board's guiding principles for the purpose of the committee to select items for bond program inclusion. The listing is still in progress with campus principals to review for any additional input. The principal items will be added as well as columns for committee members to

	projects.
	Discussion also ensued around whether to go for all the needs in one referendum or to have multiple smaller referendums.
4.	Next Meeting Date
	The next LRFP Committee meeting will be Thursday, June 26 th .
Γhere	being no further business, the meeting adjourned at 7:25 pm.
Appro	oved:

Jim Martin, LRFP Committee Chairperson Mary Guilherme, LRFP Committee Secretary

rate each item 1 – high priority, 2 – mid priority, and 3 – low priority. This will aid in sorting

Brazosport Independent School District Long Range Facilities Planning Committee Meeting Attendance On June 12, 2014

Committee Members Present: (signed in)

Bass, Brooks

Cundieff, Casey

Guilherme, Mary

Handly, Adam

Lindsey, Drew

Martin, Jim

Koch, Jim

McCollough, Terry

Redden, Johnnie

Roznovsky, Gerald

Strawn, Melissa

Tidwell, William

Vandaveer, Mike

Willson, Kirk

Committee Members Absent:

Campos, Rev. Hector

Cole, Marla

Karamian, Anna

McKay, Scott

Olvera, Al

Perez, Dawn

Rayburn, Duane

Starr, Kimberly

Stephenson, David

Strambler, June

Trahan, John

Villanueva, Gabriel

Villanueva, Lynda

Wiley, Savannah

BISD Staff Members Present:

Adkins, Jerry (BISD Trustee)

Burger, Monty

Cundieff, Rita

Garapetian, Irenna

Holacka, Karin

Kloss, Lorrie

Massey, Danny

Schaefer, Dan

Sullivan, George R. (BISD Trustee)

Wright, Sarah

Guest/Visitor:

None



Long-Range Facilities Planning Committee Meeting - June 12, 2014 at 6:00 PM 9th Grade Center – BUC Room

Name	Signature
MEMBER	1 0 1
Bass, Brooks	Mul Br
Campos, Rev. Hector	
Cole, Marla	
Cundieff, Casey	Cones (d)
Guilherme, Mary	Melhome
Handly, Adam	Adm Her Up
Karamian, Anna	
Koch, Jim	Jim Kolly
Lindsey, Drew	7
Martin, Jim	
McCollough, Terry	Emck.
McKay, Scott	,
Olvera, Al	
Perez, Dawn	
Rayburn, Duane	1
Redden, Johnnie	Showe Kedder
Roznovsky, Gerald	Aud lang
Starr, Kimberly	, Ass. 19. 19.
Stephenson, David	
Strambler, June	
Strawn, Melissa	Wetwood
Tidwell, William	is
Trahan, John	
Vandaveer, Mike	MACA
Villanueva, Gabriel	
Villanueva, Lynda	
Wiley, Savannah	
Willson, Kirk	The John



Long-Range Facilities Planning Committee Meeting - June 12, 2014 at 6:00 PM 9th Grade Center – BUC Room

BISD STAFF	
Holacka, Karin	
Schaefer, Dan	
Burger, Monty	
Massey, Danny	V
McCoy-Jackson, Sandra	*
Garapetian, Irenna	Darguttan
Nabors, Jennifer	'Χ
erry Aakins	Deany Adkins
Sarah Wright	K ghi
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Rita Cundieff	Suta and
George R Sullivan	Deerge R Sullivers
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Long-Range Facilities Planning Committee Meeting - June 12, 2014 at 6:00 PM 9th Grade Center – BUC Room

GUEST/VISITOR	
GUEST/VISITOR NONE	

BRAZOSPORT INDEPENDENT SCHOOL DISTRICT

Long Range Facilities Planning Committee 2014 Bond Program Meeting #6

June 12, 2014



AGENDA



- Welcome from Chair
 - Consider Approval of Prior Meeting Minutes
- Update on Taxable Values
- Bond Program Scenarios
 - Replacement Campuses
 - K-6 Alignment
 - Existing Campuses Scope
 - Other Possible Components (Technology, Buses,...)
- Master Schedule/Meeting Overview
- Meeting Schedule

Taxable Values Update

Bond Program Scenarios

Replacement Campuses

DISTRICT ASSESSMENT SUMMARY GOOD **FAIR POOR** Clute Intermediate 2.05 **Administration Building Roberts Elementary 3.71** 3.03 Brazosport High 2.11 Ogg Elementary 3.74 Griffith Elementary 3.16 Lake Jackson Intermediate Austin Elementary 3.76 2.18 Support Services 3.19 **Brannen Elementary 3.76 Lighthouse Learning** Fleming Elementary 3.29 Ney Elementary 3.82 Center 2.18 Brazoswood High 3.29 Long Elementary 4.00 Velasco Elementary 2.34 Polk Elementary 3.47 **Beutel Elementary 4.50** Hopper Field 2.49 Lanier Middle 2.79 Rasco Middle 2.95 NOTES: FreeDort Intermediate 2.97 1. Poor category typically represents facilities where the costs of renovations/upgrades exceed the cost of replacement. 2. Upgrades to current standards are not required unless significant renovations are planned. 2014 BISD FACILITY **BISD**

CONSTRUCTION ENVIRONMENT



- Cyclical
- Labor and Material pricing is high and on the increase due to an extremely high demand in all market sectors
- Current costs for an Elementary School are \$175/SF - \$200/SF
- •Indications are for pricing to increase 8%-10% in 2015

OPTION "A"



South Elementary Schools

- Velasco ES remains as is
- Expand/Improve Fleming ES to serve 750 students
 - -6 classrooms + support addition
 - Replace Cafeteria, Kitchen and Gymnasium
- Close/Repurpose Long ES

OPTION "A"



- Expand Fleming ES to serve 750 students
 - -6 classrooms + support addition
 - •6,300 SF
 - **•**\$1,700,000*
 - -Replace Cafeteria, Kitchen and Gymnasium
 - •13,000 SF
 - **•**\$4,300,000*
 - * hard costs + soft costs (18%) + 8% inflation (2015 start)

OPTION "B"



South Elementary Schools

- Velasco ES remains as is
- •Build a new 750 student ES
- Close/Repurpose Fleming ES
- Close/Repurpose Long ES

OPTION "B"



- •Build a new 750 student ES
 - -86,000 SF
 - -\$21,240,000*

*hard costs + soft costs (18%) + 8% inflation (2015 start)

OPTION "C"



North Elementary Schools

- Replace Beutel ES with a new 750 student ES on existing site
- Replace Ogg ES with a new 750 student ES on existing site

OPTION "C"



- Build new 750 student replacement schools for Beutel ES and Ogg ES
 - -86,000 SF each
 - -\$21,240,000* each

*hard costs + soft costs (18%) + 8% inflation (2015 start)

OPTION "D"



North Elementary Schools

 Replace Beutel ES, Brannen ES, Ney ES, Roberts ES and Ogg ES with four new 750 student ES to replace the existing five smaller capacity campuses OPTION "D"



- Build four new 750 student schools to replace Beutel ES, Brannen ES, Ney ES, Roberts ES and Ogg ES
 - -86,000 SF each
 - -\$21,240,000* each

*hard costs + soft costs (18%) + 8% inflation (2015 start)

OPTION "E"



North Elementary Schools

 Replace Beutel ES, Brannen ES, Ney ES, Roberts ES and Ogg ES with five new 750 student ES to replace the existing five smaller capacity campuses to address future growth OPTION "E"



- Build five new 750 student schools to replace Beutel ES, Brannen ES, Ney ES, Roberts ES and Ogg ES
 - -86,000 SF each
 - -\$21,240,000* each

*hard costs + soft costs (18%) + 8% inflation (2015 start)

ELEMENTARY OPTIONS SUMMARY



Option "A"

SOUTH

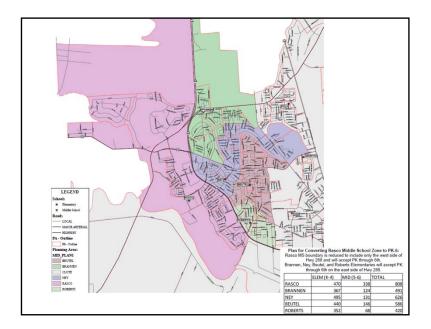
- Fleming ES Addition/Improvements: \$6,000,000
- Option "B"
 - Consolidate Fleming ES and Long ES into one new ES campus: \$21,240,000
- Option "C"

NORTH

- Replace Beutel ES and Ogg ES with new campuses: \$42,480,000
- Option "D"
 - Replace Beutel ES, Brannen ES, Ney ES, Roberts ES and Ogg ES with four new campuses: \$84,960,000
- Option "E"
 - Replace Beutel ES, Brannen ES, Ney ES, Roberts ES and Ogg ES with five new campuses: \$106,200,000

Bond Program Scenarios

K-6 Scenario



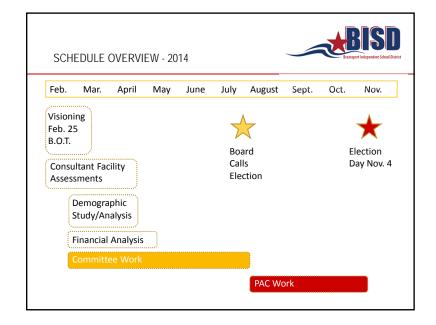
Bond Program Scenarios

Existing Campuses Scope

CAMPUS	Score	Efficiency	Safety/Security	Program/Curriculum Needs	Technology	21st Century Learning Environ	Renew, Attract and Retain
Brannen Elementary	2.76	Lack of visitor parking	Open access to outbuildings	Increase Library side	Increase data and power drops	TEA standard classroom sizes	Accessibility - restrooms
	1	trop-off/pidx-up vehicular disculation	1	Lad. Gymrasium	Enable 1:1 technology	Re-purpose Library into a 21st century,	Building entry improvements - landscaping,
	1	HVAC equipment replacement		Ladi Science classroom/lab	Enable 21st century learning	collaborative learning center	signage, hardscape,
	1	Electrical power inadequate		Increase Clinic size			
	1	Outdated, undersized Kitchen equip		Increase Teacher Workroom size Space for tutoring/study hall			
	1	Salvanized piping replacement		Counselor office			
	1			General storage			
	+						
Polk Elementary	3.47	Outdated, undersized Kitchen equipment	Open access to outbuildings	Counselor office	increase data and power drops	TEA standard classroom sizes	Accessibility - restrooms
	1	MEP equipment replacement	Office access insecure	Lack of desproom space	Enable 1:1 technology	Re-purpose Library into a 21st century,	Building entry improvements - landscaping
	1	Electrical power inadequate		Lack Gymnasium	Enable 21st century learning	collaborative learning center	signage, hardscape,
	1	(prog-off/pids-up vehicular directation		PPCD lacks functional room layout			
	1	Limited perking Exterior canonies inadequate		Increase Library size			
	1	Administration Involt inefficient					
	1	Remove movable partitions @ classrooms					
	÷			+	+		
Ney Elementary	3.82	MEP equipment replacement	Add exterior lighting		Increase data and power drops	TEA standard classroom sizes	Accessibility - restrooms
	1	Galvanized piping replacement	Stainvell lighting		Enable 1:1 technology	Re-purpose Library into a 21st century,	Update interior finishes
	1	Improve site drainage			Enable 21st century learning	collaborative learning center	Building entry improvements - landscaping
	1	Windows in poor condition					signage, hardsope,
	1						
	1						
	1						
	=		-	+	+		
Beutel Elementary	4.50	Improve site drainage	Open access to outbuildings	Gym and Cafeter's too small	Increase data and power drops	TEA standard classroom sizes	Accessibility - restrooms, entries
	1	MEP equipment replacement		Only one computer lab; too small	Enable 1:1 technology	Re-purpose Library into a 21st century,	Building entry improvements - landscaping
	1	Outdated, undersized Kitchen equip		Building layout	Enable 21st century learning	collaborative learning center	signage, hardscape,
	1	Replace roof					
	1	Building envelope in poor condition					
	1	Lack sufficient parking					
	1					_	
	=		-	+	+		+
Griffith Elementary	3.16	Building envelope in poor condition		Science lab currently in a portable building	increase data and power drops	TEA standard classroom sizes	Accessibility - restrooms, entries, ramps
	1	Outdated, undersized Kitchen equip		Library too small	Enable 1:1 technology	Re-purpose Library into a 21st century,	Update interior finishes
	1	Ladi car stacking space			Enable 21st century learning	collaborative learning center	Replace track
	1	Replace boiler					Replace playground equipment
	1						Building entry improvements - landscaping
	1						signage, hardscape,
	1						
	-						
Ogg Elementary	3.74	Windows in poor condition	Open access to outpuildings	Building leyout	Increase data and power drops	TEA standard classroom sizes	Update interior finishes
	1	Replace galvanised piping			Enable 1:1 technology	Re-purpose Library into a 21st century,	Accessibility - restrooms, entries, ramps
	1	MEP equipment replacement			Brisble 21st century learning	collaborative learning center	Building entry improvements - landscaping
	1	Improve site drainage					signage, hardscape,
	1						
	1			+			
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			-	+	+		-
Roberts Elementary	3.71	Site circulation and parking	No lighting at parking	Lack a gymnasium	increase data and power drops	TEA standard classroom sizes	Accessibility - restrooms
	1	MEP equipment replacement	Open access to outbuildings	Ladi a science lab	Enable 1:1 technology	Re-purpose Library into a 21st century.	Sidewalks in poor condition
	1	Outdated, undersized Kitchen equip		Lad: a music room	Enable 21st century learning	collaborative learning center	Update interior finishes
	1	Cars and buses share drive		Cafeteria too swall			Inedequate visitor parking
	1	Improve site drainage					Building entry improvements - landscapin
		Canopies leak					pignage, hardscape,
	1	Flumbing bewage caust		+			
		TOTOTE NAMES COOL			1		
	L	Policing strengt more		<u> </u>			
Austin Elementary	176	Improve site drainage	Open access to outpuildings	1	Increase data and power drops	TEA standard classroom sizes	Accessibility - restrooms, entries, ramps
Austin Elementary	1.76		Open access to outbuildings		Increase data and power drops Enable 1:1 technology	TEA standard classroom sizes Re-purpose Library into a 21st century,	Accessibility - restrooms, entries, ramps Update interior finishes
Austin Elementary	1%	Improve site drainage MEP equipment replacement Salvanized piping replacement	Open access to outsuitdings				Update interior finishes Inadequate visitor parking
Austin Elementary	176	Improve site drainage MSP equipment replacement Selamized piping replacement Outsteed, undersized (littler equip	Open access to outbuildings		Brable 11 technology	Re-purpose Library into a 21st century,	Update interior finishes Inadequate visitor parking Replace walkway canopies
Austin Elementary	176	Improve site drainage MEP equipment replacement Salvanized piping replacement	Open access to outsuindings		Brable 11 technology	Re-purpose Library into a 21st century,	Update interior finishes inadequate visitor parking. Replace walkiway canoples Building entry improvements - landscaping
Austin Elementary	176	Improve site drainage MSP equipment replacement Selamized piping replacement Outsteed, undersized (littler equip	Open access to outsuitidings		Brable 11 technology	Re-purpose Library into a 21st century,	Update interior finishes Inadequate visitor parking Replace walkway canopies

							Building entry improvements - lands:as
							signage, hardscape,
	=						
Fleming Elementary	1.29	Replace roof	Open access to outbuildings	Replace Gymnasium/Cafeteria, Kitchen	Enable 11 technology	TEA standard classroom sizes	Update interior finishes
		Leeks et windows & doors			Enable 21st century learning	Re-purpose Library into a 21st century,	Building entry improvements - landso
		Outstated, undersided Kitchen equip				collaborative learning center	signage, hardscape,
		Replace portion of mechanical equipment					
		Salvanioed piping replacement					
			<u> </u>		 		
	_						
Long Elementary	4.00	Outstated, undersized Kitchen equip	Open access to outbuildings	Lad Gymnasium	Increase data and power drops	TEA standard classroom sizes	Sidewalks/drives poor condition
		Foor site dirculation - Cars/Buses	1		Enable 1.1 technology	Re-purpose Library into a 21st century,	Playground poor condition
					Enable 21st century learning	collaborative learning center	Access - restrooms, entries, ramps, str
					Drawe Law Group Carries	COMMONDATING COMM	Sidewalks/drives poor condition
							Canopies in poor condition
							Building entry improvements - landso
							signage, hardscape,
Rasco Middle		HVAC controls issue	Ladis perimeter fending	Ladis dedicated Auditorium	1		Replace marquee sign
Kasco Middle			Ladis permeter ferong	Leas deached Audtonum	increase data and power drops	Re-purpose Library into a 21st century,	
		Foor site dirculation - Cars/Buses			Enable 11 technology	collaborative learning center	Building entry improvements - landso
		Exterior canopies needed at all entries			Enable 21st century learning		signage, hardscape,
		Selected interior door; hardware replacing					
		Update restrooms					
		Replaced selected roofing					
		Improve site drainage					
		inpost six o sings					
	_					1	
Lanier Middle	2.79	Replace Central Plant equipment	Lacks perimeter fending	Replace Gymnasium	Enable 11 technology	TEA standard classroom sizes	Building entry improvements - lands at
			Open access to outbuilding	1	Enable 21st century learning	Re-purpose Library into a 21st century,	signage, hardscape,
			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			collaborative learning center	
						the state of the s	
ake Jackson Intermediate	2.13		ladis perimeter fending	Replace Gymnasium	Enable 11 technology	Re-purpose Library into a 21st century.	Replace press box @ football field
ake rackson incermediate	238						
			Open access to outbuilding	Renovate exterior athletic facilities	Enable 21st century learning	collaborative learning center	Building entry improvements - landso
							signage, hardscape,
			1				
			1		T		1
	_		+	-			
Clute Intermediate	2.05	Replace flooring @ east gymnasium	Ladis perimeter fencing	Renovate exterior athletic facilities	Drable 11 technology	Re-purpose Library into a 21st century.	Replace press box @ football field
		-			Brable 21st century learning	collaborative learning center	Demolish former church building
							Building entry improvements - landso
							signage, hardscape,
						t	Page - a maple
							_
			+	-	+	+	
					1		

CAMPUS	Score	Efficiency	Safety/Security	Program/Curriculum Needs	Technology	21st Century Learning Environment	Renew, Attract and Retain
Freeport Intermediate	2.97	Foor site direulation - Cars/Buses	tacks perimeter fending	Gym flooring replacement	Bracile 1:1 technology	Re-purpose Library into a 21st century.	Poor lighting in parking areas
		Section WKC equipment		Lads Auditorium	Enable 21st century learning	collaborative learning center	Cotain an electronic marquee
		Ste drainage at building permeter		Upgrade athletic fadilites: locker rooms, track		-	Update interior finishes
		Replace roof					Front canopies lesk
							Resurtion tennis courts
							Building entry improvements - landscaping,
							signage, hardscape
Brazoswood High	134	MEP equipment upgrades needed	tacks perimeter fencing		increase data and power dross	College and career readiness improvements	Barriera stanform to st
orazosmood regis	***	Replace roof	au periese leurg		Lacks intercompactem	Re-purpose Library into a 21st century.	United site lighting
		Salvanized piping replacement			Enable 1.1 technology	collaborative learning center	Accessibility - restrooms, entries
		HVAC concerns throughout			Brable 21st century learning	Construction Sample Cardon	Refinish/Upgrade Natatorium
		Poor site direulation - Cars/Buses			enacie zuz century learning		Vennon/upgrade Natasonum Update interior finishes
		Poor side directation - carry auses					
							Replace paving at stadium parking
							Building entry improvements - landscaping
	_						signage, hardscape,
Brazosport HS	2.11	Waterproofing at Auditorium	ladis perimeter fending	Black Box lighting and sounds sytem	Brable 11 technology	College and career readiness improvements	Accessibility at Fieldhouse
					Enable 21st century learning	Re-purpose Library into a 21st century,	Deteriorating parking lots (north)
						collaborative learning center	Building entry improvements - landscaping
							signage, hardscape,
at the contract of the second							Repair parking lot
Lighthouse Learning Center	2.18	Upgrade food service equipment	tacks perimeter fencing		tracia 11 technology	Re-purpose Library into a 21st century,	
		Inconditiont HVAC operation			Bredie 21st century learning	collaborative learning center	Add canlopy at rear door
							Building entry improvements - landscaping
							signage, hardscape,
	_						
Administration Building	3.03	Replace mechanical units					Access - restrooms, entries, ramps, stage
- 1		Salvanized piping replacement					Minimal lighting in parking
							Update interior finishes
	-		+	-	-	+	
Child Nutrition	3.19	Upgrade office area and restroom finishes					Access - restrooms, entries, ramps, parking
Transportation		Doors/Entrances in poor condition					
Maintenance							
District Stadium	2.49		1		1	1	Replace stadium turf
	1-~						Address parking situation
		———	1		l	 	Add public restroom fedibles
							Accessibility - concessions, tidlet gooth
							Amenous anneagost past book





MEETING DATES

- FIRST MEETING
 - Thursday, 3/27/14: 6:00-7:30pm
- SECOND MEETING
 - Thursday, 4/10/14: 6:00-7:30pm
- THIRD MEETING
 - Thursday, 4/24/14: 6:00-7:30pm
- FOURTH MEETING
 - Wednesday, 5/14/14: 6:00-7:30pm
- BUS TOUR OF FACILITIES
 - Saturday, 5/17/14: 8:00am
- FIFTH MEETING
 - Tuesday, 5/27/14: 6:00-7:30pm
- SIXTH MEETING
 - Thursday, 6/12/14: 6:00-7:30pm

Additional meetings as needed