

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
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

rate each item 1 – high priority, 2 – mid priority, and 3 – low priority. This will aid in sorting 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 26th.

There being no further business, the meeting adjourned at 7:25 pm.

Approved:

Jim Martin, LRFP Committee Chairperson

Mary Guilherme, LRFP Committee Secretary

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:

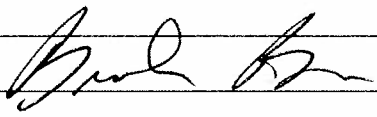
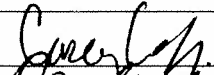
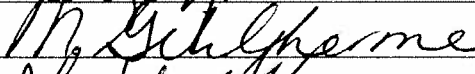
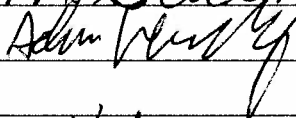
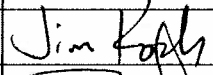
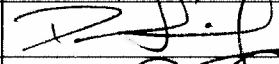
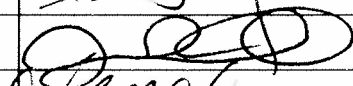
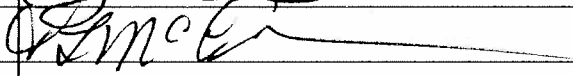
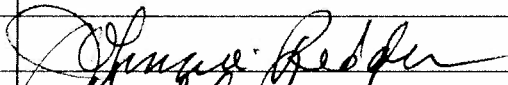
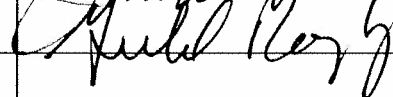
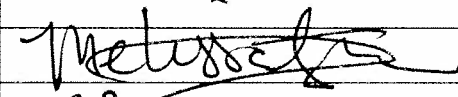
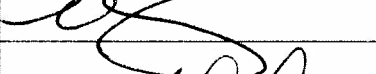
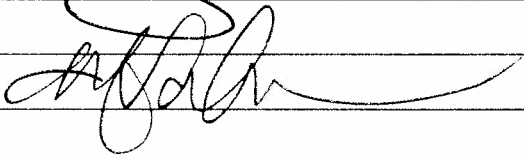
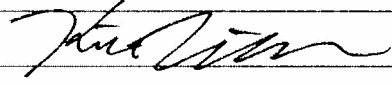
Adkins, Jerry (BISD Trustee)
Burger, Monty
Cundieff, Rita
Garapetian, Irenna
Holacka, Karin
Kloss, Lorrie
Massey, Danny
Schaefer, Dan
Sullivan, George R. (BISD Trustee)
Wright, Sarah

Guest/Visitor:

None



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

Name	Signature
<u>MEMBER</u>	
Bass, Brooks	
Campos, Rev. Hector	
Cole, Marla	
Cundieff, Casey	
Guilherme, Mary	
Handly, Adam	
Karamian, Anna	
Koch, Jim	
Lindsey, Drew	
Martin, Jim	
McCollough, Terry	
McKay, Scott	
Olvera, Al	
Perez, Dawn	
Rayburn, Duane	
Redden, Johnnie	
Roznovsky, Gerald	
Starr, Kimberly	
Stephenson, David	
Strambler, June	
Strawn, Melissa	
Tidwell, William	
Trahan, John	
Vandaveer, Mike	
Villanueva, Gabriel	
Villanueva, Lynda	
Wiley, Savannah	
Willson, Kirk	

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 3.03	Roberts Elementary 3.71
Brazosport High 2.11	Griffith Elementary 3.16	Ogg Elementary 3.74
Lake Jackson Intermediate 2.18	Support Services 3.19	Austin Elementary 3.76
Lighthouse Learning Center 2.18	Fleming Elementary 3.29	Brannen Elementary 3.76
Velasco Elementary 2.34	Brazoswood High 3.29	Ney Elementary 3.82
Hopper Field 2.49	Polk Elementary 3.47	Long Elementary 4.00
Lanier Middle 2.79		Beutel Elementary 4.50
Rasco Middle 2.95		

NOTES:

- Freeport Intermediate 2.97
- Poor category typically represents facilities where the costs of renovations/upgrades exceed the cost of replacement.
 - Upgrades to current standards are not required unless significant renovations are planned.

2014 BISD FACILITY



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)

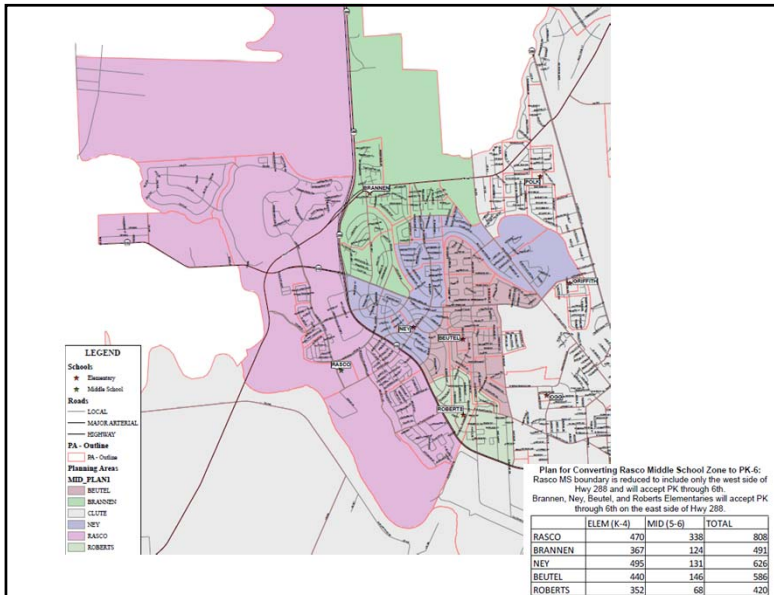
ELEMENTARY OPTIONS SUMMARY



- 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



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