

**Brazosport Independent School District
Long Range Facilities Planning Committee Meeting
April 10, 2014**

MINUTES

MEETING DATE: April 10, 2014

The LRFPCM met at 6:00 p.m., April 10, 2014, at the T.W. Ogg Elementary School Library, 208 Lazy Lane, Clute, Texas, with the following members present:

Committee Members Present:

Marla Cole-Andrews	Casey Cundieff	Mary Guilherme	Adam Handley
Anna Karamian	Jim Koch	Drew Lindsey	Jim Martin
Terry McCollough	Duane Rayburn	Johnnie Redden	Gerald Roznovsky
David Stephenson	June Strambler	Melissa Strawn	John Trahan
William Tidwell	Mike Vandaveer	Kirk Willson	

BISD Staff Members Present:

Monty Burger	John Craig	Eddie Damian	Ron Damian
Irenna Garapetian	Nancy Gardner	Karin Holacka	Clint Kocurek
Danny Massey	Sandra McCoy-Jackson	Laura Morris	Dan Schaefer

Guest/Visitor:

Scott Schwertner

Items Discussed

- 1) Please refer to the attached PowerPoint printout for the outline of the meeting presentation.
- 2) Selections of the committee chairman (Jim Martin) and committee secretary (Mary Guilherme) were made and approved, with unanimous votes from the committee.
- 3) General background district information was reviewed, including district maps. Additionally, a current district feeder pattern diagram was reviewed, with further information to be added (building age and number of students at each campus).
- 4) The remainder of the meeting covered the subject of facility assessments. A team from Corgan, along with their consultants (MEP, Roofing, and Kitchen Equipment) have been assessing all BISD campus for the past few weeks, having nearly completed all the site visits. The team is currently documenting the data, and assigning ratings of conditions covering Site, Building Exterior, Building Interior, Educational Adequacy, and Building Capacity. Ratings are on a scale of 1(good) to 5 (failure).

Three factors are considered in evaluations: Condition, Perception, and Educational Adequacy.

The goal of an assessment is to: Provide an objective and technical analysis of the physical condition of the BISD facilities, assess the ability of each BISD school to adequately support the BISD educational mission, and evaluate in light of the Board's Guiding Principles.

Building systems cost of investment was reviewed. This is historical data noting individual line items which make up the overall construction of a new building, defining a percentage of overall building cost per item.

Life cycle expectations were reviewed, noting the typical life expectancy of building components.

The Facility Condition Index (FCI) was defined as a ratio of deferred maintenance cost to replacement costs. The FCI calculates the costs to repair a facility versus the cost to replace. Generally, once a rating of 4.25 (on a scale of 1-5) is exceeded, it is more cost efficient to replace a facility instead of repairing, renovating, or expanding it.

A completed assessment for Beutel Elementary was reviewed in detail. All building systems/components were reviewed and rated by Corgan and their consultants. Due to the buildings age, condition, layout for educational adequacy, security concerns, and other issues discussed, the campus was rated at 4.42 which identifies the school as a candidate for replacement.

- 5) Design, Functional, and Actual Capacity were defined and discussed. Design assumes each room to be full at all times during the day, Functional takes into account how the building is utilized, and Actual is the specific enrollment number reported on the most recent PEIMS data.
- 6) Educational Adequacy was explained, noting how well the school is equipped for today's education. Adequacy is determined by many factors including capacity, technology, room arrangement, collaborative spaces, program space, media center functionality, science labs, playground/athletic facilities, CTE spaces, and spaces for intervention.
- 7) The status of the demographic study was noted as nearly complete. Presentation of the study will be the main agenda item at the next meeting. Preliminary projections show enrollments beginning to increase over the next 2-3 years, 2400 single family lots in planning stages, reversing the current trend of student population losses every year since 2005-2006.
- 8) The subject of 21st century learning environments was discussed, and examples shown. The central theme is collaboration and teamwork, use of technology, and real world relevance. Specific ideas of Flipped Classrooms and Project Based Learning were reviewed.
- 9) Various types of Career and Technical Education (CTE) facilities were presented including full day, half day, pull out magnet programs, as well as collaborative programs with higher education entities.
- 10) The overall schedule for the potential bond election was revisited, noting the progress made to date with visioning, assessments, demographics, and committee work. Future meeting dates were reviewed with meetings in May possibly being changed. The extent of the 04-26-14 bus tour of all BISD facilities was discussed, noting that it probably would not be possible to visit all campuses in one day. Committee member names will be provided to schools should any members wish to tour on their own to supplement the tour groups.
- 11) What makes a building "historical" was questioned? There are four categories to historical buildings.
 1. Important event happened there.
 2. Famous person went there.
 3. Architectural significance
 4. Important to "us."
- 12) Future Meetings Dates
 - Thursday, April 24, 2014 (BWood 9th Grade Campus, BUC Room)
 - Saturday, April 26, 2014 (Bus Tour)
 - Wednesday, May 14, 2014
 - Tuesday, May 27, 2014
 - Thursday, June 12, 2014

There being no further business, the meeting adjourned at 7:38 p.m.

Approved:

Jim Martin, LRFP Committee Chairperson

Mary Guilherme, LRFP Committee Secretary

BRAZOSPORT INDEPENDENT SCHOOL DISTRICT

Long Range Facilities Planning Committee
2014 Bond Program
Meeting #2

April 10, 2014



AGENDA

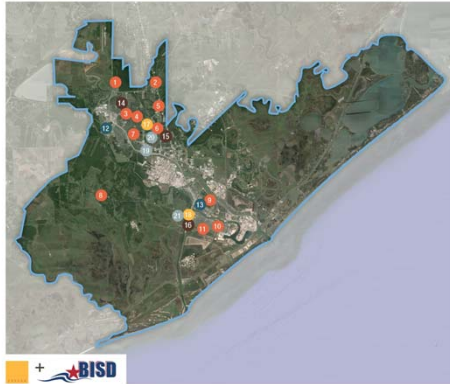
- Welcome and Introduction of Chair and Secretary
- Background Information: Maps and Feeder Patterns
- Presentation on Facility Assessment Methods and Sample Form
- Definitions and Discussion:
 - Capacity
 - Demographic Report
 - 21st Century Learning
 - Career and Technical Education
- Master Schedule/Meeting overview
- Meeting Schedule

INTRODUCTIONS

- Chairperson
- Secretary

Background Information

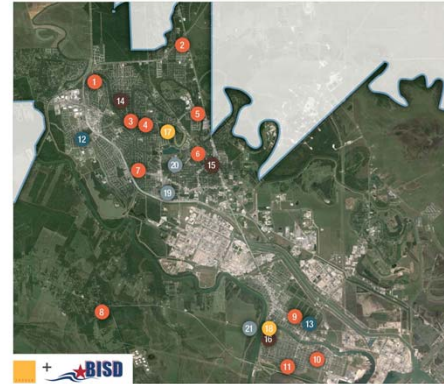
CURRENT DISTRICT MAP (OVERALL)



BRAZOSPORT ISD

- ELEMENTARY SCHOOLS**
1. Bess Brannen Elementary
 2. Gladys Polk Elementary School
 3. Elisabet Ney Elementary School
 4. A.P. Beutel Elementary School
 5. Madge Griffin Elementary School
 6. T.W. Ogg Elementary
 7. O.M Roberts Elementary School
 8. Stephen F. Austin Elementary School
 9. Velasco Elementary School
 10. O.A. Fleming Elementary School
 11. Jane Long Elementary School
- MIDDLE SCHOOLS**
12. Grady Rasco Middle School
 13. R. O'Hara Lanier Middle School
- INTERMEDIATE SCHOOLS**
14. Lake Jackson Intermediate School
 15. Clute Intermediate School
 16. Freeport Intermediate School
- HIGH SCHOOLS**
17. Brazoswood High School
 18. Brazosport High School
- ADDITIONAL FACILITIES**
19. Lighthouse Learning Center
 20. Support Facilities
 - Administration
 - Child Nutrition
 - Maintenance
 - Transportation
 21. Athletic Stadium

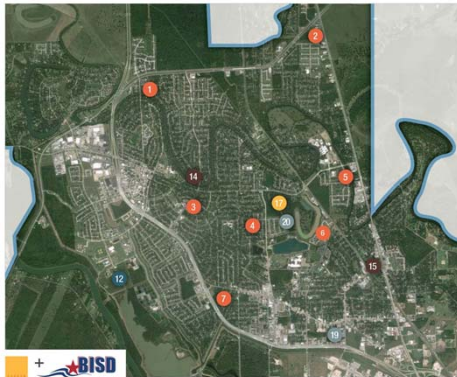
CURRENT DISTRICT MAP ZOOMED IN



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CURRENT DISTRICT MAP NORTHWEST
(BRAZOSWOOD FEEDER PATTERN)



**BRAZOSPORT ISD
NORTHWEST**

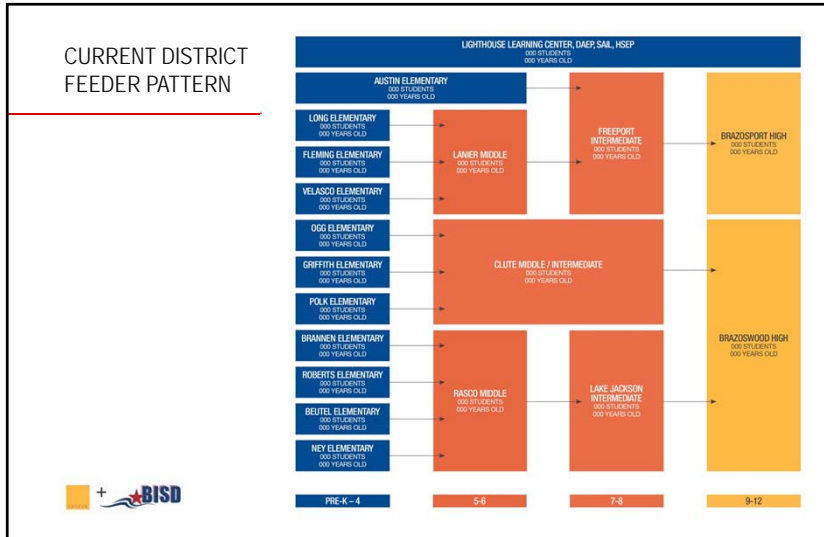
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CURRENT DISTRICT MAP ZOOMED IN
(BRAZOSPORT FEEDER PATTERN)



**BRAZOSPORT ISD
SOUTHEAST**

- ELEMENTARY SCHOOLS**
8. Stephen F. Austin Elementary School
 9. Velasco Elementary School
 10. O.A. Fleming Elementary School
 11. Jane Long Elementary School
- MIDDLE SCHOOLS**
13. R. O'Hara Lanier Middle School
- INTERMEDIATE SCHOOLS**
16. Freeport Intermediate School
- HIGH SCHOOLS**
18. Brazosport High School
- ADDITIONAL FACILITIES**
21. Athletic Stadium



Facilities Assessment

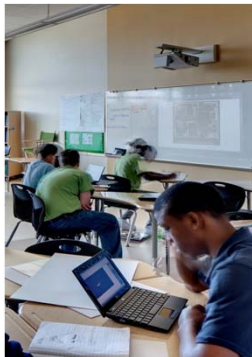
- ### SCHOOL FACILITIES
- School facilities are powerful indicators of community values and aspirations
 - They not only support the academic needs of the students they serve, but can also address the social, educational, recreational, and personal needs of the members of the broader community
 - Three factors to consider in evaluations:
 - Facilities Condition and Operational Adequacy
 - Facilities Perception
 - Educational Adequacy

- ### FACILITY CONDITION ASSESSMENT
- “Facility Condition Assessment” is a term used to describe the process of an analysis of the condition of facilities district wide for age, structural integrity, site conditions and use, educational adequacy, local and federal code requirements, Texas Education Agency (TEA) requirements, life safety, accessibility, building systems, technology infrastructure.
 - Objectives:
 - Provide an **objective and technical analysis** of the physical condition of the Brazosport ISD facilities
 - Assess the ability of each Brazosport ISD school to adequately support the Brazosport ISD **educational mission**
 - Evaluate in light of the **Board’s Guiding Principles**

FACILITY CONDITION ASSESSMENT

SYSTEMS COST OF INVESTMENT AVERAGE PERCENTAGE OF OVERALL BUILDING COSTS

Site/ Roads, Parking, Playground, Utilities			7%
EXTERIOR	Structure/ Foundations, Structural Frame, Walls	5%	
	Shell/ Exterior windows, Walls, Doors	10%	
	Roof	5%	
INTERIOR	Educational Adequacy	9%	
	Building Finishes	9%	
	Code Requirements	3%	
	Accessibility	4%	
	T.E.A. Standards	3%	
	Food Service	4%	
	Athletics	5%	
BUILDING SYSTEMS	Mechanical	12%	
	Electrical	10%	
	Plumbing	6%	
	Life Safety	5%	
	Technology	4%	
		100%	



LIFE CYCLE EXPECTATIONS

LIFE CYCLE EXPECTATIONS FOR BUILDING, PLANT, EQUIPMENT, SYSTEMS (All Designated in Maximum Expected Years of Service)

Mechanical	Boiler	25	Electrical	Switchgear	30
	Chiller	20		Transformer	30
	Cooling Tower	25		Circuit / Outlets	20
	Condenser	20		Lighting	20
	Pumps	15		Motors	15
	Instrumentation	10	Plumbing	Drinking Fountains	10
	Ductwork	30		Water Heaters	20
	Fans	15	Other	Kitchen Equipment	15
	Coils	25		Carpet	10-15
	Grilles	25		Paint	5
	RTU (Exterior)	15		Ceramic Tile	50
	Split Systems	10		Glazed Block	50
	Steel Pipe	25		VCT	50
	Copper Pipe	35		Roofing	10-15
	Cast Iron Pipe	35		Masonry	50
Life Safety	Fire Alarm	20			
	Smoke / Heat Detector	10			
	Fire Sprinkler System	25			

FACILITY CONDITION INDEX

- Facility Condition Index (FCI) is a benchmark metric to analyze the investment in facility improvements. The FCI is a ratio of deferred maintenance cost to replacement costs.
- The facility condition index calculates the costs to repair a facility versus the costs to replace.
- When the number exceeds 4.25 or 65%, the costs to replace with a new energy efficient facility that meets all BISD and TEA standards are less than repair, renovation and expansion.
- Ratings Scale:

1 = 0%-20%	Replacement Costs
2 = 21%-39%	Replacement Costs
3 = 40%-59%	Replacement Costs
4 = 60%-79%	Replacement Costs
5 = 80%-100%	Replacement Costs



SAMPLE PASSING ASSESSMENT

- Key Items:
 - 1-5 scale: 1 = pass / 5 = fail
 - 85% capacity is assumed full
 - A total score above 4.25 is considered failing
 - All campuses are graded on a curve, with the best and poorest condition schools at opposite ends.

A.P. BEUTEL ELEMENTARY EXECUTIVE SUMMARY

Capacity Assessment	
Design Capacity:	525
Functional Capacity:	515
Current Enrollment:	515
Building Constructed:	1958
Building Current Square Footage:	151,314

Percent Occupied: 108%
 87% Capacity is assumed full

Area	Score	Pass / Fail	Notes
Site	100	Pass	Handicapped parking areas all concrete with parking lines strong. At least 3 handicapped sidewalks good condition, some replaced due to tree roots, roof drainage onto sidewalks. Shrubs planted away from bldg, not ideal for security. Maintenance needed at back. Fair condition, no safe fall material, previous ground material very decomposed. Some sidewalks ADA accessible, handicap parking available. Drainage done through wealing. Significant water ponding.
Exterior	100	Pass	Exterior lighting, minimal parking light poles, athletic field lighting. No energy efficient roof spaces at front door, security cameras not installed yet, remote door. Poor. Paint/plaster peeling, cracks at bricks. Mold/algae growth at exterior. Describe overall condition of foundation & structure. Kitchen windows popping out, windows painted in remote bldg. Poor. Have deteriorated, inaccessible entries. Mold growth on roof fascia & at gutter connection to roof, leaks in kitchen. System waterproofing has been replaced multiple times, indication of leaks. Complex floor lighting and external gutters. More than half of units are not compliant. Describe overall conditions.
Interior	100	Pass	Room to falling interior finishes. Non-slip surfaces. Rusted hardware/partitions, ceramic tiles good. Base-board not ADA compliant. Kitchen tile floor good, painted CMU peeling. ACT ceiling water leaks. Some resting desks, non-accessible hardware/home thermostats. Large percentage of interior spaces not ADA compliant, some updates have been made. ADA materials code requirements. In.
MEP	100	Pass	Recommendation Requirement of 25 roof fans & 4 roof steel HVAC units. Regular check work units that critical area of the building. Not all exhaust water running during school operation as needed.
Handicapped	100	Pass	Private power. MSB non. Original panel led to be upgraded/replaced, new 500 panel are good. Enhancement of this space. Replace power due to age (a lot of grounded power for water waste).
Life Safety Systems	100	Pass	Not compliant. If it is present, good condition, recommend sign table for code compliance. Adequate. Battery pack well mounted two long futures. Recommendation: update 110 not working.
Fire Protection	100	Pass	Handicapped.

Total Score - 4.42

EDUCATION ADEQUACY ASSESSMENT

Item	1=Excellent 2=Fair 3=Failure		2=Good 3=Fair		Special Notes or Observations
	Y	N	Y	N	
EDUCATION ADEQUACY					
Elementary Educational Adequacy					
Foster					
Classroom size					
Minimum square foot board					
Special Education Classroom					
Rooms					
Restrooms					
Accessibility					
Showers					
Science Room					
Art Exchanges					
Demo tables					
Sink					
Eye wash					
Fire Blanket					
Shower					
Utility area off					
Fume hood					
Fume rooms					
Media Center					
Technology					
Reading area					
Discussion					
Artistic Facilities					
Outdoor courts					
Outdoor paths					
Playgrounds					
Olympic rings					
Locker rooms					
Computer Facilities					
Technology					
Room size					
Equipment & Data					
Art Facilities					
Art room					
Demo table					
Other Facilities					
Demo table					
Sink					
Eye wash					
Power					
Technology					
Average grade:					


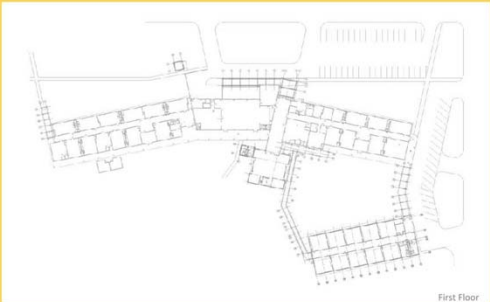
A.P. BEUTEL ELEMENTARY Building Capacity Analysis

Rm No.	Room Name	Function	Area	Meets TEA	Design Capacity	Functional Capacity
1	Boucher	Classroom	1st Grade	Y	22	19
2	Graves	Classroom	1st Grade	Y	22	19
3	Gary	Classroom	1st Grade	Y	22	19
4	Fisher	Classroom	1st Grade	Y	22	19
5	Hunt	Classroom	4th Grade	Y	22	19
6	Gastrowski	Classroom	1st Grade	Y	22	19
7	Crane	Classroom	4th Grade	Y	22	19
8	Beard	Classroom	4th Grade	Y	22	19
9	Cartford	Classroom	4th Grade	Y	22	19
10	Murphy	Classroom	4th Grade	Y	22	19
11	APCD	Classroom	Special Education	Y	NA	NA
12	Chiodonca / Life Skills	Classroom	Special Education	Y	NA	NA
13	Caragattian	Classroom	1st Grade	N	18	19
14	Horne	Classroom	1st Grade	N	18	19
15	Meris	Classroom	1st Grade	N	18	19
16	Chamblee	Classroom	1st Grade	N	18	19
17	Gaerch	Classroom	Special Education	N	NA	NA
18	Shart	Classroom	1st Grade	N	18	19
19	Assistant Principal	Office	Admin Office	NA	NA	NA
20	Overholty / Research Counselor	Classroom	Special Education	Y	NA	NA
21	Vanderhoff / Music	Classroom	Music	Y	NA	NA
22	Teacher Work Room	Classroom	Admin Office	NA	NA	NA
23	Kantor	Classroom	2nd Grade	N	20	19
24	Power / Interventionist	Classroom	Intervention	Y	NA	NA
25	Jandy	Classroom	2nd Grade	N	20	19
26	Jamison	Classroom	2nd Grade	N	21	19
27	Scott	Classroom	2nd Grade	N	20	19
28	Crapp	Classroom	2nd Grade	N	21	19
29	Williams	Classroom	Kindergarten	N	17	19
30	Computer Lab	Classroom	Computer Lab	NA	NA	NA
31	Merich	Classroom	Kindergarten	N	17	19
32	Holt	Classroom	Kindergarten	N	18	19
33	Merich	Classroom	Kindergarten	N	17	19
34	Bollen	Classroom	Kindergarten	N	18	19
35	Emmery	Classroom	Kindergarten	N	18	19
36	Buell	Classroom	ESL	N	NA	NA
37	Special Education	Classroom	Special Education	N	NA	NA
38	P.E. Available	Office	Admin Office	N	NA	NA
39	SEARCH / Gifted & Talented	Multipurpose	Instructive Classroom	Y	12	21
40	Cabrera	Library	Gifted Ed.	Y	17	19
41	Library	Library	Library 1	N	NA	NA
42	Office - Front Office	Office	Admin Office	NA	NA	NA
43	Office - Front Office	Office	Admin Office	NA	NA	NA
44	Nurse	Office	Admin Office	NA	NA	NA
45	1st & 2nd Restrooms	Restroom	Admin Office	NA	NA	NA
46	Workroom	Break Room	Admin Office	NA	NA	NA
47	Total Capacity				515	515

A.P. BEUTEL ELEMENTARY



Site Plan

A.P. BEUTEL ELEMENTARY
Floor Plans

First Floor

BRAZOSPORT ISD

A.P. BEUTEL ELEMENTARY
303 Lightsum Lake Jackson, Texas 77566

SITE INFORMATION
Current # of Parking Spaces: 86 total, 3 handicapped
Parent drop-off/pick-up: Parking & drop-off/pick-up inadequate
Bus drop-off/pick-up: Drop-off & pick-up inadequate. Dismissal of students occurs in 3 different areas.

General Notes:



Site Conditions	Multiple parking areas, all concrete with parking/fire lane striping. At least 3 handicapped accessible.
Parking & Drives	Sidewalks good condition, some replaced due to tree roots, roof drainage onto sidewalks.
Sidewalks	Some sidewalks ADA accessible, handicapped parking available
ADA Accessibility	Marquee clear and good condition, no handicapped signage in parking
Site Signage	Not ADA compliant, decomposed ground material
Playground Areas	Fair condition, no safe-fall material, previous ground material very decomposed.
Condition	Playground not accessible, needs ramp
Accessibility	Concrete & asphalt surfaces have water ponding and cracking.
Athletic Areas	Fields overgrown
Landscaping/Irrigation	Shrubs pulled away from bldg, not ideal for security, Maintenance needed at back
Utilities & Drainage	Drainage done through swaling. Significant water ponding.
Dumpster Service Area	Shares main entry drive. Difficult for trucks to maneuver.
Site Lighting	Minimal site lighting, minimal parking light poles, athletic field lighting
Security	No entry vestibule, card access at front door, security cameras not installed yet, remote bldgs - no security.
Chain Link Fencing	No chain link fencing around site. Doors must be open to access remote buildings
Ornamental Fencing	No ornamental fencing around site.

EXISTING SITE ASSESSMENT FORM

The information contained in this document is based on a visual inspection of the site and may not be complete. The user of this report is advised to conduct a more thorough investigation of the subject property with suitable methods and systems that may require more in-depth and on-site study.

Item	Condition	Priority	Remarks
Site Conditions			
Multiple parking areas, all concrete with parking/fire lane striping. At least 3 handicapped accessible.			
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BRAZOSPORT ISD

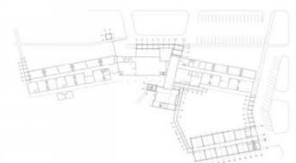
A.P. BEUTEL ELEMENTARY
303 Lightsum Lake Jackson, Texas 77566

EXTERIOR BUILDING INFORMATION
Exterior Building Cladding: Brick with concrete masonry unit infill.
Materials: Brick with concrete masonry unit infill.
Roof Type: Low slope, multiple penetrations
Exterior Window Materials: Single pane, aluminum frame windows


General Notes:

Exterior Building Condition	
Exterior Envelope	
Wall Condition	Poor. Paint/plaster peeling. Cracks at brick. Mold/algae growth at exterior
Window Condition	Kitchen windows popping out, windows painted in remote bldg
Doors/Entrances	Poor. Paint discoloration. Inaccessible entries
Secure Entrances	Only card access at front entry, no entry vestibule
Foundation/Structure	Describe overall condition of foundation & structure
Roofing Areas	Mold growth on roof fascias & at gutter connection to roof, leaks in kitchen
Existing Warranty	Unknown at this time
Area for repair	Replacement for areas nearing end of life cycle
Area for Replacement	Replacement for areas nearing end of life cycle
Exterior Building Lighting	Minimal building lighting, most under canopies, exposed conduit
Kitchen dock/loading entry	No dock present, just driveway shared with dumpster access
Canopies	Canopies have lighting and internal gutters.
Additional Information	None.

EXISTING EXTERIOR BUILDING ASSESSMENT FORM			
The information provided in this document is for informational purposes only. It is not intended to be used as a basis for any legal or financial liability. The user of this document is responsible for the accuracy and completeness of the information provided and for the results of any actions taken based on this information.			
Item	Condition	Priority	Notes
1. General Building Information			
2. Exterior Walls			
3. Exterior Windows			
4. Exterior Doors			
5. Roofing			
6. Siding			
7. Foundation			
8. Grading & Drainage			
9. Other Exterior Features			
10. Overall Condition			



BRAZOSPORT ISD



A.P. BEUTEL ELEMENTARY

300 Ligistrum Lake Jackson, Texas 77564

Interior Building Areas		General Notes:
Classrooms	Ample circulation.	Classroom wings are separate from each other. Multiple points of entry.
SPED Classrooms	Room number signage.	These programs take place in regular classrooms. No specialized rooms for Special Ed.
Science Labs		N/a.
Computer Labs		Only 1 computer lab. Not enough electrical/data
Art/Music		Acoustical ceiling tile(ACT), electrical conduits down walls, mostly CMU/brick, 12X12 ACT glued to wall.
Library		Accessible storefront entry, extinguishers behind shelving, exterior fire door not accessible. Lack of storage.
Cafeteria		Cafeteria is also used as gym. Slippery floors on humid days. Kitchen is small with one serving line
Kitchen/Serving		Roof leaks, paint peeling, not accessible, retrofitted freezer, no vent in RR
Gymnasium		VCT Floor has wear/chipping, doubled as Cafeteria, ceiling good condition.
Auditorium		is gym/cafeeteria. Does not fit visitors during performances.
Administration		Inadequate number of offices. No conference rm.
Staff Work Areas		Teacher's work room & lunch room are the same space.
Clinic		Parents work in teacher's work room as well when volunteer. Cramped. Inadequate storage



BRAZOSPORT ISD



A.P. BEUTEL ELEMENTARY

300 Ligistrum Lake Jackson, Texas 77564

Interior Finish Information		General Notes:
Flooring Types:	VCT, linoleum, and carpet.	Visible leakage & ceiling replacement/patching
Walls:	Concrete masonry unit and brick	Floors: Vinyl composite tile(VCT)-cracking/pitting. Carpet-spots indicative of moisture/leaks.
Ceilings:	Acoustic ceiling tile(ACT)	Interior Wall Finishes: peeling paint @ CMU. ACT tiles glued to wall-mold growth. Wood veneer-good condition. Brick-some cracking in various areas.
		Millwork: Termite damage @ some millwork. Laminate surfaces-some chipping in various areas.
		Restrooms: non-accessible RR. Rusted hardware/partitions, ceramic tiles-good. Base-poor
		Food Service Areas: Not ADA compliant. Kitchen-tile floor good, painted CMU-peeling, ACT ceiling-water leakage/replacements done.
		Doors and Hardware: Some rusting doors, non-accessible hardware/some thresholds
		ADA Compliance: Large percentage of interior spaces not ADA compliant, some updates have been made.

EXISTING INTERIOR FINISHES ASSESSMENT FORM			
Material Building Conditions	Maintenance Cycle Schedule Years	Condition or Quality	Special Notes or Observations
			1 2 3 4 5
Interior Ceiling Finishes			
Acoustical Ceilings			Poor to fairing interior finishes.
Concealed Light Fixtures			Visible leakage & ceiling replacement/patching
2 in. or 2 1/2 in. Condition and type			Some areas need replacing as leaks/wear have occurred.
Vinyl Coated or Other type installed in grid system			
Plaster Ceilings			
Drywall Ceiling			2x4 ceiling tiles. Warped tiles in Cafeteria/combs/some classrooms
Wood Ceiling			
Exposed Plaster Ceilings			
Soffit / Bulkhead Walls			Plywood being used under soffit maybe due to leakage. Mold growth under soffit in entry
Special Ceilings (Soundproofing) / Mass.			Acoustic tiles glued to wall of music room, mold growth.
Floors			Vinyl composite tile(VCT)-cracking/pitting. Carpet-spots indicative of moisture/leaks, stains/wear needs attention. Water spots from roof leaks. Some carpet bubbling.
Carpeting			Areas of pitting/cracking/displacement in dense spaces. Some tiles pulling apart.
Resilient Flooring - VCT			
Paints / Stone / Marble			
Quantity Tile			
Ceramic Tile			
Wood Flooring			At Cafeteria stage
Tilestone Floor / Special Composites			Remove building-good condition throughout.
Finish Concrete - (w/acid)			
Base Finishes			
Special Flooring - Mass. Related Access Flooring			
Interior Wall Finishes			
Interior Partition Construction			peeling paint @ CMU. ACT tiles glued to wall-mold growth. Wood veneer-good condition. Brick-some cracking in various areas.
Wall Studs at interior columns			Mostly CMU/wood construction.
Glass/Block & Glass Curbside			
Gypsum board at interior column curbside			Painted with some peeling
Tile, Dec. Tiles, & Paint interior column curbside			
Stucco insulation at interior face of exterior wall			
Gypsum board at interior face of exterior wall			
Tile, Dec. Tiles, & Paint interior face of exterior wall			

EXISTING INTERIOR FINISHES ASSESSMENT FORM

1= Excellent
2= Good
3= Fair
4= Poor
5= Failure


Maintenance Cycle Schedule Years	Condition or Quality		Special Notes or Observations
	1	2	
Interior Ceiling Finishes			
Wall Surface Finishes & Views			Painted CMU peeling. Wood panels for condition, vinyl siding for condition. Brick cracking
Demountable / Floating Office Partitions			
Interior Lockers / Soundbarriers / Misc.			
Interior Wall Base & Trim			Rubber base trim replaced several times
Misc. Finishes			
Milneak Cabinets			Terrible damage @ some milneak. Laminated surfaces-some chipping in various areas.
Display Cases			
Marker Boards			Not present in all classrooms
Building Dividers			Not present
Corner Guards			Not present
Tables			
Misc. Benches			
Interior Signage / Graphics ADA Graphics			Mostly not present, only in updated areas
Base Building Graphics & Signage			
Interior Finish Graphics & Signage			
AV Equipment			Not present in all classrooms
AV Presentation Screens			Some whiteboards used as screens, all screens hung from A/C
Interior Window Blinds			Not present in most classrooms
Learning Desk Equipment			
Digital clocks			Not present - Analog clocks throughout building
Wireless access			Cables are routing
Comms Systems			
Phone Systems			
Call Phones			
Passenger Elevators			
Call Phones			
Domestics Life			
Overall Restroom Condition & Finishes			Non-accessible RR. Rusted hardware/partitions, ceramic tile-good. Base poor
Restroom Walls			Overall good conditions throughout
Restroom Cabinets			Mostly good condition
Restroom Fixtures			Some minor deterioration and rusting
Toilet Partitions			Cables are routing
Toilet Accessories			not ADA compliant
ADA accessibility			No restroom is ADA compliant except for remote bldg & RR addition
Food Service Areas			Not ADA compliant. Kitchen floor good, painted CMU peeling, A/C ceiling water leakage/replacements done
Equipment			Ductwork
Service Lines			Components are outdated, and no water service is provided
Oil return area			Functional but aged and showing wear
Oil storage area			Unimpaired
Fuel transfer and refrigerant			Aged and showing wear
Exhaust Hood			Not code compliant
Flooring material and base			Concrete tile floors have aged and showing wear
Ceiling material			Acoustic ceiling tiles aged and showing wear
Wall Material and finish			Damaged at various juncture penetrations CMU painted walls, paint is chipping/peeling

EXISTING INTERIOR FINISHES ASSESSMENT FORM

1= Excellent
2= Good
3= Fair
4= Poor
5= Failure

Maintenance Cycle Schedule Years	Condition or Quality		Special Notes or Observations
	1	2	
Staff restrooms			Not ADA Compliant. No vent. Provided but area is very small
Security/Locker rooms			Inadequately small. Located inside kitchen work area
Food Service Office			
Interior Doors & Hardware			Some rusting doors, non-accessible hardware/some thresholds
Interior Showers / Glass Walls / Bonus Lines			ADA compliant
Interior Stairwell Entry Doors			Mostly wood in worn condition, some thresholds not ADA, some doors have no threshold
Interior Closets (including frames)			
Interior Overhead / Railing Doors & Grilles			
Special Doors			
Interior Hardware			Not accessible
Interior Door Frame Hardware			
Interior Wall Base & Trim / Cabinets / Misc. Finishes			Base trim replaced in several areas, cabinets have terrible damage, laminate finish chipping
Interior ADA Compliance & Accessibility			Large percentage of interior spaces not ADA compliant, some updates have been made.
Restrooms - Fixtures & Accessories			Not ADA compliant except remote bldg addition
Drinking Fountains			Not ADA compliant
Interior Ramps			
Interior Signage			Not present
Interior Chair and Hardware			Most classrooms not ADA compliant, larger spaces compliant
Milneak/Work Workspaces			Not ADA compliant
Countertops			
ADA Compliance			ADA is not suspected to be present.
Presence of ACM Materials suspected?			No
Building Code Requirements			Building code requirements met?
Energy code requirements met?			Unknown at this time.
Fire code requirements met?			Unknown at this time.
Average Interior Grade:			3

BRAZOSPORT ISD



A.P. BEUTEL ELEMENTARY
300 Lightstrum Lake Jackson, Texas 77566

PROJECT INFORMATION
HVAC Unit Brand/Models: Unknown at this time.
Current Design Capacity: Unknown at this time.
Current Load: Unknown at this time.

System	General Notes:
Mechanical Systems	
Warranty	Unknown at this time
Central Plant	Expand Central Plant area/room; replace all equip except chiller.
Roof Top Units	Recommend Replacement of 15 roof fans & 4 roof-mtd HVAC units
Ductwork	Replace ductwork which is the oldest area of the building.
EMS	Recommend completing upgrade when installing new HVAC eqgmt.
Electrical Systems	
Classroom Lighting	Condition: unknown at this time
Corridor Lighting	Condition: unknown at this time
Primary Power	Primary power: MSB new.
Panels	Original panel bd to be upgraded/replaced; new SqD panels are good.
Clock/Bell/PA	Bogon system in good condition. Recommend an upgrade due to age.
Plumbing Systems	
Main Water Supply	Replace pipe due to age (a lot of galvanized pipe for water supply)
Drinking fountains	Functional, not ADA compliant.
Toilet Fixtures	ADA Compliant
Lavatory Fixtures	ADA Compliant.
Life Safety Systems	
Fire Sprinkler	Not sprinklered.
Fire Extinguishers	Condition: Unknown at this time.
Fire Alarm	FA Present. Good condition, recommend upgrade for
Technology	
Power/data	Inadequate.
Wireless	Yes.

MEP SYSTEMS ASSESSMENT FORM

1= Excellent
2= Good
3= Fair
4= Poor
5= Failure

MEP/FP Systems	Condition or Quality		Special Notes or Observations
	1	2	
HVAC			
Central Plant (including chillers, pumps, piping, valves, controls, & room)			Expand Central Plant area/room; replace all equip except chiller.
Roof Mounted HVAC equipment (OA units, exhaust/return press fans, etc.)			Recommend Replacement of 15 roof fans & 4 roof-mtd HVAC units
Main vertical trunk ducts through roof & floors (including raised chases)			Replace ductwork which is the oldest area of the building.
Main horizontal trunk duct			Replace ductwork which is the oldest area of the building.
Premeter zone low pressure ductwork & diffusers (7-low static)			Unknown at this time
Interior zone Variable Air Volume Boxes			Unknown at this time
Interior zone low pressure ductwork & diffusers			Unknown at this time
Ceiling mounted return air grille			In oldest area of building needs to be replaced.
Return air attenuators at main return air intake			In oldest area of building needs to be replaced.
All necessary fire dampers and smoke detectors as required by code			Unknown at this time.
All necessary exhaust fans, ductwork, and electrical connections			Not all exhaust were running during school operation as needed.
Electrical connections to all roof mounted equipment			Properly support conduits & provide protection; repair/replace broken
Electrical connections to all Central Plant equipment			
DDC Control points for all roof mounted equipment			Complete installation of DDC; remove old leaking Phem. Sys (hybrid)
DDC Control points for all internal base building mounted equipment			Unknown at this time.
DDC Control points for all VAVs			Unknown at this time.
Structural trim and curbing for roof mounted equipment			Unknown at this time.
Energy Management System			Recommend completing upgrade when installing new HVAC eqgmt.
HVAC system must meet IECC-2012 for noise criteria in occupied spaces			Unknown at this time
Wall mounted thermostats			Unknown at this time
Warranties still in effect			Unknown at this time
Plumbing			
Main domestic water supply			Replace pipe due to age (a lot of galvanized pipe for water supply)
Water heater systems (including piping & install)			Age & condition of water heater systems to be determined
Sanitary waste water lines			Piping observed thru cleanout appears in good condition
All condensate piping and drainage			Condensate pipes on roof - damaged, disconnected, shortens roof life
Building roof drainage piping			Outlet system has failed in many areas & is full of debris through out
Toilet Fixtures - Condition and Type			ADA Compliant
Lavatories - Condition and Type			ADA Compliant.
Faucets - Condition and Type			
Electrical Water coolers - Condition and Type/ ADA			Functional, not ADA compliant.

MEP SYSTEMS ASSESSMENT FORM

1= Excellent
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3= Failure

2= Good
4= Poor

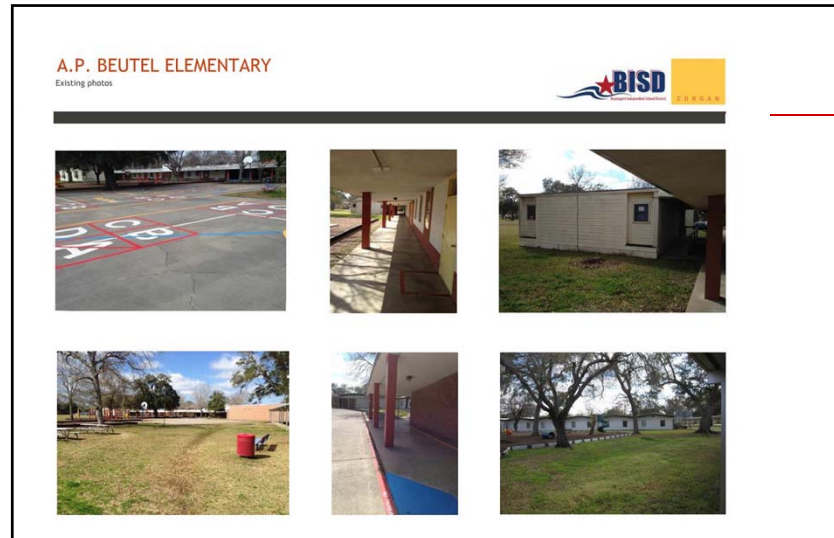
	Maintenance Cycle Schedule Years	Condition or Quality	Special Notes or Observations
Electrical			
Primary Service & Equipment	<input type="checkbox"/>	<input type="checkbox"/>	Primary power: MSB new.
Power company transformer	<input type="checkbox"/>	<input type="checkbox"/>	same as above.
Main building switchgear including breakers	<input type="checkbox"/>	<input type="checkbox"/>	Unknown at this time.
Distribution Feeders	<input type="checkbox"/>	<input type="checkbox"/>	Original panel bd to be upgraded/replaced; new SqD panels are good.
Panels (PAC, Lighting, & power)	<input type="checkbox"/>	<input type="checkbox"/>	Condition: unknown at this time
Classroom lighting and type	<input type="checkbox"/>	<input type="checkbox"/>	Unknown at this time
Corridor lighting and type	<input type="checkbox"/>	<input type="checkbox"/>	Unknown at this time
Light fixture Feeders	<input type="checkbox"/>	<input type="checkbox"/>	
Wall Switches	<input type="checkbox"/>	<input type="checkbox"/>	
Receptacles	<input type="checkbox"/>	<input type="checkbox"/>	
Equipment Connections	<input type="checkbox"/>	<input type="checkbox"/>	Unknown at this time
Electric Heating	<input type="checkbox"/>	<input type="checkbox"/>	Unknown at this time
Clock/Battery Systems	<input type="checkbox"/>	<input type="checkbox"/>	Bogon system in good condition. Recommend an upgrade due to age.
Telephone/Data Outlets	<input type="checkbox"/>	<input type="checkbox"/>	Unknown at this time
UPS Systems	<input type="checkbox"/>	<input type="checkbox"/>	Unknown at this time
Life Safety Systems			
Sprinkler Main Floor	<input type="checkbox"/>	<input type="checkbox"/>	Not sprinklered
General Building Wet Pipe System (per code)	<input type="checkbox"/>	<input type="checkbox"/>	Unknown at this time
Sprinkler Heads - Condition and type	<input type="checkbox"/>	<input type="checkbox"/>	
Base Building Fire Alarm System (dry addressable)	<input type="checkbox"/>	<input type="checkbox"/>	FA Present. Good condition, recommend upgrade for code compliance.
All Data Points & associated wiring	<input type="checkbox"/>	<input type="checkbox"/>	Unknown at this time
Fire Alarm Annunciation Panel	<input type="checkbox"/>	<input type="checkbox"/>	None
Horn Strobes & wiring	<input type="checkbox"/>	<input type="checkbox"/>	Recommend upgrade for current code compliance
Fire Alarm Pulls	<input type="checkbox"/>	<input type="checkbox"/>	Recommend upgrade for current code compliance
Emergency Lighting	<input type="checkbox"/>	<input type="checkbox"/>	Adequate: Battery pack wall mounted two lamp fixtures.
Exit Signs	<input type="checkbox"/>	<input type="checkbox"/>	Recommend replacement, approx. 1/2 not working
Fire Extinguisher cabinets per code	<input type="checkbox"/>	<input type="checkbox"/>	Unknown at this time
Fire Extinguishers	<input type="checkbox"/>	<input type="checkbox"/>	Condition: Unknown at this time.

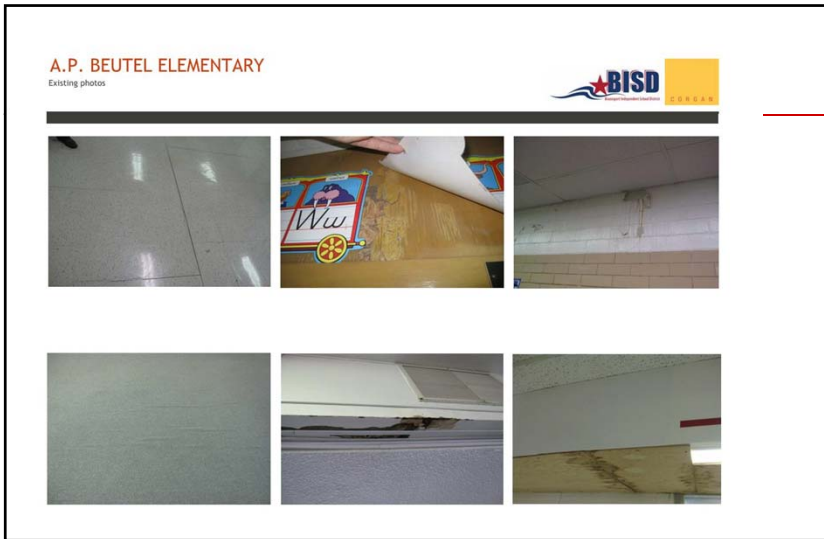
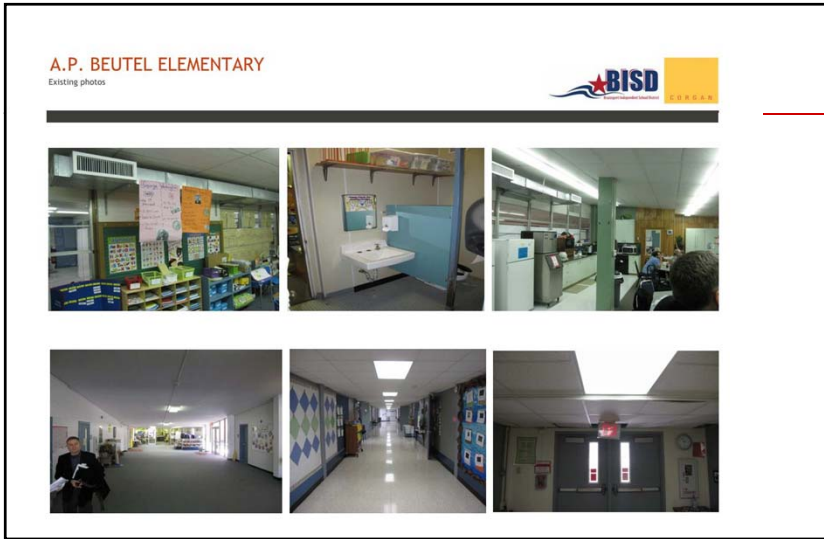
MEP SYSTEMS ASSESSMENT FORM

1= Excellent
2= Fair
3= Failure

2= Good
4= Poor

	Maintenance Cycle Schedule Years	Condition or Quality	Special Notes or Observations
Technology Systems and Equipment			
Teacher computer drops	<input type="checkbox"/>	<input type="checkbox"/>	Inadequate.
Student computer drops	<input type="checkbox"/>	<input type="checkbox"/>	
Wi-Fi	<input type="checkbox"/>	<input type="checkbox"/>	Yes.
Computer laboratories	<input type="checkbox"/>	<input type="checkbox"/>	
Smart board	<input type="checkbox"/>	<input type="checkbox"/>	
Projectors	<input type="checkbox"/>	<input type="checkbox"/>	
MDF rooms	<input type="checkbox"/>	<input type="checkbox"/>	
IDF Rooms	<input type="checkbox"/>	<input type="checkbox"/>	
Average MEP Grade:			4





Definitions and Discussion

FACILITY CAPACITY – EXPLANATION

- Design Capacity
 - Each room is assumed to be full at all times during the day
- Functional Capacity
 - Takes into account how the school is being utilized
 - General classrooms
 - Labs
 - Electives/non-core (MS and above)
 - Special education
 - Intervention rooms
 - Specials
- Actual Capacity
 - Actual enrollment at the school based on most recent PIEMS data

EDUCATIONAL ADEQUACY

- How well the school is equipped for today's education:
 - Capacity model shows balance - neither overcrowding or under-utilization
 - Technology integration and access into the facility
 - Room arrangement and amenities
 - Flexible, collaborative spaces
 - Program spaces
 - Media center functionality and relevance
 - Science laboratories and equipment
 - Playgrounds and athletic facilities
 - Career and Technical Education spaces
 - Spaces for intervention, special education and special needs

Demographic Study

DEMOGRAPHIC STUDY

- A Demographic Study is useful to assist in long range planning as it relates to either growth or decline as well as shifts in populations or groups and their makeup.
- Future developments can be anticipated and planned for.
- The Methodology:
 - Use of a leading indicators model for employment
 - Use of projections of housing throughout the District to develop projections, by location, of added students annually over a ten-year period
 - Cohort-survival procedure to define long-range District-wide projections, based on retention, advancement, and attrition as well as housing starts and employment trends

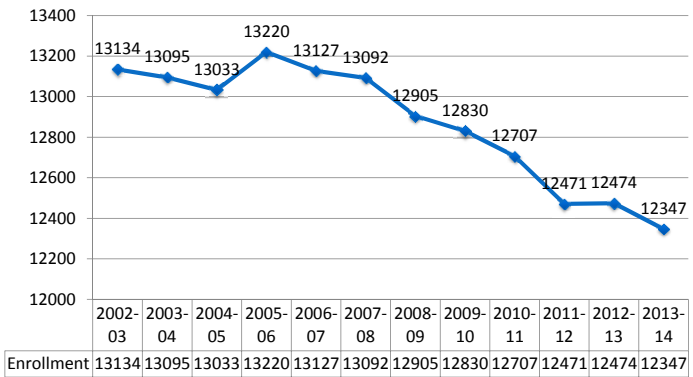
POPULATION & SURVEY ANALYSIS

- Demographic Approach for BISD
 - Brazosport ISD demographic trends
 - Employment trends
 - Industry growth or restructuring
 - Housing projections
 - Ratios: students per household
 - Current student population characteristics
 - Projected student enrollment
 - Long range planning
 - Attendance zones and feeder pattern models
 - Capacity model

DEMOGRAPHIC STUDY

- Demographic Study
 - (Conducted by Templeton Demographics in 2014)*
- Report Highlights
 - BISD student population decreased by 787 students from 2002-03 to 2013-14
 - Full report will be presented to this committee at April 24 meeting.

DEMOGRAPHIC PROFILE



21st Century Learning Environments

21st CENTURY LEARNING

- Collaboration and Teamwork
- Augmented by technology
- Real-World relevance



21st CENTURY LEARNING

- Flipped Classrooms
 - Lecture/Information Content delivered on-line, off hours
 - Self-paced
 - Retrievable
 - Instructor chat on-line
 - Class time used for collaborative learning, project based learning, instructor facilitating

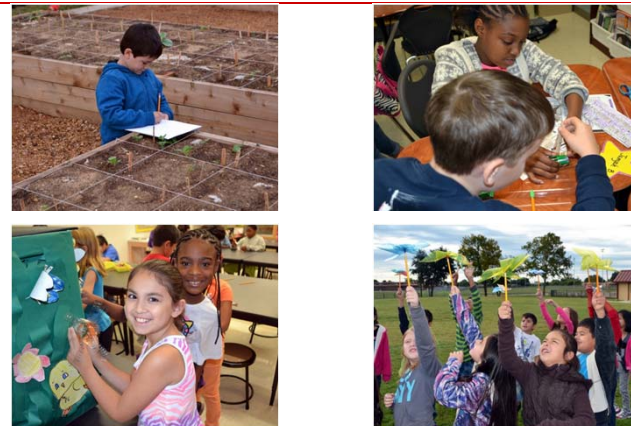


PROJECT BASED LEARNING

- Relevance of curriculum to real-world problems and processes.
- Hands-on approach
- Teamwork
- Collaboration



PROJECT BASED LEARNING



Career and Technical Education

CAREER AND TECHNICAL EDUCATION (CTE)

CTE TODAY

- 21st century *workplace* trends applied to the 21st century *learning* environment
- Broad knowledge-base and experience - compiling the best solutions across market sectors
- Technology
- Innovation

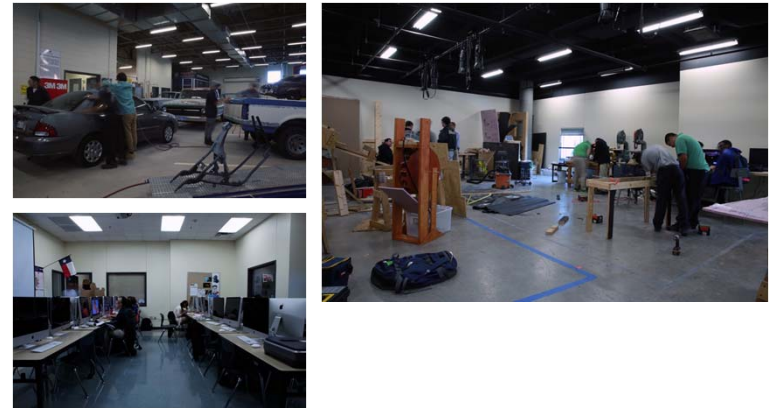
CTE TODAY

- Understand the current Endorsements
- Understand the market – the needs, the student preferences
- Understand the future of the markets
- Understand the alignment of education and work place and the alignment of both for Brazosport ISD students
- Understand the work/learning environment
 - Collaboration
 - Flexibility
 - Future needs

DUBISKI CTE CENTER | GRAND PRAIRIE ISD



DUBISKI CTE CENTER | GRAND PRAIRIE ISD



DUBISKI CTE CENTER | GRAND PRAIRIE ISD

- Full Day Comprehensive High School Model
- Partnered with District to develop program; not an expansion of existing CTE but a re-invention.
- Researched job boards for future employment needs before setting program
- Facility is entirely flexible to accommodate program changes – no bearing walls
- Break out and collaboration spaces facilitate project-based learning curriculum and professional environment



TYLER ATCC | TYLER ISD



TYLER ATCC | TYLER ISD

- Half Day "Block" Model
- Defined Program and curriculum with district
- Defined program based upon district need and reviewed all options available
- Worked with local colleges on curriculum subject matter
- Open and Flexible Spaces

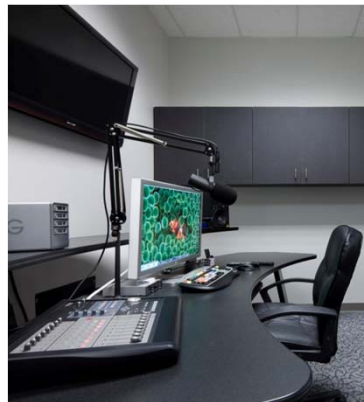


NORTHWEST HIGH SCHOOL | NORTHWEST ISD



NORTHWEST HIGH SCHOOL | NORTHWEST ISD

- Specialized Classroom Model
- State of the art Television Studio
- Media Arts Technology Academy
- Understanding of Technology needs
- Real world production



EATON HIGH SCHOOL | NORTHWEST ISD



EATON HIGH SCHOOL | NORTHWEST ISD

- Project Based Learning High School
- Flexible Professional Environment
- International Business and Entrepreneurial Academy
- Defined Program needs with district



NORTHSIDE CULINARY AND CTE | FORT WORTH ISD



NORTHSIDE CULINARY AND CTE | FORT WORTH ISD

- Magnet “Academy” Program
- Total integration of video technology with tracking cameras
 - Live feed into dining area and classrooms
 - Video capture for re-broadcast or distance learning
- Professional Chefs as instructors
 - Developed real-world curriculum
 - Designed real-world spaces and equipment
- Facility is one of District’s “Gold Seal” choice programs to serve all students
- Adjacent High School offers pathway courses
- Students in the program are the best ambassadors



TSTC/RED OAK – INDUSTRIAL TECHNOLOGIES

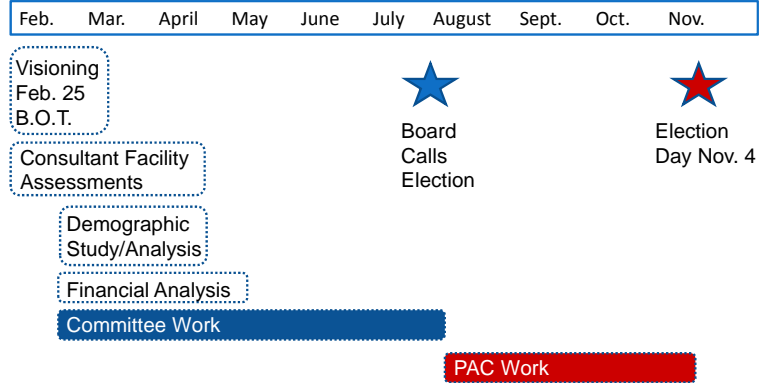


TSTC/RED OAK – INDUSTRIAL TECHNOLOGIES

- Higher Ed Partnership
- District worked with Red Oak/ TSTC to define program
- Community industries involved in curriculum development
- Dual Credit encouraged with district
- Shared resources provided for common goals



SCHEDULE OVERVIEW - 2014



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
- FIFTH MEETING
– Tuesday, 5/27/14: 6:00-7:30pm
- SIXTH MEETING
– Thursday, 6/12/14: 6:00-7:30pm

Additional meetings as needed

- Tours: Saturday bus tour of all facilities – tentative April 26 starting early

Brazosport Independent School District
Long Range Facilities Planning Committee Meeting Attendance
On April 10, 2014

Committee Members Present:

Cole-Andrews, Marla
Cundieff, Casey
Guilherme, Mary
Handly, Adam
Karamian, Anna
Koch, Jim
Lindsey, Drew
Martin, Jim
McCollough, Terry
Rayburn, Duane
Redden, Johnnie
Roznovsky, Gerald
Stephenson, David
Strambler, June
Strawn, Melissa
Trahan, John
Tidwell, William
Vandaveer, Mike
Willson, Kirk

Committee Members Absent:

Bass, Brooks
Campos, Rev. Hector
McKay, Scott
Olvera, Al
Perez, Dawn
Starr, Kimberly
Villanueva, Gabriel
Villanueva, Lynda
Wiley, Savannah

BISD Staff Members Present:

Burger, Monty
Craig, John
Damian, Eddie
Damian, Ron
Garapetian, Irenna
Gardner, Nancy
Holacka, Karin
Kocurek, Clint
Massey, Danny
McCoy-Jackson, Sandra
Morris, Laura
Schaefer, Dan

Guest/Visitor:

Schwertner, Scott



Long-Range Facilities Planning Committee
Meeting - April 10, 2014 at 6:00 PM

Secretary

Chair +
Person

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



Long-Range Facilities Planning Committee
Meeting - April 10, 2014 at 6:00 PM

<u>GUEST/VISITOR</u>	
Scott Schweitzer	
MARLA ANDREWS	member