

CITIZENS ADVISORY TASK FORCE

Meeting #4
November 18, 2019

Outcomes for Tonight

- ▷ Recap our most recent presentation on educational adequacy
- ▷ Tour of Cedar Creek HS to learn about current facility needs and conditions
- ▷ Examine Part 2 of the Comprehensive Facilities Assessment (Facility Condition)
- ▷ Look ahead to meeting #5 on financial capacity, and impact



Tour of Cedar Creek High School

Share your reflections about your tour of Cedar Creek High School.



Did anything surprise you?

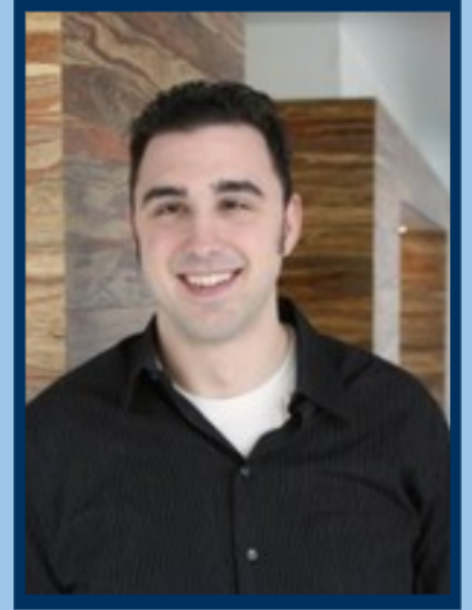
COMPREHENSIVE FACILITIES ASSESSMENT RESULTS



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Vice President, Stantec

Part 1: Educational Adequacy

Part 2: Facility Condition



Josh Sawyer
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Bastrop ISD
2020 Bond Planning

District Facilities Assessment

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Vice President

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What do we look for?

when walking a building

Facility Condition Assessment

What condition are the building systems and do they need repair or replacement?

- Visual observation of systems (Envelope, Interiors, Openings, Special Equipment, Structural, Civil, Landscape, Mechanical, Electrical, Plumbing, Technology, Fire Systems), identifying failure or damage
- Age of Systems vs. Expected Service Life
- Accessibility (ADA)
- Code Issues
- Energy Efficiency of System
- Aesthetic Appearance

STEP 4 - Costing

How much does it cost to correct observations?

Facility Condition Assessment (FCA)

- Current Replacement Value (CRV) of the building
- Is the item isolated or building wide?
- Price out individual deficiencies and compare to CRV

Educational Adequacy Assessment (EAA)

- Determine a design solution to correct the issue
- Is the issue correctable at a fair value?
- Consider the bigger master plan for the campus



CRV (Current Replacement Value)

What it would cost today to replace the building. Sets the value of the building in which the issues are compared to

CRV Addresses:

- Square Footage (Building Area)
- Construction
 - Foundation System
 - Structural Framing
 - Wall Systems
 - Roof Systems
- Overall Facility Use
 - Education
 - Commercial
 - Healthcare
- Space Use Types
 - Theatrical
 - Athletics
 - Mixed Use

Deferred Maintenance

Issues that should have been addressed as part of the regular maintenance of the building but have not been taken care of yet

- Leaking Roofs
- Overloaded Power Panels
- Damaged Hardware
- Moving Foundations
- Deteriorated Concrete/Paving
- Aging Equipment

- Bad Detailing, Bad Construction
- Forgotten Problems
- Facilities in 'Mid-Life Crisis'
(Buying a new Corvette won't fix it)

Planned Maintenance

Issues that are part of the natural lifecycle of the building

- Roof Replacement
- HVAC Replacement
- Building Sealants
- Interior Finishes Updating
- Pavement Resurfacing

Capital Improvements

Issues not required by code until a major project triggers the improvement or can be upgraded if desired

- Code Improvements
 - Window Upgrades
 - Insulation Improvements
 - Lighting Upgrades
 - HVAC Upgrades
 - Fire Alarm Upgrades
- Barrier Free Access
- Fire Barrier & Egress Improvements
- Fire Sprinkler Systems

Priority Coding

Sets a timeframe in which the observation should be corrected

This is not included in the scoring 

Priority 1 **Currently Critical** (Current Year)

- Code/ADA Compliance
- Life Safety/Security
- System/Product Failure 0-5 years with collateral damage possible

Priority 2 **Potentially Critical** (Year 1)

- Life Safety/Security (Minor)
- Code/ADA Compliance (Grandfathered)
- System/Product Failure 6-10 years.

Priority 3 **Not Yet Critical** (Years 2-5)

- Cosmetic/Aesthetic
- Aging but Functioning
- Improve Physical Environment
- Save Operational Cost

Priority 4 **Long Term** (Years 6-10)

- Cosmetic/Aesthetic
- Aging but Functioning

Priority 5 **Non-Critical** (10+ Years)

- Just Repaired
- Grandfathered code issues
- Long Life System/New Facility

District's Priority Coding



Must Dos: Projects the district deems as necessary for operational function and/or educational adequacy and equity



Should Dos: Projects the district deems as important



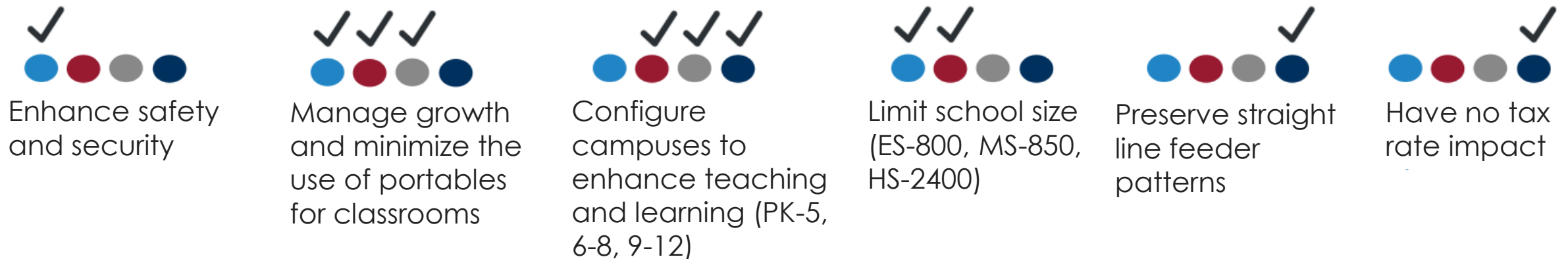
Wish to Dos: Projects that would be nice to complete

Goals & Guiding Principles

The purpose of the CATF is to study the most critical needs of the district and make recommendations that align with the **Board/Superintendent's 4 Priority Goals**.



Our recommendations to the CATF are grounded in **6 Guiding Principles**.



Options to Consider for Growth

Recommended

Convert both Intermediate Schools to Middle Schools for 850
Build one new Elementary School for 800

Result: 4 Middle Schools (6-8), 7 Elementary Schools (PK-5)

Considered

Convert one Intermediate School to Middle School for 1,100
Expand both existing Middle Schools to 1,100
Convert one Intermediate School to Elementary School for 850

Result: 3 Middle Schools (6-8), 7 Elementary Schools (PK-5)

Considered

Build one new Middle School for 1,100
Expand both existing Middle Schools to 1,100
Convert both Intermediate Schools to Elementary Schools for 850

Result: 3 Middle Schools (6-8), 8 Elementary Schools (PK-5)

Considered

Build one new Middle School for 850
Build one new Intermediate School for 850
Build one new Elementary School for 800

Result: 3 Middle Schools (7-8), 3 Intermediate Schools (5-6), 7 Elementary Schools (PK-4)

Safety & Security

Improve campus security strategies including providing multiple levels of security at main entries, access control at exterior doors, camera expansion, and measures to aid in event of a lockdown.

\$9,573,911

Capacity & Growth

Expand or modify existing campuses to accommodate capacity needs to meet current enrollment challenges and forecasted growth over the next 10 years.

\$22,352,062

Building Upgrades & Renovations

Renovate, expand or upgrade programs and spaces on campuses to better facilitate the district's educational vision and instructional programs.

\$50,406,435

Facility Infrastructure & Systems

Improvements to building systems that need repair, replacement or expansion including architectural systems, civil and site corrections, structural issues and Mechanical, Electrical and Plumbing renovations, upgrades and improvements.

\$23,612,486

Parking & Drive Improvements

Improve conditions at parent drop off and bus queuing lanes at campuses by allowing more vehicles to que and stack and providing sidewalks to allow students to more efficiently arrive and leave campus, including limiting stacking on adjacent streets

\$2,801,340

New School Construction & Land

New elementary school to relieve current and future growth issues at the primary levels, including the addition of full day PK per state mandate.

\$31,258,250

Acquisition of land

Recommendation for Consideration

Safety & Security	\$ 9,573,911
Capacity & Growth	\$ 22,352,062
Building Upgrades & Renovations	\$ 50,406,435
Facility Infrastructure & Systems	\$ 23,612,486
Parking & Drive Improvements	\$ 2,801,340
New School Construction & Land	<u>\$ 31,258,250</u>
Total	\$140,004,484

Individual Campus Priorities



Must Dos



Should Dos



Wish to Dos

Bastrop High School



Must Dos

- Facility Condition Issues including HVAC Upgrades
- Improve front security entry
- Classrooms expansion to replace portables
- Add fieldhouse, restrooms and concessions to the softball field and baseball field
- Renovate athletic buildings
- Renovation and expansion of CTE
- Change Erhard field to artificial turf
- New dance studio and convert existing dance studio to choir
- Master plan of the campus



Should Dos

- None



Wish to Dos

- Facility Condition Issues
- Relocate nurse into new office area, convert existing to conference space

Cedar Creek High School



Must Dos

- Facility Condition Issues
- Provide security curtains at glass to every classroom
- Increase capacity to meet 2100 students (Academics-25,000sf, Library-500sf)



Should Dos

- None



Wish to Dos

- Facility Condition Issues

CRC A & Genesis HS



Must Dos

- Facility Condition Issues
- Add secure vestibule, relocate office to main entry (swap with classrooms)



Should Dos

- Extend/rework parent drive to accommodate stacked cars and add site signage



Wish to Dos

- Facility Condition Issues

Gateway DAEP



Must Dos

- None



Should Dos

- Facility Condition Issues
- Add secure vestibule, reconfigure front office area, include a clinic space
- Provide separation between cafeteria and teachers lounge. Provide separation between teachers lounge area and restrooms, Expand Cafeteria into shop area



Wish to Dos

- Facility Condition Issues

Bastrop Middle School



Must Dos

- Facility Condition Issues
- Secure courtyard
- Expand reception area and reconfigure front entry to meet security needs
- Expand weight room



Should Dos

- Add space to building to support special education needs
- Add dance studio & support spaces
- Provide separate kiln room for art classrooms
- Expand and renovate science labs



Wish to Dos

- Facility Condition Issues

Cedar Creek Middle School



Must Dos

- Facility Condition Issues
- Secure courtyard
- Expand reception area and reconfigure front entry to meet security needs
- Expand weight room



Should Dos

- Add dance studio & support spaces
- Provide separate kiln room for art classrooms
- Add space to building to support special education needs
- Expand and renovate science labs
- Expand choir and art classrooms to match Bastrop Middle School



Wish to Dos

- Facility Condition Issues

Bastrop Intermediate School



Must Dos

- Facility Condition Issues
- Expand reception area and reconfigure front entry to meet security needs
- Expand campus to Middle School to include large gymnasium, locker rooms, concessions and restrooms, music and drama programs and science lab expansion
- Add football/soccer field, track, and outside facilities



Should Dos

- Add dance studio
- Add space to building to support special education needs



Wish to Dos

- Facility Condition Issues

Cedar Creek Intermediate School



Must Dos

- Facility Condition Issues
- Expand reception area and reconfigure front entry to meet security needs
- Expand campus to Middle School to include large gymnasium, locker rooms, concessions and restrooms, music and drama programs and science lab expansion
- Add football/soccer field, track, and outside facilities



Should Dos

- Add dance studio
- Add space to building to support special education needs



Wish to Dos

- Facility Condition Issues

Bluebonnet Elementary School



Must Dos

- Facility Condition Issues
- Expand reception area and reconfigure front entry to meet security needs
- Extend sidewalks at parent drive and extend bus drive to accommodate stacking and queuing



Should Dos

- Add space to the building to support special education needs
- Add classroom for science and maker space



Wish to Dos

- Facility Condition Issues
- Replace all building furniture to be more modern, flexible and varied to meet needs

Cedar Creek Elementary School



Must Dos

- Facility Condition Issues
- Expand reception area and reconfigure front entry to meet security needs
- Rework drives to provide more stack space for buses and parent drop off, add parking to south side and relocate handicapped parking to main parking lot



Should Dos

- Add space to the building to support special education needs
- Add classroom for science and maker space
- Renovate restrooms in classrooms to meet ADA



Wish to Dos

- Facility Condition Issues
- Replace all building furniture to be more modern, flexible and varied to meet needs

Emile Elementary School



Must Dos

- Facility Condition Issues
- Expand reception area and reconfigure front entry to meet security needs and move nurse into main administration
- Extend parent drive and bus drive to accommodate stacking



Should Dos

- Add space to the building to support special education needs
- Add classroom for science and maker space



Wish to Dos

- Facility Condition Issues
- Replace all building furniture to be more modern, flexible and varied to meet needs

Lost Pines Elementary School



Must Dos

- Facility Condition Issues
- Repair/replace floors in portables that have rot occurring
- Expand reception area and reconfigure front entry to meet security needs
- Expand front parking and parent drop off area, add sidewalks to full bus drive



Should Dos

- Add space to the building to support special education needs
- Add classroom for science and maker space



Wish to Dos

- Facility Condition Issues
- Replace all building furniture to be more modern, flexible and varied to meet needs

Mina Elementary School



Must Dos

- Facility Condition Issues
- Provide addition to building that includes space for new administration and classroom replacement from west side of Hill Street
- Renovate small classroom building for new dining area. This is temporary until 2nd phase of project occurs; leave kitchen on west side of Hill Street and bring over for serving.
- Renovate existing administration into new classroom space
- Create new playground adjacent to new addition



Should Dos

- Add space to building to support special education needs



Wish to Dos

- Replace all building furniture to be more modern, flexible and varied to meet needs

Red Rock Elementary School



Must Dos

- Facility Condition Issues
- Expand reception area and reconfigure front entry to meet security needs
- Expand front parking and parent drop off area, add sidewalks to full bus drive



Should Dos

- Add space to the building to support special education needs
- Add classroom for science and maker space



Wish to Dos

- Facility Condition Issues
- Replace all building furniture to be more modern, flexible and varied to meet needs

Service Center



Must Dos

- None



Wish to Dos

- None



Should Dos

- Facility Condition Issues
- Renovate portion of existing Mina ES on west side of Hill Street to accommodate Special Programs Department
- Add parking

Performing Arts Center



Must Dos

- None



Wish to Dos

- None



Should Dos

- Facility Condition Issues
- Add Technical Theater Classroom
- Add additional space to scene shop

Lingering Questions



Process Checks

Likes



Wishes



what's next?

- ❑ Meeting #5 is
December 2 at 5:30
- ❑ PAC Green Room
- ❑ Financial Capacity and
Impact