

BRAZOSPORT INDEPENDENT SCHOOL DISTRICT

Long Range Facilities Planning Committee
2014 Bond Program
Meeting #4

May 14, 2014



AGENDA

- Welcome from Chair
- Capacity Methodology/Results
- Facility Assessment Results
- Master Schedule/Meeting Overview
- Meeting Schedule

Campus Capacities

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

FACILITY CAPACITY – METHODOLOGY

Functional capacity for school buildings can be determined using several methods. For the purpose of our assessment of Brazosport ISD facilities, we followed the steps noted below:

1. Determine each classroom (learning space) within the facility.
2. Determine the function of each classroom (general, computer lab, science lab,...)
3. Determine the square footage of each classroom.
4. Determine TEA compliance of each classroom in terms of square footage.

FACILITY CAPACITY – METHODOLOGY

5. List the capacity of each classroom based upon TEA standards, assigning a capacity number of 22 (elementary) and 25 (middle and high) per room in compliance. If a room is not in compliance, a SF/student factor is calculated for that room.
6. Room capacities are totaled to determine the Design Capacity of the school.
7. The 85% factor is then applied to the Design Capacity to determine the Functional Capacity.
8. The Utilization Rate is determined by dividing the Actual Capacity by the Functional Capacity.

DISTRICT WIDE CAPACITY STUDY

Facility	Actual Enrollment March 2014	Design Capacity*	Functional Capacity*	Utilization Rate
Bess Brannen Elementary	456	491	417	109%
Gladys Polk Elementary	480	507	431	111%
Elisabet Ney Elementary	499	534	454	110%
A.P. Beutel Elementary	548	531	451	122%
Madge Griffith Elementary	528	533	453	117%
T.W. Ogg Elementary	426	544	462	94%
O.M. Roberts Elementary	541	548	466	116%
Stephen F. Austin Elementary	272	345	293	92%
Velasco Elementary	587	778	661	89%
O.A. Fleming Elementary	339	493	419	81%
Jane Long Elementary	454	655	557	82%
Grady Rasco Middle	799	1099	934	86%
R. O'Hara Lanier Middle	452	634	539	84%
Lake Jackson Intermediate	844	703	598	141%
Clute Intermediate	963	1033	848	110%
Freeport Intermediate	549	552	469	117%
Brazoswood High School	2403	2613	2221	108%
Brazosport High School	941	1156	983	95%
Lighthouse Learning Center	141	567	482	29%
District Wide Totals	12222	14316	12138	99%

Note: Capacities do not include temporary buildings.

Facilities Assessment

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 requirements, Life safety, Accessibility, Building Systems, Technology Infrastructure.

Facility Condition Assessment objectives:

- To provide an **objective and technical analysis** of the physical condition of the Brazosport ISD facilities
- To assess the ability of each BISD school to adequately support the BISD **core educational mission**
- To develop a implementation strategy for improving and upgrading each facility based upon need

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FACILITY CONDITION ASSESSMENT

Facility Condition Assessment is a snapshot of conditions at a specific time, for this exercise, April/May 2014.

Improvements are made constantly throughout the year. These efforts will improve the facility scoring noted in this assessment. Projects from the 2012 Bond Program are still being implemented which will include the following items:

- Security Vestibules
- Security Cameras
- Roof Replacements
- Technology Upgrades
- MEP Upgrades

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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

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.

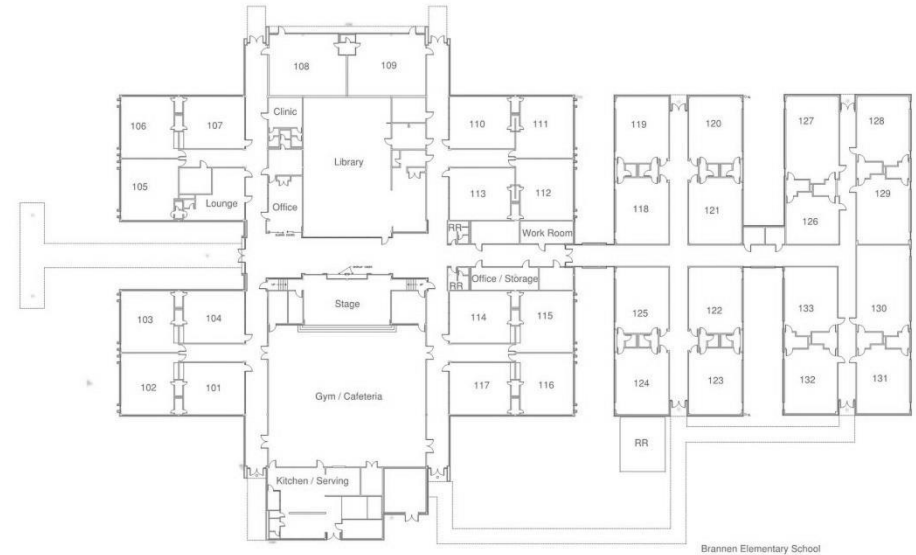
BESS BRANNEN ELEMENTARY SCHOOL

Constructed: 1968

Site



Floor Plan



Overall Score : 3.76

Major Deficiencies:

Mechanical; Replace Cooling Tower, RTUs

Plumbing; Replace Galvanized Piping

Security; lacks entry vestibule, exterior access to portable
Nearly half of Classrooms do not meet TEA Standards
ADA; lacks Parking at Entry Drive, Restroom, Sinks, Signage
Foodservice Equipment

Lacks Fire Sprinkler System
Electrical Power; Inadequate
Outdated, undersized Kitchen and

BESS BRANNEN ELEMENTARY SCHOOL

Existing Images



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BESS BRANNEN ELEMENTARY SCHOOL

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GLADYS POLK ELEMENTARY SCHOOL

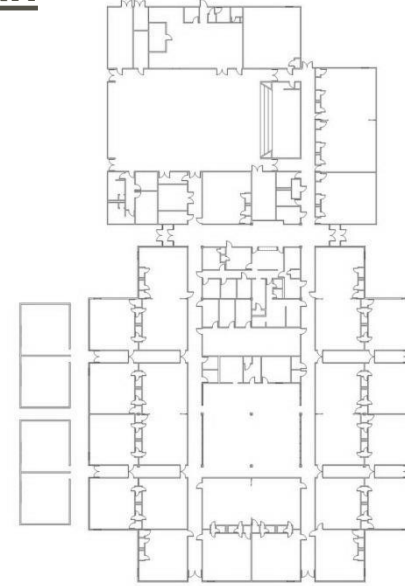
Constructed: 1979

Site

Aerial



Floor Plan



Overall Score : 3.47

Major Deficiencies:

Security; lacks entry vestibule, exterior access to portable, no fencing

Fans

ADA Accessibility

Majority of Classrooms do not meet TEA Standards

Kitchen; Equipment Aged and Showing Wear

Mechanical; Replace Roof

Electrical; Not enough Power/Data

Roof requires replacement

Lacks Fire Sprinkler System

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GLADYS POLK ELEMENTARY SCHOOL

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GLADYS POLK ELEMENTARY SCHOOL

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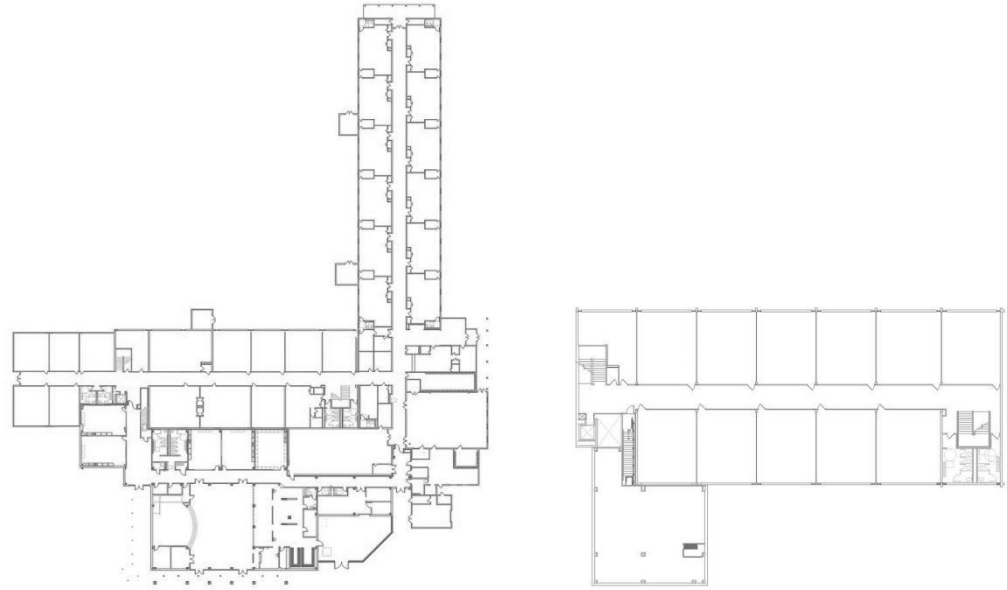
ELISABET NEY ELEMENTARY SCHOOL

Constructed: 1942
Renovation: 2004

Site Aerial



Floor Plan



First Floor

Second Floor

Overall Score : 3.82

Major Deficiencies:

Exterior Walls/Windows; fair to poor condition
ADA Accessibility; restrooms, clearances
Site Drainage
building
Approx. 1/3 of Classrooms do not meet TEA minimum stds

Mechanical; replace RTUs, piping & insulation
Electrical; inadequate power/data
Plumbing; replace galvanized piping in older
Lacks Fire Sprinkler System

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ELISABET NEY ELEMENTARY SCHOOL

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ELISABET NEY ELEMENTARY SCHOOL

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A.P. BEUTEL ELEMENTARY SCHOOL

Constructed: 1958

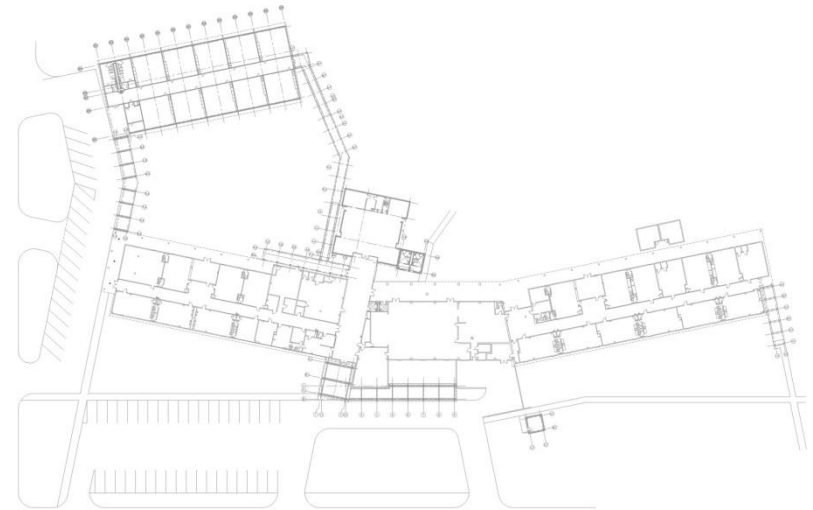
Site

Aerial



Floor

Plan



Overall Score : 4.50

Major Deficiencies:

Security; lacks vestibule, fencing, secure access to outbuildings
all equipment except chiller
ADA Accessibility; restrooms, clearances, hardware

Roof (past useful life cycle)
minimum standards

Exterior walls/windows; poor condition
showing wear
Layout; separate classroom wings

Mechanical; replace

Site Drainage; swales and ponding

Most classrooms do not meet TEA

Kitchen: equipment outdated

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A.P. BEUTEL ELEMENTARY SCHOOL

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A.P. BEUTEL ELEMENTARY SCHOOL

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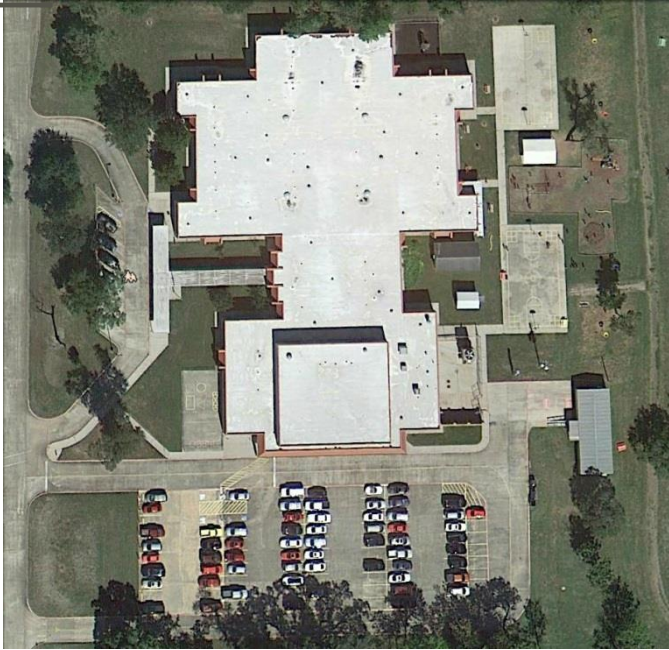
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MADGE GRIFFITH ELEMENTARY SCHOOL

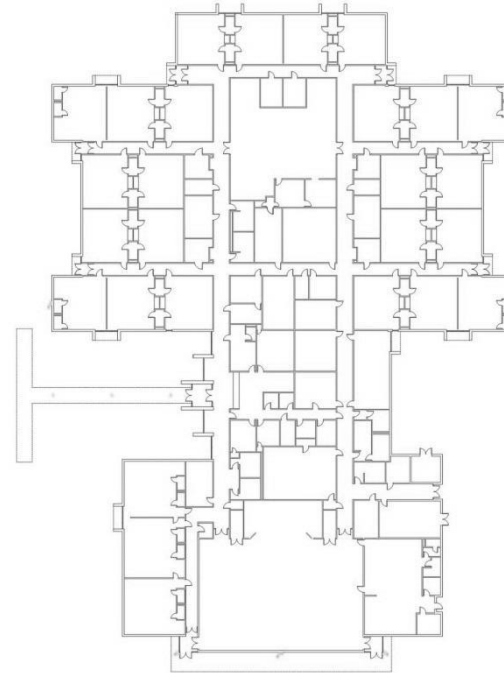
Constructed: 1990

Site

Aerial



Floor Plan



Overall Score : 3.16

Major Deficiencies:

Security; lack fencing, vestibule
replace pumps

ADA Accessibility; restrooms

Majority of classrooms are not TEA compliant

Kitchen equipment in fair to poor condition.

Mechanical & Plumbing Systems; good to fair condition,

Finishes, Doors & Windows (past useful life cycle)

Roof (past useful life cycle)

Lacks fire sprinkler system

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MADGE GRIFFITH ELEMENTARY SCHOOL

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MADGE GRIFFITH ELEMENTARY SCHOOL

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T.W. OGG ELEMENTARY SCHOOL

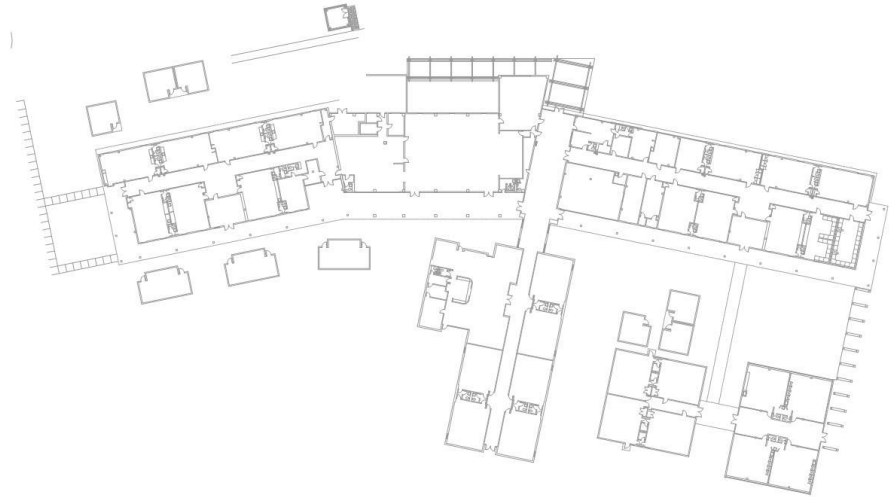
Constructed: 1952

Site

Aerial



Floor Plan



Overall Score : 3.74

Major Deficiencies:

Security; lacks vestibule, fencing, secure access to outbuildings
replace all equipment except chiller
ADA Accessibility; restrooms, clearances, hardware
ponding
Plumbing; replace galvanized piping
minimum standards

Mechanical;

Site Drainage; swales and

Most classrooms do not meet TEA

Kitchen: equipment outdated

Lacks fire sprinkler system

Exterior walls/windows; poor condition
showing wear
Layout; separate classroom wings

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T.W. OGG ELEMENTARY SCHOOL

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T.W. OGG ELEMENTARY SCHOOL

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O.M. ROBERTS ELEMENTARY SCHOOL

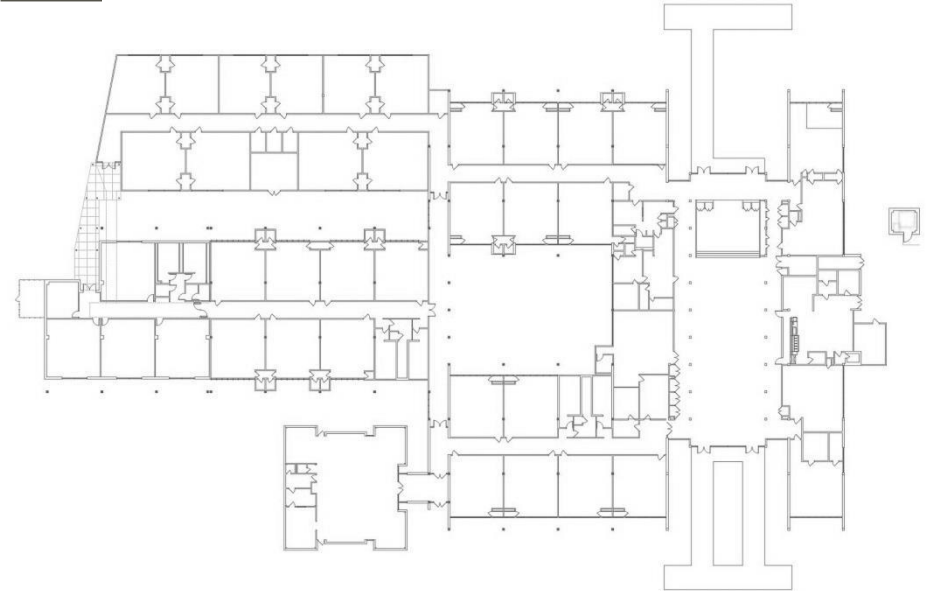
Constructed: 1960

Site

Aerial



Floor Plan



Overall Score : 3.71

Major Deficiencies:

Security; lacks vestibule, fencing
ADA Accessibility; some restrooms, clearances recommended
Site Circulation & Parking minimum standards
Lacks fire sprinkler system

Mechanical; RTUs require replacement
Kitchen is undersized, full renovation
Many classrooms do not meet TEA
Electrical; inadequate power/data

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O.M. ROBERTS ELEMENTARY SCHOOL

Existing Images

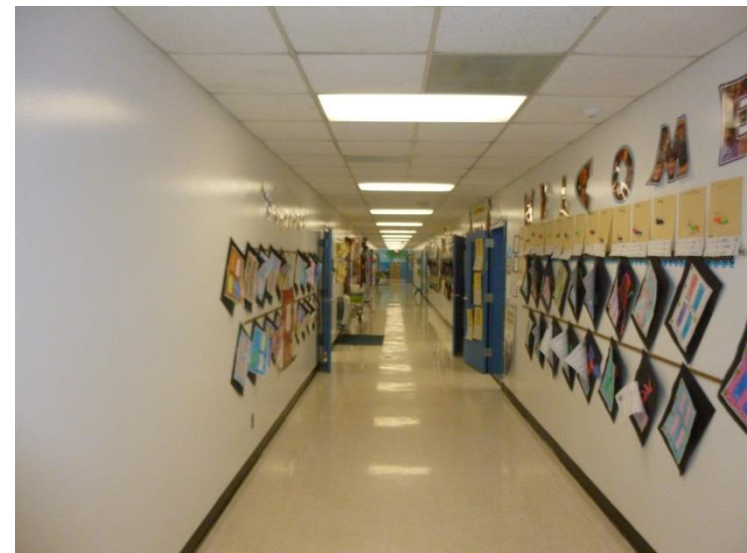


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O.M. ROBERTS ELEMENTARY SCHOOL

Existing Images



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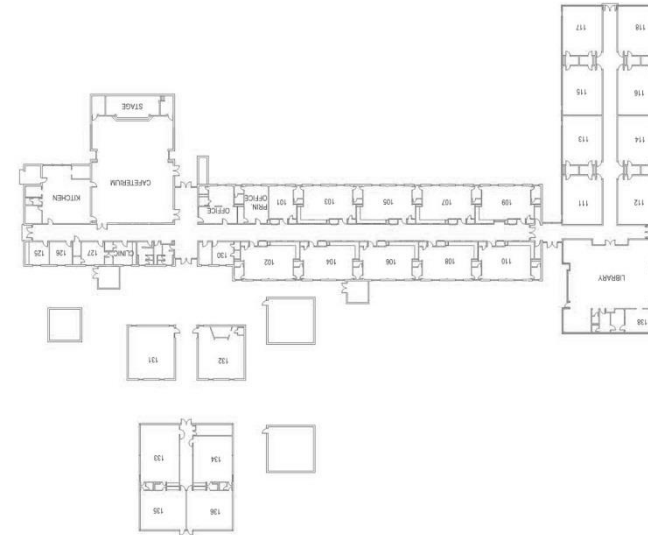
STEPHEN F. AUSTIN ELEMENTAR SCHOOL

Constructed: 1952
Addition: 1979

Site
Aerial



Floor
Plan



Overall Score : 3.76

Major Deficiencies:

Security; lacks vestibule, secure access to outbuildings, fencing
Electrical & Plumbing Systems
ADA Accessibility; restrooms, clearances

Site Drainage

Most Classrooms do not meet TEA minimum standards

Mechanical,

Outdated kitchen facilities

Roofing requires replacement

Exterior walls/windows in poor

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condition

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STEPHEN F. AUSTIN ELEMENTARY SCHOOL

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STEPHEN F. AUSTIN ELEMENTARY SCHOOL

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VELASCO ELEMENTARY SCHOOL

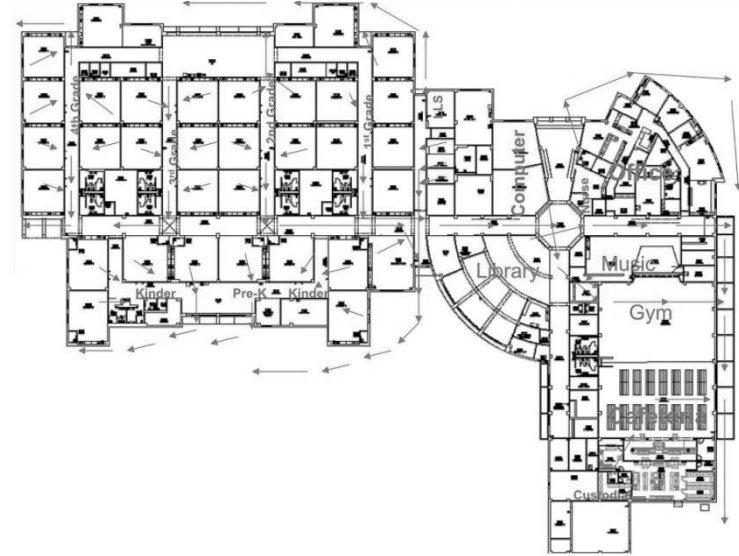
Constructed: 2003

Site

Aerial



Floor Plan



Overall Score : 2.34

Major Deficiencies:

Security; lacks vestibule, fencing

Mechanical; cooling tower has corrosion issues

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VELASCO ELEMENTARY SCHOOL

Existing Images

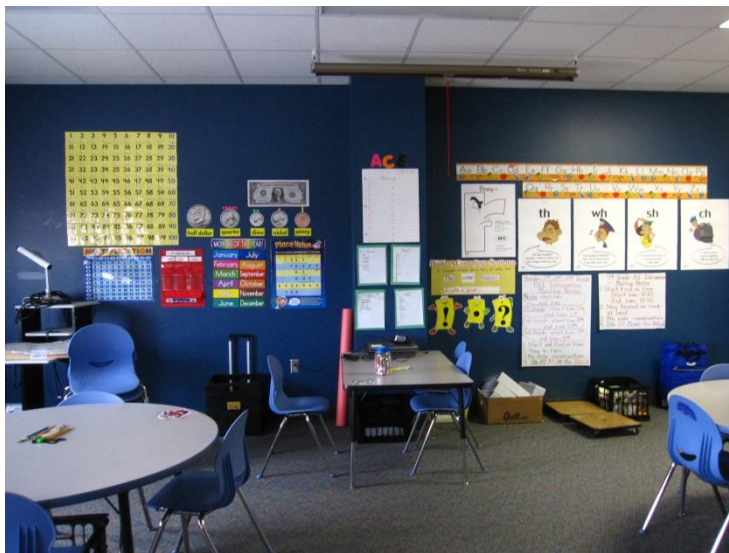


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VELASCO ELEMENTARY SCHOOL

Existing Images



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O.A. FLEMING ELEMENTARY SCHOOL

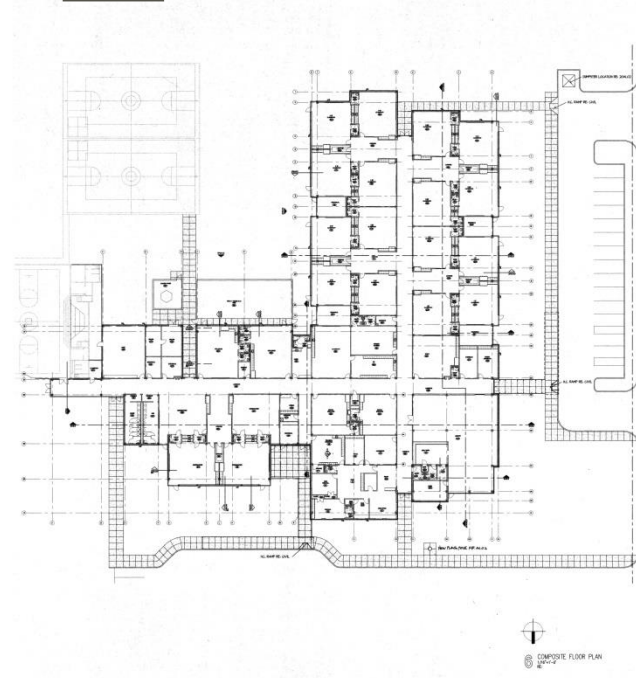
Constructed: 1991
Addition: 1998

Site

Aerial



Floor Plan



Overall Score : 3.29

Major Deficiencies:

Security; exterior access to Cafeteria, fencing, lacks vestibule half of AHUs

Gymnasium construction older, non ADA compliant

Some classrooms do not meet TEA minimum standards piping

Kitchen; equipment in fair/poor condition

Mechanical; Replace RTUs,

Lacks fire sprinkler system

Plumbing; replace galvanized

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O.A. FLEMING ELEMENTARY SCHOOL

Existing Images



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O.A. FLEMING ELEMENTARY SCHOOL

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JANE LONG ELEMENTARY SCHOOL

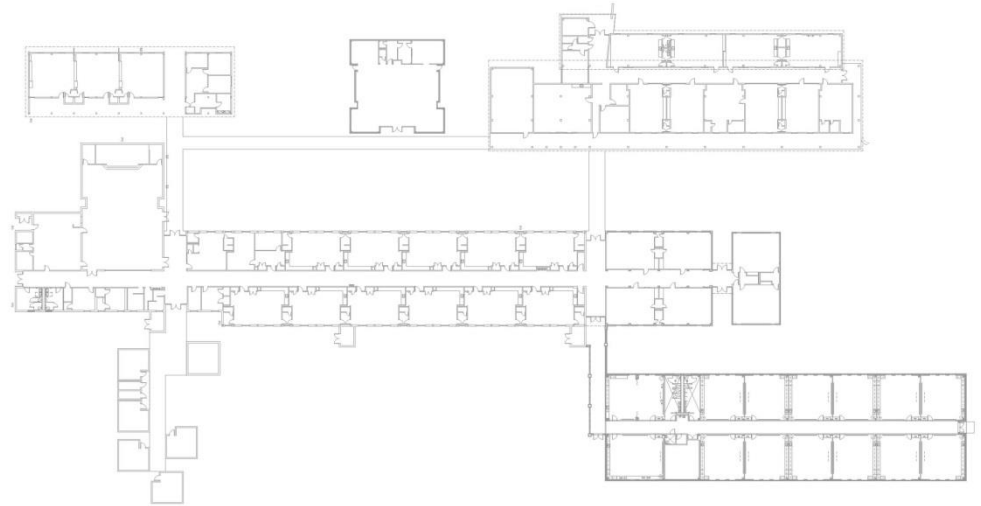
Constructed: 1952
Addition: 2001

Site

Aerial



Floor
Plan



Overall Score : 4.00

Major Deficiencies:

Security; lacks vestibule, fencing, exterior access to outbuildings
restrooms, clearances
Roof (leaks, past warranty)

ADA Accessibility; student

Outdated kitchen facilities

Classrooms do not meet TEA

Site Drainage
minimum standards

Kitchen; outdated equipment

Interior finishes showing age/wear

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JANE LONG ELEMENTARY SCHOOL

Existing Images



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JANE LONG ELEMENTARY SCHOOL

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GRADY RASCO MIDDLE SCHOOL

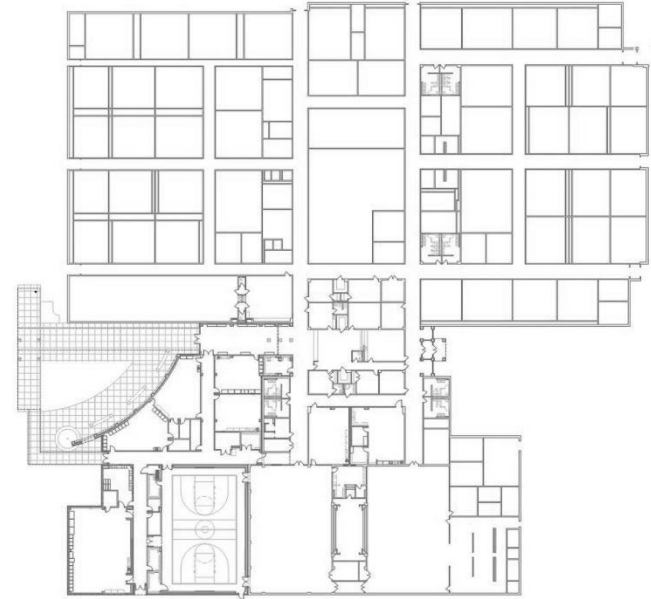
Constructed: 1995

Site

Aerial



Floor
Plan



Overall Score : 2.95

Major Deficiencies:

Security; lacks vestibule, fencing, multiple entries

Roof; replace single ply portion

Mechanical; replace original CP equipment

Lacks fire sprinkler system

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GRADY RASCO MIDDLE SCHOOL

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GRADY RASCO MIDDLE SCHOOL

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LANIER MIDDLE SCHOOL

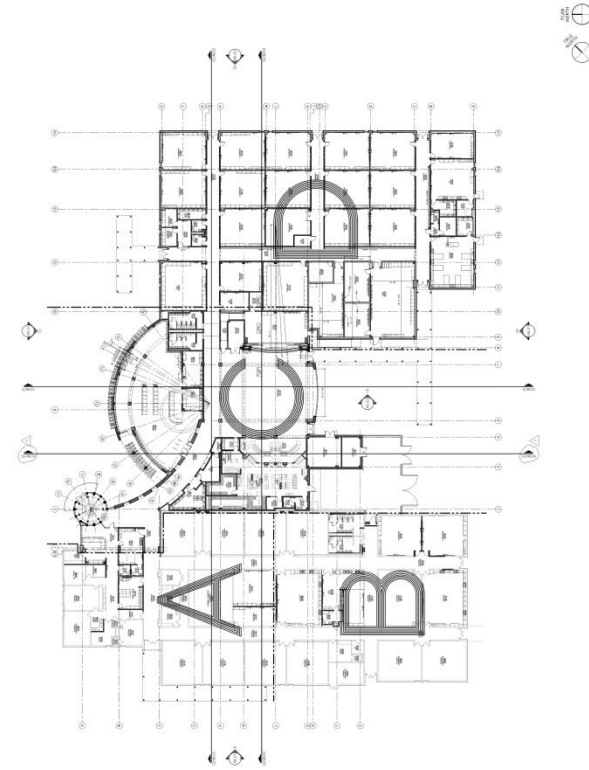
Constructed: 1995/2007
Gymnasium: 1950

Site

Aerial



Floor
Plan



Overall Score : 2.79

Major Deficiencies:

- Security; lacks vestibule, fencing, secure access to Gym
- Roof; replace single ply portion minimum standards
- Mechanical; replace CP equipment

ADA Accessibility
1/3 Classrooms do not meet TEA

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LANIER MIDDLE SCHOOL

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LANIER MIDDLE SCHOOL

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LAKE JACKSON INTERMEDIATE SCHOOL

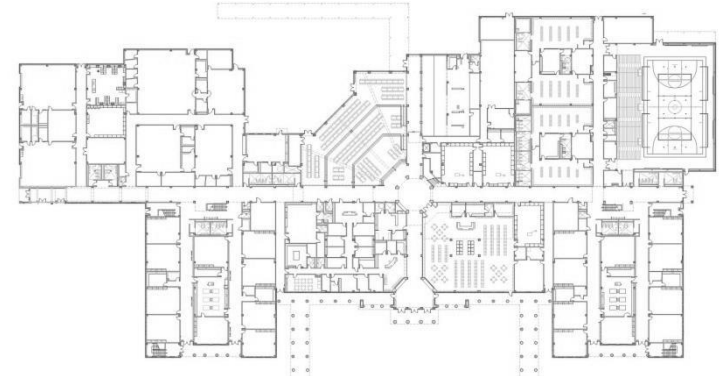
Constructed: 2003

Site

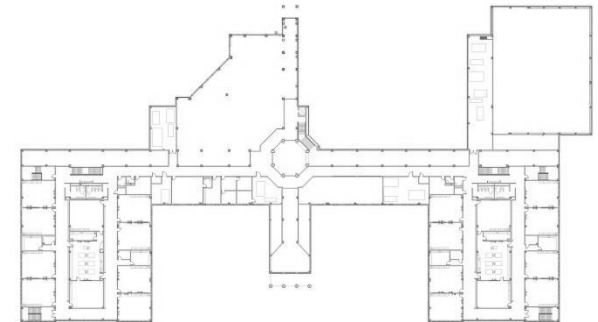
Aerial



Floor Plan



FIRST FLOOR



SECOND FLOOR

Overall Score : 2.18

Major Deficiencies:

Security; lacks vestibule, fencing
Roofing; replace Gym roofing

ADA Accessibility; outdoor athletic areas, outbuildings

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LAKE JACKSON INTERMEDIATE SCHOOL

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LAKE JACKSON INTERMEDIATE SCHOOL

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CLUTE INTERMEDIATE SCHOOL

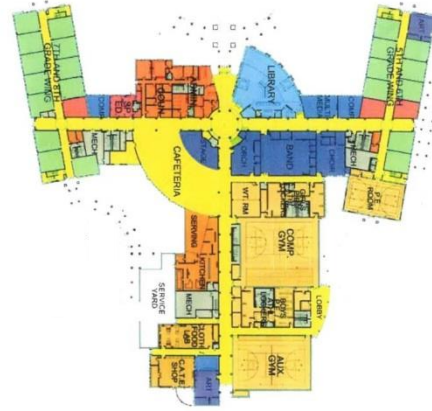
Constructed: 2007

Site

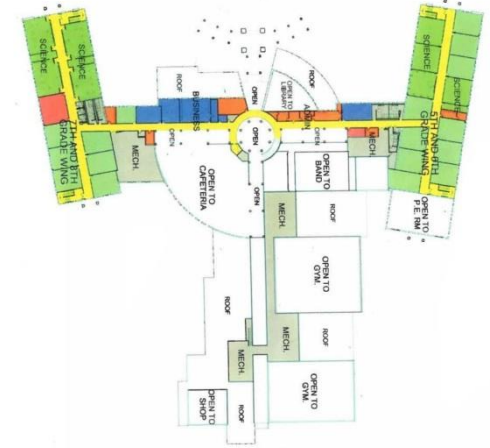
Aerial



Floor
Plan



FIRST FLOOR



SECOND FLOOR

Overall Score : 2.05

Major Deficiencies:

Security; lacks vestibule, fencing

ADA Accessibility; athletic fields

Mechanical; some piping corrosion at cooling tower

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CLUTE INTERMEDIATE SCHOOL

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CLUTE INTERMEDIATE SCHOOL

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FREEPORT INTERMEDIATE SCHOOL

Constructed: 1999

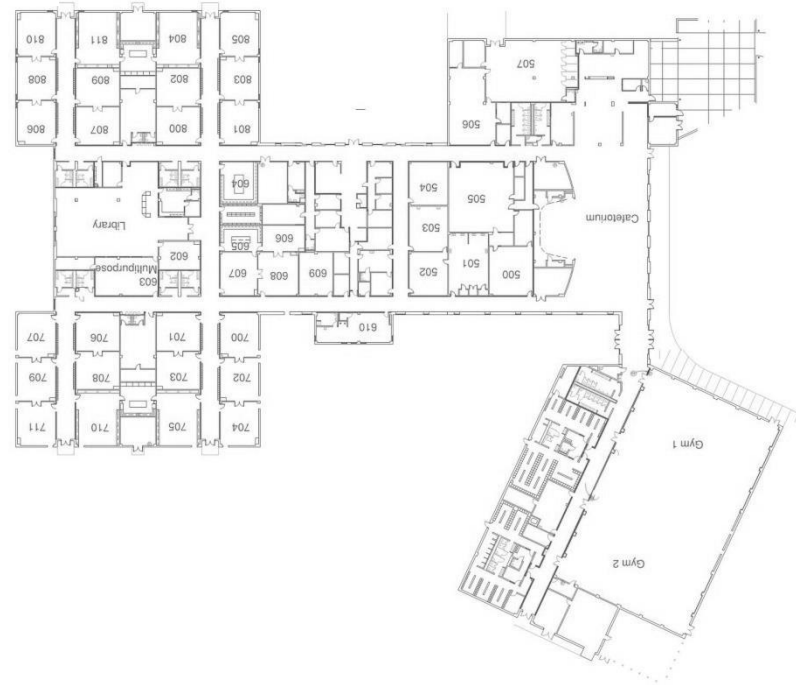
Site

Aerial



Floor

Plan



Overall Score : 2.97

Major Deficiencies:

Security; lacks vestibule, fencing gutters/downspouts

Roof; requires replacement

Site Drainage @ building perimeter

Exterior walls stained from roof overflow, repair

Mechanical; replace cooling tower, RTUs

Lacks fire sprinkler system

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FREEPORT INTERMEDIATE SCHOOL

Existing Images



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FREEPORT INTERMEDIATE SCHOOL

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BRAZOSWOOD HIGH SCHOOL

Site

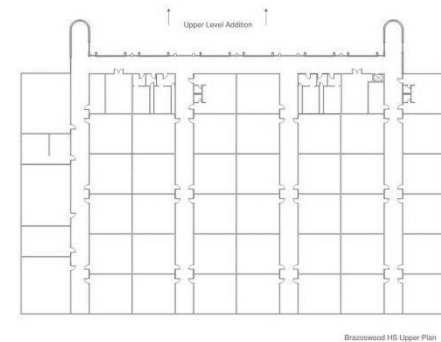
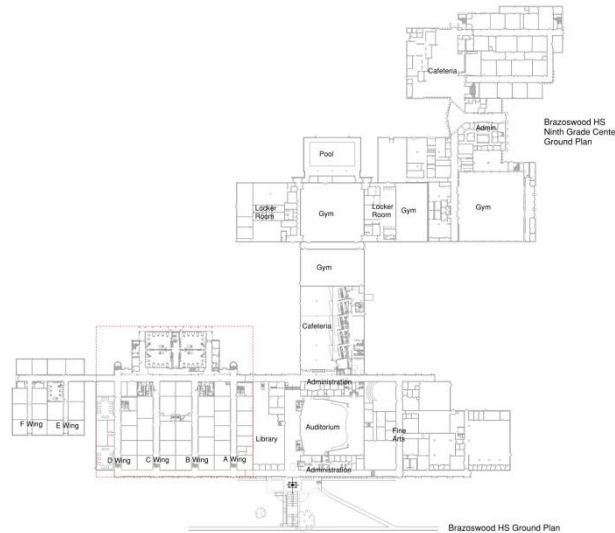
Aerial



Constructed: 1968

Addition: 1998

Floor
Plan



Overall Score : 3.29

Major Deficiencies:

- Security; lacks vestibule, fencing, access to outbuildings
- Roof; recommend replacement
- EMS poor condition
- Natatorium; roof structure shows signs of deterioration
- Plumbing; replace galvanized piping

- Interior finishes showing wear
- Mechanical; replace chillers @ 9th Grade,
- ADA; several areas non-compliant
- Lacks fire sprinkler system

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BRAZOSWOOD HIGH SCHOOL

Existing Images



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BRAZOSWOOD HIGH SCHOOL

Existing Images



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BRAZOSPORT HIGH SCHOOL

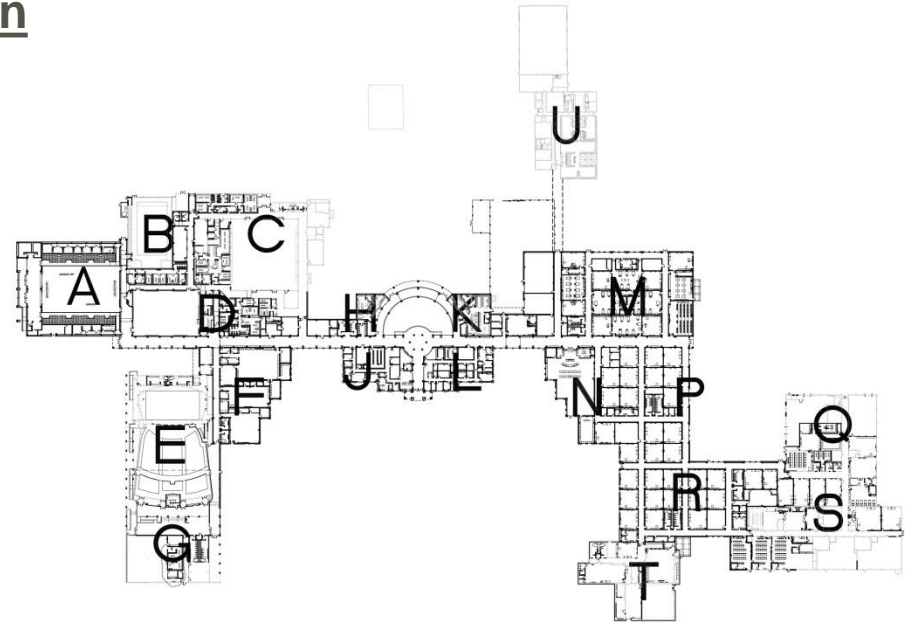
Constructed: 1949
Addition: 2005

Site

Aerial



Floor Plan



Overall Score : 2.11

Major Deficiencies:

Security; lacks vestibule, fencing, access to outbuildings

ADA Accessibility; Fieldhouse

Parking; update paving @ north lot

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BRAZOSPORT HIGH SCHOOL

Existing Images

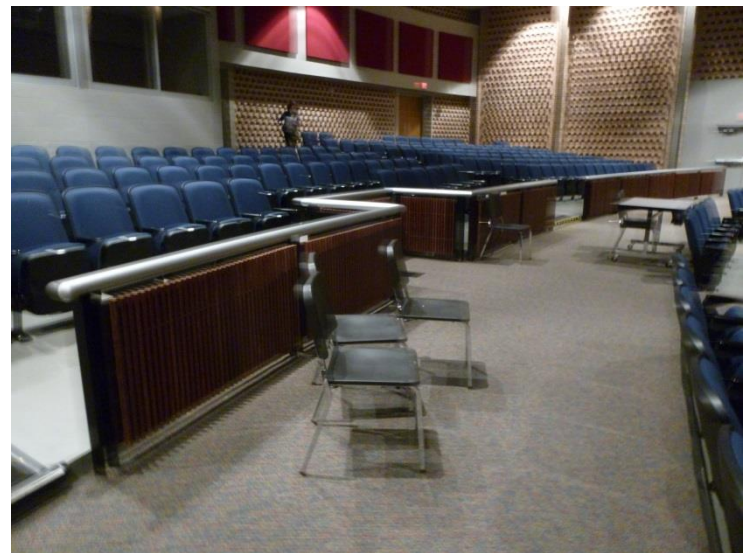


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BRAZOSPORT HIGH SCHOOL

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LIGHTHOUSE LEARNING CENTER

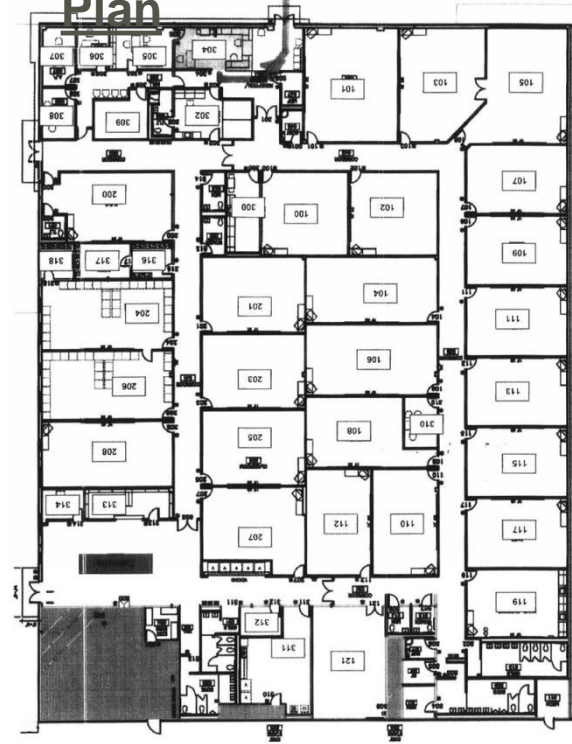
Constructed: 2006

Site

Aerial



Floor
Plan



Overall Score : 2.18

Major Deficiencies:

Security; lacks vestibule

Kitchen; equipment in fair/poor condition

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LIGHTHOUSE LEARNING CENTER

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LIGHTHOUSE LEARNING CENTER

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ADMINISTRATION BUILDING

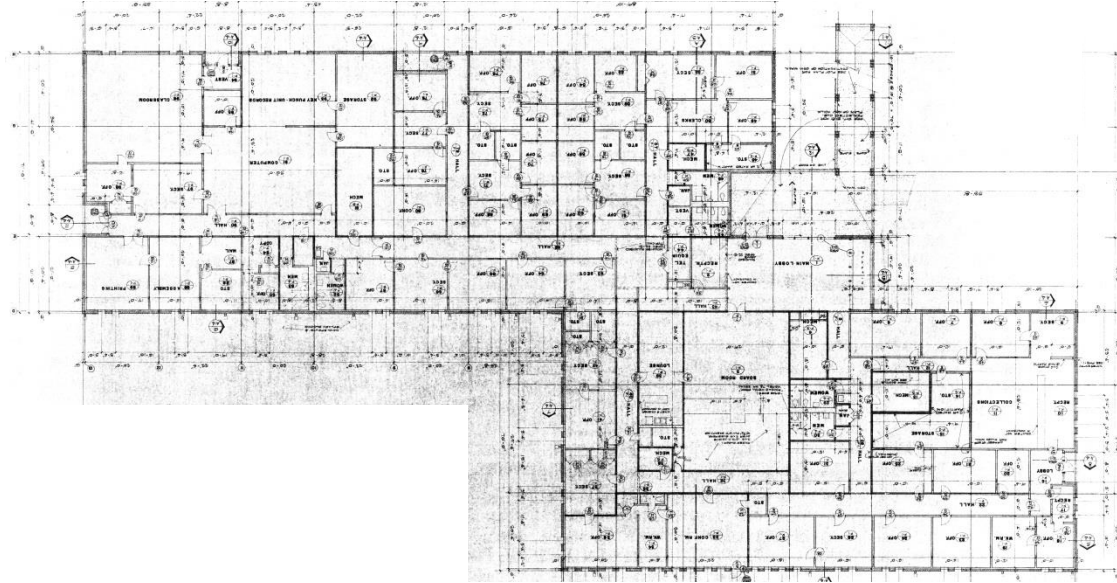
Constructed: 1971

Site

Aerial



Floor
Plan



Overall Score : 3.03

Major Deficiencies:

ADA Accessibility; restrooms, hardware, clearances
Mechanical; rooftop equipment replacement in near future

Interior Finishes; fair/poor condition
Lacks fire sprinkler system

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ADMINISTRATION BUILDING

Existing Images

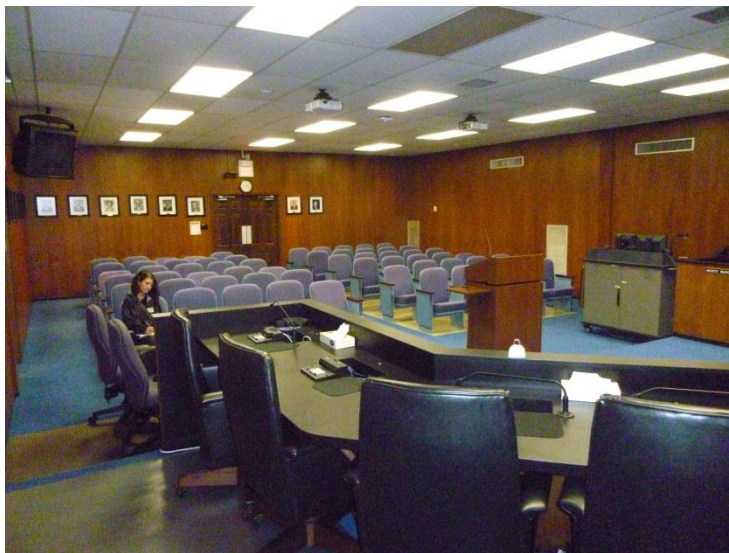


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ADMINISTRATION BUILDING

Existing Images



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MAINTENANCE & OPERATIONS, TRANSPORTATION, CHILD NUTRITION

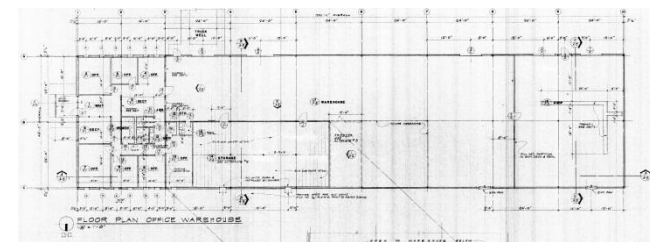
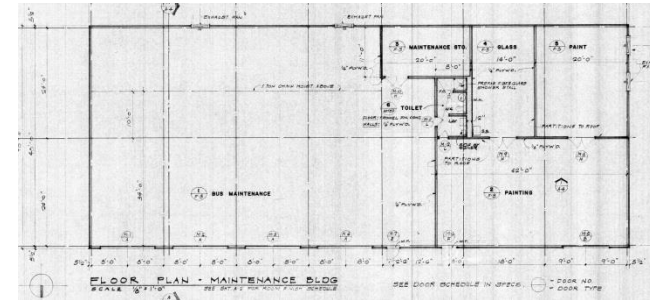
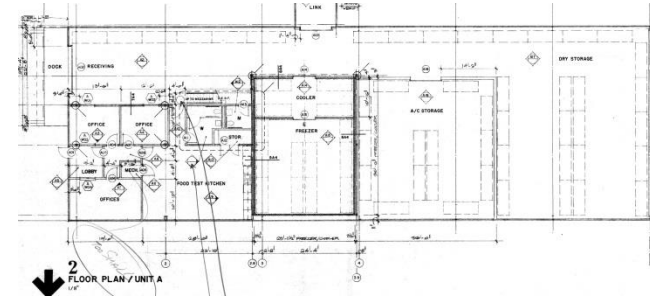
Constructed: 1970

Site

Aerial



Floor
Plan



Overall Score : 3.19

Major Deficiencies:

ADA Accessibility; parking, restrooms, clearances Interior Finishes; upgrade at office area
Lacks fire sprinkler system

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MAINTENANCE & OPERATIONS, TRANSPORTATION, CHILD NUTRITION

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MAINTENANCE & OPERATIONS, TRANSPORTATION, CHILD NUTRITION

Existing Images



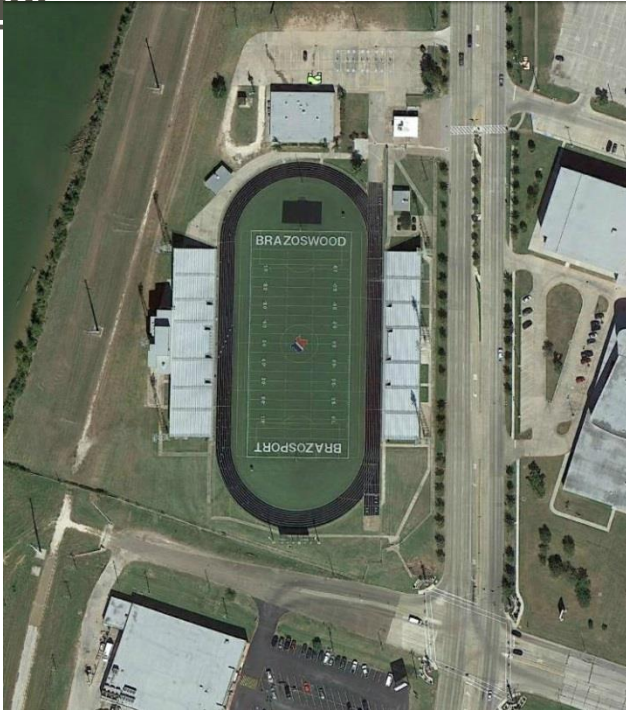
April 2014

2014 BISD FACILITY

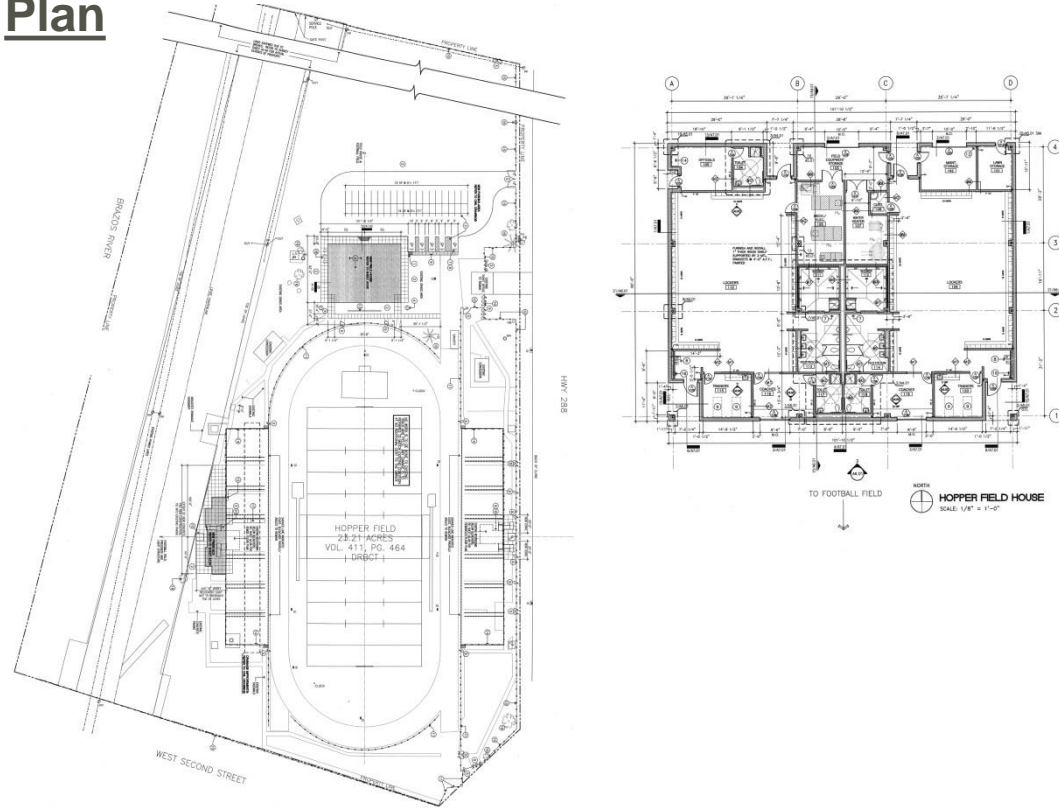
HOPPER FIELD DISTRICT STADIUM

Constructed: 1949/1961/2004

Site
Aerial



Floor
Plan



Overall Score : 2.49

Major Deficiencies:

Restrooms; additional restrooms required for current code Offices
Lacks fire sprinkler system

ADA Accessibility; Ticket Booth, Athletic

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HOPPER FIELD DISTRICT STADIUM

Existing Images



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DISTRICT ASSESSMENT SUMMARY

GOOD

Clute Intermediate 2.05
Brazosport High 2.11
Lake Jackson Intermediate
2.18
Lighthouse Learning
Center 2.18
Velasco Elementary 2.34
Hopper Field 2.49
Lanier Middle 2.79
Rasco Middle 2.95

FAIR

Administration Building
3.03
Griffith Elementary 3.16
Support Services 3.19
Fleming Elementary 3.29
Brazoswood High 3.29
Polk Elementary 3.47

POOR

Roberts Elementary 3.71
Ogg Elementary 3.74
Austin Elementary 3.76
Brannen Elementary 3.76
Ney Elementary 3.82
Long Elementary 4.00
Beutel Elementary 4.50

NOTES:

Freeport 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.



SCHEDULE OVERVIEW - 2014

Feb. Mar. April May June July August Sept. Oct. Nov.

Visioning
Feb. 25
B.O.T.

Consultant Facility
Assessments

Demographic
Study/Analysis

Financial Analysis

Committee Work



Board
Calls
Election



Election
Day Nov. 4

PAC Work

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