

BRAZOSPORT INDEPENDENT SCHOOL DISTRICT

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Long Range Facilities Planning Committee  
2014 Bond Program  
Meeting #4

May 14, 2014



# AGENDA

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

# Campus Capacities

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# FACILITY CAPACITY – EXPLANATION

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- 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

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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

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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%
<b>District Wide Totals</b>	<b>12222</b>	<b>14316</b>	<b>12138</b>	<b>99%</b>

Note: Capacities do not include temporary buildings.

# Facilities Assessment

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# 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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# 2014 BISD FACILITY



# 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

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.

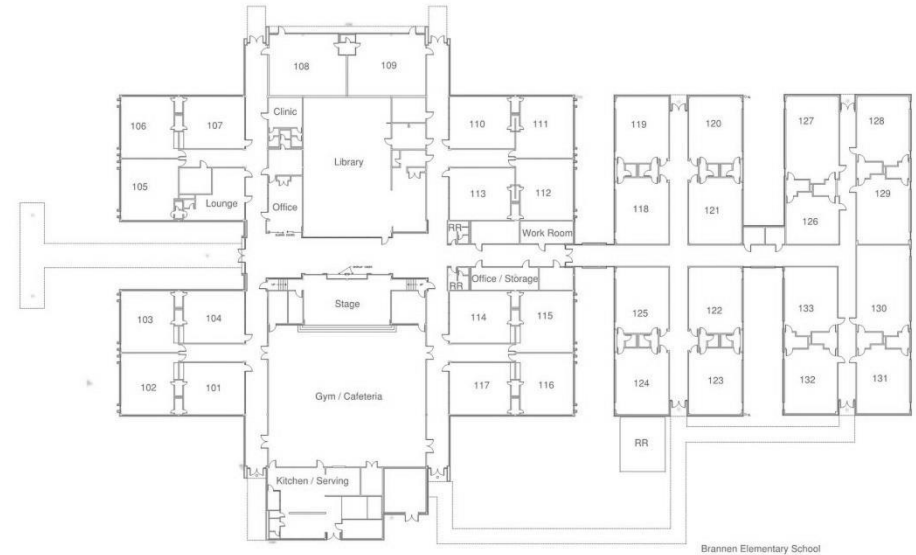
# BESS BRANNEN ELEMENTARY SCHOOL

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

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# BESS BRANNEN ELEMENTARY SCHOOL

## Existing Images



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# BESS BRANNEN ELEMENTARY SCHOOL

## Existing Images



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# GLADYS POLK ELEMENTARY SCHOOL

Constructed: 1979

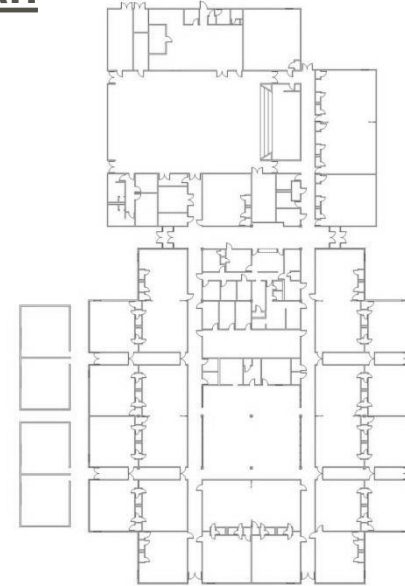
## Site

### 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

## Existing Images



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# GLADYS POLK ELEMENTARY SCHOOL

## Existing Images



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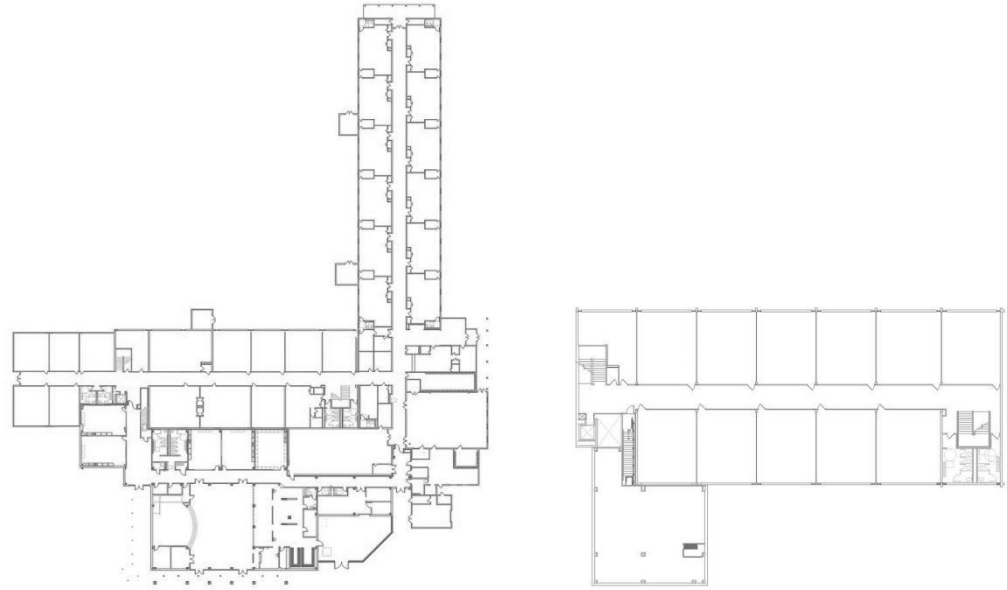
# ELISABET NEY ELEMENTARY SCHOOL

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

## Existing Images



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# ELISABET NEY ELEMENTARY SCHOOL

## Existing Images



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# A.P. BEUTEL ELEMENTARY SCHOOL

Constructed: 1958

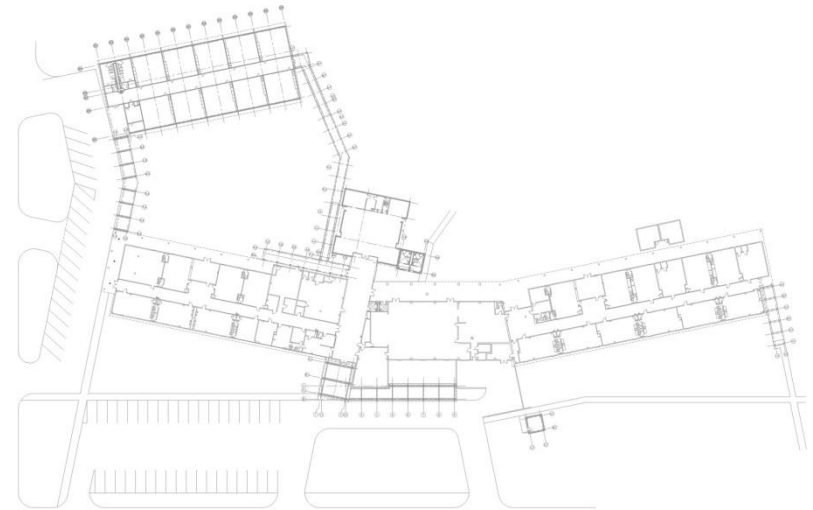
## Site

### 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

## Existing Images



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# 2014 BISD FACILITY

# A.P. BEUTEL ELEMENTARY SCHOOL

## Existing Images



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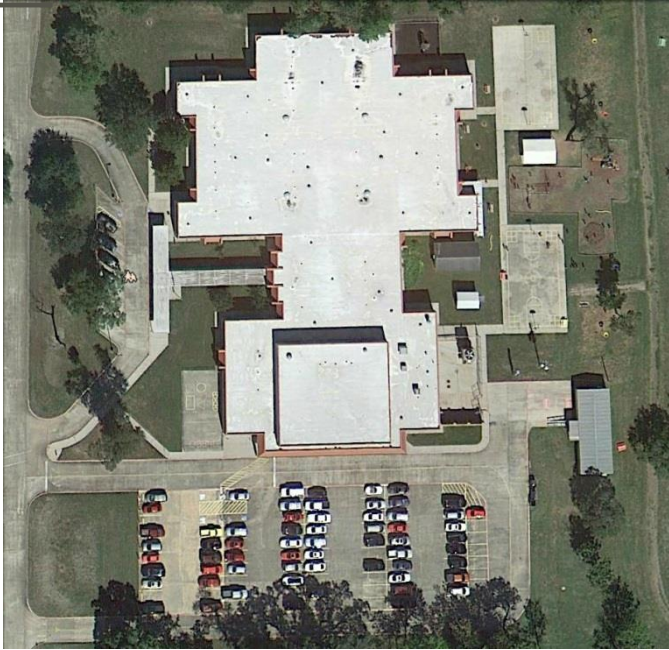
# 2014 BISD FACILITY

# MADGE GRIFFITH ELEMENTARY SCHOOL

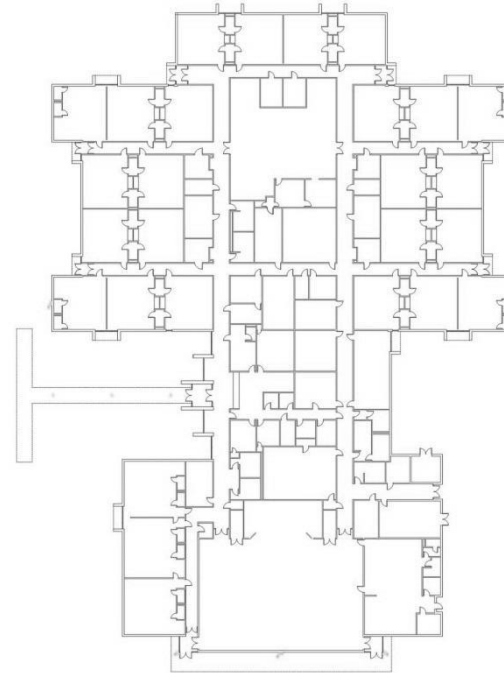
Constructed: 1990

## 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

## Existing Images



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# 2014 BISD FACILITY

# MADGE GRIFFITH ELEMENTARY SCHOOL

## Existing Images



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# T.W. OGG ELEMENTARY SCHOOL

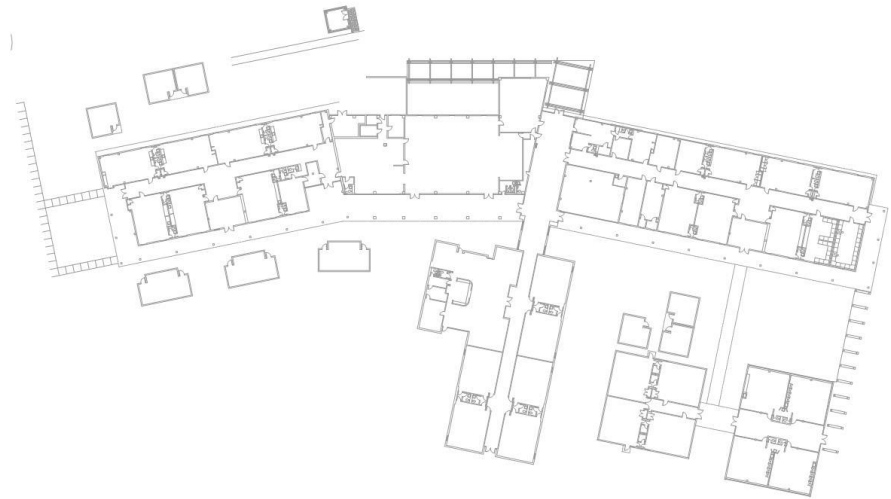
Constructed: 1952

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

Exterior walls/windows; poor condition

showing wear

Layout; separate classroom wings

Mechanical;

Site Drainage; swales and

Most classrooms do not meet TEA

Kitchen: equipment outdated

Lacks fire sprinkler system

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# 2014 BISD FACILITY



# T.W. OGG ELEMENTARY SCHOOL

## Existing Images



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# T.W. OGG ELEMENTARY SCHOOL

## Existing Images



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# O.M. ROBERTS ELEMENTARY SCHOOL

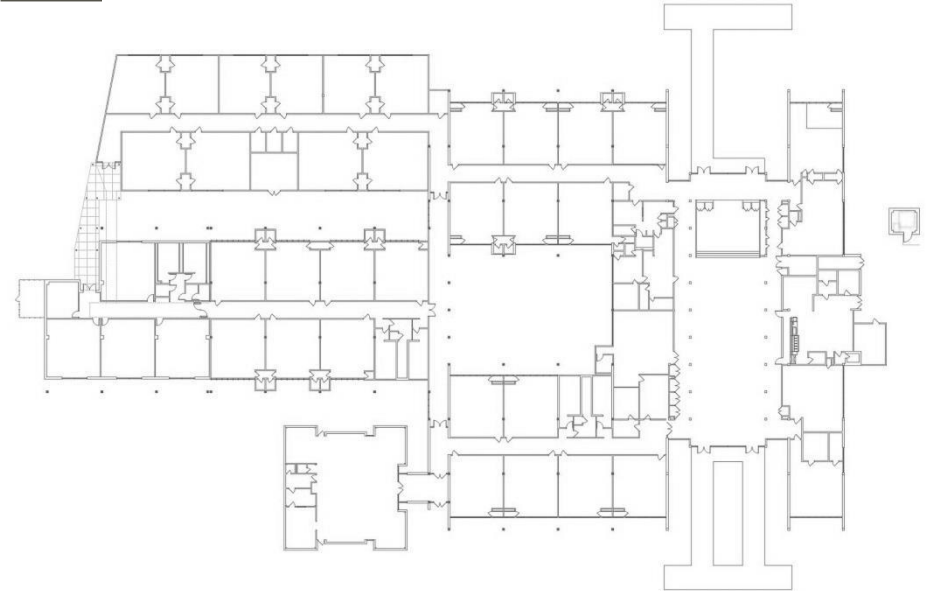
Constructed: 1960

## 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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# 2014 BISD FACILITY



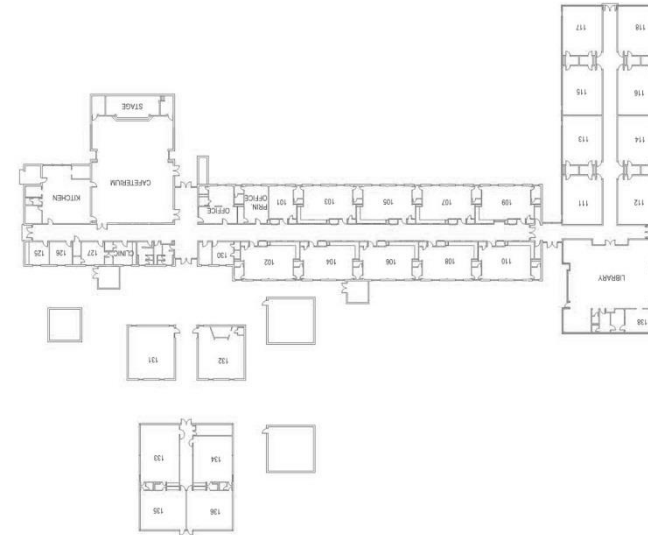
# STEPHEN F. AUSTIN ELEMENTAR SCHOOL

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

condition

Mechanical,

Outdated kitchen facilities

Roofing requires replacement

Exterior walls/windows in poor

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# STEPHEN F. AUSTIN ELEMENTARY SCHOOL

## Existing Images



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# STEPHEN F. AUSTIN ELEMENTARY SCHOOL

## Existing Images



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# VELASCO ELEMENTARY SCHOOL

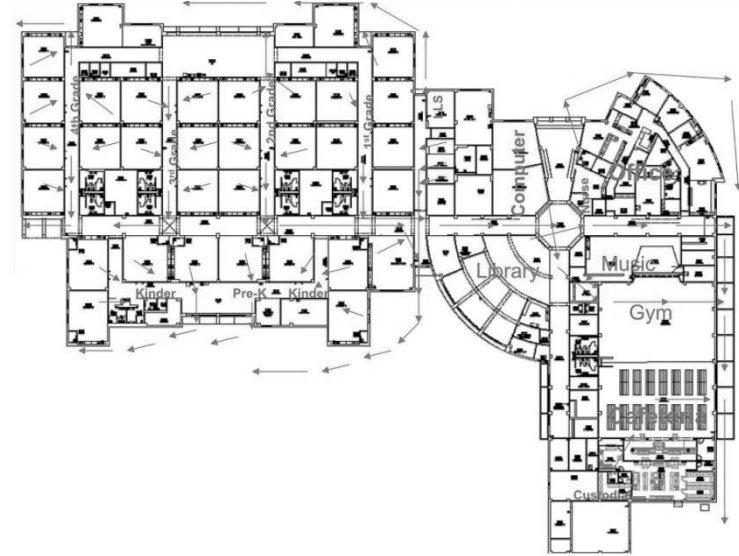
Constructed: 2003

## 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

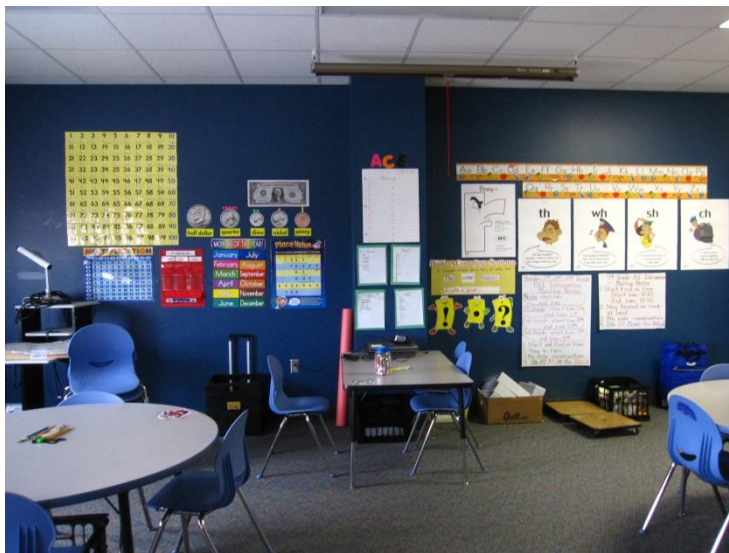


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# 2014 BISD FACILITY

# VELASCO ELEMENTARY SCHOOL

## Existing Images



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# O.A. FLEMING ELEMENTARY SCHOOL

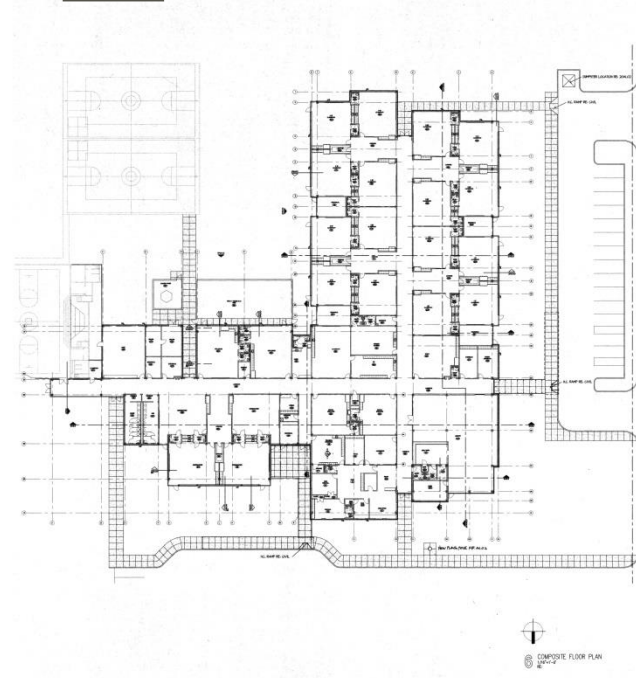
Constructed: 1991  
Addition: 1998

## 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

## Existing Images



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# JANE LONG ELEMENTARY SCHOOL

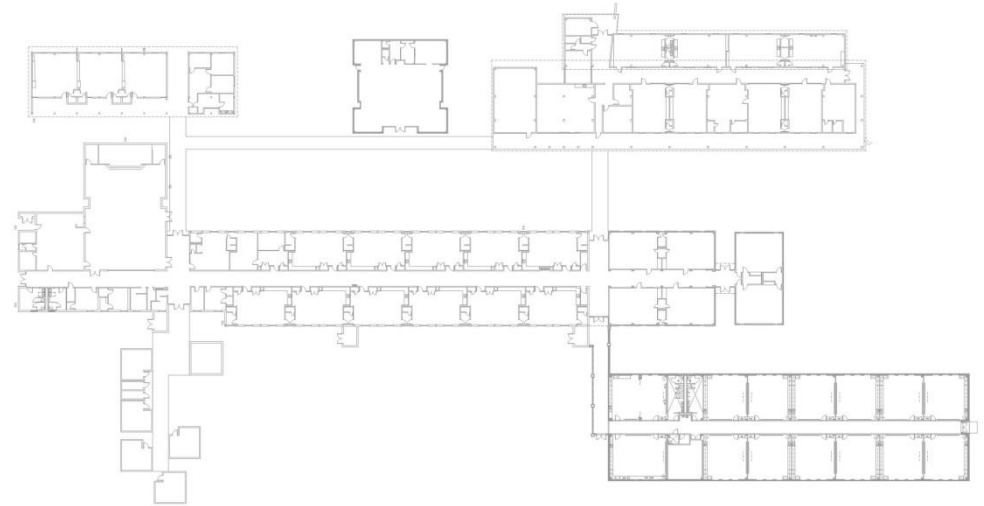
Constructed: 1952  
Addition: 2001

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

# 2014 BISD FACILITY



# JANE LONG ELEMENTARY SCHOOL

## Existing Images



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# JANE LONG ELEMENTARY SCHOOL

## Existing Images



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# GRADY RASCO MIDDLE SCHOOL

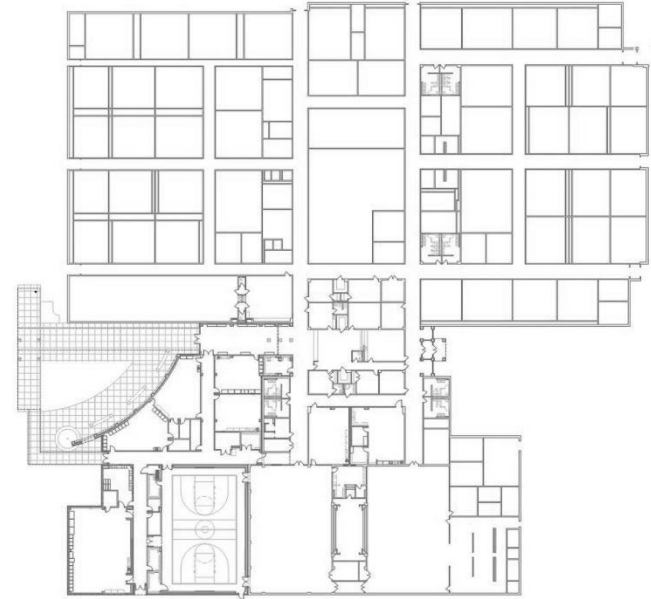
Constructed: 1995

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

## Existing Images



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# GRADY RASCO MIDDLE SCHOOL

## Existing Images



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# LANIER MIDDLE SCHOOL

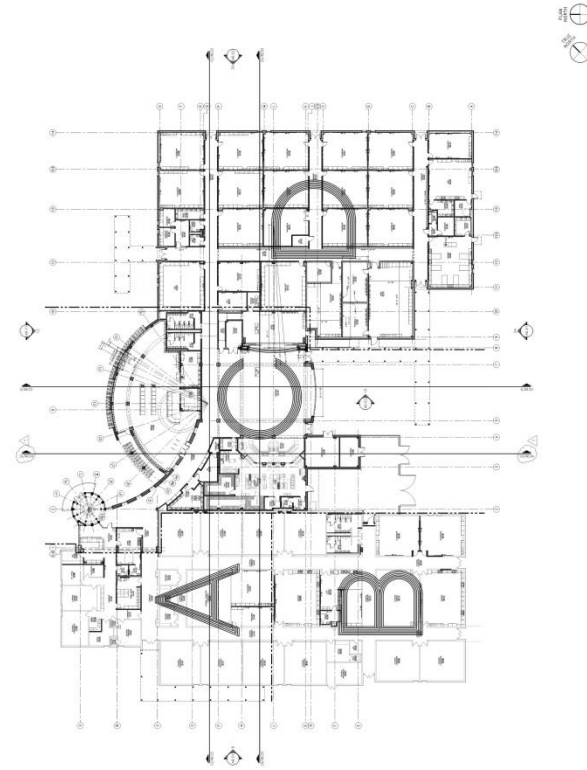
Constructed: 1995/2007  
Gymnasium: 1950

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

## Existing Images



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# LANIER MIDDLE SCHOOL

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# LAKE JACKSON INTERMEDIATE SCHOOL

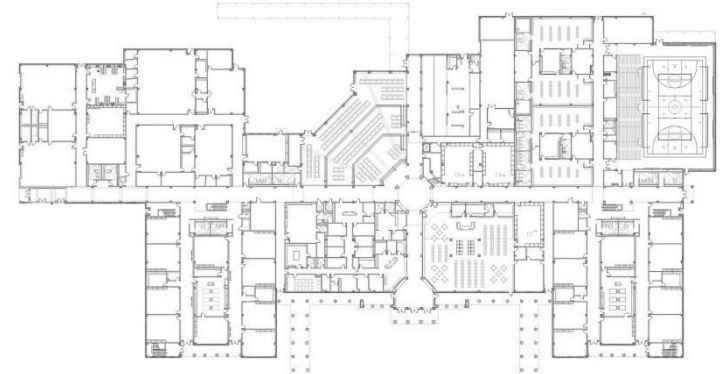
Constructed: 2003

## Site

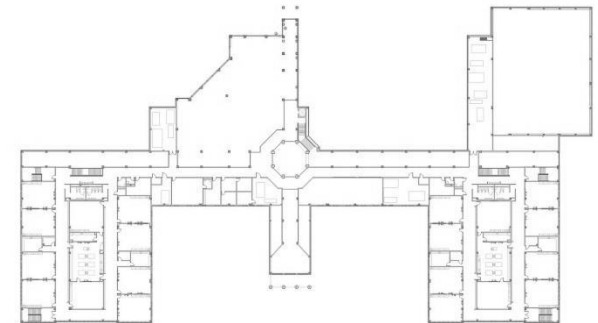
### Aerial



## 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

## Existing Images



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# 2014 BISD FACILITY

# LAKE JACKSON INTERMEDIATE SCHOOL

## Existing Images



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# CLUTE INTERMEDIATE SCHOOL

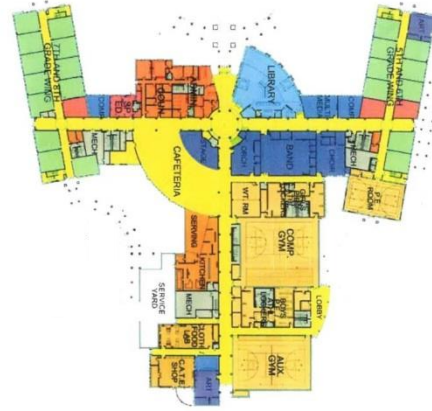
Constructed: 2007

Site

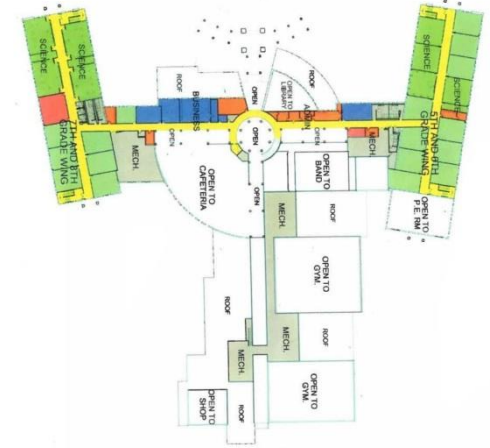
Aerial



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

## Existing Images



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# 2014 BISD FACILITY



# CLUTE INTERMEDIATE SCHOOL

## Existing Images



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# FREEPORT INTERMEDIATE SCHOOL

Constructed: 1999

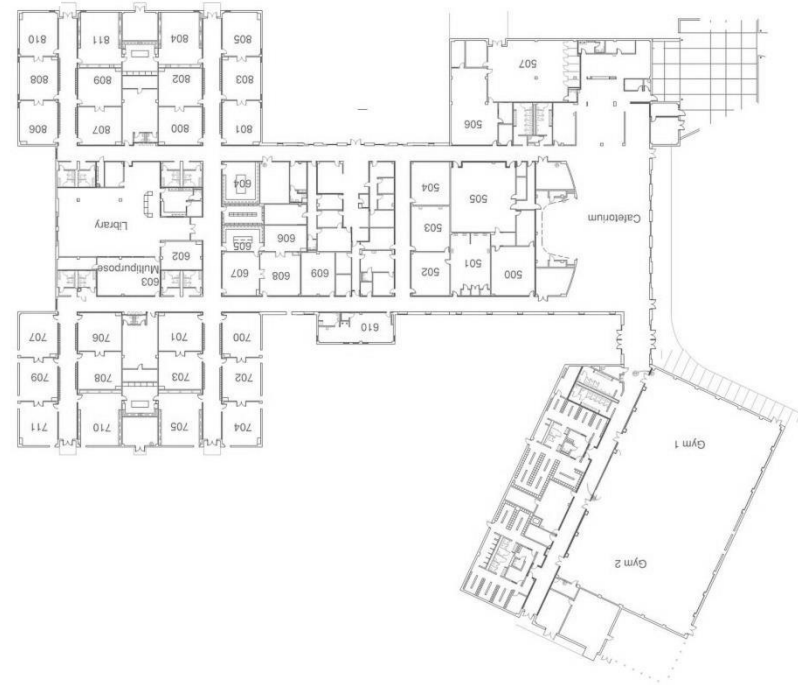
Site

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

## Existing Images



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# BRAZOSWOOD HIGH SCHOOL

Site

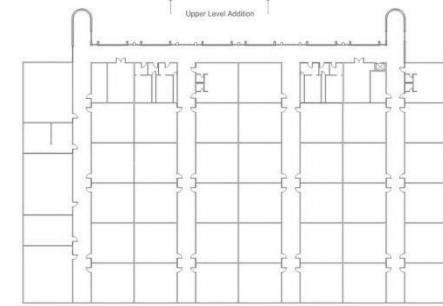
Aerial



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 @ 9<sup>th</sup> 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

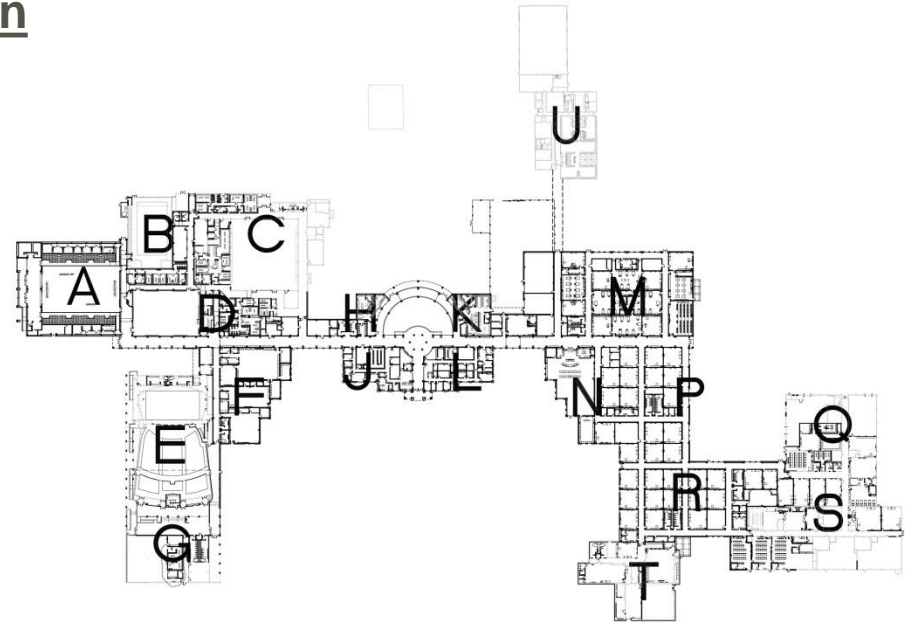
Constructed: 1949  
Addition: 2005

## 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



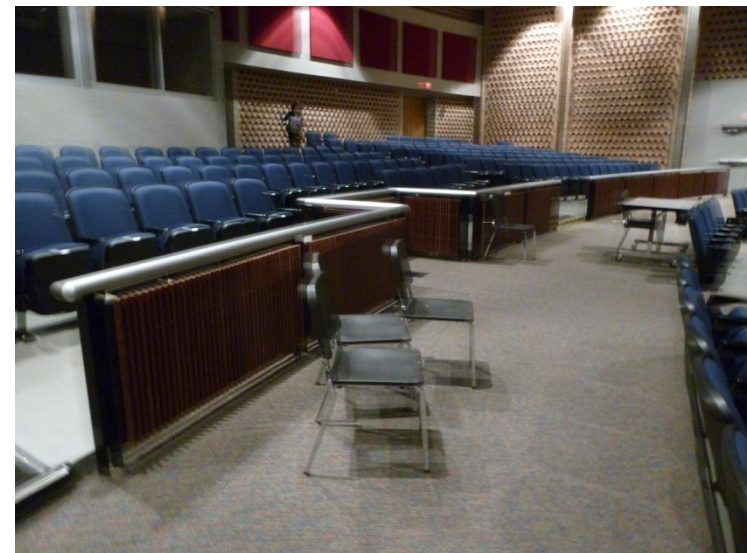
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# BRAZOSPORT HIGH SCHOOL

## Existing Images



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# LIGHTHOUSE LEARNING CENTER

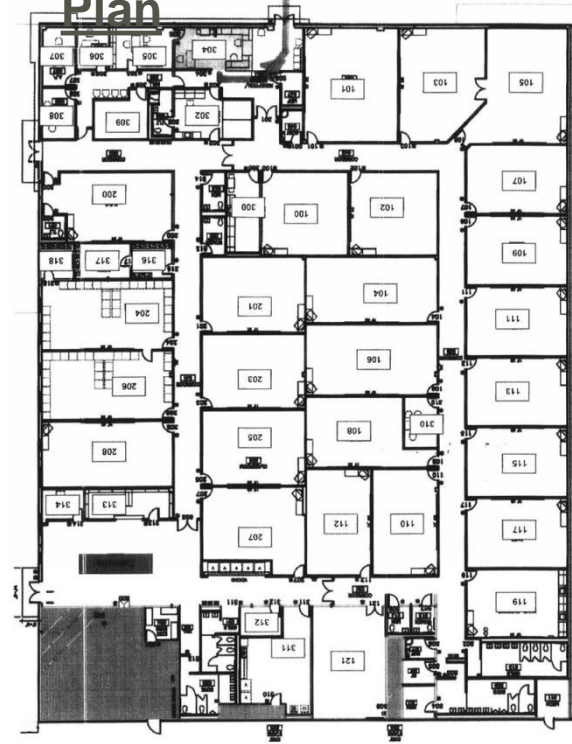
Constructed: 2006

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

## Existing Images



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# 2014 BISD FACILITY



# LIGHTHOUSE LEARNING CENTER

## Existing Images



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# 2014 BISD FACILITY

# ADMINISTRATION BUILDING

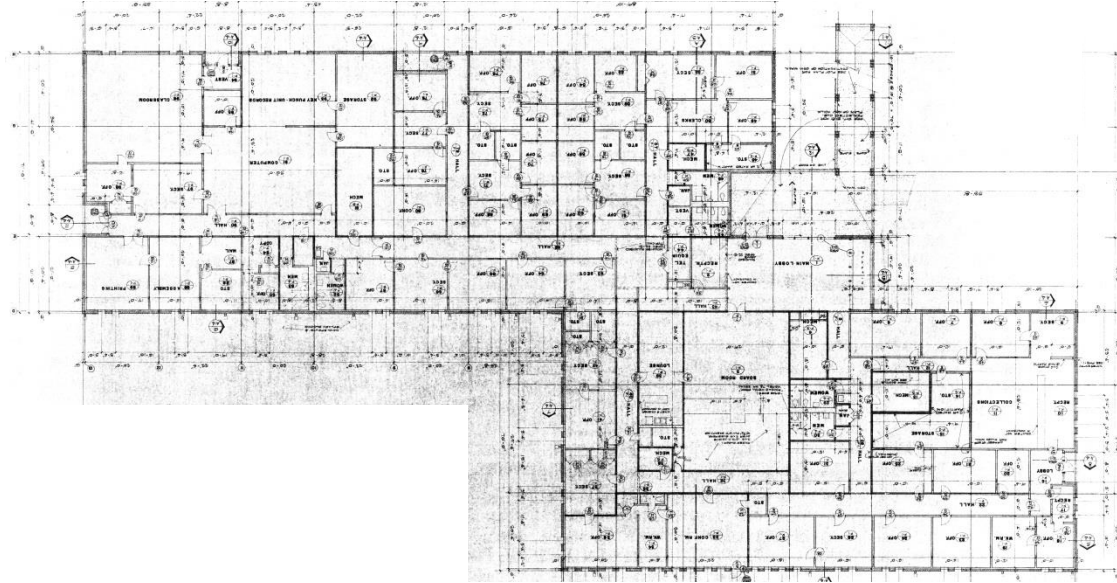
Constructed: 1971

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

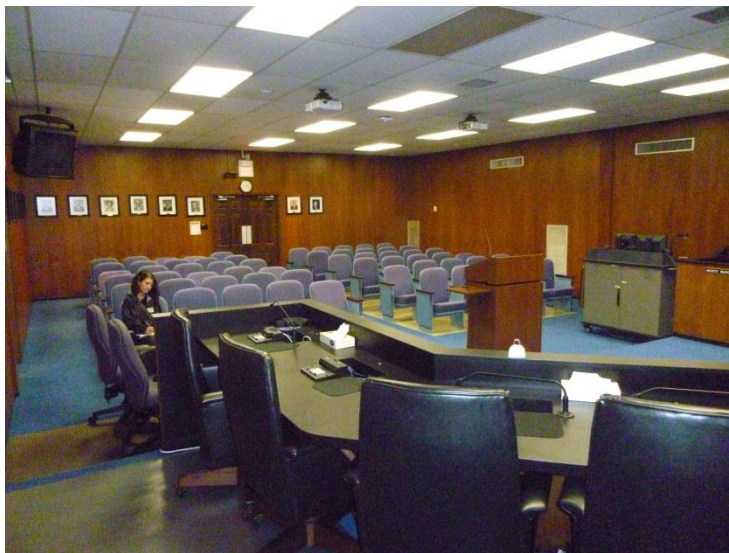


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# 2014 BISD FACILITY

# ADMINISTRATION BUILDING

## Existing Images



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# MAINTENANCE & OPERATIONS, TRANSPORTATION, CHILD NUTRITION

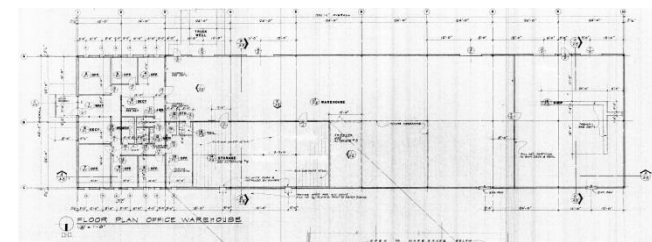
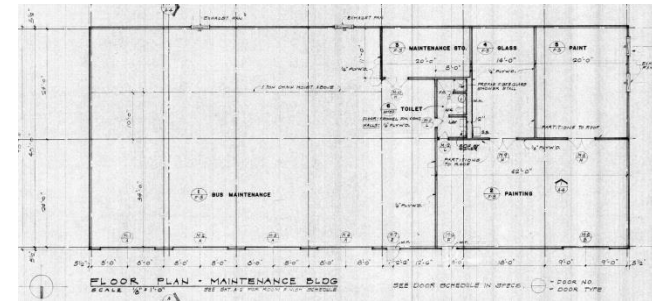
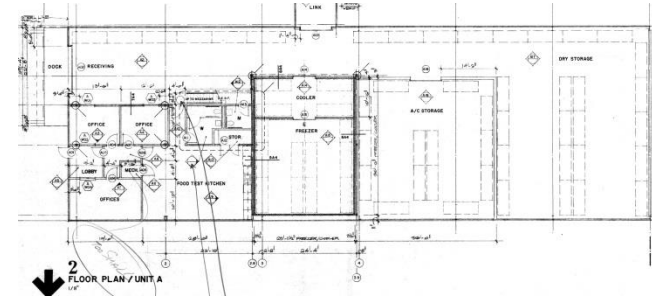
Constructed: 1970

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

April 2014

# 2014 BISD FACILITY



# MAINTENANCE & OPERATIONS, TRANSPORTATION, CHILD NUTRITION

Existing Images



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Existing Images



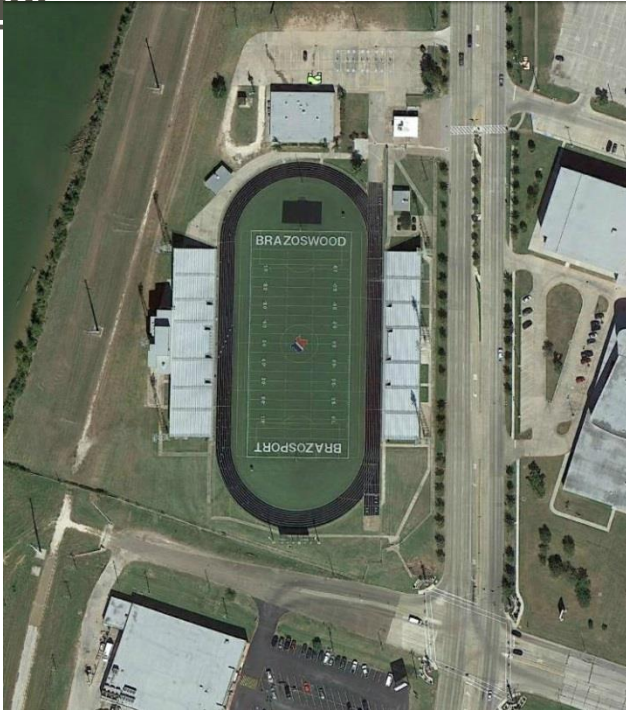
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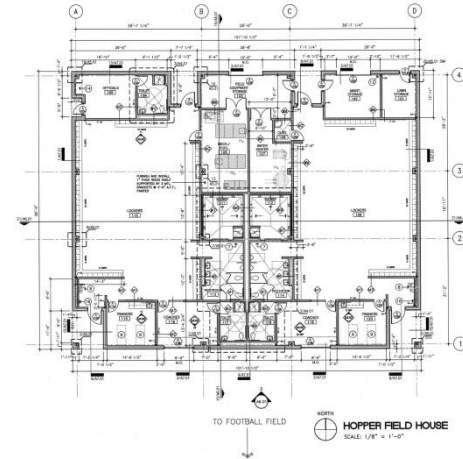
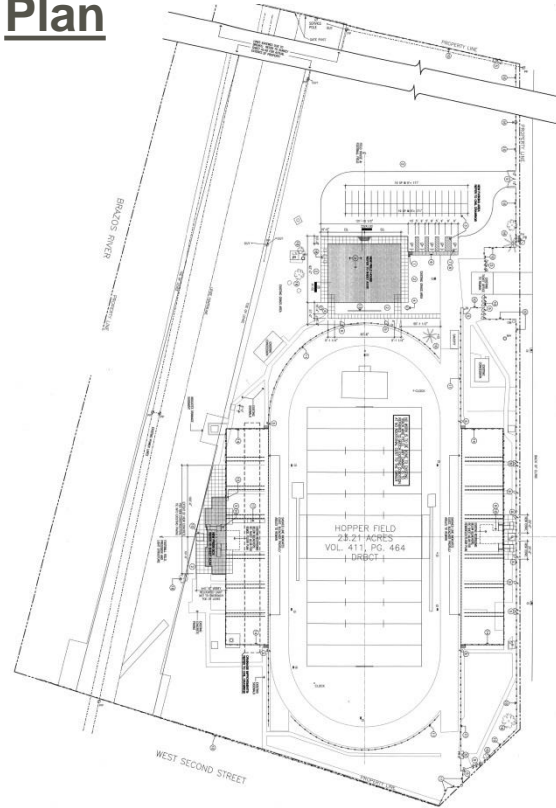
# HOPPER FIELD DISTRICT STADIUM

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

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# HOPPER FIELD DISTRICT STADIUM

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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

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- 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**