FEBRUARY 21, 2023

LONG RANGE FACILITY PLANNING UPDATE

COLLEGE STATION ISD

VLK|ARCHITECTS

AGENDA

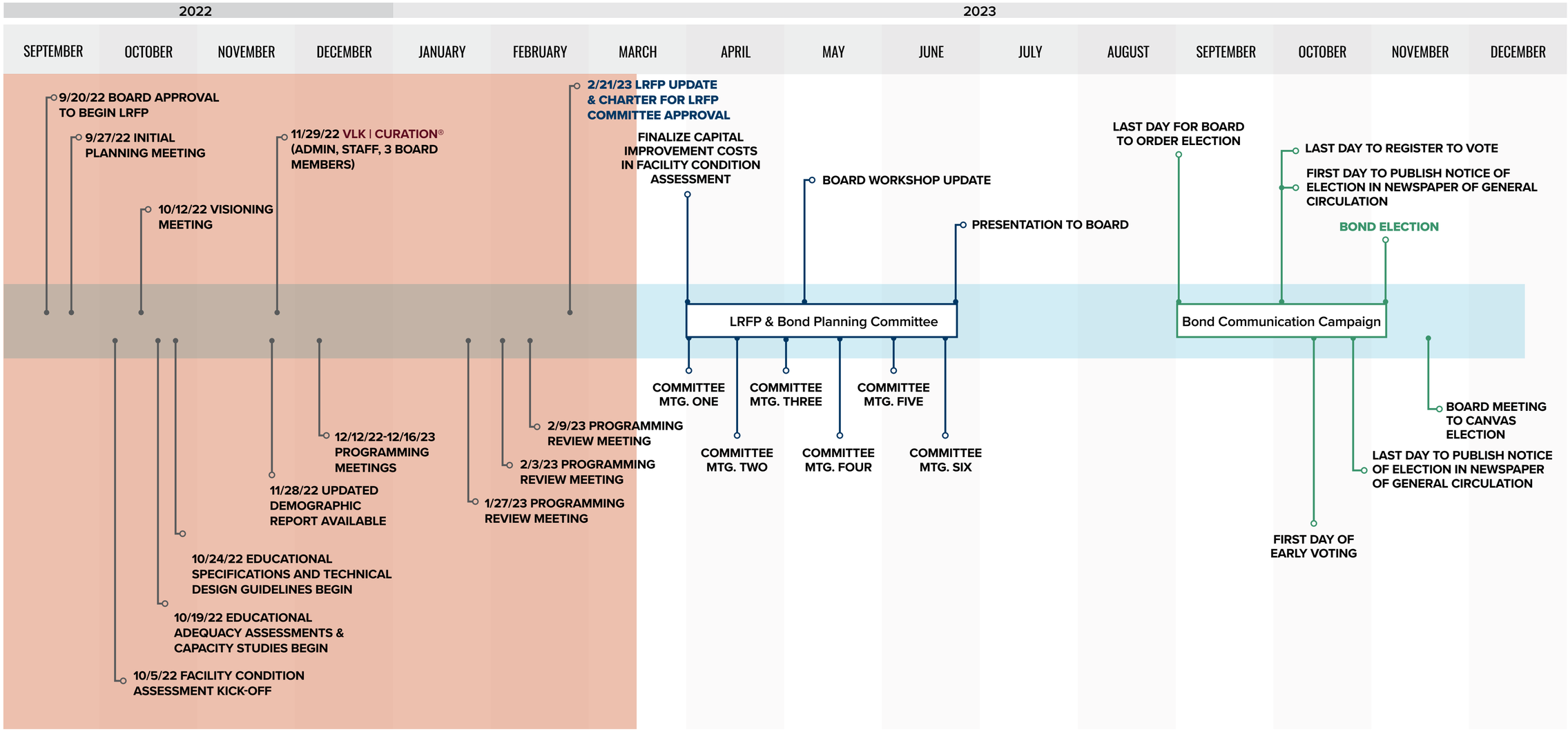
Long Range Facility Planning Process

Facility Condition Assessment

Next Steps

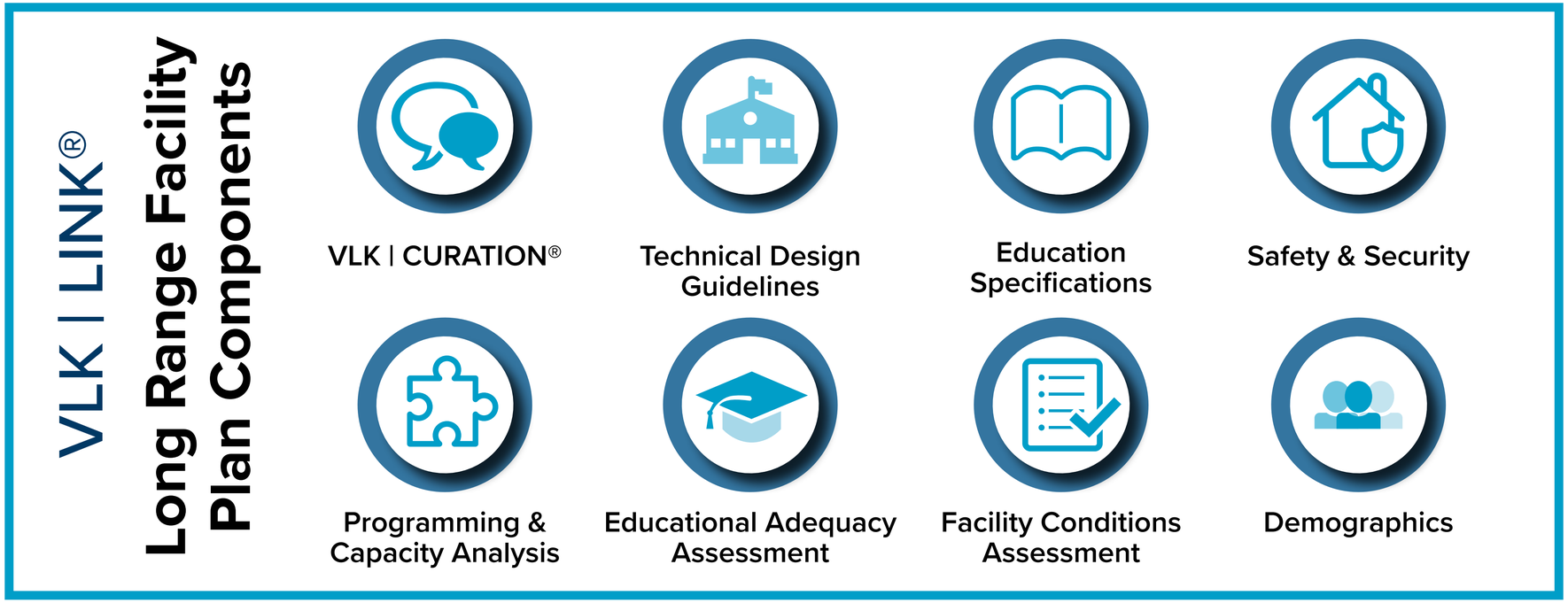
LONG RANGE FACILITY PLANNING PROCESS

SCHEDULE



LONG RANGE FACILITY PLAN
Components

VLK | LINK® facilitates the vision of a district and fully addresses all needs, culminating in a bond program. It aligns the community's expectations with the district's actions, and comprehensively captures educational needs, physical condition needs, capacity needs, leadership goals, and curriculum plans, resulting in a true long-range plan for future readiness.



LONG RANGE FACILITY PLAN

TEA Requirements, *Effective November 1, 2021*

- **Long-range facility plan** - A school district ensures that a capital improvement project subject to this section complies with the requirements and standards as follows.

(A) **Elements** - The long-range facility plan includes all of the following elements that apply to the facility and project and must also be updated prior to commencement of construction to include the access control document required in subsection (k)(1)(B) of this section.

- Existing and proposed instructional programs at the project campus, including special education, dual language, course offerings, and partnerships;
- the age and condition of all buildings and systems at the project campus;
- history of completed capital improvement projects at the facility;
- site evaluation of the project campus, including, but not limited to, overall site; shape; usable land; suitability for intended use as well as planned improvements; adequate vehicular, pedestrian, and emergency access; queuing; parking; and site amenities;
- the school district's educational specifications; the school district's enrollment projections, maximum student enrollment of the facility, and the facility's maximum instructional capacity, if applicable; and
- the noncompliance, partial compliance, or full compliance with each of the safety and security standards required in subsection (k) of this section.

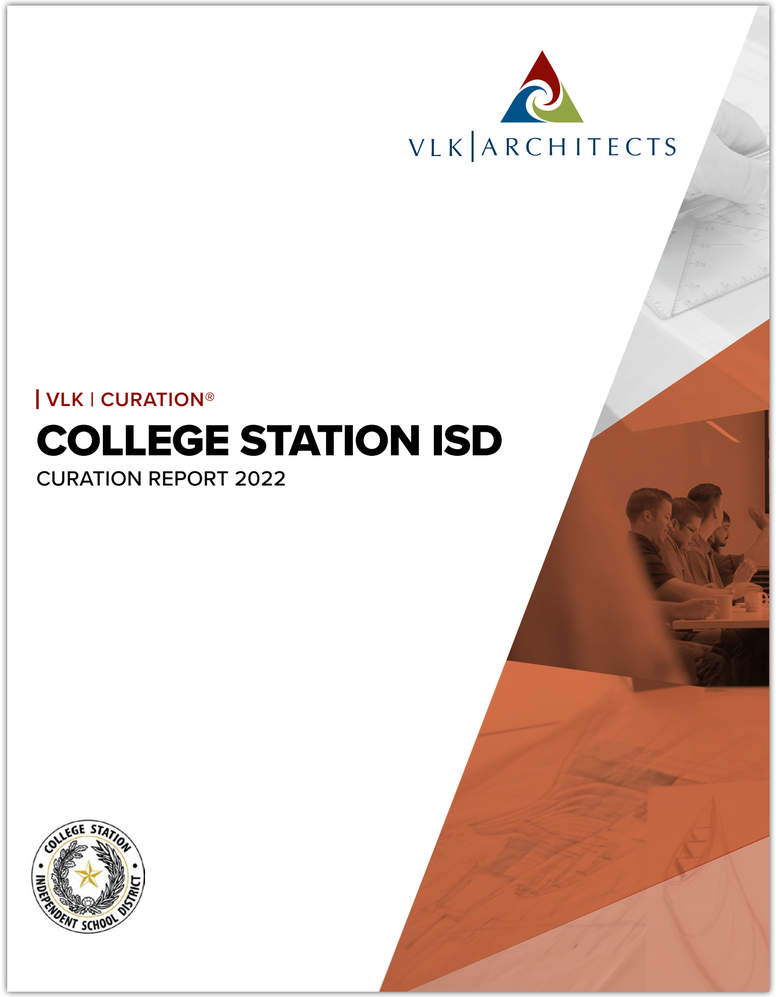
LONG RANGE FACILITY PLAN

TEA Requirements, *Effective November 1, 2021*

(B) **Process** - The process of developing the long-range facility plan shall consider input from teachers, students, parents, taxpayers, and other school district stakeholders.

(C) **Compliance** - The requirement for a long-range facility plan is met when a school district completes the long-range facility plan, presents it to the school district board of trustees, and makes it available to the prime design professional for a capital improvement project. The long-range facility plan expires after five years from the date of the final plan presented to the school district board of trustees and must be updated prior to commencement of a subsequent capital improvement project. A long-range facility plan developed as part of a district-wide long-range facilities plan may be used to satisfy this requirement.

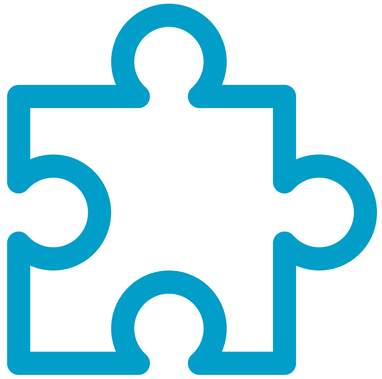
LONG RANGE FACILITY PLAN
VLK | CURATION®



VLK | CURATION® studies district philosophy in order to adequately approach the collaborative Long-Range Facility Planning process that will conclude with a collection of thought including the Educational Specifications that will define expectations for future design needs in the district.

Participants included district administration, directors, and board members.

LONG RANGE FACILITY PLAN
Programming and Capacity Analysis



In our programming analysis, we take a thoughtful and creative look at preferred adjacencies, number and sizes of spaces, types of spaces and how these spaces support your educational program. Our functional capacity study includes student-to-teacher ratios, class schedules, class offerings, special learning concepts, lunch rotation, and available square footage per instructional space in order to determine an accurate functional capacity.

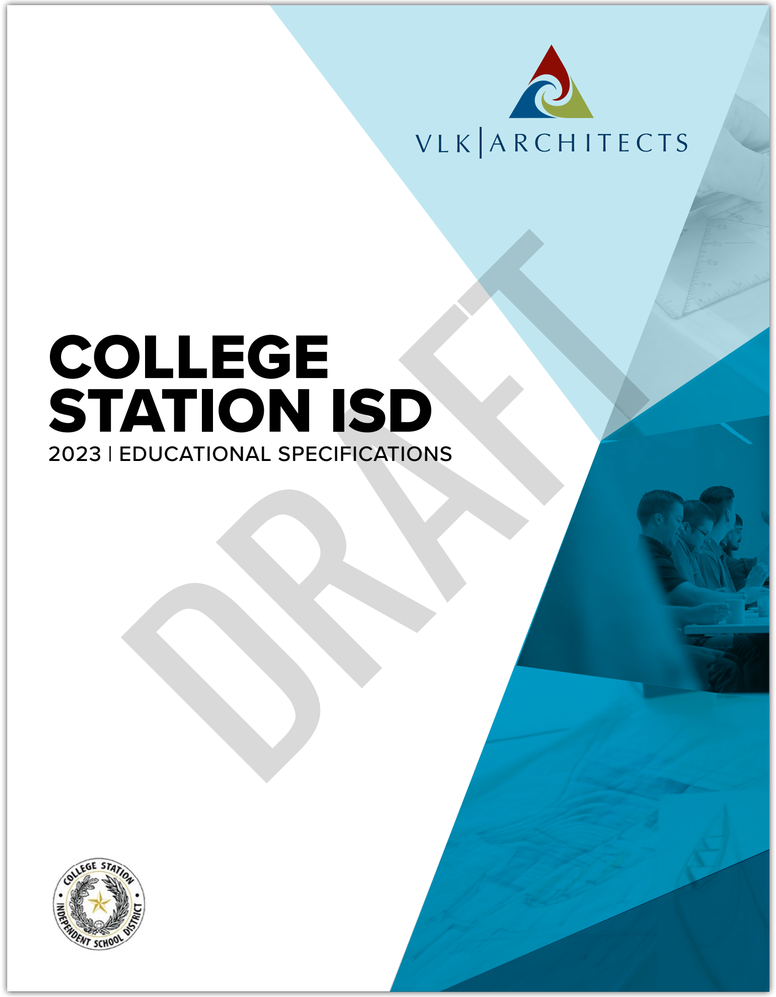
LONG RANGE FACILITY PLAN

Technical Design Guidelines

This document states the general principles to be used in the design of schools with respect to systems, construction, materiality, and finishes with the objective of achieving design consistency, equity, and quality, which can be effectively, and economically managed through their life cycle.

LONG RANGE FACILITY PLAN

Educational Specifications



Educational Specifications are defined as the design standards and concepts to be used by the district to guide new facility construction and major space renovations to create engaging and effective learning environments aligned with district learning goals. The specifications define (both narratively and graphically) how learning may occur and establish performance expectations for district facilities by incorporating principles and strategies for successful teaching and learning within the built environment.

This will be an evolving document as TEA Requirements are continually being updated.

LONG RANGE FACILITY PLAN
TEA Requirements

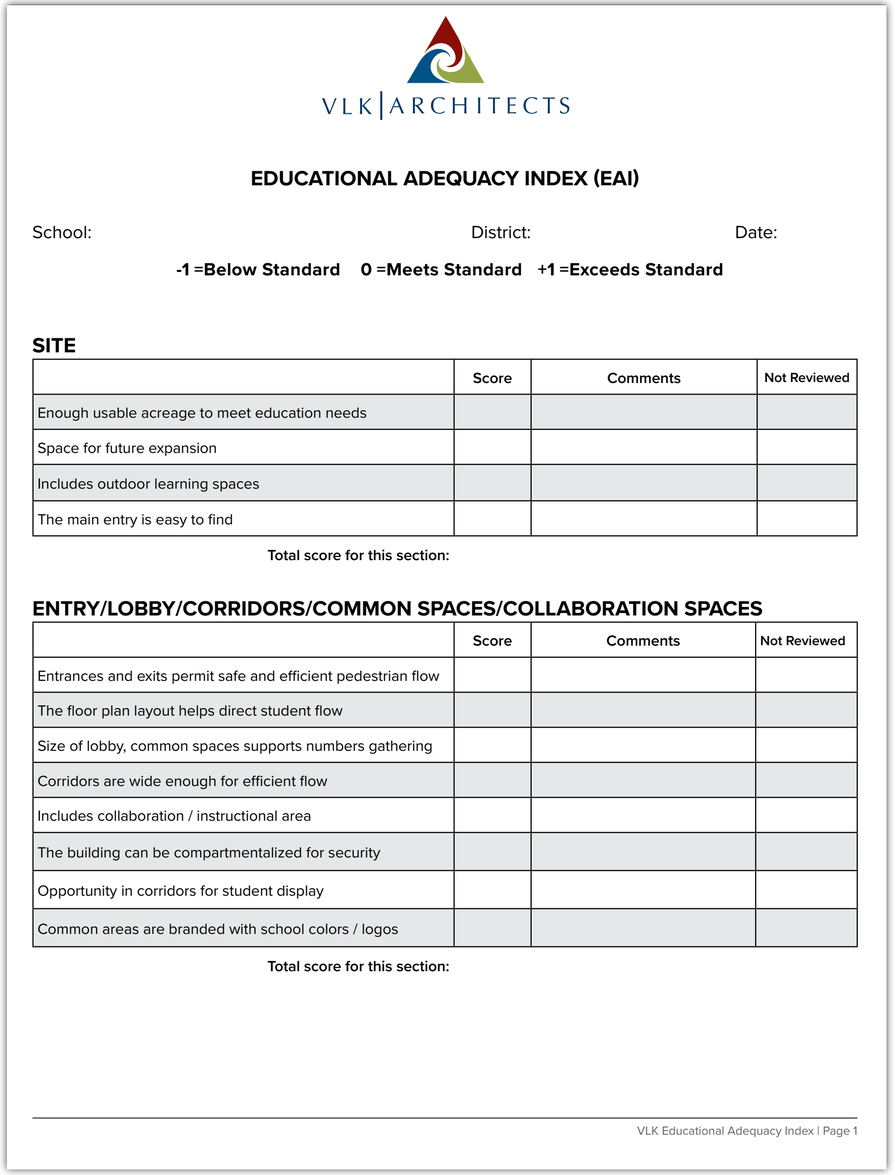
- **Educational Specifications** - A school district ensures that a project for new construction and major renovation subject to this section complies with the requirements and standards as follows.

(A) **Elements** - Educational specifications are a written document prepared by the school district and approved by the school district board of trustees and shall include all of the following:

- the school district mission, vision, goals, and pedagogy;
- preliminary details related to facility type, grades served, and maximum student enrollment;
- pertinent provisions of the multi-hazard emergency operations plan that may inform the functionality of the built environment, including how the district complies with TEC §3 7.108 obtained from district;
- a written statement that includes;
- inclusive design goals and considerations supported by the school district; and
- how inclusive design should be addressed in new and renovated facility designs obtained by district;
- minimum total square footage required to comply with the quantitative method of compliance; and
- innovative teaching or operational practices intended for implementation at the instructional facility that may lead to the use of the qualitative method of compliance.

LONG RANGE FACILITY PLAN
Educational Adequacy

This assessment reviews how well a school supports the teaching and learning goals of the district. The form includes over 100 data points which involves a physical walk-through of every space. A combination of TEA Standards, Education Specifications and the districts educational mission serve as the base for comparison. Sample items include: Are the rooms the correct size? Are corridors wide enough for efficient traffic flow? Do classrooms have natural light? Is the furniture flexible?



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EDUCATIONAL ADEQUACY INDEX (EAI)

School: District: Date:

-1 =Below Standard 0 =Meets Standard +1 =Exceeds Standard

SITE

	Score	Comments	Not Reviewed
Enough usable acreage to meet education needs			
Space for future expansion			
Includes outdoor learning spaces			
The main entry is easy to find			

Total score for this section:

ENTRY/LOBBY/CORRIDORS/COMMON SPACES/COLLABORATION SPACES

	Score	Comments	Not Reviewed
Entrances and exits permit safe and efficient pedestrian flow			
The floor plan layout helps direct student flow			
Size of lobby, common spaces supports numbers gathering			
Corridors are wide enough for efficient flow			
Includes collaboration / instructional area			
The building can be compartmentalized for security			
Opportunity in corridors for student display			
Common areas are branded with school colors / logos			

Total score for this section:

VLK Educational Adequacy Index | Page 1

LONG RANGE FACILITY PLAN

Facility Conditions Assessment

As part of the Long-Range Facility Plan, VLK performed facility conditions assessments of instructional campuses, administrative buildings, maintenance warehouse, and transportation facilities. These assessments include the reviewing of as-built drawings, conducting site visits, reviewing district standards for new construction, applying knowledge of current building codes and architectural barriers rules (accessibility requirements).

Priority 1 – ***MUST DO:*** *Legal, Safety Reasons or Critical Replacements – Life Expectancy 0 – 2 years.*
Deficiencies or conditions that directly affect the school's ability to remain open, or deliver the educational curriculum.

Priority 2 – ***SHOULD DO:*** *Curricular, Instructional, Program Needs & System Replacements – Life Expectancy 3 – 5 years.*
These items are needs that are necessary to the mission of the school, but may not require immediate attention. These items should be considered as necessary improvements requiring incorporation in order to maximize efficiency and usefulness of the facility including additions, site improvements and improvements related to the educational curriculum.

Priority 3 – ***WOULD LIKE TO DO:*** *Curricular, Instructional, Program Needs & System Replacements – Life Expectancy 5 – 10 years.*
Items or systems which are likely to require attention within the next 5 years, or would be considered an enhancement to the instructional environment. The enhancements may be aesthetic or may provide greater functionality.

Priority 4 – ***FUTURE CONSIDERATION:*** *Not to be addressed with bond funding at this time – Life Expectancy 10 plus years.*

Priority M – ***MAINTENANCE ITEM:*** *To be addressed with Maintenance or Other Funding Sources*

ROCK PRAIRIE ELEMENTARY SCHOOL Date Reviewed: October 14, 2022

TYPE	DESCRIPTION	QUANTITY	U of M
SITE	Secure site with fencing	2,700	LF
SITE	Remove portable buildings; regrade, sod	1	LS
SITE	Fill and regrade site around sidewalk to inlet; replace sidewalk outside cafeteria	1	LS
SITE	Replace kitchen ramp	175	SF
SITE	Install push bar gate hardware at all egress locations	4	EA
SITE	Replace site furnishings	4	EA
SITE	Repaint parking lot striping	1	LS
SITE	Remove metal shed	1	LS
SITE	Reseal pavement joints	1	LS
SITE	Provide covered kindergarten playground	2,500	SF
SITE	Remove concrete bike racks; provide new bike racks	4	EA
SITE	Remove trees close to building foundation	4	`EA
SITE	Replace parking lot light base cover	1	EA
SITE	Replace dumpster enclosure fence pickets	92	LF
SITE	Infill hole at walking track		
EXTERIOR	Replace building sealants and thru-wall flashings	80,000	SF
EXTERIOR	Replace weatherstripping at exterior doors	25	EA
EXTERIOR	Pressure wash building exterior	1	LS
EXTERIOR	Replace window frames, glazing and flashing	2,331	SF
EXTERIOR	Repaint exterior handrails and exposed structure	1	LS
INTERIOR	Restrooms - Renovate all restrooms: new finishes, toilet partitions, toilet accessories, plumbing fixtures	3,200	SF
INTERIOR	Building - Repaint throughout	75,067	SF
INTERIOR	Building - Replace casework	1	LS
INTERIOR	Building - Replace doors and hardware	112	EA
INTERIOR	Building - Replace resilient flooring	28,378	SF
INTERIOR	Building - Replace carpet	46,000	SF
INTERIOR	Main Corridors - Provide tile wainscot and vinyl wallcovering above	8,970	SF
INTERIOR	Classrooms and Corridor Wings: Replace vinyl wallcovering	17,280	SF
INTERIOR	Building - Replace ceilings	75,067	SF
INTERIOR	Building - Paint hollow metal doors and frames	10	EA
INTERIOR	Building - Replace blinds	2,331	SF
INTERIOR	Building - Replace all room and wayfinding signage	140	EA
INTERIOR	Replace acoustical panels	1	LS
INTERIOR	Kitchen - Replace tile flooring with epoxy flooring	1,800	SF
INTERIOR	Replace library furniture shelving	1	LS
INTERIOR	Replace stage curtains	1	LS
INTERIOR	Kitchen, Gym: Repair CMU walls, paint	1,420	SF
INTERIOR	Room 308 - Replace chalkboard with markerboard	1	EA
INTERIOR	Furrout around semi-recessed electrical panels in Kitchen	1	LS
INTERIOR	Building - Reseal all exposed concrete floors	230	SF
INTERIOR	Custodial Rooms - Install FRP at mop sinks	150	SF
INTERIOR	Replace damaged gypsum board ceiling areas	320	SF
INTERIOR	Classroom - Remove folding partition; replace with stud wall	30	LF
INTERIOR	Stage - restain wood floor	650	SF
INTERIOR	Admin area - tape, float and paint damaged wall area		
MECHANICAL	Replace original Air Handling Units (1988)	1	LS
MECHANICAL	Replace Building Management and Control System	1	LS
MECHANICAL	Replace original Carnes VAV Terminal Units (1988)	1	LS
MECHANICAL	Replace all AHUs VFDs	1	LS
MECHANICAL	Replace chilled water pumps.	1	LS
MECHANICAL	Replace air cooled chillers (2005 R-22 Refrigerant)	1	LS
MECHANICAL	Reinsulate all Chilled and hot water piping	1	LS
MECHANICAL	Replace original exhaust fans including kitchen exhaust and ensure correct exhaust fan interlocks in BMCS	1	LS
MECHANICAL	Add exhaust fan to admin. restroom	1	LS
MECHANICAL	Perform Retro-Commissioning	1	LS

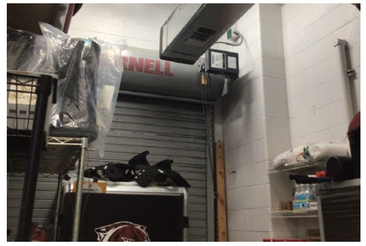
FACILITY CONDITION ASSESSMENT

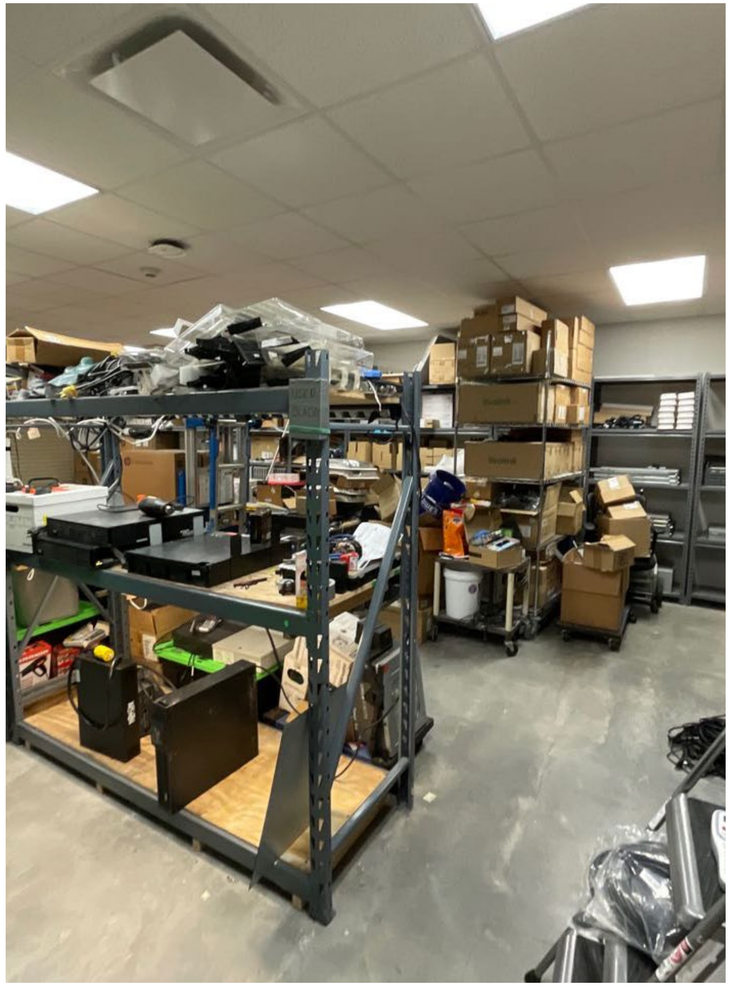
FACILITY CONDITION ASSESSMENT

PURPOSE

Observe and document the current physical condition of existing facilities to:

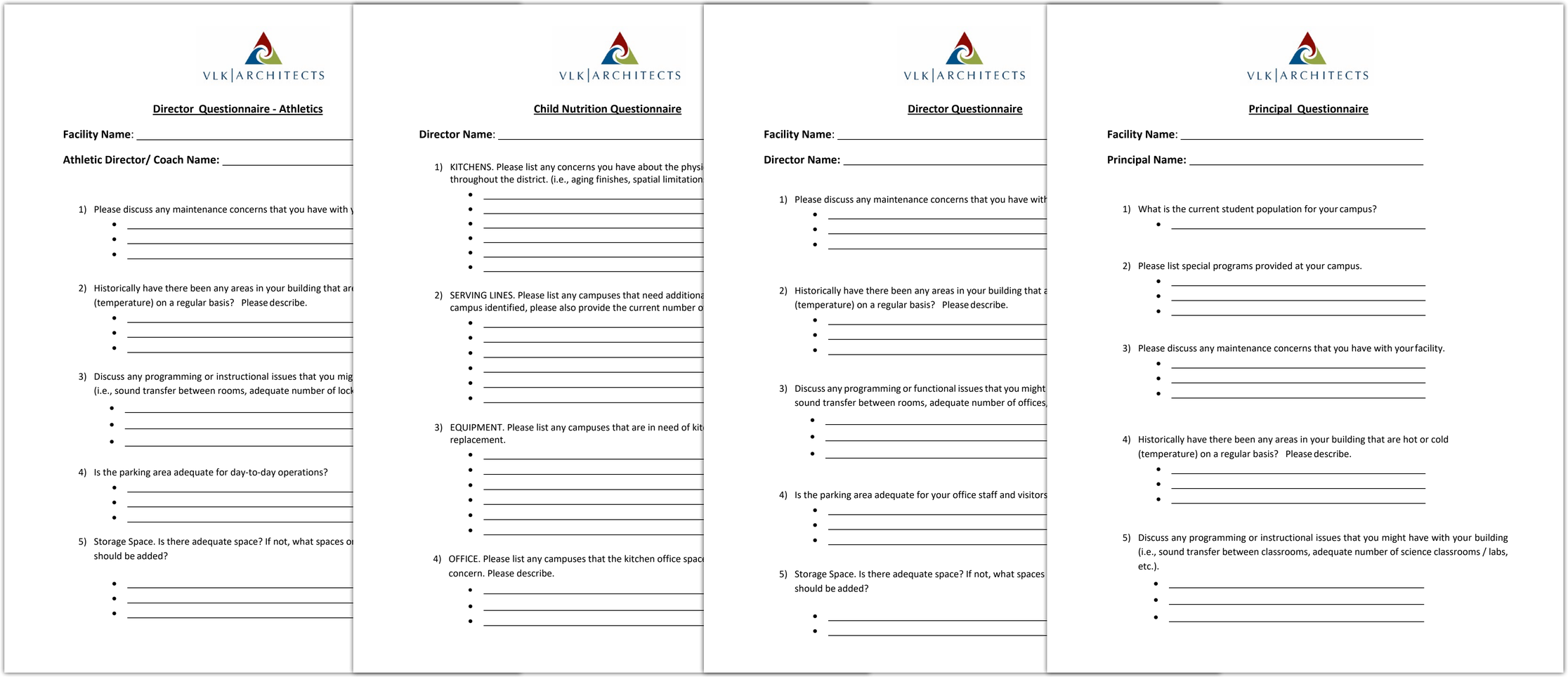
- Identify Aging Facilities
- Identify Overcrowded Facilities
- Identify Inequities Among Campuses
- Identify Areas of Growth and Expanding Programs





FACILITY CONDITION ASSESSMENT

Campus Principals and Program Directors Surveyed



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Director Questionnaire - Athletics

Facility Name: _____

Athletic Director/ Coach Name: _____

1) Please discuss any maintenance concerns that you have with y
   - _____
   - _____
   - _____
2) Historically have there been any areas in your building that ar (temperature) on a regular basis? Please describe.
   - _____
   - _____
   - _____
3) Discuss any programming or instructional issues that you mig (i.e., sound transfer between rooms, adequate number of lock
   - _____
   - _____
   - _____
4) Is the parking area adequate for day-to-day operations?
   - _____
   - _____
   - _____
5) Storage Space. Is there adequate space? If not, what spaces o should be added?
   - _____
   - _____
   - _____

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Child Nutrition Questionnaire

Director Name: _____

1) KITCHENS. Please list any concerns you have about the physi throughout the district. (i.e., aging finishes, spatial limitation
   - _____
   - _____
   - _____
   - _____
   - _____
   - _____
2) SERVING LINES. Please list any campuses that need additiona campus identified, please also provide the current number o
   - _____
   - _____
   - _____
   - _____
   - _____
   - _____
   - _____
3) EQUIPMENT. Please list any campuses that are in need of kit replacement.
   - _____
   - _____
   - _____
   - _____
   - _____
   - _____
4) OFFICE. Please list any campuses that the kitchen office spac concern. Please describe.
   - _____
   - _____
   - _____

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Director Questionnaire

Facility Name: _____

Director Name: _____

1) Please discuss any maintenance concerns that you have with
   - _____
   - _____
   - _____
2) Historically have there been any areas in your building that a (temperature) on a regular basis? Please describe.
   - _____
   - _____
   - _____
3) Discuss any programming or functional issues that you might sound transfer between rooms, adequate number of offices,
   - _____
   - _____
   - _____
4) Is the parking area adequate for your office staff and visitors
   - _____
   - _____
   - _____
5) Storage Space. Is there adequate space? If not, what spaces should be added?
   - _____
   - _____

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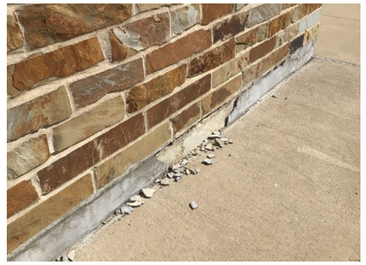
Principal Questionnaire

Facility Name: _____

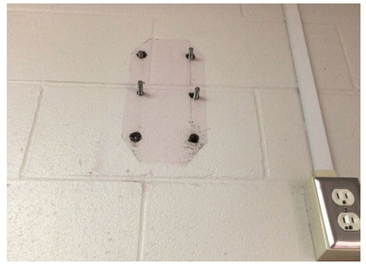
Principal Name: _____

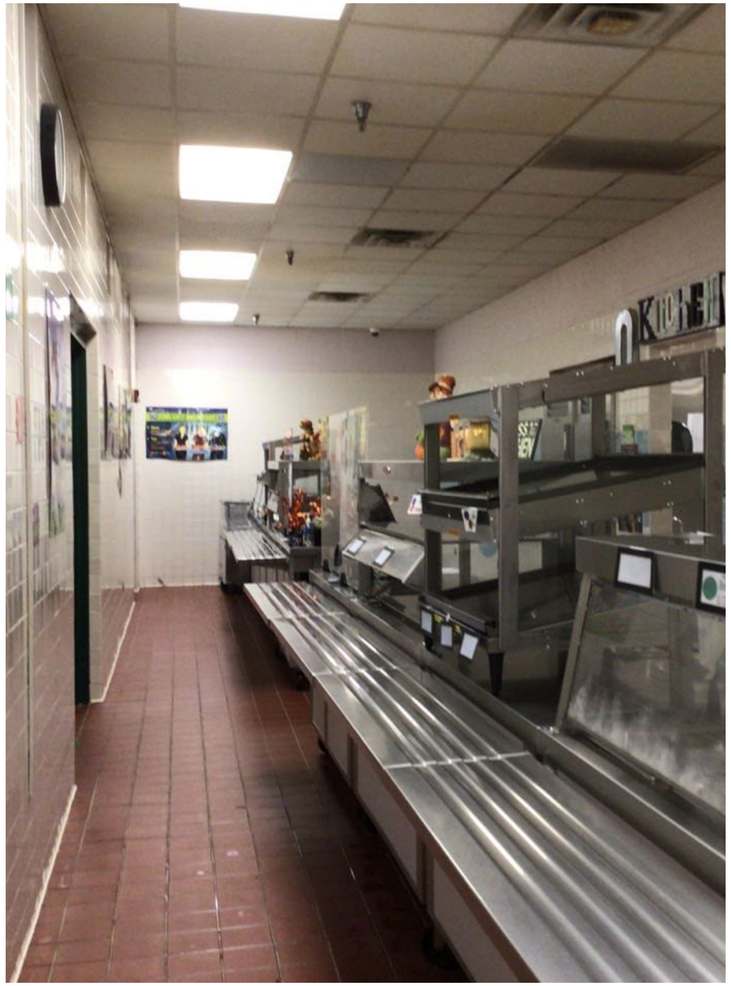
1) What is the current student population for your campus?
   - _____
2) Please list special programs provided at your campus.
   - _____
   - _____
   - _____
3) Please discuss any maintenance concerns that you have with your facility.
   - _____
   - _____
   - _____
4) Historically have there been any areas in your building that are hot or cold (temperature) on a regular basis? Please describe.
   - _____
   - _____
   - _____
5) Discuss any programming or instructional issues that you might have with your building (i.e., sound transfer between classrooms, adequate number of science classrooms / labs, etc.).
   - _____
   - _____
   - _____

FACILITY CONDITION ASSESSMENT
Elementary Schools

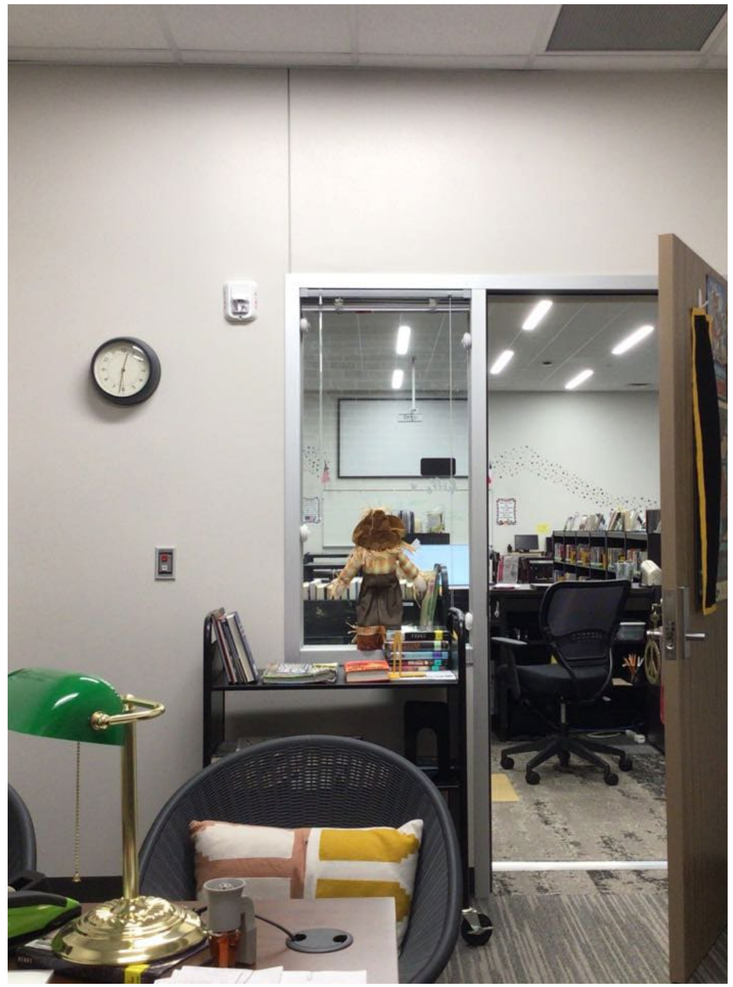


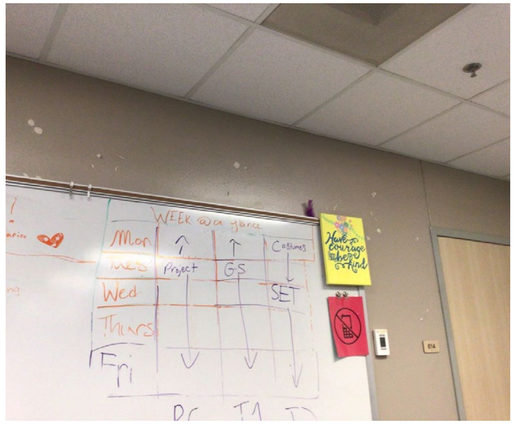
FACILITY CONDITION ASSESSMENT
Intermediate Schools

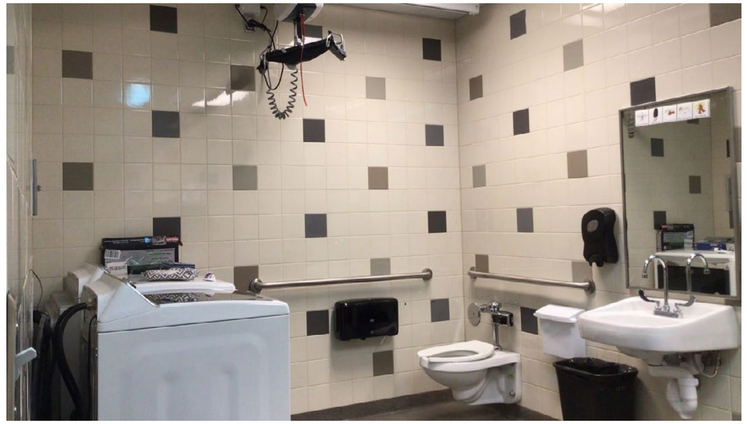




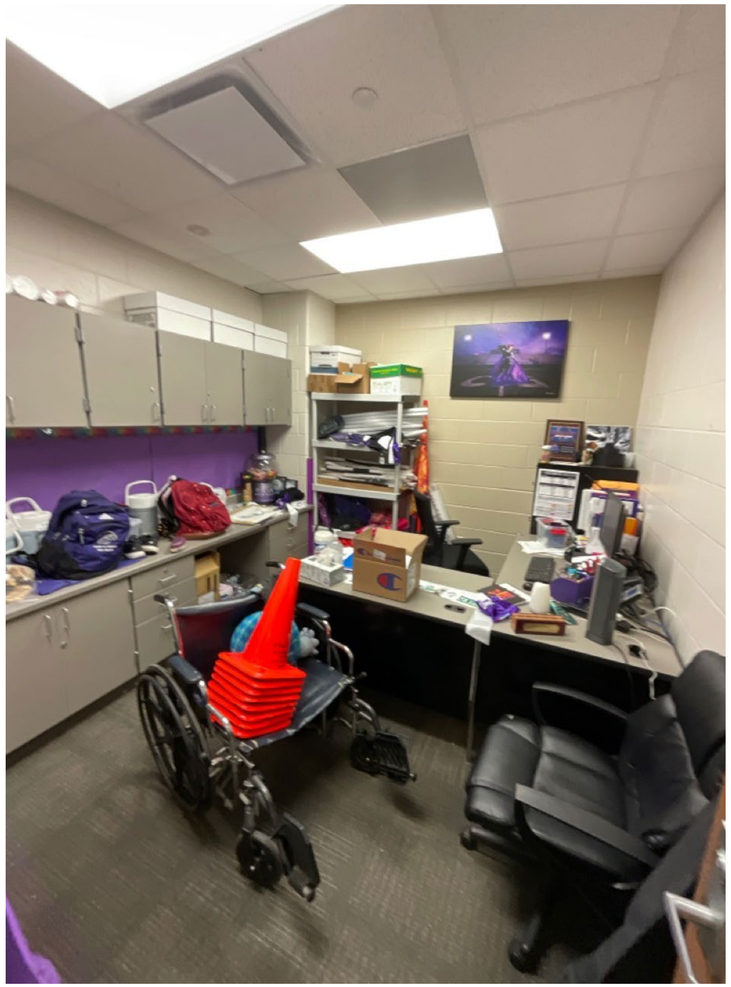
FACILITY CONDITION ASSESSMENT
Middle Schools



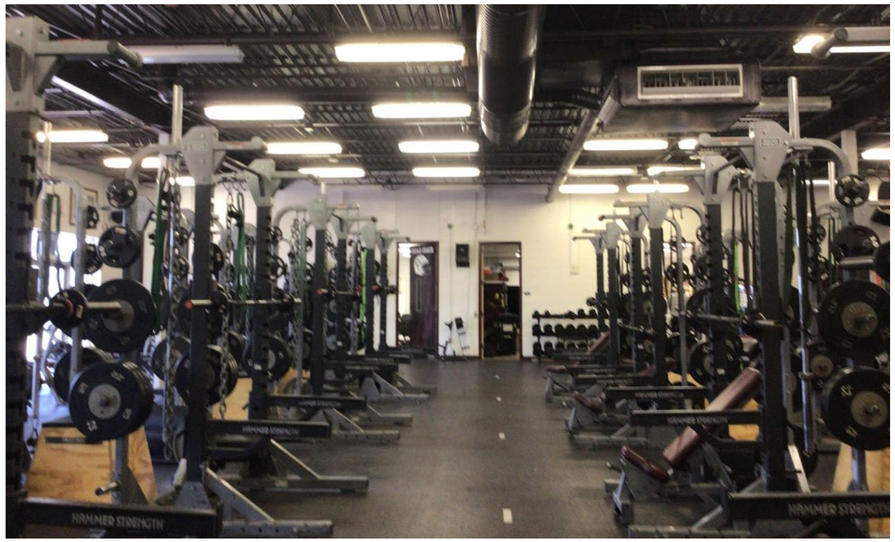


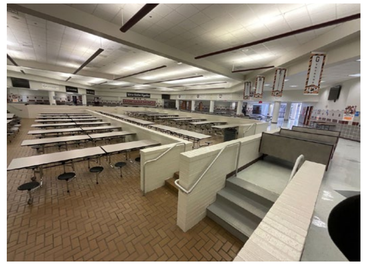


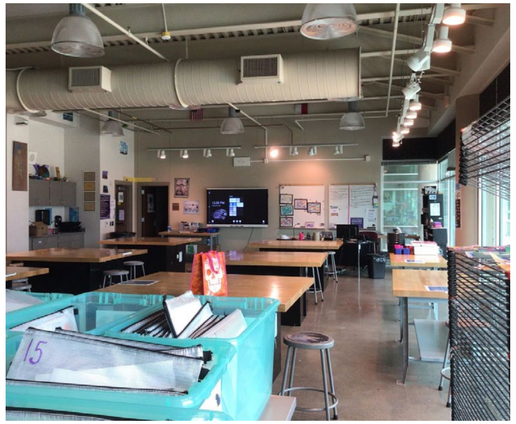
FACILITY CONDITION ASSESSMENT
High Schools



FACILITY CONDITION ASSESSMENT
High Schools







FACILITY CONDITION ASSESSMENT

District Support Facilities

FACILITY CONDITION ASSESSMENT

EXAMPLES OF IDENTIFIED ISSUES
(NOT AN INCLUSIVE LIST):

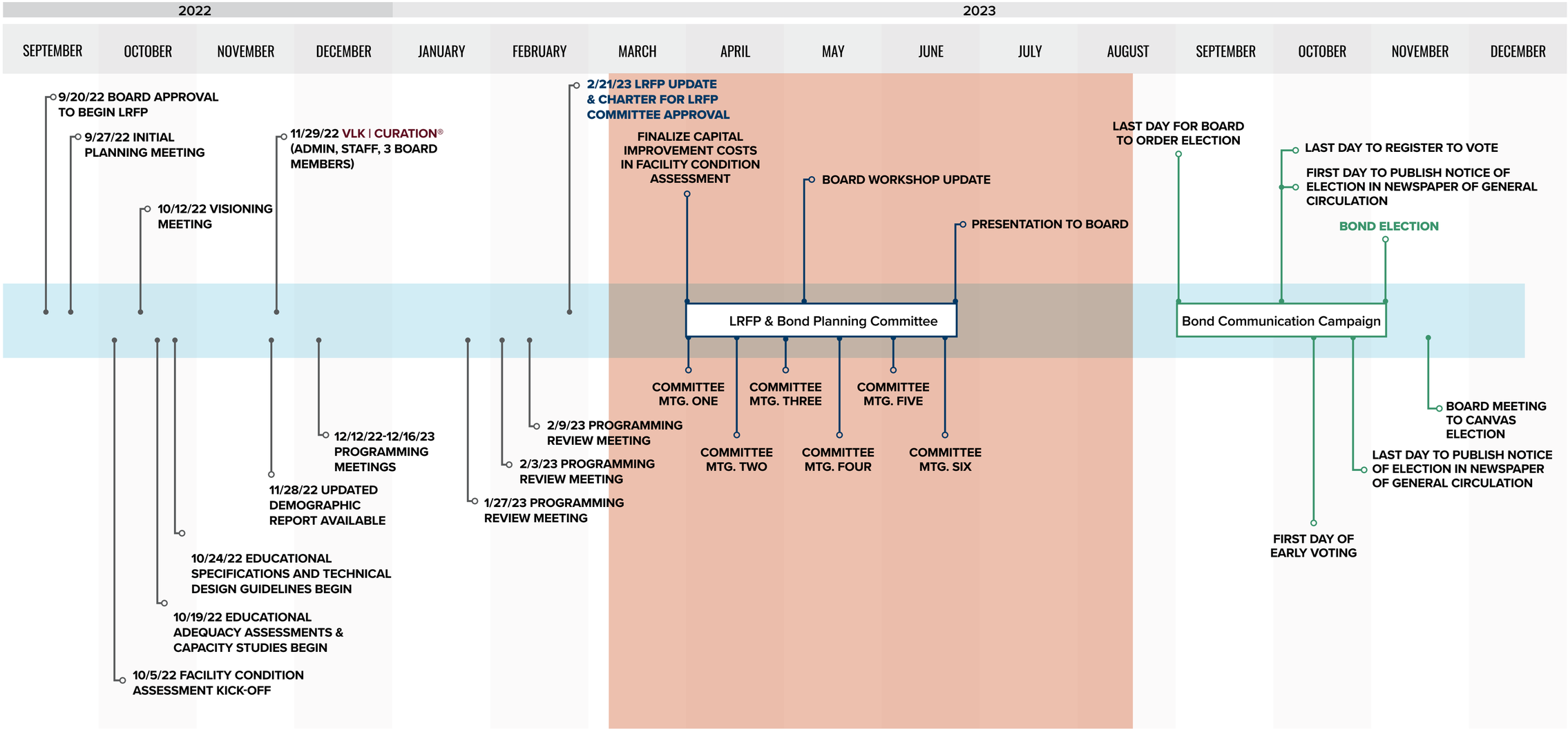
- Life Cycle Replacements of Roofs and Mechanical (HVAC) Systems
- Site Improvements (Paving, Drainage, On-Site Circulation)
- Aging interior conditions at Rock Prairie Elementary
- Provide Equitable Athletic Facilities at Middle Schools and High Schools
- Overcrowding (12 classrooms in portables) at College Station High School
- Need for Additional Space for Science Labs at A&M Consolidated High School
- Need for Additional Space for CTE and Fine Arts programs at Middle Schools and High Schools

NEXT STEPS

NEXT STEPS

- Charter Long-Range Facilities & Bond Planning Committee
- Derive Solutions to Address Identified Needs
  - Simple vs Complex
- Long-Range Facilities & Bond Planning Committee will review and determine the appropriate solutions and projects in relation to cost and priority of need through a consensus-building process

NEXT STEPS
Schedule



THANK YOU!

VLK|ARCHITECTS