

# **FACILITIES**



# ***AISD Bond Advisory Committee***

## ***Facilities Subcommittee***

### **Subcommittee Members**

Derrick Gordon-Co-Chair  
 Bruce Hammond-Co-Chair  
 Craig Forster  
 Steve Hennessee  
 Laura Jones  
 Katherine McCullough  
 Christina Nason  
 John Nolan  
 Jamie Sullins

### **AISD Staff Liaisons**

Cindy Powell- Associate Superintendent of Finance  
 Tony Drollinger- Executive Director of Finance  
 Bob Carlisle- Executive Director of Plant Services  
 Jimmy Womack- Director of Security & Director of Transportation  
 Richard Flores, AIA- Staff Architect

The Facilities Subcommittee met on May 26<sup>th</sup>, June 1<sup>st</sup>, June 3<sup>rd</sup>, June 8<sup>th</sup>, June 17<sup>th</sup>, June 24<sup>th</sup>, July 1<sup>st</sup> & July 8<sup>th</sup>.

The Facilities Subcommittee visited a total of 20 AISD campuses. The campuses visited were;

<i><b>May 22<sup>nd</sup></b></i>	<i><b>May 29<sup>th</sup></b></i>	<i><b>June 3<sup>rd</sup></b></i>	<i><b>June 5<sup>th</sup></b></i>	<i><b>June 10<sup>th</sup></b></i>
Carter JHS	Lamar HS	Atherton ES	Anderson ES	Blanton ES
Workman JHS	Martin HS	Johns ES	Berry ES	Morton ES
S. Houston HS			Crouch ES	Roquemore ES
			Knox ES	South Davis ES
			Roark ES	Speer ES
				Thornton ES
				Webb ES
				Arlington HS

The subcommittee discussed, debated & identified the facility needs for the Arlington ISD through 2015.

The findings of the subcommittee are being presented in 5 sections. **1)Core needs** (plumbing, electrical, HVAC, & roofing), **2)Facility & Site Upgrades** (security, remodeling & site improvements), **3)Science Lab additions** to address state mandated curriculum changes, **4)New Facilities & Expansion**, & **5)Additional Recommendations**. The New Facilities & Expansion section will be divided into 2 parts, one addressing elementary school needs & the other outlining junior high & high school needs.

## **A NEEDED CHANGE IN SCOPE**

As we, the Facilities Subcommittee, embarked upon our mission as stated in the charge given to us by the AISD School Board, which was to analyze, prioritize & recommend funding needs through 2015 for facilities, we began to absorb the information given to us by the AISD staff. We saw some pretty staggering numbers in the initial cost summary & felt that these figures required justification. We found out that these initial estimates were over 2 years old & our subcommittee was not comfortable with that. As a result, the district retained Huckabee & Associates, Inc. to provide an updated cost analysis & a more accurate estimate of the facilities projected expenses. We again referred to the charge, which instructed us to conduct on-site campus & facility visitations as necessary to assess capital needs. We walked hallways, climbed up on roofs, YES, ROOFS, inspected portable buildings & looked at science labs. We spoke with campus administrators & teachers alike, inquiring about their greatest concerns & most pressing needs. Our subcommittee saw & heard things at certain campuses that disturbed us greatly to say the least & as a result, created a multitude of changes to the initial cost summary, which will be explained in detail by our presenters. You will see some costs that decreased dramatically, & some costs that increased dramatically.

On May 12<sup>th</sup>, we were given documents by the AISD staff & on page 2 of the slide presentation, a list was provided to us showing work that was not included in the initial list of projects. But at the conclusion of our campus visits & based upon information gathered from the campus administrators & staff, our subcommittee voted unanimously to add the vast majority of the work back into the list of projects. Keeping our children & our school personnel safe became a major focal point of our subcommittee & addressing these issues district-wide resulted in the creation of 2 additional cost categories to the 2009 Bond Package Recommendation, Student Safety/Security & New Construction.

In closing, please understand that our intent was not to drive up cost. Our goal was to stay consistent with the charge & to give our children, our teachers & our administrators what they need to achieve our ultimate goal, TO BECOME A RECOGNIZED SCHOOL DISTRICT, & to achieve this goal in a safe environment. This subcommittee had the benefit of having members with years of experience in engineering & years of experience in school administration & their expertise was paramount in the decision making process. We thank the members of the AISD staff, Cindy Powell & Richard Flores, for their efforts in providing this subcommittee with the information necessary to make the best decisions possible, coordinating our campus visits & accompanying us on these visits. We thank UTA administrator Mike Buckman, who graciously volunteered his time to facilitate our meetings & keep us on task.

We extend a very special thanks to Bob Carlisle, who started this journey with us after being on the job for only a week. Bob's expertise in educational facilities is most evident, & was exceeded only by his professionalism & dedication. We thank Bob's wife & family for their patience as Bob is in the process of moving & selling a home. I think we all know how challenging that can be & yet he remained the consummate professional. Thanks Bob!

We hope that the Bond Advisory Committee accepts this explanation & supports our motions. Thank you.

## **AISD Bond Committee**

### **Facilities Subcommittee**

**Presenter: John Nolan**

**Core needs** include New and Repaired Roofing, New Flooring, Mechanical, Electrical and Plumbing (MEP) repairs, and upgrades and Repair and Updating of Fire Safety Systems.

**Determination of Need:** The staff had prepared a detail listing of projects broken down into subcategories including (1) Roofing, (2) Flooring, (3) Mechanical, Electrical and Plumbing (MEP), and (4) Fire Safety. After the committee had discussed various items on the list and gotten an explanation from staffing of the criteria by which projects were selected, it was decided that a site visit was appropriate so that the subcommittee would have a concrete visualization of the subject projects.

After the initial site visit to Sam Houston High School, staff decided that the scope of work of the proposed roofing projects needed to be revised.

At our next meeting a new scope of work for the roofing project list was presented as well as a revised cost estimates for the balance of the proposed work. Huckabee & Associates in conjunction with AISD Staff had prepared this document. Subsequently site visits were made by the subcommittee that verified the reasonableness of both the proposed work and the cost estimates.

**List of Projects:** See attached Excel spreadsheet

**Key Points of Discussion:** The core needs work is straight forward and basically includes work to make the roofing watertight for the next ten years, and to replace hall carpeting where needed (this includes all but the very recently replaced carpeting). It has been decided that for a variety of practical reasons that all carpeting in hallways will eventually be replaced with the more robust vinyl tile. Any new carpeting that is to be installed in the classrooms will be the new “carpet tile” instead of the present “roll goods” carpet. This will allow AISD staff to replace carpet “tiles” on an individual basis rather than having to replace an entire room of roll goods carpet, when just a minor area is damaged.

The MEP work is more varied and included replacement of various items. Under the Electrical category the work primarily is for replacement of old and obsolete electrical panels and switch gear, as well as an upgrade of site security lighting at various campuses. The mechanical work, which is extensive and totals 18.5 M, included converting the various computer rooms in the schools to Stand alone AC systems so that in the winter when the central system is on the heating cycle, the computer rooms can be on the cooling cycle ( needed because of the large heat load generated by the computers). At various older schools, old undergrounds chilled water piping is being replaced due to the deteriorated condition of the piping. A total of 16 chillers from 75 tons to 400 tons are being replaced. Additionally multiple roof top AC units and various air handling units are to be replaced , in addition to several boilers and several temperature control systems which are also being replaced. On the plumbing side, four different grease traps and piping are being replaced , and old galvanized water piping is being replaced at 7 different locations.

**Level of Committee Support:** Everyone on the committee supported this work as needed and vital for the continuing operation of the various campuses.

**Recommendation:** It is recommended that the full Bond Committee approve of this work.

**Motion:** It is recommended that the full Bond Committee approve of this work in the total amount of \$46,111,409. This includes \$ 12,501,627 for Roofing, \$7,660,021 for Flooring, \$23,798,314 for MEP and \$2,151,447 for Fire Safety

Revised July 12, 2009

AISD Proposed Bond work for Roofing-Flooring-MEP Fire and Safety

Campus	Roofing	Flooring	MEP	Fire & Safety	Total	
Arlington HS	\$200,000	\$430,000	\$1,101,000	\$406,000	\$2,137,000	Arlington HS
Bowie HS		\$531,000	\$1,466,000		\$1,997,000	Bowie HS
Lamar HS			\$1,010,000		\$1,010,000	Lamar HS
Martin HS		\$894,000	\$752,000		\$1,646,000	Martin HS
Sam Houston HS	\$286,000	\$581,000	\$702,000		\$1,569,000	Sam Houston HS
Venture HS			\$26,000		\$26,000	Venture HS
Bailey JHS		\$129,000	\$943,000		\$1,072,000	Bailey JHS
Barnett JHS	\$32,000	\$289,000	\$574,000		\$895,000	Barnett JHS
Boles JHS	\$941,000		\$340,000	\$190,000	\$1,471,000	Boles JHS
Carter JHS			\$806,000		\$806,000	Carter JHS
Ferguson JHS		\$68,000	\$64,000		\$132,000	Ferguson JHS
Gunn JHS		\$316,000			\$316,000	Gunn JHS
Hutcheson JHS			\$1,020,000		\$1,020,000	Hutcheson JHS
Nichols JHS		\$68,000	\$542,000		\$610,000	Nichols JHS
Ousley JHS		\$287,000		\$203,000	\$490,000	Ousley JHS
Shackford JHS	\$908,000	\$139,000	\$614,000		\$1,661,000	Shackford JHS
Workman JHS	\$1,624,000	\$315,000	\$1,187,000		\$3,126,000	Workman JHS
Young JHS	\$732,000	\$197,000	\$765,000	\$203,000	\$1,897,000	Young JHS
Amos ES		\$183,000	\$216,000		\$399,000	Amos ES
Ashworth		\$34,000	\$49,000		\$83,000	Ashworth
Atherton			\$69,000		\$69,000	Atherton
Bebensee	\$153,000	\$43,000	\$123,000		\$319,000	Bebensee
Beckham			\$44,000		\$44,000	Beckham
Berry	\$207,000		\$327,000		\$534,000	Berry
Blanton		\$27,000	\$648,000	\$110,000	\$785,000	Blanton
Bryant		\$128,000	\$49,000		\$177,000	Bryant
Burgin		\$34,000	\$49,000		\$83,000	Burgin
Butler			\$278,000		\$278,000	Butler
Corey	\$1,002,000	\$249,000	\$117,000	\$157,000	\$1,525,000	Corey
Crouch		\$189,000	\$49,000		\$238,000	Crouch
Crow			\$185,000	\$105,000	\$290,000	Crow
Ditto	\$61,000	\$202,000	\$587,000	\$105,000	\$955,000	Ditto
Duff			\$654,000		\$654,000	Duff
Dunn		\$94,000	\$494,000		\$588,000	Dunn
Ellis		\$34,000	\$392,000		\$426,000	Ellis
Farrell	\$680,000		\$259,000		\$939,000	Farrell
Fitzgerald		\$229,000	\$93,000	\$109,000	\$431,000	Fitzgerald
Foster			\$93,000		\$93,000	Foster
Goodman	\$799,000		\$235,000	\$105,000	\$1,139,000	Goodman
Hale		\$59,000	\$49,000		\$108,000	Hale
Hill			\$475,000		\$475,000	Hill
Key			\$636,000		\$636,000	Key
Campus	Roofing	Flooring	MEP	Fire & Safety	Total	Campus
Knox		\$77,000	\$290,000		\$367,000	Knox
Kooken			\$86,000		\$86,000	Kooken
Larason			\$49,000		\$49,000	Larason
Little			\$185,000		\$185,000	Little

AISD Proposed Bond work for Roofing-Flooring-MEP Fire and Safety

Miller		\$200,000	\$265,000	\$157,000	\$622,000	Miller
Moore			\$309,000		\$309,000	Moore
Morton			\$278,000		\$278,000	Morton
Pearsy		\$34,000	\$175,000		\$209,000	Pearsy
Pope	\$1,090,000	\$186,000	\$111,000		\$1,387,000	Pope
Rankin	\$751,000		\$233,000		\$984,000	Rankin
Remynsee		\$34,000	\$50,000		\$84,000	Remynsee
Roark			\$275,000	\$151,000	\$426,000	Roark
Roquemore		\$159,000	\$99,000		\$258,000	Roquemore
Sherrod		\$256,000	\$173,000	\$151,000	\$580,000	Sherrod
Short		\$126,000	\$111,000		\$237,000	Short
South Davis	\$109,000				\$109,000	South Davis
Speer	\$216,000		\$278,000		\$494,000	Speer
Starrett	\$391,000	\$40,000	\$259,000		\$690,000	Starrett
Swift	\$779,000	\$254,000	\$93,000		\$1,126,000	Swift
Thornton			\$370,000		\$370,000	Thornton
Turning Pt			\$111,000		\$111,000	Turning Pt
Webb			\$556,000		\$556,000	Webb
West			\$161,000		\$161,000	West
Williams		\$233,000	\$309,000		\$542,000	Williams
Wimbish			\$504,000		\$504,000	Wimbish
Wood	\$735,000	\$134,000	\$204,000		\$1,073,000	Wood
Prof Dev Center			\$159,000		\$159,000	Prof Dev Center
Wilemon Field			\$19,000		\$19,000	Wilemon Field
Contingency	\$245,000	\$179,000			\$424,000	Contingency
Total	\$12,501,627	\$7,660,021	\$23,798,314	\$2,151,447	\$46,111,409	Total

**Arlington ISD Bond Committee  
Facilities Subcommittee**

**Facility and Site Upgrades**  
Remodeling, Site Improvements, and Security

**Presenter: Christina Nason**

**Project Overview:**

**Remodeling.** (details attached hereto as **Remodeling Final 7.08.09**)

- (1) gymnasium insulation at 19 elementary schools;
- (2) athletic locker repair and replacement at high schools and junior highs;
- (3) add security vestibules at South Davis and Webb Elementary Schools;
- (4) Sports Court flooring for gymnasiums at 25 elementary schools;
- (5) auditorium seating repair and partial replacement district-wide;
- (6) Gym B roof deck replacement at Arlington High School;
- (7) restroom partitions at 5 sites;
- (8) structural repairs at 6 sites;
- (9) replace doors at 2 sites;
- (10) replace gutters and/or fascia board at 2 sites; and
- (11) stage rigging and/or curtains at 2 sites.

**Site Improvements.** (details attached hereto as **Site Work Final 7.08.09**)

- (1) repair asphalt and concrete parking lots, sidewalks, and other areas district-wide;
- (2) create ADA (Americans with Disabilities Act) accessible sidewalks and ramps district-wide;
- (3) correct drainage problems at 2 sites;
- (4) install irrigation and replace fence at Hutcheson Junior High;
- (5) replace unsafe and worn-out wooden exterior bleachers at Martin High School with more durable bleachers; and
- (6) track repairs and resurfacing at 3 high school sites.

**Security.**

- (1) the addition of security cameras district-wide until each campus has the following: (a) 64 cameras at each high school (32 at Turning Point and Venture), (b) 32 cameras at each junior high school, and (c) 16 cameras at each elementary school;
- (2) the closing of all fences surrounding all elementary schools in AISD;
- (3) multiple controlled access doors at all AISD campuses; and
- (4) the addition of a Raptor Technology's V-Soft system at every AISD campus, which requires all AISD campus visitors to scan their Driver's

License with immediate cross-reference to a Raptor-maintained Registered Sex Offender (RSO) list.

**Key Points of Discussion:**

Remodeling and site improvement projects were presented by AISD Central Office staff and many were confirmed through actual site visits. Additional site visit observation and subcommittee meeting discussion identified issues for further consideration and investigation such as: (1) sport courts to cover elementary school gymnasiums with concrete floors; (2) auditorium seating repair and replacement; (3) a secured vestibule at Webb Elementary; and (4) stage dressing rooms at Lamar High School.

Although not part of the initial proposal by AISD Central Office staff, the subcommittee decided to further investigate the district-wide security issue after site visits to several AISD schools, particularly elementary schools, revealed a need for security improvements. The subcommittee requested information and recommendations from AISD Director of Security Jimmy Womack and added a district-wide security upgrade to this recommendation.

The subcommittee did not support the district's site work request for \$544,820 to "excavate, haul off, import top soil, hydro mulch and irrigate the north parking lot" at Workman Junior High, and that project was removed from the facilities recommendation by unanimous vote of the subcommittee. Upon further investigation, the Martin track did not need resurfacing; and the subcommittee determined that baseball field lighting at all six high schools was a "want" rather than a "need." These items were also removed from the facilities recommendation by unanimous vote.

**Determination of Need:**

Initial presentations by AISD staff revealed significant remodeling and site improvement needs at a majority of AISD schools and facilities. Site visits to many of these campuses revealed that high-dollar site work projects, such as the irrigation project at Berry Elementary, were based on significant need. For example, Berry currently addresses its high-water problem with wooden pallet walkways and by assigning teachers to "sandbag duty" in order to keep water from entering the gymnasium and cafeteria.

During site visits to confirm or refute site work need, the subcommittee determined the following additional needs:

- After a site visit to Atherton, the subcommittee discovered that many AISD elementary students were participating in physical education on concrete gymnasium floors, unless that elementary school's PTA had purchased a sport court. Noting that many schools no longer have financially affluent PTAs, the subcommittee added sports courts to the recommendation for all 25 elementary schools that currently have only concrete floors.
- Upon the recommendation of several subcommittee members, the subcommittee visited the auditoriums of several AISD high schools. After observing a need for repair and/or replacement of auditorium seating at many of the high schools (and junior highs that have auditoriums) the committee added \$500,000 for seating repair and replacement at all AISD schools with auditoriums.
- After a visit to Webb Elementary the subcommittee found a significant need for a secured vestibule at the entry lobby, as already proposed at South Davis Elementary, and added that to the remodeling project list.
- At a site visit to Lamar High School, the subcommittee noted a lack of stage accessible dressing room facilities for participants in the drama program and added funding for a stage-side dressing room at Lamar High School.

At each site visit, the subcommittee inquired about security. As a result of these inquiries, the subcommittee requested information from Jimmy Womack, AISD Director of Security, during which the subcommittee determined a need for: (1) the addition of security cameras district-wide; (2) the closing of all fences surrounding all elementary schools in AISD; (3) multiple controlled access doors at all AISD campuses; and (4) the addition of a Raptor Technology's V-Soft system, which requires all AISD campus visitors to scan their Driver's License with immediate cross-reference to a Raptor-maintained Registered Sex Offender (RSO) list.

### **Implementation Schedule:**

The implementation schedule will be determined by the AISD Maintenance and Security Departments based upon the following criteria:

1. Most needed improvements based on the safety and security of AISD students;
2. Most cost effective means of implementation (i.e., grouping like projects together or grouping projects at the same facility together);  
and
3. Least disruption to schools and class time.

### **Sub-Committee Support:**

The Facilities Subcommittee unanimously approved the final remodeling and site improvement initiatives. Support for the security initiative was also unanimous, with the exception that 3 of 7 subcommittee members voted for an additional security measure not supported by the entire subcommittee: replacing keyed entry at the schools with keyless access control doors, ~~4 per elementary school, 6 per junior high school, and 8 per high school.~~

### **Motion:**

I move that this **Facility and Site Upgrade Report** be adopted as follows:

- (1) **Remodeling** as set forth in detail in **Remodeling Final 7.08.09** in the amount of **\$3,382,375**;
- (2) **Site improvements** as set forth in detail in **Remodeling Final 7.08.09** in the amount of **\$2,228,283**; and
- (3) A **security upgrade** in the amount of **\$3,904,000** which includes
  - the addition of security cameras district-wide until each campus has the following: (a) 64 cameras at each high school (32 at Turning Point and Venture), (b) 32 cameras at each junior high school, and (c) 16 cameras at each elementary school;
  - the closing of all fences surrounding all elementary schools in AISD;
  - multiple controlled access doors at all AISD campuses; and
  - the addition of Raptor Technology's V-Soft system at every AISD campus, which requires all AISD campus visitors to scan their Driver's License with immediate cross-reference to a Raptor-maintained Registered Sex Offender (RSO) list.

**Arlington ISD Bond Advisory Committee  
Remodeling  
Final 7.08.09**

Campus	Project Description	Total
Amos	Dock pulling away from building	65,559
	Gymnasium insulation	26,224
Bebensee	12 restroom partitions	11,801
Berry	Gymnasium insulation	26,224
	Resilient surfacing at interior CR courtyard	100,000
Blanton	Gymnasium insulation	26,224
	Resilient surfacing at interior CR courtyard	125,000
	Concrete foundation problems around building	163,898
Crow	Gymnasium insulation	26,224
Duff	Gymnasium insulation	26,224
	Replace gutter & fascia board @ building perimeter	39,336
Farrell	14 restroom partitions	13,767
Goodman	Gymnasium insulation	26,224
Hill	Gymnasium insulation	26,224
Johns	Gymnasium insulation	26,224
Pope	Gymnasium insulation	26,224
Rankin	Replace (2) sets of Hollow Metal Doors @ main	13,112
	Gymnasium insulation	26,224
Roark	Gymnasium insulation	26,224
	Replace fascia board of entire building	98,339
Roquemore	Gymnasium insulation	26,224
Short	Gymnasium insulation	26,224
South Davis	Gymnasium insulation	26,224
	Install pair of hm doors in new frame at entry lobby to	26,224
	Resilient surfacing at interior CR courtyard	150,000
Speer	Gymnasium insulation	26,224
Swift	Gymnasium insulation	26,224
Thornton	Gymnasium insulation	26,224
	Brick veneer structural repairs @ Second Grade Wing	45,892
Turning Point	Gymnasium insulation	26,224
Webb	Front Entry Security Vestibule	35,000
Wimbish	Gymnasium insulation	26,224
Bailey	Kitchen area - entrance doors	40,609
Boles	Replace laminate partitions in all boys restrooms	20,305
Carter	Restroom partitions 12 restrooms	12,183
Hutcheson	Stage rigging & curtains (Cabling only)	20,305

**Arlington ISD Bond Advisory Committee  
Remodeling  
Final 7.08.09**

Campus	Project Description	Total
Workman	Restroom partitions 2nd floor restrooms& girls locker	20,305
	Exterior brick wall NE (retaining on Arbrook) SE by	101,523
Young	Replace concrete floor slabs in Rooms 302 & 304 that	108,292
Arlington	Stage curtain auditorium	40,609
	Gym B Roof Deck Replacement	94,560
Lamar	Stage area dressing	125,000
District Wide	ES Sports Courts for Gyms at 25 ES's	662,500
	Auditorium seating repair/partial replacement	500,000
	Athletic/PE lockers (HS's & JHS's)	250,000

**Total Remodeling**

**3,382,375**

**Arlington ISD Bond Advisory Committee  
Site Work  
Final 7.08.09**

Campus	Project Description	Total
Amos	405 sf of ADA sidewalk to playground	3,543
Atherton	Concrete 600 SF north sidewalk between main building & temporary	4,725
Berry	Concrete 1400 SF, ADA switch back	7,277
	Correct drainage on south side of building	400,000
Blanton	Asphalt 8000 SF enclosed courtyard overlay	31,185
Burgin	200 sf of ADA sidewalk from BB court to playgrounds	3,544
Corey	Overlay asphalt on 52,275 sf of upper level parking & drives @ front of building	203,774
Crouch	ADA Curb ramp & 150 sf of sidewalk to playgrounds	7,672
Ditto	ADA sidewalk to playgrounds	3,544
Dunn	Drainage by library & parking lot on east side of school, around flag pole	26,224
	ADA ramp to raised playground	5,906
Ellis	450 sf sidewalk to playground	3,544
Farrell	Add 400 sf of sidewalk to playground	3,544
	Replace steps with ramp on south side of building	5,906
Goodman	Replace back sidewalks with new ramp and rails	11,813
Hale	ADA curb ramps at 2 locations & 210 sf of sidewalks	15,130
Key	3 curb cuts/300sf of sidewalk/ 1 ramp to playgrounds	26,171
Larson	One curb cut and 110 sf of sidewalk to playgrounds	7,588
Little	ADA curb cut at playground	7,088
Rankin	1200 sf of ADA sidewalk to playgrounds	5,906
Roark	Add 50 sf of sidewalk to playground	1,181
	Additional Parking on North side (15+/- spaces)	46,400
Roquemore	Asphalt south parking lot - 16,105 SF, front drive - 16,680 SF	191,700
Sherrod	700 sq ft of sidewalk from asphalt up hill to playground	5,906
Short	Asphalt front drive overlay - 12,765 SF	74,639
South Davis	450 sf of sidewalk to back playground	3,544
Swift	Ramp from bldg to playground	9,450
Webb	Demo and install new ramp and 350 sf of sidewalk to playground	5,906
West	Curb cut and 310 sf of sidewalk to playground	8,269
Wood	Asphalt 25,000 SF front drive overlay	146,180
	Replace steps w/ ramp @ side door to playground	5,906
Bailey	Courtyard slab sinking	92,542
Gunn	ADA sidewalk to bleachers	42,683
Hutcheson	Asphalt 25,000 SF Oleander St., 53,000 SF SE parking lot	428,045
	Install automatic irrigation system around perimeter. Automate athletic fields irrigation	60,000
	Chain link fence 1600 LF 6' around football field, 1200 LF 6' around north & west end athletic field	83,385
Martin	Exterior bleachers (football & baseball)	200,000
Venture	North drive - 9450 SF Repairs and Sealcoat	38,463

Total Site Work

2,228,283

### **SECTION 3: Science Lab/Classroom**

**PRESENTER:** Steve Hennessee

**RECOMMENDATION:** \$13,500,000

**KEY POINTS OF DISCUSSION:** The State of Texas has established curriculum targets for all high school students beginning with the 2010-11 school year. The “Recommended” curriculum consists of four years of education in four core disciplines (English language arts, math, science and social studies). The Recommended curriculum for science is further subdivided into one year each of biology, chemistry, physics, and an approved elective science course.

**DETERMINATION OF NEED:** AISD School Facilities representatives in concert with VLK Architects have determined that each AISD high school will need to have two additional chemistry lab/classrooms in order to satisfy the Recommended curriculum for science. Storage and prep rooms will be included in the chemistry lab/classroom package (see Exhibit A). The chemistry lab/classroom is the most comprehensive outfitting, and as such will allow the teaching of any science course in the room. As part of its work, VLK Architects provided prospective classroom designs and updated cost information to the district for this proposed project.

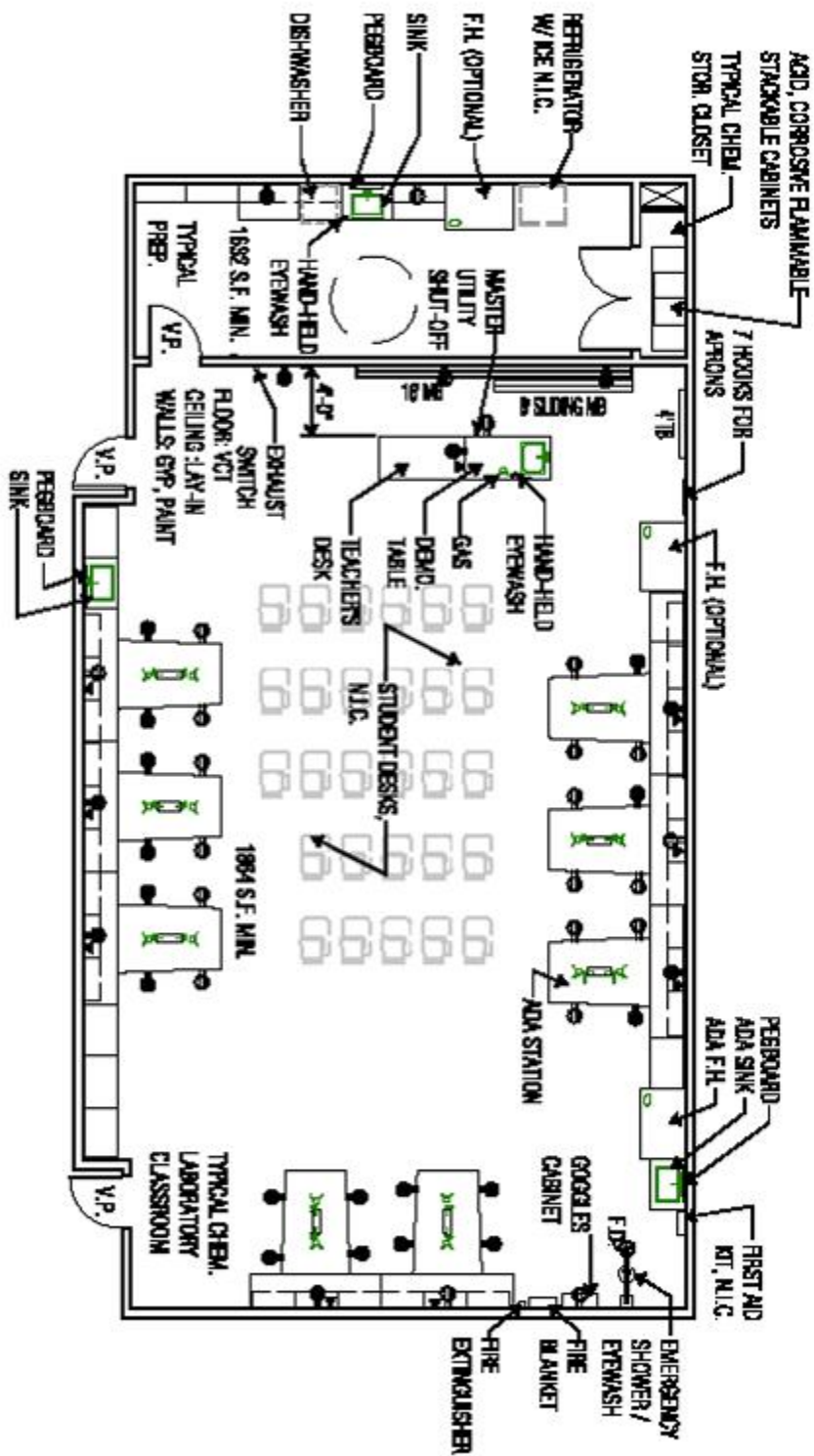
**LIST OF PROJECTS:** Each high school campus will require a unique approach to securing and developing the necessary classrooms. Five high schools will convert current classroom space. One will construct a new addition to its existing science wing. For those campuses that convert existing space, some will experience a net loss of classrooms as shown in the following table:

<b>High School</b>	<b>Rooms Converted</b>	<b>Net Loss in # of Classrooms</b>
<b>Arlington</b>	5	3
<b>Bowie</b>	2	0
<b>Lamar</b>	5	3
<b>Martin</b>	3 or 4	1-2
<b>Sam Houston</b>	0	0
<b>Seguin</b>	4 or 5	2-3

Additional construction to replace the lost classroom space is recommended at Arlington, Lamar and Seguin.

**LEVEL OF COMMITTEE SUPPORT:** The Facilities subcommittee unanimously supports the recommendation of \$13,500,000 to: 1) convert/build and outfit two chemistry lab/classrooms (including storage and prep rooms) at each AISD high school campus; and 2) build new classrooms to replace those lost due to conversion at each of Arlington, Lamar and Seguin.

**MOTION:** It is moved that bonds be issued in the amount of \$13,500,000 to fund the construction and outfitting of chemistry lab/classrooms (including storage and prep rooms) at each AISD high school in order to meet the Recommended high school science curriculum by August 2010 as required by the State of Texas, and to provide for additional construction to replace lost classroom space at each of Arlington, Lamar and Seguin High Schools.



**TYPICAL CHEMISTRY LABORATORY/ CLASSROOM LAYOUT  
WITH PREP ROOM AND CHEMICAL STORAGE CLOSET**

ARCHITECTS

SCALE 1/8" = 1'-0"

32 STUDENT CAPACITY

**Arlington ISD Bond Committee  
Facilities Subcommittee**

**New Construction Report**

**Presenter: Bruce Hammond**

**Overview:**

This **New Construction** report is segmented into three specific areas with 4 specifically identified projects to be undertaken on a staged basis to address, student safety, educational needs. Priority is based on criticality of the need with the age of the student groups most affected as the key driver.

The major construction projects are (in order of immediacy):

1 - New 800 seat Elementary School in the East-Central area

1a - 5MM expansions/renovations at 2 Elementary schools in the same East-Central area to result in additional 800 seats for a total of 10MM.

2 – Approximately 34,000 square foot addition to Lamar High School to replace 14 “temporary” buildings

3 - Double the size of the Cafeteria at Arlington High School; replace kitchen and serving lines to accommodate the current and expected enrollment needs combined with the building of additional classrooms to comply with unfunded state mandates for additional science credits.

**Key Points of Discussion:**

Projects were selected based on actual site visits, observations by subcommittee members, discussions with AISD Central Office staff and interviews with on site School Officials.

The wants of any group were quickly eliminated in favor of demonstrable unsafe and non-secured situations, which (1) are and/or could place students, teachers, security and other personnel in a life-threatening situation and (2) could be reasonably foreseen to be preventable by proper configuration of the campuses, buildings and other resources.

## **Determination of Need:**

Elementary students in the area defined are currently housed in nothing more than conglomeration of crowded compounds of dilapidated buildings – buildings which were designed to be temporary, yet have been in service more than 25 years with minimal maintenance and no structural or aesthetic remodeling. These buildings are used for fulltime classes in many elementary schools with students spending up to three years of their elementary school careers without ever having a class in the actual school building.

The subcommittee looked at all alternatives, new boundaries, new construction, adjustments of grade level assignments to other campuses and none of them would work as a stand alone solution and the movement of grade levels was simply moving the problem from the elementary schools to the Junior High campuses. Boundary movements will not solve the problem alone. What is proposed is a combination of new construction, additions and boundary modifications. All three are needed to deal with the current and reasonably foreseeable future needs.

This situation creates a strain on the entire infrastructure of the school that leads to unsafe and unsanitary conditions. Bathrooms are overcrowded; cafeteria and kitchen facilities were not designed to and are insufficient to serve the up to 1200 students on an elementary school campus built for 700-750. Play and Physical Education areas are substantially reduced and crowding takes place for recess and other non-classroom activities. In some cases, children are placed in jeopardy during inclement weather by having to cross high water locations accessing their classrooms with little more than a wooden pallet to step on.

Few of these “temporary” buildings meet either current or recent building codes or ADA (Americans with Disabilities Act) requirements. ADA access to the buildings is on a case by case basis and normally only one point of ingress/egress is accessible. There have already been cases, with one of those being directly reported to the committee, where a faculty member was injured significantly enough to require surgery because of wet steps on a temporary. Most of these Temporaries do not even have a roof overhang to shield students and faculty from the weather.

Hundreds of the district’s youngest students are housed outside of a permanent structure with significantly less physical security barriers in place thereby subjecting them needlessly to an increased risk of untoward results ranging from possible violence, abduction or exposure to the elements.

It should be pointed out that project 1 and/or 1a could possibly be carried out without additional bonds being issued by doing the following:

Utilize existing monies authorized in the 1999 Bond Package for a new elementary school (approximately 17MM) combined with a land swap or sale to achieve the balance of the 22MM in funding. Additional monies are available in the Oil and Gas fund and could be designated by the Board for use in building one or more of the additions (5MM each).

## **Implementation Schedule:**

Several of these projects need to begin simultaneously for varying reasons.

### **Projects 1 and 1a NEW ELEMENTARY SCHOOL AND ADDITIONS**

These two are affected by one another. The immediate need for crowding relief can be dealt with by moving to start construction within 12 months on the new Elementary School.

Once the site is determined for the new elementary then the anticipated adjustment of enrollment can be completed, the sites for the expansion identified and construction began (and possibly completed) before the beginning of the 2011-2012 school year.

*(It should be noted the committee asked for and received a commitment from AISD Deputy Superintendent Cavazos that portable restroom facilities at the rate of 1 fixture for every 50 students would be ordered immediately and in place by the beginning of the 2009-2010 school year or as soon as deliverable thereafter to at least 3 elementary schools.)*

### **Project 2: 34,000 SQUARE FOOT ADDITION TO LAMAR HIGH SCHOOL**

Lamar High school has more “temporary” buildings than any other school in Arlington even with the inclusion of the two most egregious abuses at Atherton and Johns Elementary Schools. Lamar High School has more students at risk outside the building than any school in Arlington. Lamar has, on average, 30% of its entire enrollment outside of the “school” walls at every class period change. Again, there are no restroom or other core facilities designated to handle this situation. There are minimal, at the **VERY** best, security measures possible (despite the district’s and school administrations best efforts) to protect students, faculty or staff from any threat be it weather, or internal or external threats of physical violence. This truly is an embarrassment.

The security situation created by the existence of the “temporary village” with its 14 “temporaries” with a total of 28 classrooms is, for all practical purposes, impossible to secure, unacceptable and can no longer be tolerated.

Accordingly – the addition of 34,000 square feet at a cost of 10MM dollars is **immediate** and should be delayed only, if absolutely necessary, due to the implementation of the elementary school projects and to ensure the youngest students are secured first. There should be no delay in waiting for the elementary school work to be completed to begin this critical construction.

Additionally, given that there is construction needed for compliance with the new state mandated 4 years of science, this project needs to be included in the design plans for those changes to the core school and commenced immediately following (or best case scenario concurrently with) the science addition/renovations.

### **PROJECT 3: DOUBLE SIZE OF CAFETERIA AND REPLACE KITCHEN AND FOODSERVICE AT ARLINGTON HIGH SCHOOL**

Current foodservice areas and cafeteria are existing from the original school size. The previous additions made minimal changes to this area although the additions significantly increased capacity. The current situation would require up to 6 lunch periods to seat all of the students. In contrast to other AISD High Schools that provide an option for Junior and Seniors to leave campus, at AHS it is encouraged and promoted as the only real alternative to the overcrowded, antiquated and insufficient conditions.

Again, at Arlington High School, this project to correct deficiencies should be a part of the construction required to comply with the science requirements and the need for more classroom space.

### **SUBCOMMITTEE SUPPORT OF PROJECTS LISTED**

The subcommittee unanimously supports each of these projects and recommends them to the committee.

**MOTION:**

**Move the report of the facilities subcommittee new construction report be adopted as follows:**

**Move the committee adopt this report to spend a total of \$46,750,000 to add:**

**It is moved to spend \$22,000,000 for a new elementary school in the East Central area of the AISD (roughly north of I-20, West of the Eastern-most district boundary, East of Collins and South of Division) which will accommodate 800 students.**

**further move to concurrently build new classrooms and core facilities at those sites specified by the AISD to add another 800 seats to the capacity in the area with a cost of \$10,000,000 dollars**

**further move to require the appointment of a boundary committee to immediately to address overcrowding and underutilization of all existing schools;**

**it is further moved to spend \$8,500,000 for the addition of approximately 34,000 square feet at Lamar High School and eliminate all the temporaries at Lamar High School except those used for discipline and college uses;**

**and the subcommittee further moves to spend \$6,250,000 for the renovation of the cafeteria, kitchen and foodservice areas at Arlington High School with the minimal goal of doubling the size of the existing dining and foodservice capacity.**

**On behalf of the subcommittee, I move adoption by the committee of the whole of this entire resolution.**

## **Section 5: Additional Findings and Recommendations**

Primary Presenter: Jamie Sullins

OVERVIEW: Five recommendations are respectfully submitted following the Subcommittee's extensive research and investigation of our campuses.

KEY POINTS OF DISCUSSION: The District is utilizing an excessive number of temporary buildings as classrooms. Given the length of time since the last bond election and finite maintenance resources, the temporary buildings have deteriorated dramatically. The long term use of cramped, badly maintained temporary buildings is an unacceptable substitute for permanent classrooms. Only a few temporary buildings toured were adequate. The vast majority were aging, dangerous structures with offensive permanent odors and limited access to restrooms. Delays in acknowledging the dire conditions of these structures will exacerbate an untenable situation. These facilities are not consistent with the District's stated belief, "*We believe our school environments must be safe, secure, positive places to learn, grow and work.*"

On the most crowded campuses, the temporary buildings are no longer used short-term to accommodate peak enrollment, but are being used in lieu of permanent classroom space. Given the stable enrollment projections for the district, permanent classrooms are needed. Construction has been postponed for too many years. The era of temporary buildings as a teaching/learning environment should come to an end.

RECOMMENDATION 1: The District should establish a long term, systematic strategic planning process to: ensure the efficient utilization of buildings, avoid overcrowding, minimize the use of temporary buildings and identify and prioritize maintenance needs in order to budget the necessary funds.

A Facility Strategic Plan will bring an orderly focus to all facility needs and provide a reasoned prioritization of the most critical projects, while ensuring that all projects are carefully inventoried, scheduled, monitored and completed. Thus, the end result is campuses which are comparable – that is, all elementary schools have a reasonable likeness to one another.

RECOMMENDATION 2: The District should adopt a Strategic Plan goal to limit the number of temporary buildings, especially the use of temporary classrooms for primary instruction.

Status reports on the plan to reduce the number of temporary buildings and to review the condition of these buildings would be an invaluable tool for future bond advisory committees.

We would respectfully ask the Board to consider touring the interior, exterior and ingress/egress of the temporary building complexes at Johns Elementary, Atherton Elementary and Lamar High School during a school day.

**RECOMMENDATION 3:** All temporary buildings and access to temporary buildings must receive proper maintenance, including new carpet or floor covering, fresh paint, covered porches, paved pathways and ramps for students and teachers with disabilities. ADA access should not be provided on an exception only basis.

**RECOMMENDATION 4:** Attendance boundaries should be realigned to avoid the use of temporary buildings or incurring additional construction costs at overcrowded campuses. Special emphasis should be placed on an analysis of transportation costs as many students are bussed past several elementary schools before arriving at their assigned campus.

The Facilities Subcommittee acknowledged severe overcrowding at some elementary schools, but understood that the problem in some areas could be rectified entirely by a boundary change.

Boundary changes should be immediately considered at West, Starrett, Wood and Moore Elementary schools.

**RECOMMENDATION 5:** The 2009 Bond Advisory Facilities Subcommittee specifically endorses the 2009 Financial Futures Committee Recommendation Number 26 dated June, 11, 2009 which reads, "Evaluate the sale of all undeveloped sites and use the proceeds for school improvements/additions."

**LEVEL OF SUBCOMMITTEE SUPPORT:** The Facilities Subcommittee supported presentation of these "Additional Findings and Recommendations" to the AISD Board of Trustees by an 8-0-1 vote. Eight votes in favor, none opposed, one abstention.

**MOTION:** It is moved that the 2009 AISD Bond Advisory Committee present recommendations to the Board of Trustees including (1) the need for strategic facility planning, (2) the need to eliminate temporary classrooms used for primary instruction, (3) the need to maintain temporary buildings, (4) the need to reconsider boundaries in overcrowded schools, (5) to endorse the 2009 Financial Futures Committee Recommendation number 26.

