



**ENVISION  
EANES**

A Future-Focused Committee  
to Advise the Board of Trustees

Documents Prepared For:

# Facilities Subcommittee

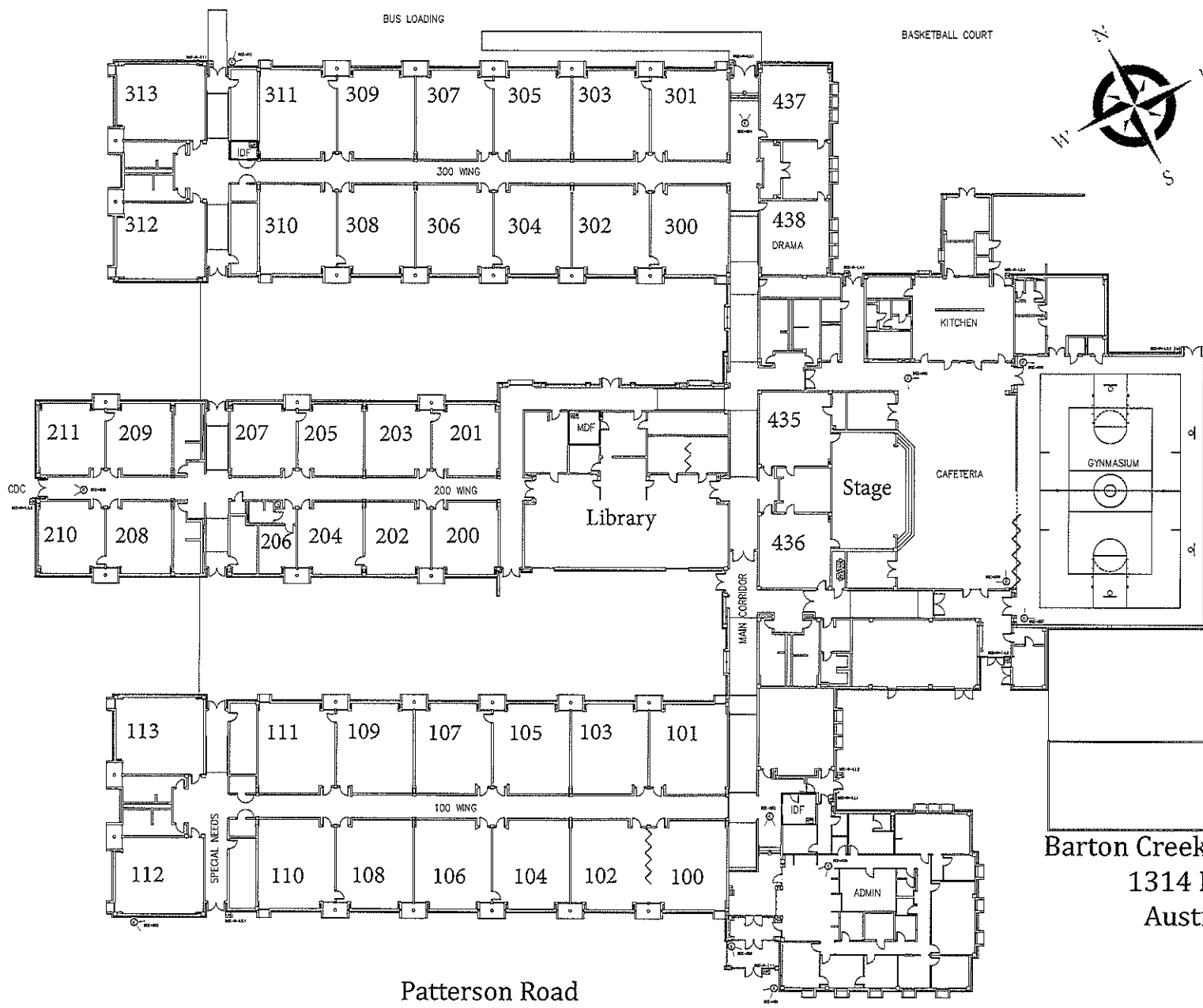
April 9, 2019



# 1. Campus Floor Plans

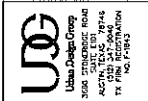


Emma Ave



**Barton Creek Elementary**  
 1314 Patterson Rd.  
 Austin, TX 78733

Patterson Road

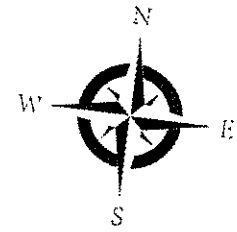
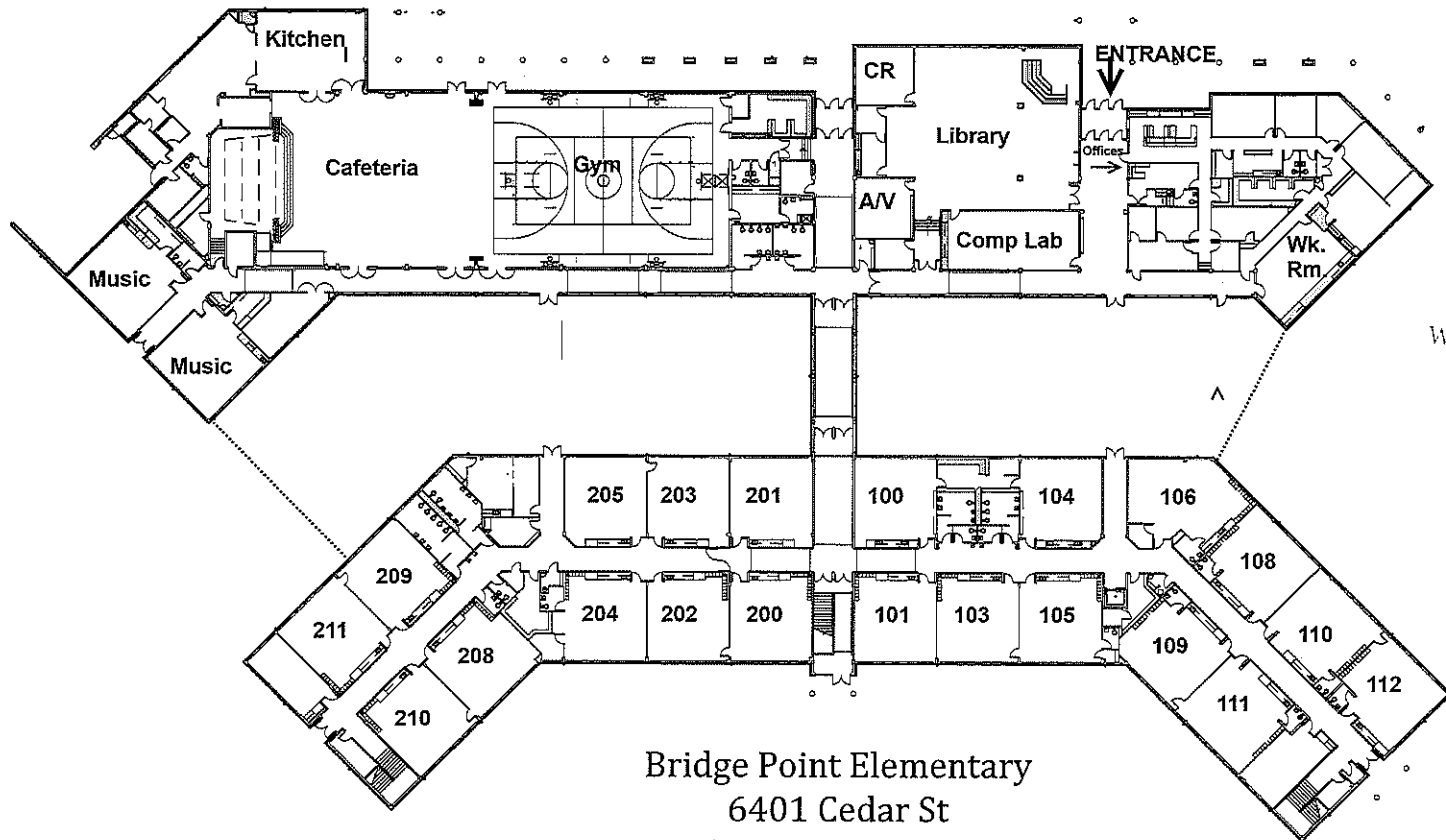


E.I.S.D. 2013 FACILITIES MASTER PLAN  
Barton Creek Elementary School  
1314 Patterson Lane, Austin, TX 78749

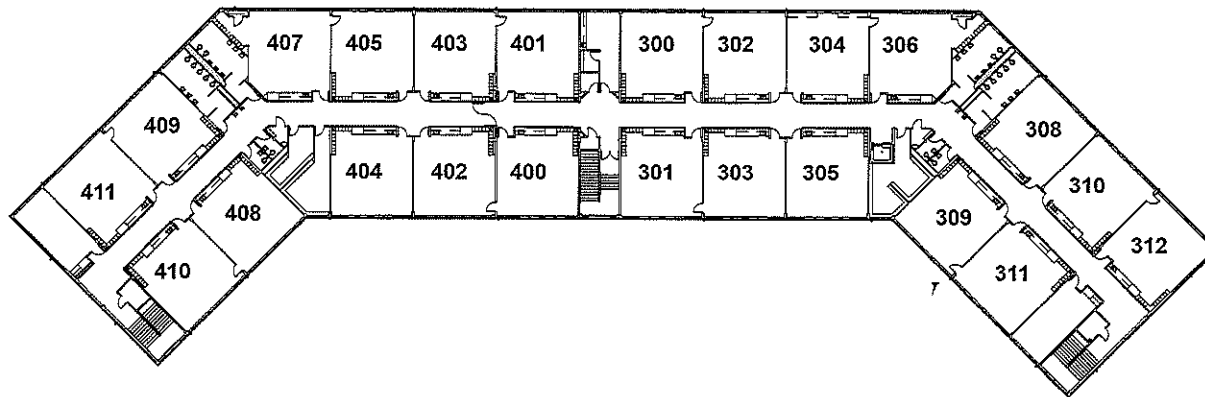
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PROJECT NAME	
DISTRICT	



## Barton Creek Elementary School



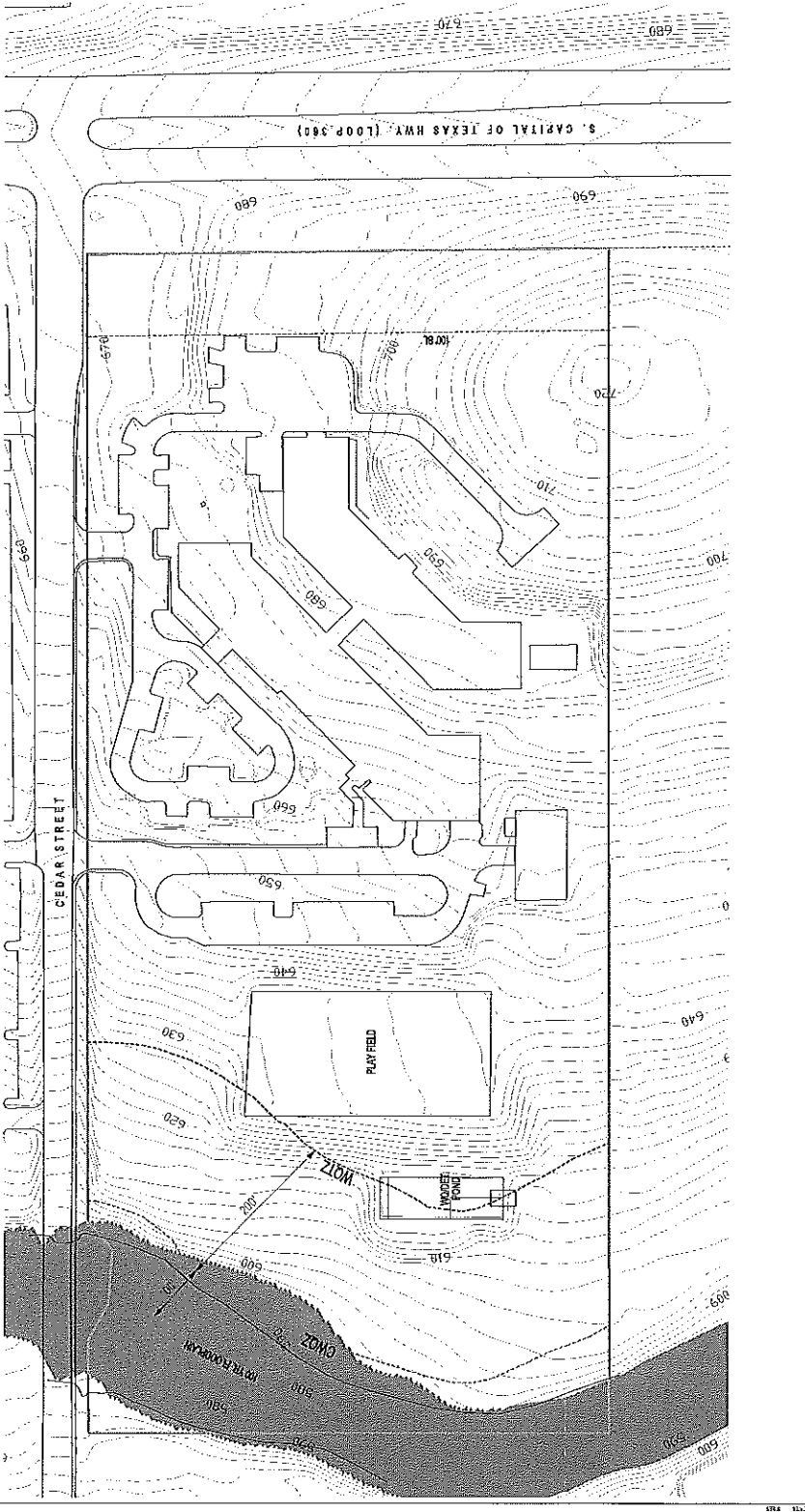
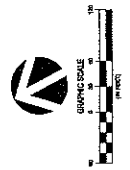
Bridge Point Elementary  
 6401 Cedar St  
 Austin, TX 78746





E.I.S.D. 2013 FACILITIES MASTER PLAN  
 Bridge Point Elementary School

NO. SHEETS	DATE
PROJECT NO.	DATE

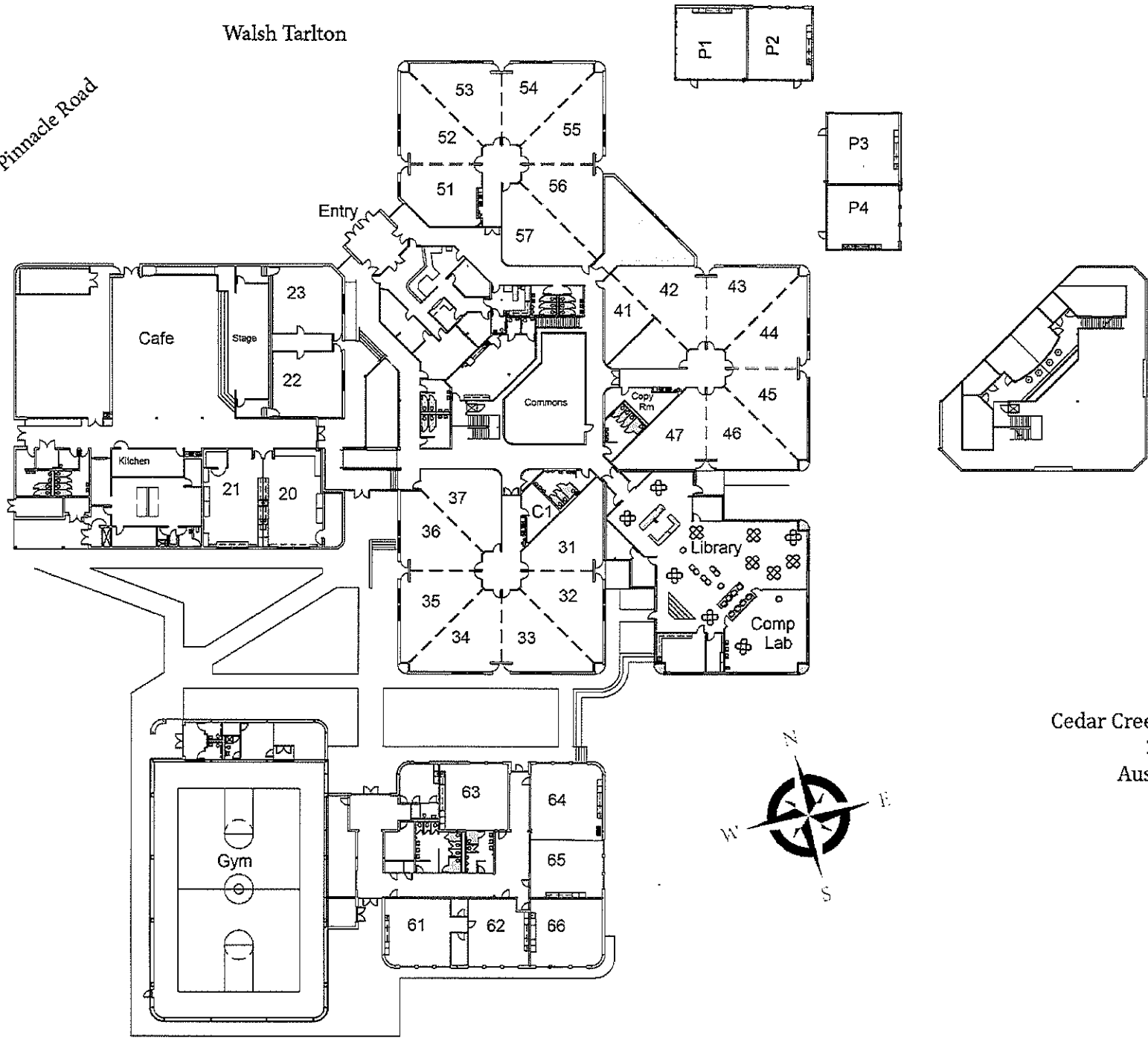


Bridge Point Elementary School



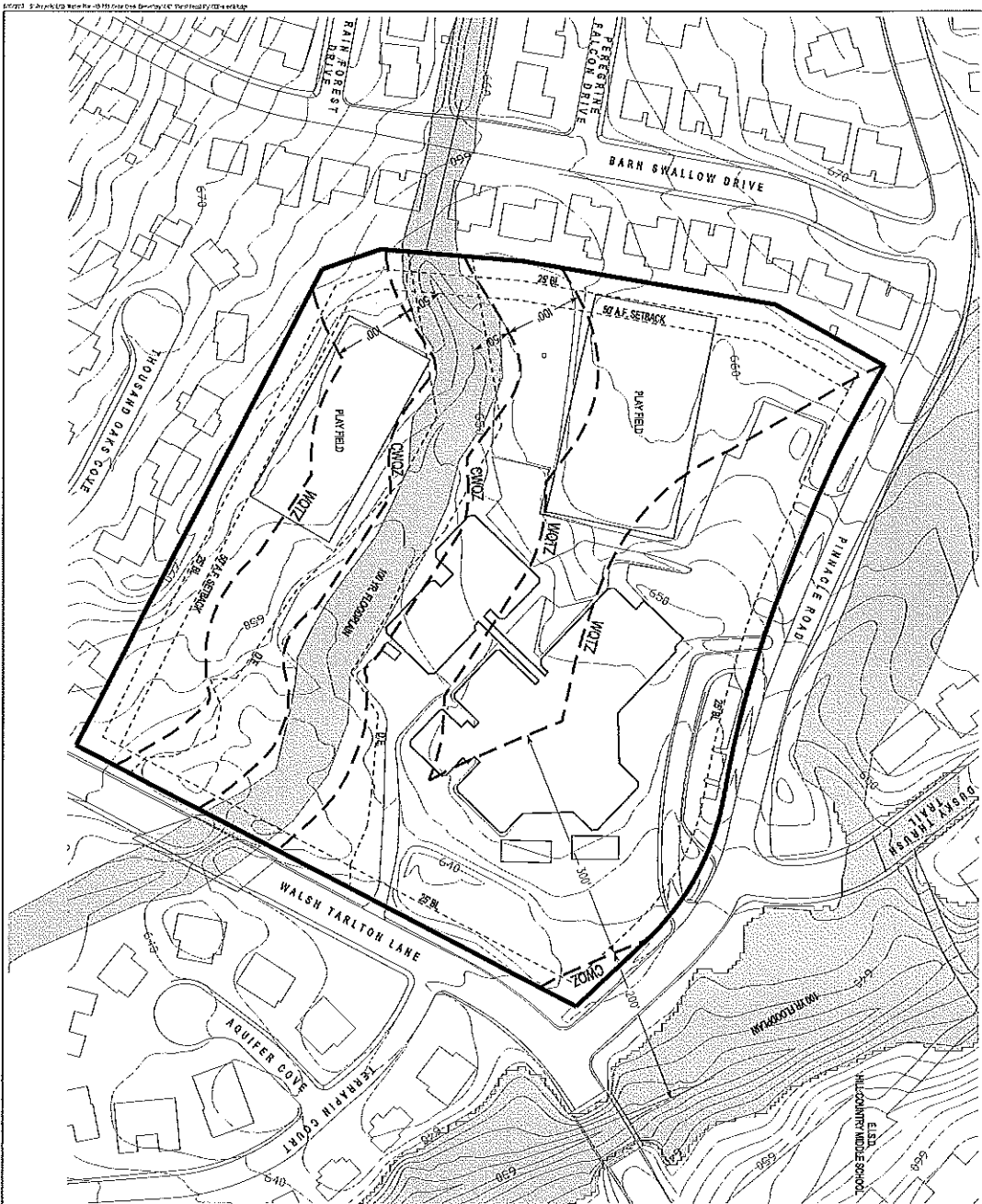
Pinnacle Road

Walsh Tarlton

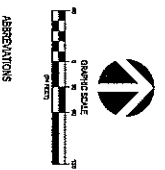


Cedar Creek Elementary  
3301 Pinnacle  
Austin, TX 78746

# Cedar Creek Elementary School



- ABBREVIATIONS**
- CMQZ - CRITICAL WATER QUALITY ZONE
  - WQTZ - WATER QUALITY TRANSITION ZONE
  - BL - BUILDING LINE
  - A.F. - ACTIVITY FACILITY SETBACK
  - WQ - WATER QUALITY (POND)
  - DET - DETENTION POND
  - DE - DRAINAGE BASIN

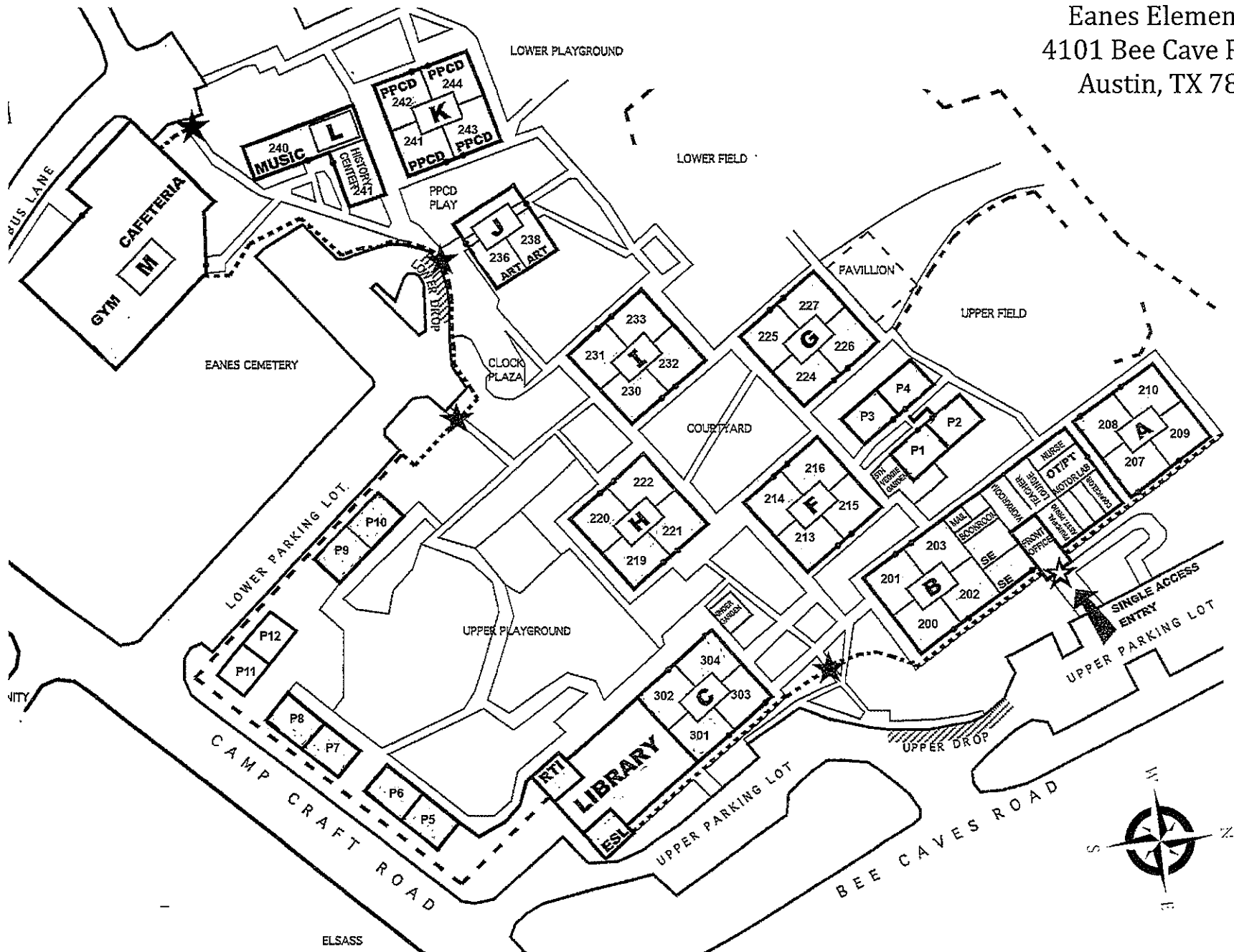


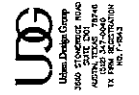
NO.	DESCRIPTION	DATE

**E.I.S.D. 2013 FACILITIES MASTER PLAN**  
**Cedar Creek Elementary School**  
 3301 Pinnacle, Austin, TX 78746

**Urban Design Group, Inc.**  
 3000 PROGRESS ROAD  
 AUSTIN, TEXAS 78744  
 TEL: 512.454.1100  
 FAX: 512.454.1101  
 WWW.URBANDSIGN.COM

Eanes Elementary  
4101 Bee Cave Road  
Austin, TX 78746





E.I.S.D. 2013 FACILITIES MASTER PLAN  
Eanes Elementary School  
4101 Bee Cave Road, Austin, TX 78746

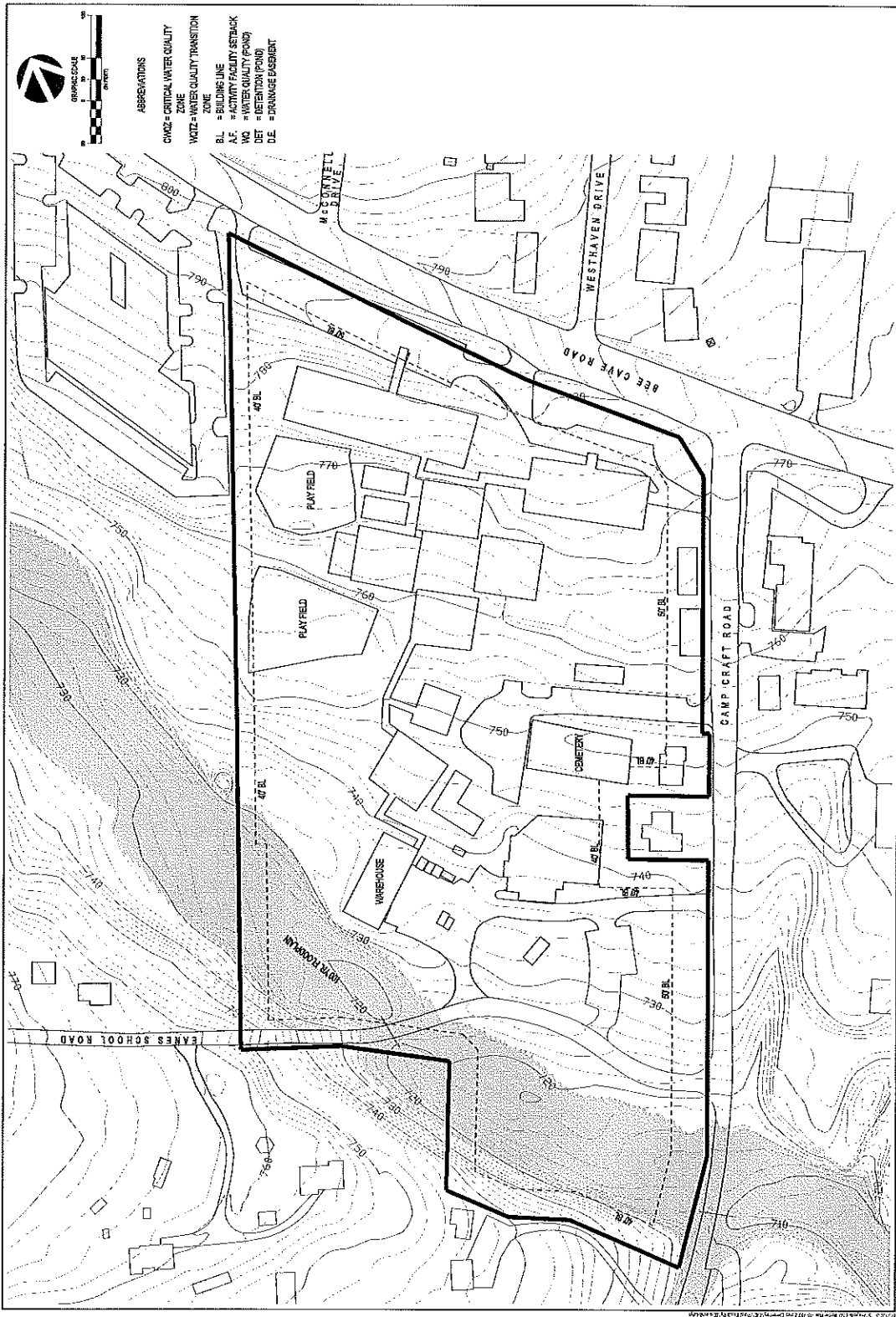
NO.	REVISION	DATE

DATE: \_\_\_\_\_

DESIGNED BY: \_\_\_\_\_

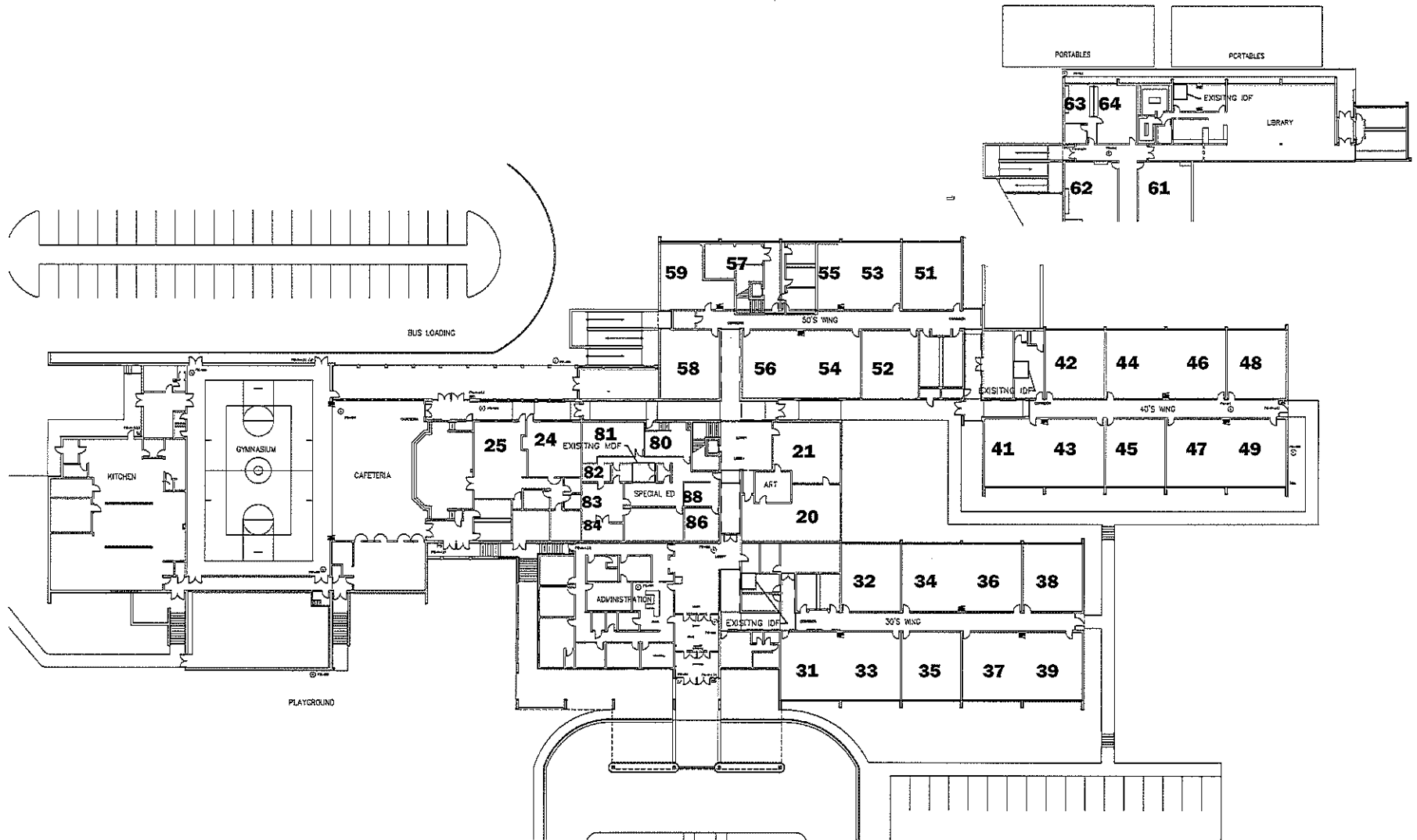
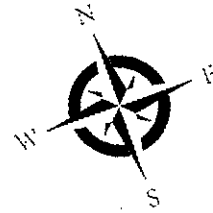
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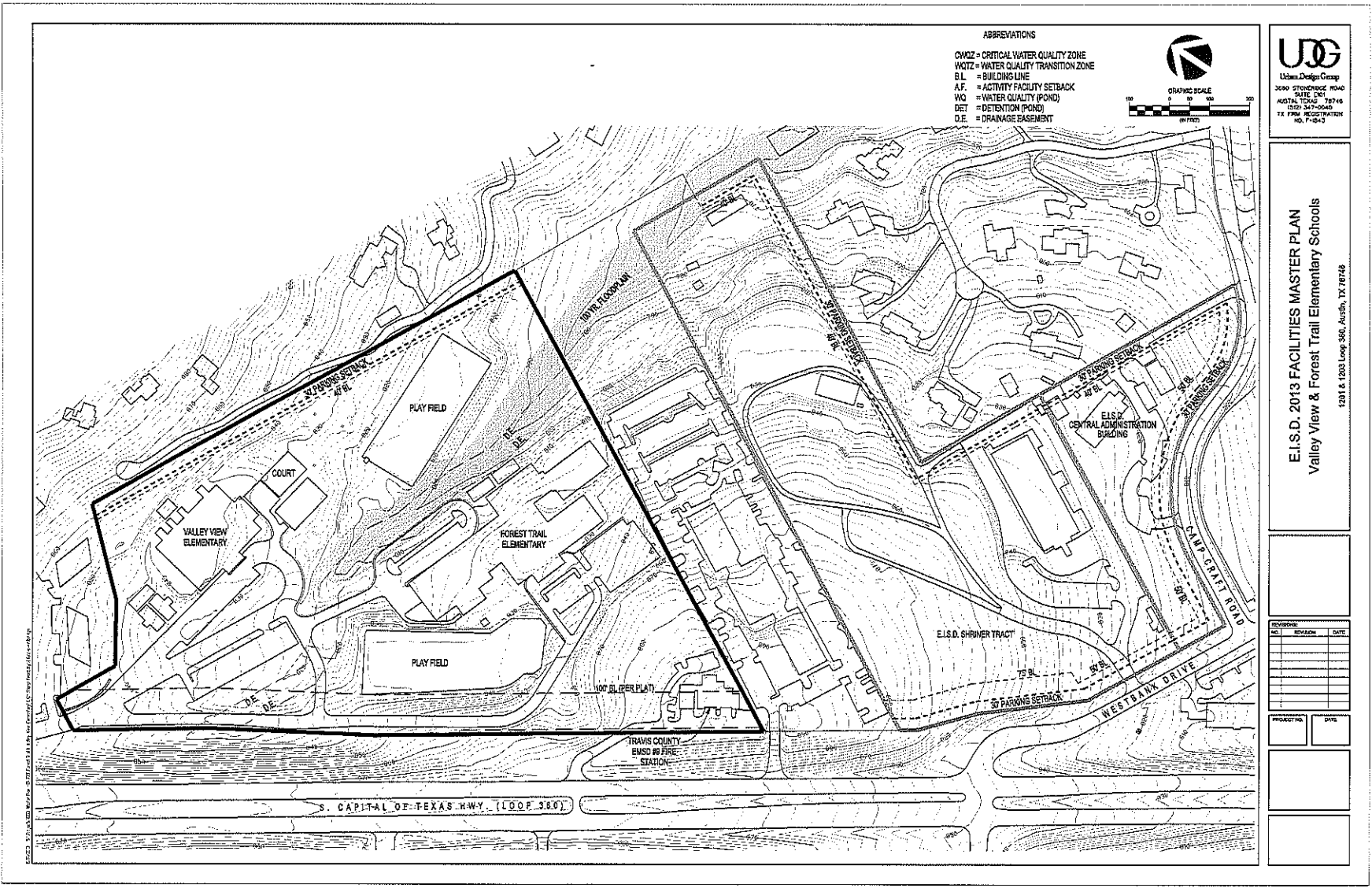
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# Eanes Elementary School

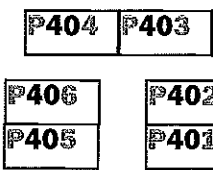
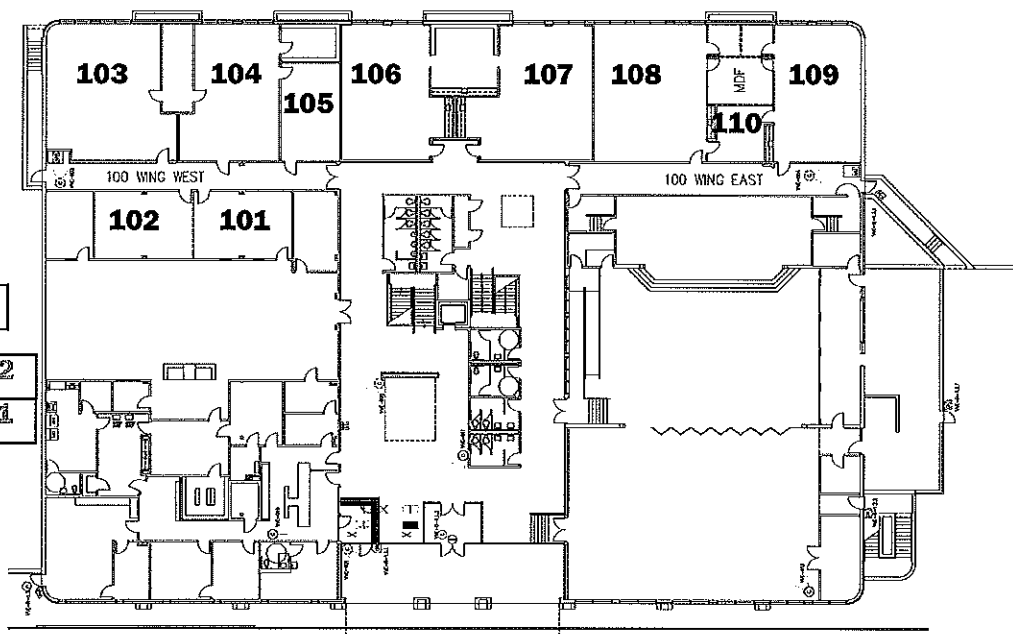
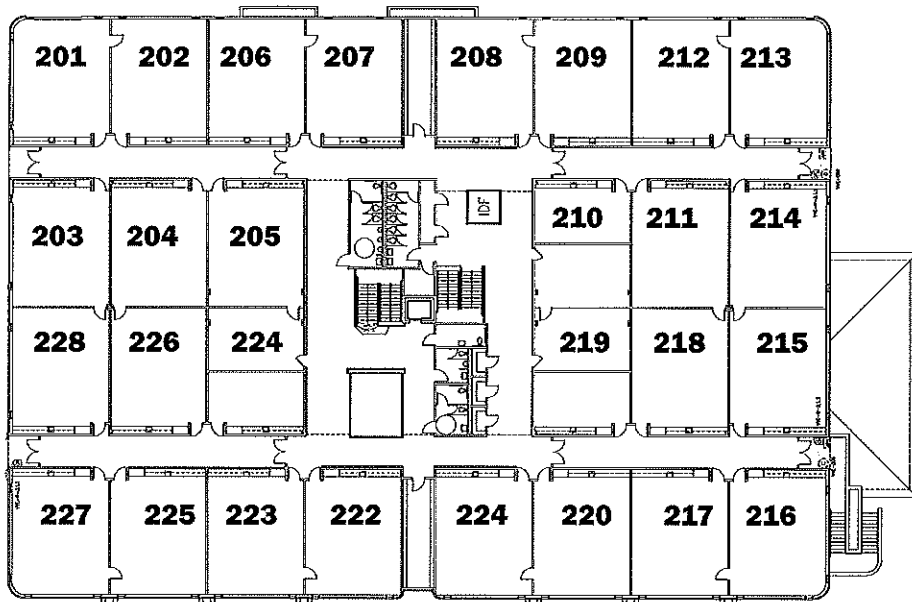
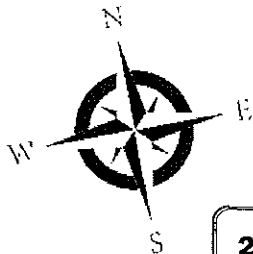
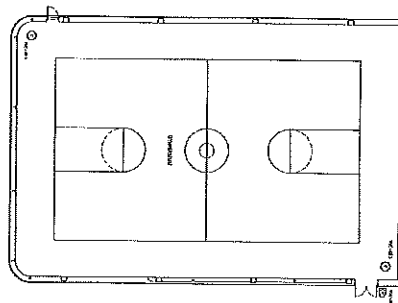
Forest Trail Elementary  
1203 Loop 360 South  
Austin, TX 78746





# Valley View and Forest Trails Elementary Schools

Valley View Elementary  
1201 Loop 360 South  
Austin, TX 78746



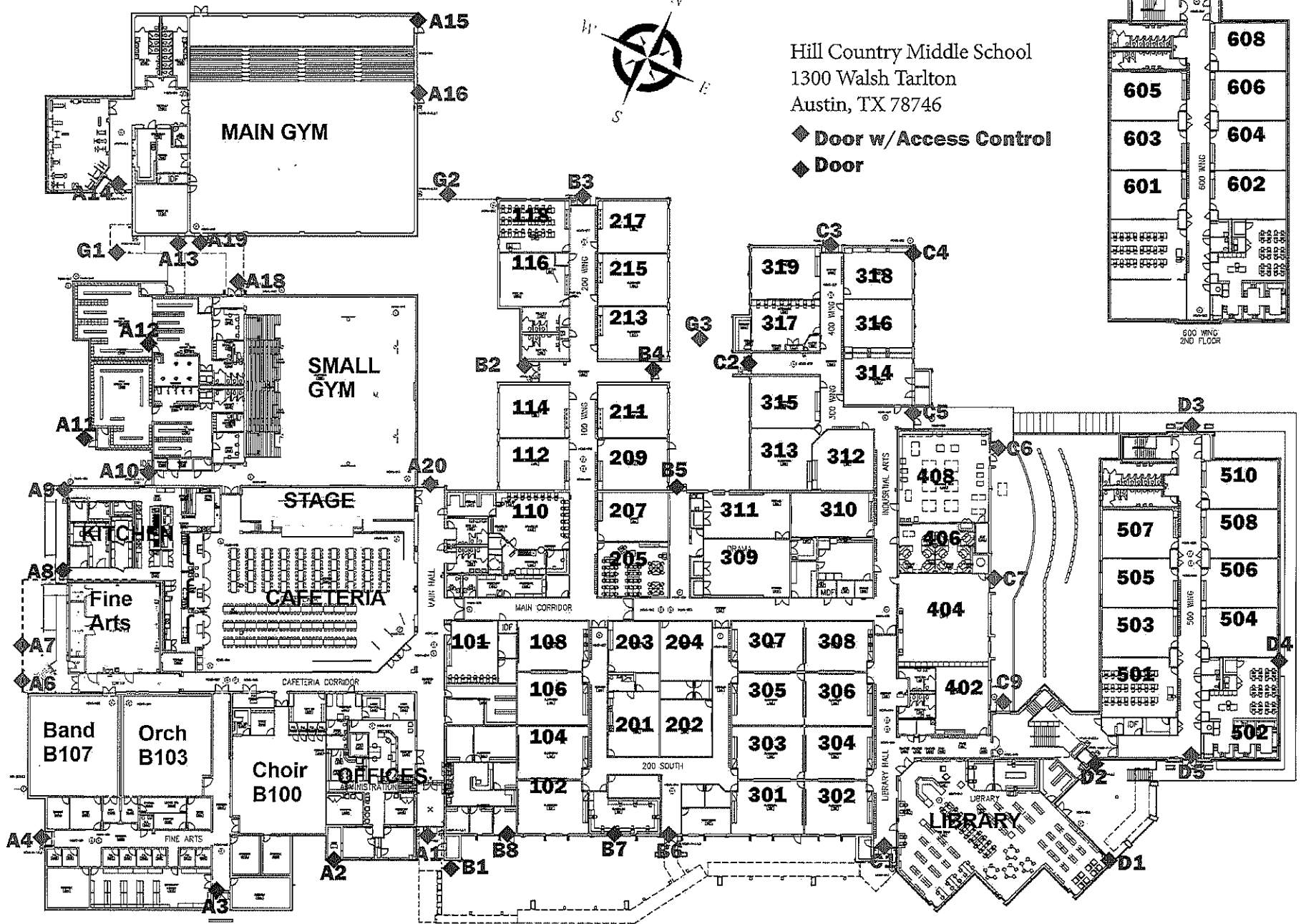
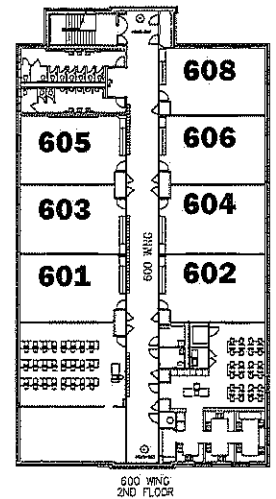




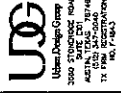


Hill Country Middle School  
 1300 Walsh Tarlton  
 Austin, TX 78746

- ◆ Door w/ Access Control
- ◆ Door



Walsh Tarlton



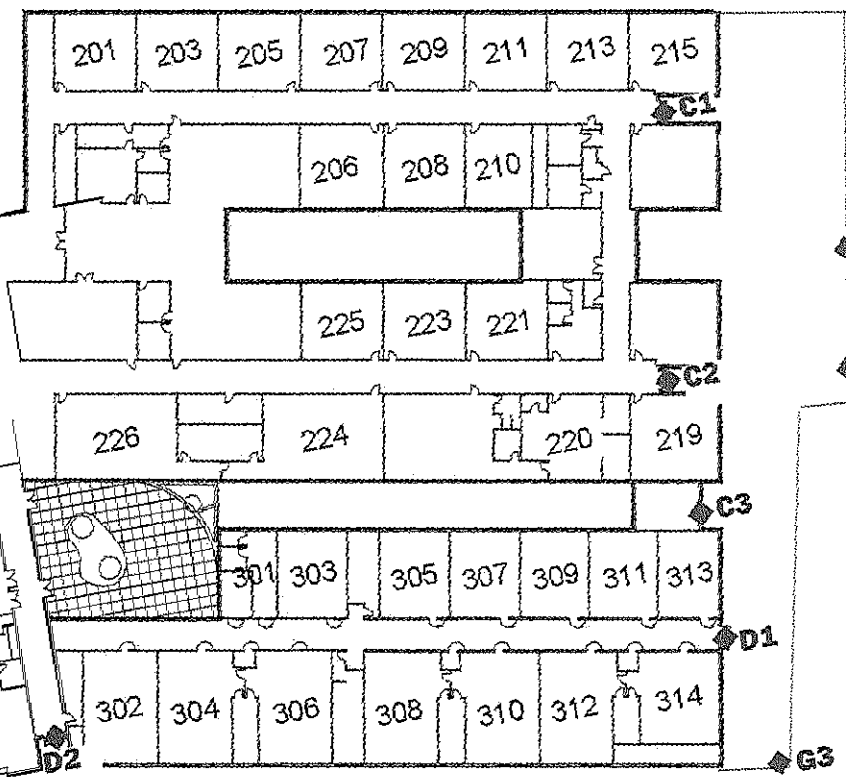
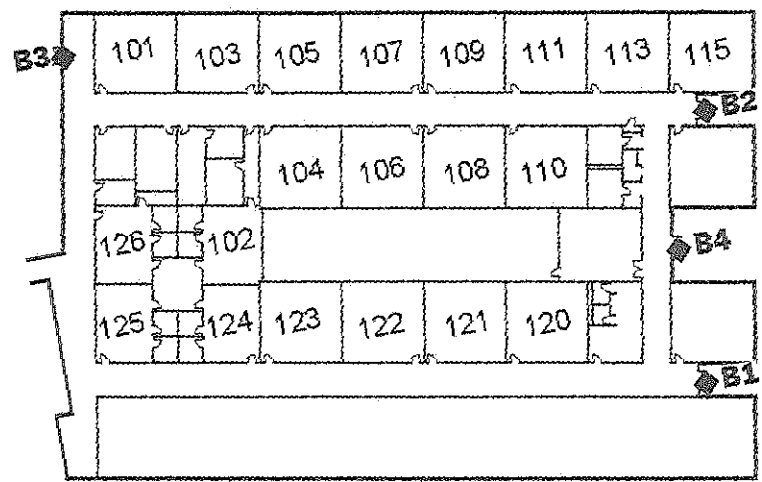
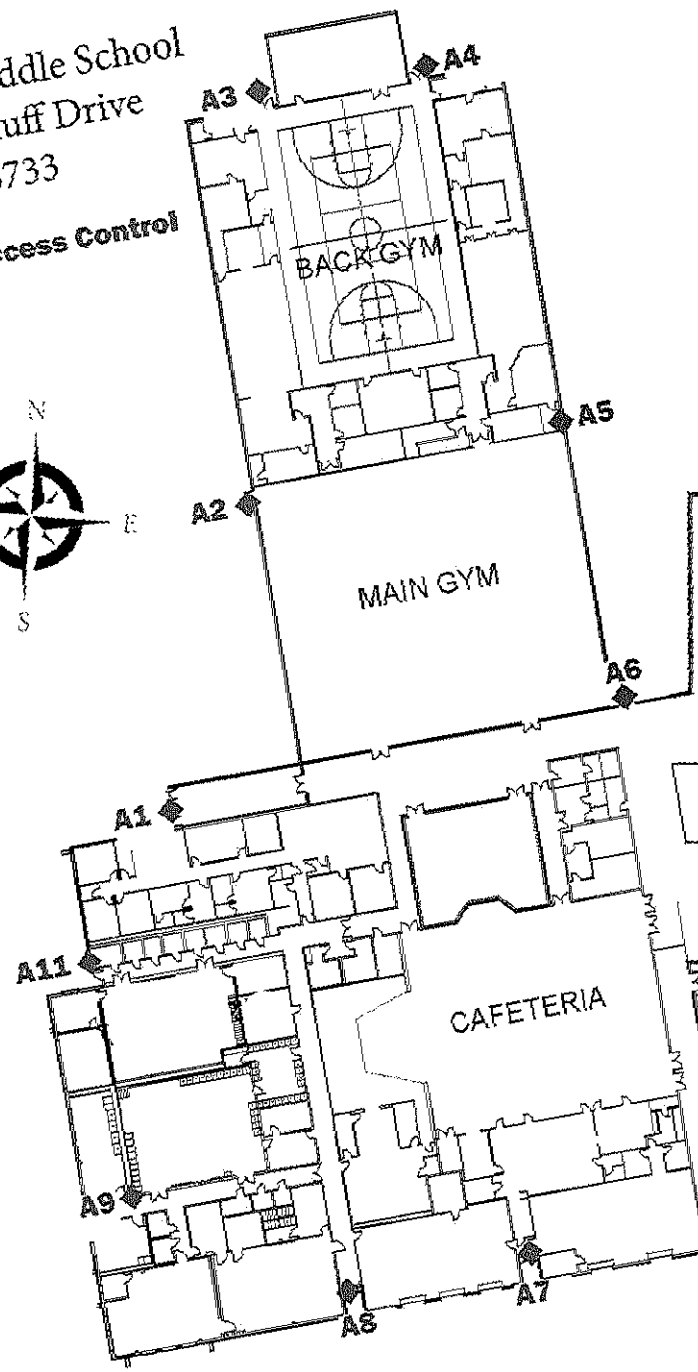
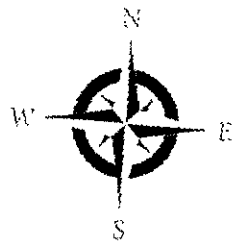
E.I.S.D. 2013 FACILITIES MASTER PLAN  
Hill Country Middle School  
1300 Walsh Farlow, Austin, TX 78746



# Hill Country Middle School

West Ridge Middle School  
 9201 Scenic Bluff Drive  
 Austin, TX 78733

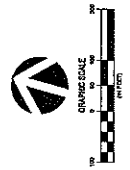
- ◆ Doors w/Access Control
- ◆ Doors





E.I.S.D. 2013 FACILITIES MASTER PLAN  
 West Ridge Middle School  
 8201 Scenic Bluff Drive, Austin, TX 78733

PROJECT NO.	DATE
PROJECT NAME	DATE



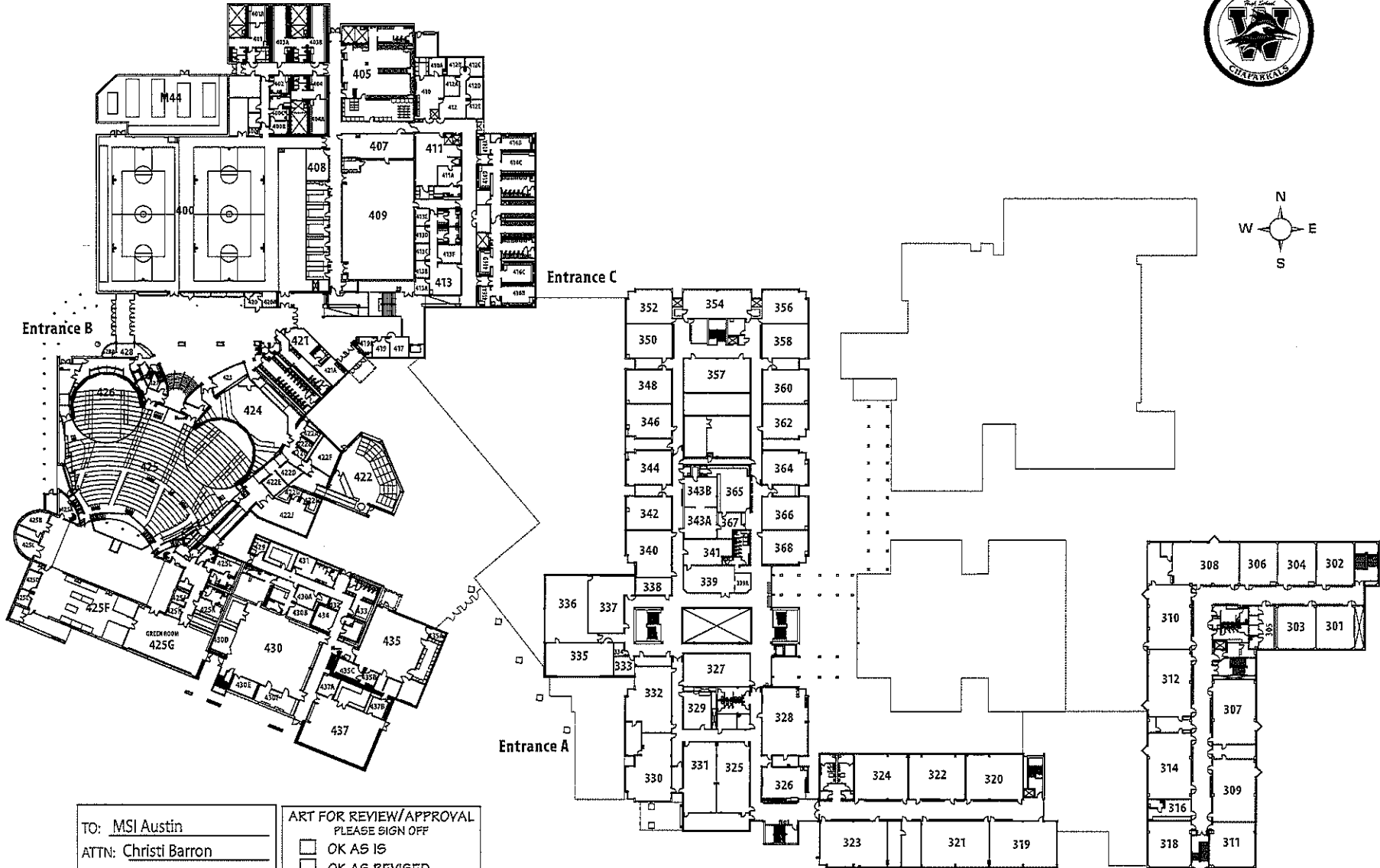
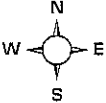
- ABBREVIATIONS
- CWQZ = CRITICAL WATER QUALITY ZONE
  - WQZ = WATER QUALITY TRANSITION ZONE
  - BL = BUILDING LINE
  - AF = ACTIVITY FACILITY SETBACK
  - WQ = WATER QUALITY SETBACK
  - DET = DETENTION POND
  - D.E. = DRAINAGE EASEMENT



# West Ridge Middle School

# UPPER LEVEL

**WESTLAKE  
HIGH SCHOOL**  
"Home of the Chaps"



TO: MSI Austin  
 ATTN: Christi Barron  
 RE: Westlake map - UPPER level  
 FROM: crader\_cons PA  
 DATE: 8/17/10

ART FOR REVIEW/APPROVAL  
 PLEASE SIGN OFF

OK AS IS  
 OK AS REVISED  
 REVISE & RESUBMIT

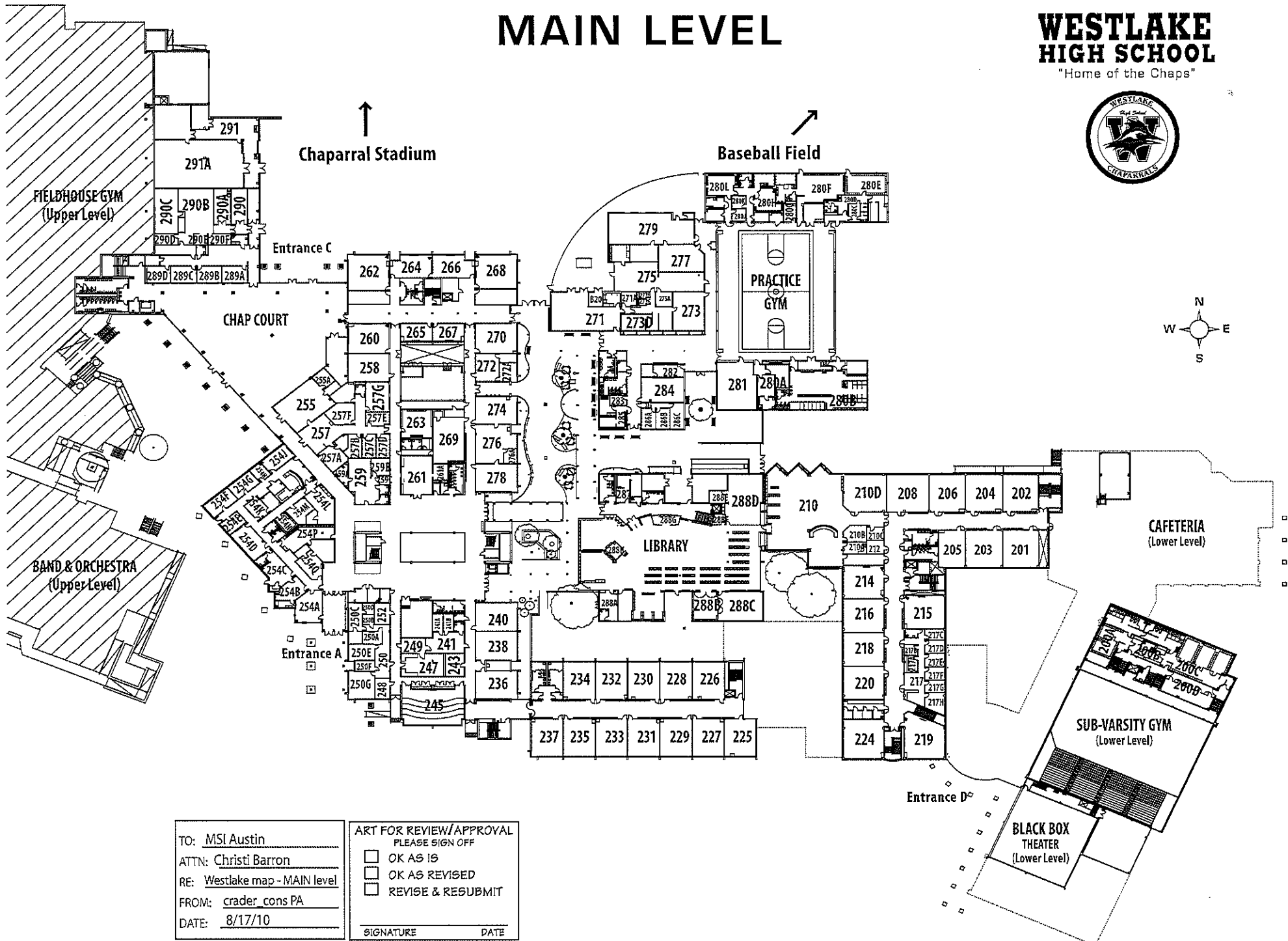
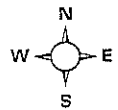
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

700-12035-092

595-14382-092

# MAIN LEVEL

**WESTLAKE  
HIGH SCHOOL**  
"Home of the Chaps"



TO: MSI Austin  
 ATTN: Christi Barron  
 RE: Westlake map - MAIN level  
 FROM: crader\_cons PA  
 DATE: 8/17/10

ART FOR REVIEW/APPROVAL  
 PLEASE SIGN OFF

OK AS IS  
 OK AS REVISED  
 REVISE & RESUBMIT

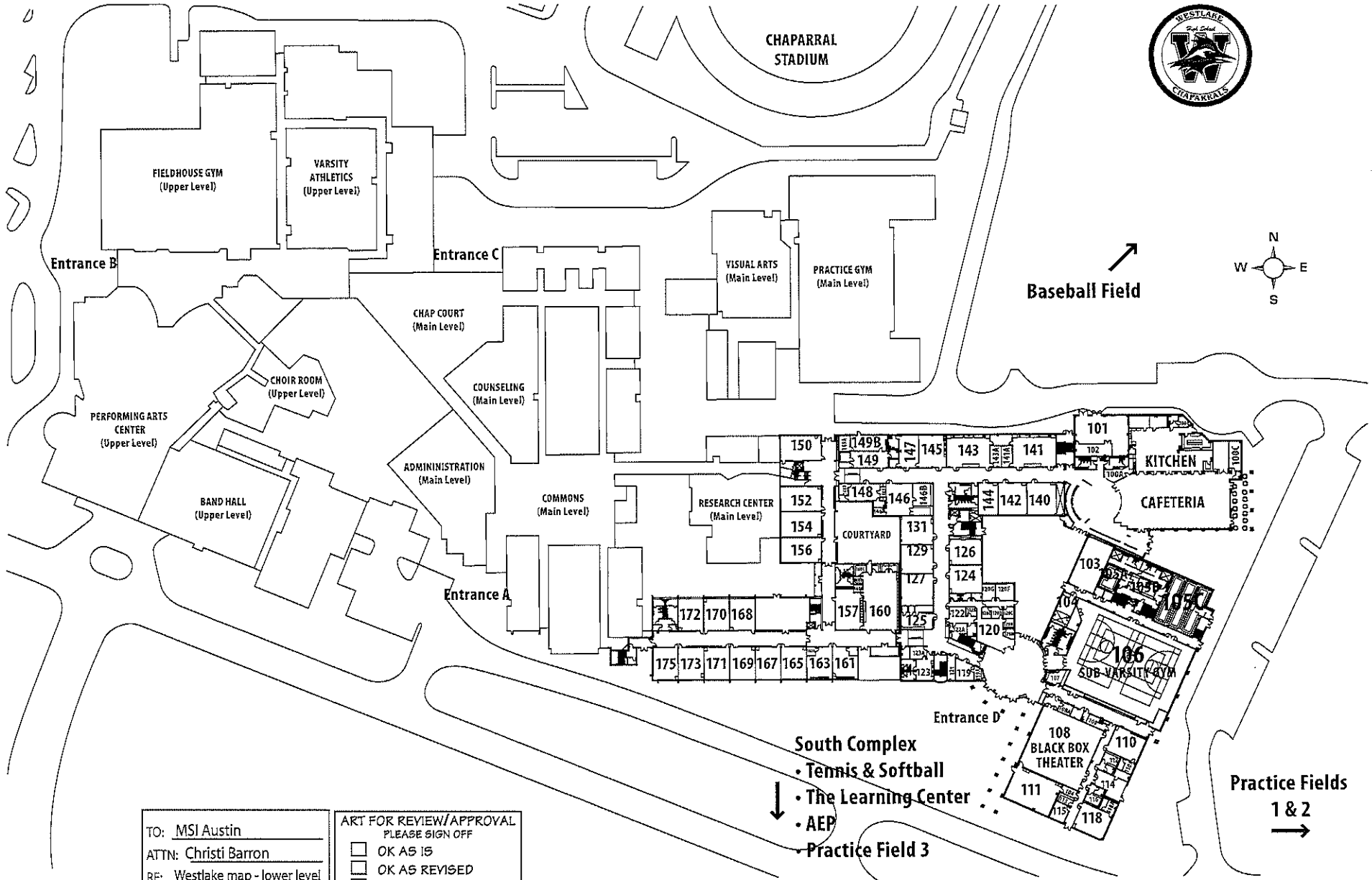
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700-12035-092

595-14382-092

# LOWER LEVEL

**WESTLAKE  
HIGH SCHOOL**  
"Home of the Chaps"



TO: MSI Austin  
 ATTN: Christi Barron  
 RE: Westlake map - lower level  
 FROM: crader\_cons PA  
 DATE: 8/17/10

ART FOR REVIEW/APPROVAL  
 PLEASE SIGN OFF  
 OK AS IS  
 OK AS REVISED  
 REVISE & RESUBMIT  
 SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

700-12035-092

595-14382-092

- South Complex**
- Tennis & Softball
  - The Learning Center
  - AEP
  - Practice Field 3

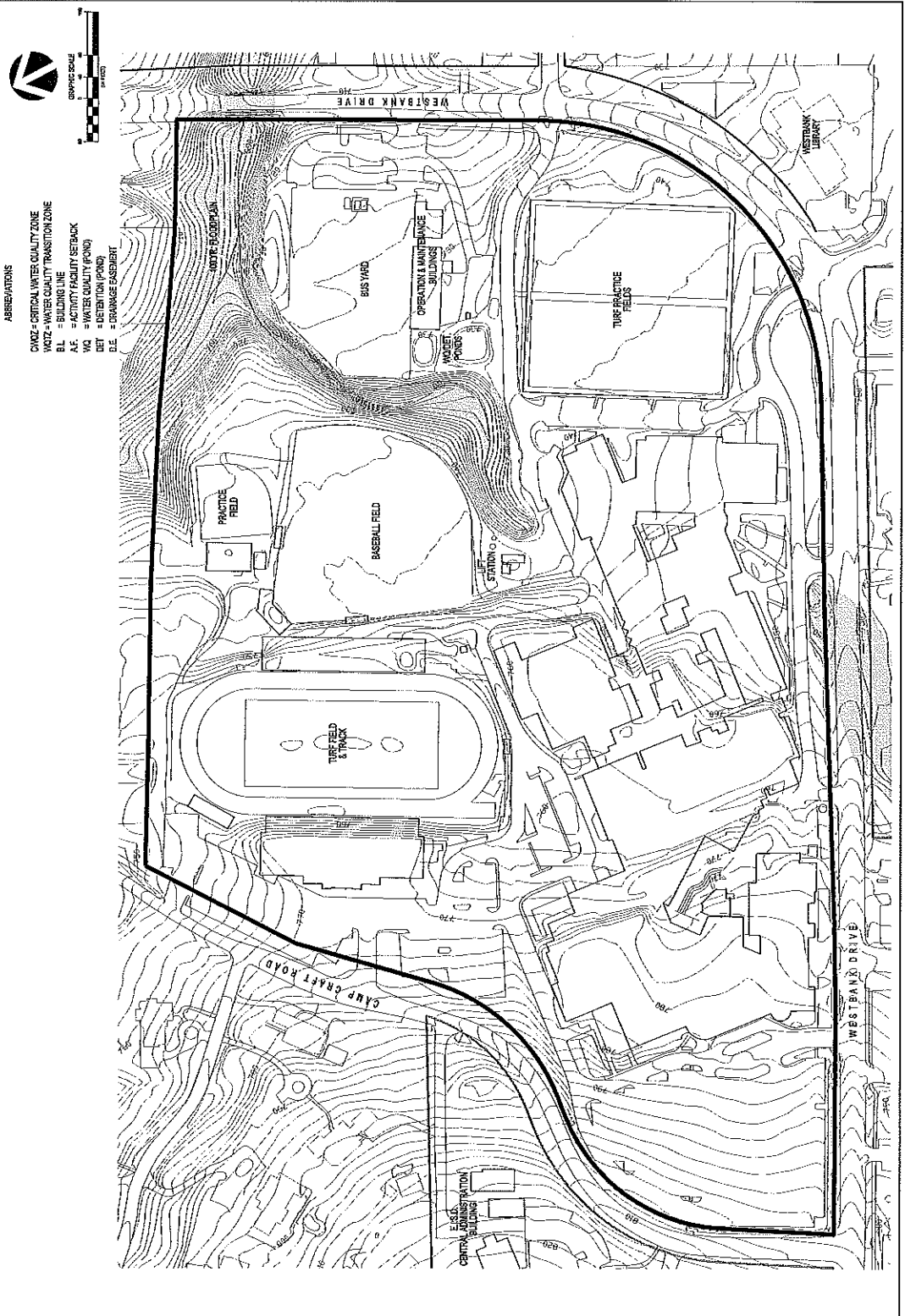
**Practice Fields  
1 & 2**



UDG  
 Urban Design Group  
 2306 S. Greenbriar Road  
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 F: 512.322.0090  
 www.udg.com

E.I.S.D. 2013 FACILITIES MASTER PLAN  
 Westlake High School - North Campus  
 4100 Westbank Drive, Austin, TX 78746

NO.	DESCRIPTION	DATE



- ABBREVIATIONS**
- CWQZ - CRITICAL WATER QUALITY ZONE
  - WQVZ - WATER QUALITY TRANSITION ZONE
  - BL - BUILDING LINE
  - AF - ACTIVITY FACILITY SETBACK
  - WQ - WATER QUALITY (POND)
  - DET - DETENTION POND
  - DE - DRAINAGE EASEMENT

# Westlake High School - North Campus

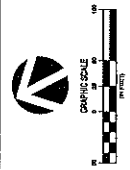




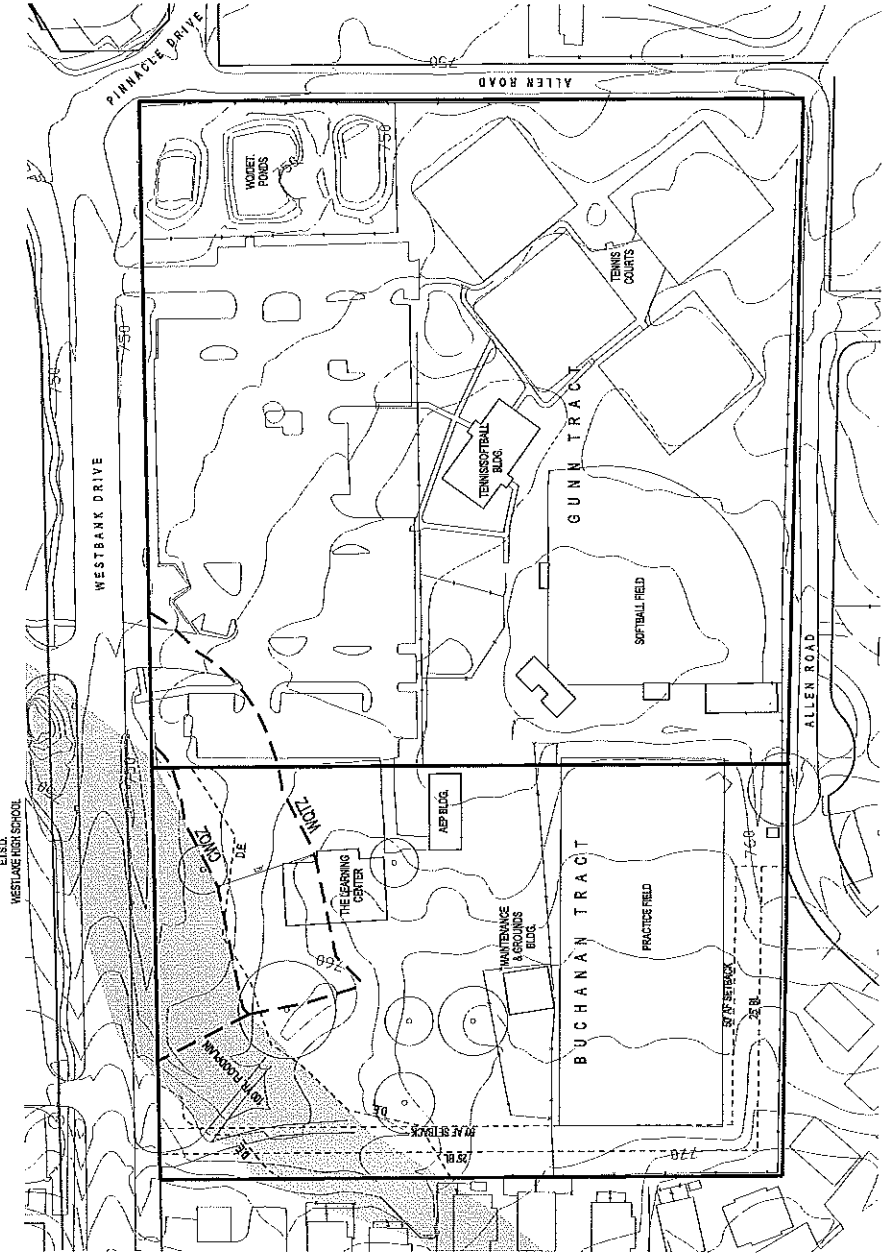
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Westlake High School - South Campus  
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NO.	DESCRIPTION	DATE

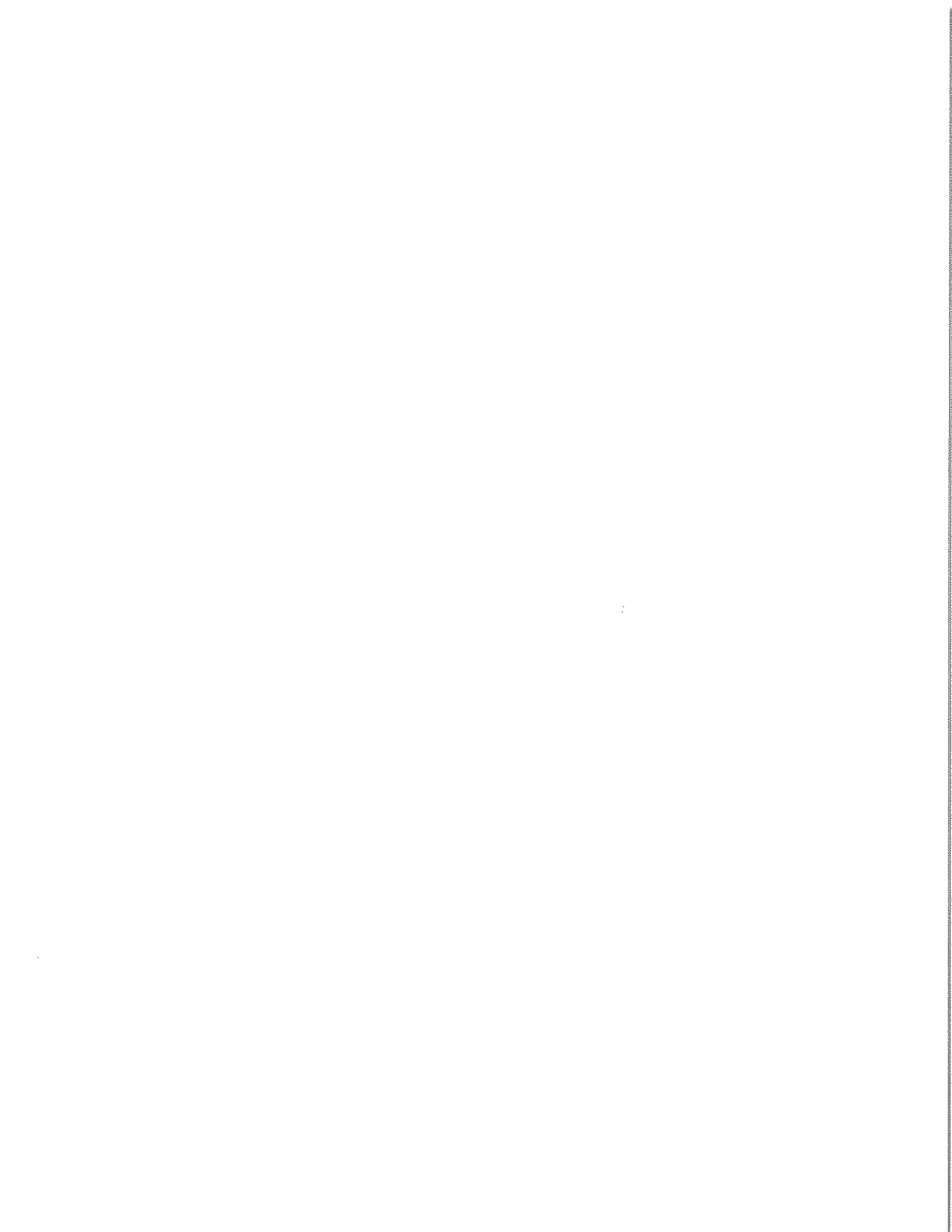
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- ABBREVIATIONS
- OWQZ - CRITICAL WATER QUALITY ZONE
  - WQZ - WATER QUALITY TRANSITION ZONE
  - B.L. - BUILDING LINE
  - A.F. - FACILITY SETBACK
  - W.Q. - WATER QUALITY (POND)
  - B.E.T. - BENCH MARK
  - D.E. - DRAINAGE EASEMENT
- TREES OVER 24" DIAMETER



## Westlake High School - South Campus



## 2. 2013 Master Plan Campus Fact Sheets

*(Updated 12/2017 as part of Facilities & Enrollment Committee)*





**FACT SHEET:  
BARTON CREEK  
ELEMENTARY SCHOOL**

**The Numbers:**

Grades	K-5
Current Enrollment	<del>540 students</del> 474**
Total Area	83,730 sf
Site Size	20.4 acres
Dates of construction/ remodeling	1991

*\*most current attendance numbers 03/13*  
**\*\*As of PEIMS Oct 2017**

**Highlights**

- New energy efficient power plant
- 3 wings organized off a sloped main corridor
- Nice courtyards provide daylight to wings
- Teachers meet in classrooms to collaborate
- Jay's Nest is a wonderful meeting spot that's kid & adult friendly

**Challenges**

- Wings include only 2 types of space: classrooms and corridors
- Lacks a variety of different scaled group gathering spaces for collaboration
- Very limited transparency, or views into classrooms
- Space constraints: cafeteria is small, particularly for AM gathering time; Art is also tight
- School is loud; VCT flooring reflects the sound
- Playground is small and doesn't serve full age range
- Administration needs a bigger conference room
- Some challenges with site traffic
- 200 wing classrooms are small, not accommodating 22:1
- Small Art and Music rooms
- 1 of 3 Host sites for Child Development Center



**FACT SHEET:  
BRIDGE POINT  
ELEMENTARY SCHOOL**

**The Numbers:**

Grades	K-5
Current Enrollment	<del>747 students</del> 655**
Total Area	94,230 sf
Site Size	20.9 acres
Dates of construction/ remodeling	1993/1997

\* most current attendance numbers 03/13 (has been as high as 865)

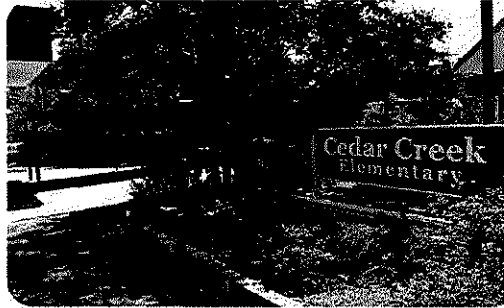
\*\*As of PEIMS Oct 2017

**Highlights**

- Newest facility
- Nice courtyards provide daylight to wings
- Outdoor classrooms (amphitheaters) are beautiful and work well
- Great technology in all learning spaces
- Adult restrooms are distributed at each knuckle
- Two-sided serving line in Kitchen works well
- Beautiful nature trail

**Challenges**

- Would welcome staff collaboration areas
- Wings include only 2 types of space: classrooms and corridors
- Lacks a variety of different scaled group gathering spaces for collaboration
- Academic wings have very limited transparency, or views into classrooms
- Loading dock lacks ramp
- Limited number of small seminar rooms (ie. Speech, RTI, OT, Life Skills)



**FACT SHEET:  
CEDAR CREEK  
ELEMENTARY SCHOOL**

**The Numbers:**

Grades	K-5
Current Enrollment	<del>503 students</del> 518**
Total Area	75,982 sf
Site Size	14.4 acres
Dates of construction/ remodeling	1978/1986,1997

\* most current attendance numbers 03/13

\*\*As of PEIMS Oct 2017

**Highlights**

- Neighborhood school – lots of walkers and bikers
- Large Child Development Center (CDC)
- Shared Admin, Special Ed and Commons core offers some variety of space
- Three 7- classroom 'pods'
- Underutilized Commons is an opportunity – sound is a concern
- New Media Center
- Space to expand is out toward portables

**Challenges**

- 4-section school; uses 2 portables
- Portables contribute to a less 'polished' east edge
- Lacks a variety of different scaled group gathering spaces for collaboration
- Lack of classrooms for grade level instruction, small group instruction, and special area instruction
- Irregular shaped classrooms
- Lack of convenient restrooms (Portables)
- Small kitchen line/Cafeteria
- Underutilized commons space
- 1 of 3 Host sites for Child Development Center (Housed in Campus Annex)



**FACT SHEET:**  
**EANES ELEMENTARY**  
**SCHOOL**

**The Numbers:**

Grades	K-5
Current Enrollment	<del>606 students</del> 628**
Total Area	73,875 sf
Site Size	16.8 acres
Dates of construction/ remodeling	1905/1928, 1930, 1932, 1960, 1964, 1965, 1973, 1980, 1985, 1989, 1992

\*\*As of PEIMS Oct 2017

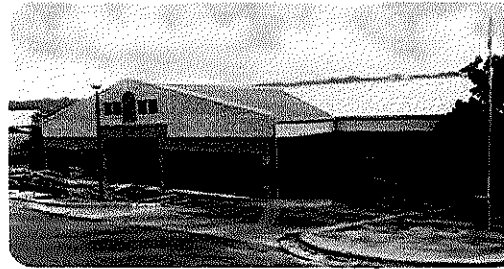
**Highlights**

- Beloved, longest continuously operating school site in Texas
- Scale: village-like
- Park-like, historical setting
- Inter-relationship between indoors and outdoors
- Porches provide outdoor learning opportunities

**Challenges**

- Handicap accessibility
- Campus security
- Circulation
- Growth from a four-section school to a five-section school
- Traffic and parking
- Lacks a variety of different scaled group gathering spaces for collaboration
- Lacking display space for student work
  - Grade levels greater than 4 sections becomes difficult to manage
  - Six onsite Portable Classrooms
- Host site for PPCD





**FACT SHEET:  
FOREST TRAIL  
ELEMENTARY SCHOOL**

**The Numbers:**

Grades	K-5; originally constructed as a 3-5 facility
Current Enrollment	<del>600 students</del> 577**
Total Area	79,431 sf
Site Size:	24.84 acres, shared with Valley View
Dates of construction/ remodeling	1985, 2001, 2008

\* most current attendance numbers 03/13

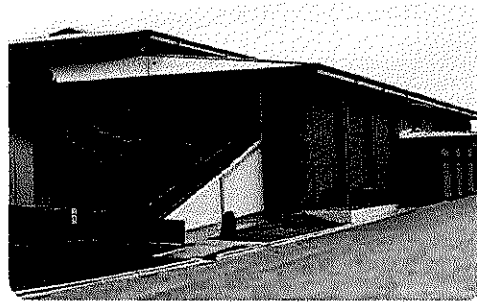
\*\*As of PEIMS Oct 2017

**Highlights**

- New learning lab functions well
- Size of classrooms works well
- Library and computer lab are nicely sized

**Challenges**

- Needs to feel more inviting/welcoming
- Very spread out, difficult to navigate; somewhat disjointed; blind corners
- Wings include only 2 types of space: classrooms and corridors
- Lacks variety of different scaled learning spaces for collaboration
- Library and Computer Lab, although nice are remote and should be centrally located
- Noise transmission between gym and café
- Uneven natural lighting between both sides of corridors poses additional heating and cooling issues.
- No place to gather
- Very limited transparency, or views into classrooms
- Access is difficult to supervise with buses in back and cars in front
- Lack of parking
- Parent drop-off poses queuing problem
- Portables lack restrooms
- Central kitchen could be used more effectively
- Life Skills area lacks windows
- Service is in the wrong location
- Multiple small rooms in library underutilized
- Computer lab can be repurposed
- Consolidate ESL/RTI/GT schedules to free up rooms



**FACT SHEET:  
VALLEY VIEW  
ELEMENTARY SCHOOL**

**The Numbers:**

Grades	K-5; originally constructed as a K-2 facility
Current Enrollment	<del>501 students</del> 514**
Total Area	71,816 sf
Site Size	24.84 acres, shared with Forest Trail Elementary
Dates of construction/ remodeling	1982/1997

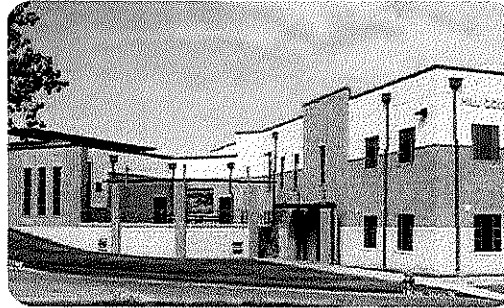
\*\*As of PEIMS Oct 2017

**Highlights**

- Great volume presents opportunities to provide a variety of different scaled spaces for learning
- Library acts as the "Hub" supporting collaboration
- Detached gym is easy to secure for community functions
- Great outdoor playground and field space

**Challenges**

- Lacks variety of different scaled learning spaces for collaboration
- Very limited transparency, or views into classrooms
- Acoustics in large volume spaces and especially in the cafeteria
- Space constraints: cafeteria is small; music and art need more space; library is also small
- Back entrance is adjacent the trash receptacles
- Hosts the largest Child Development Center in Eanes ISD but relegated to portables
- Lack of space for small groups (ie. SPED, Tier II, LSSP, Counselors, etc)
- Lack of meeting space
- A few classrooms have been combined into 2 smaller rooms with permanent walls



**FACT SHEET:  
HILL COUNTRY  
MIDDLE SCHOOL**

**The Numbers:**

Grades	6-8
Current Enrollment	<del>947 students</del> 1,072**
Total Area	146,276 sf
Site Size	21 acres
Dates of construction/ remodeling	1975/1979, 2004

\*projected enrollment of 944 for 2014.

\*\*As of PEIMS Oct 2017

**Highlights**

- Internal circulation at the beginning of the school day is congested with the student traffic from the cafeteria into the main corridor leading to the academic areas
- Student pick up in the afternoon is difficult with the limitation of queuing and access to major roadways
- Insufficient onsite parking and limited site circulation
- Science labs are separate and not distributed in the different grade levels.
- Campus security provides a secure vestibule with all doors locked during the class periods

**Challenges**

- Opportunities exist for outdoor learning spaces
- Library is adequate in size with an underutilized outdoor balcony
- Drama classrooms are detached from the cafeteria and stage area.
- No teaming or learning communities
- Every teacher owns their room, currently no floating or traveling teachers.
- The original academic classrooms have limited natural light and transparency
  - Hallways are small
  - Small Cafeteria
  - Exiting Cafeteria is difficult between lunches



**FACT SHEET:  
WEST RIDGE  
MIDDLE SCHOOL**

**The Numbers:**

Grades	6-8
Current Enrollment	<del>867 students</del> 922**
Total Area	169,562 sf
Site Size	41 acres
Dates of construction/ remodeling	1986/2004

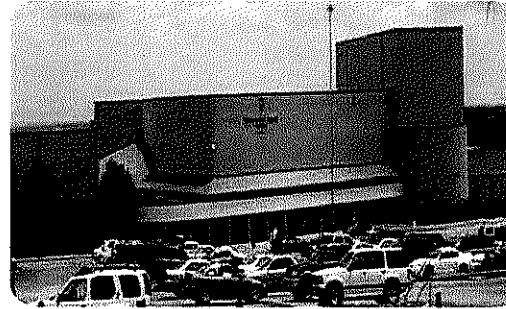
\*\*As of PEIMS Oct 2017

**Highlights**

- Campus is a well-constructed facility with ample natural light furnished in most of the general classrooms
- Internal Circulation works well with the utilization of the outdoor circulation at the ends of the academic wings
- Opportunities exist for outdoor learning activities
- A unique opportunity for multipurpose or collaborative areas exists on the lower level at the corridor outside of Special Education
- Fine Arts Area functions well with the Drama classroom having direct access to the back of stage
- Adequate areas have been provided for outdoor athletics and outdoor activities
- Adequate Cafeteria

**Challenges**

- All of the science labs are arranged on one single corridor and not dispersed within the grade levels
- No teaming or learning communities
- Every teacher owns their room, currently no floating or traveling teachers.
- Staff lounge is undersized and toilets open directly onto the space
- No interior stairway access between floors on east ends of academic wings



**FACT SHEET:  
WESTLAKE  
HIGH SCHOOL**

**The Numbers:**

Grades	9-12
Current Enrollment	<del>2,485 students</del> 2,702**
Total Area	573,776 sf
Site Size	15.26 acres for South Campus
Dates of construction/ remodeling	1969/1972, 2001, 2004, (includes NGC 2001 160,267), (Stadium 1998, 2007), (AEP, 1973), (TLC, 2007)

\*\*As of PEIMS Oct 2017

**Highlights**

- Can manage population by reducing or expanding enrollment from other districts
- Commons spaces for students: Commons and Chap Court
- Courtyards have furniture and offer connections
- Remodeled library offers good 21st Century learning settings for individuals and groups
- Great specialized studio/lab spaces – exception is Robotics
- Good Performing Arts and Theater spaces

**Challenges**

- Sprawling, meandering building with four major entries on 3 levels
- Traffic is challenging at end of day; some confusion about where drop-off is
- Safety enhancements needed for crossings between HS site and tennis/parking area SW across Westbank Drive and to Shriner Tract (parking) to the NW
- 9th grade center – originally separate, now connection is desired: Needs better physical links at library and between classroom wings on middle and upper levels
- Organized mostly by department, with 9th grade classes separated; no interdisciplinary space
- Very limited shared work space for faculty; no collaboration space
- Robotics Lab is small and lacks many features
- Crowding in Band Hall
- Narrow hallways in original 1969 building.
  - Space to accommodate growth in Fine Arts, STEM, and Athletic programs
  - Science rooms at capacity
  - space for SPED, HST, Computer Classes
  - Limited parking availability

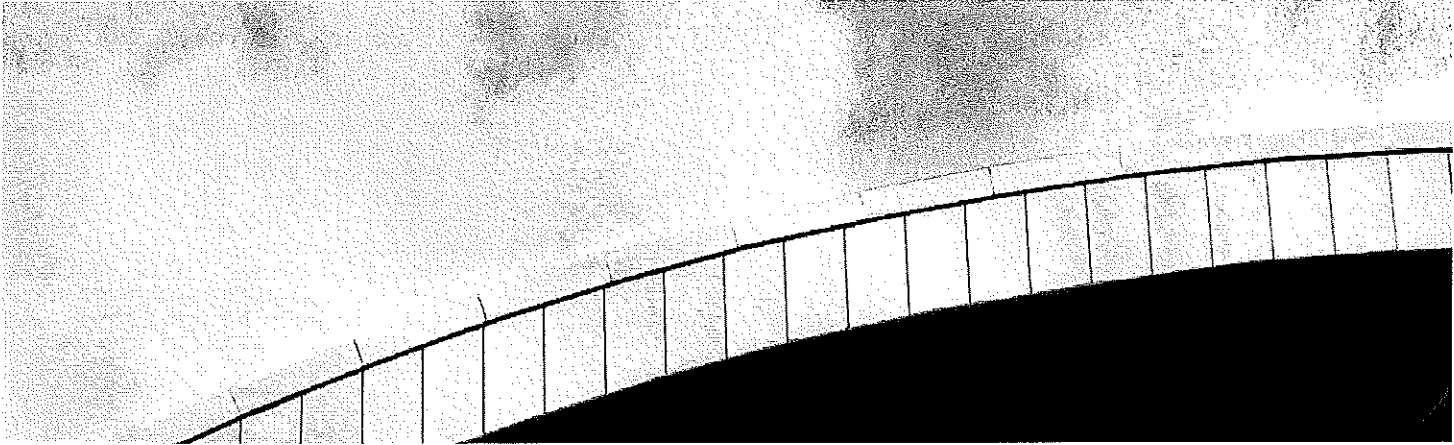


### 3. Facility Replacement Cycles

*(Includes 2013 Alpha Report Facilities  
Condition Assessment preface)*



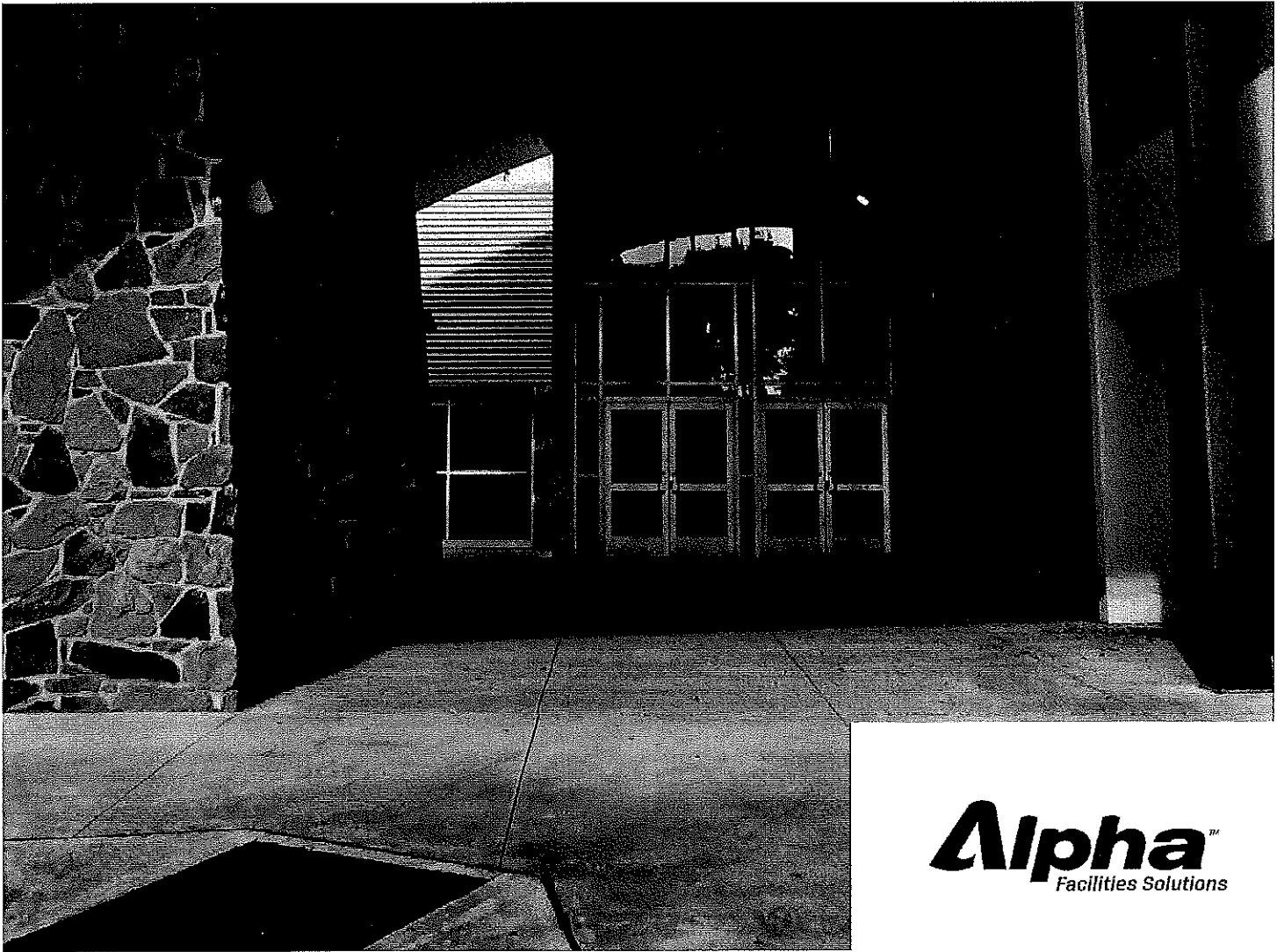




Eanes Independent School District

# Facility Condition Assessment

FINAL REPORT: June 5, 2013



**Alpha**<sup>™</sup>  
Facilities Solutions

## APPENDIX A – BUILDING SYSTEMS DESCRIPTIONS AND EXPECTED LIFE CYCLES

### Systems Descriptions

Building System	Description
<b>Building Exterior</b>	
Exterior Doors	Doors at exterior walls
Exterior Walls (Not structural)	Brick veneer, stucco, wood siding, etcetera
Exterior Windows	Windows at exterior walls
Interior Finishes	
Interior Doors	Doors at interior walls
Ceiling Finishes	Painted drywall or plaster; suspended and glued-on acoustical tile
Wall Finishes	Painted drywall, plaster or masonry; ceramic tile
Floor Finishes	Carpet, resilient, wood, concrete
<b>Fittings</b>	
Fittings	Sometimes referred to as millwork; cabinetry in bathrooms, kitchens and other spaces, as well as signage, bathroom equipment and bathroom partitions
<b>Conveying Systems</b>	
Elevators	Hydraulic or traction elevators for transporting personnel and freight
<b>Plumbing</b>	
Plumbing Rough-in (Piping)	Piping associated with domestic water, gas and sanitary sewer
Plumbing Fixtures	Bathroom and kitchen fixtures
Fire Sprinklers	Includes riser, piping and sprinkler heads associated with fire suppression system
<b>HVAC</b>	
Controls	Includes thermostats; pneumatic and direct digital controls
Equip	Heating or cooling equipment such as boilers, heat exchangers, chillers, cooling towers, etcetera
Rough-in (Piping and Ductwork)	Hydronic piping, radiators, circulating pumps, air handling units, ductwork, etcetera
<b>Electrical</b>	
Fire Detection	Smoke/heat detectors, annunciator panels, and audible/visual notifiers
Service and Distribution	Main switchgear, transformers, bus ducts, feeders, transfer switches, etcetera
Wiring	Electrical subpanels to include lighting circuits and branch circuits
Lighting	Lighting within a structure excluding emergency lighting and exit lights

## Systems Life Cycles

System	Lifecycle Years
<b>Building Exterior</b>	
Exterior Doors	25
Exterior Walls (Not structural)	50
Exterior Windows	25
<b>Interior Finishes</b>	
Interior Doors	25
Ceiling Finishes	10
Wall Finishes	5- 10
Floor Finishes	12- 15-20
<b>Built-in Equip/Specialties</b>	
Built-in Equip/Specialties	20
<b>Conveying Systems</b>	
Elevators	25
<b>Plumbing</b>	
Plumbing Rough-in (Piping)	30
Plumbing Fixtures	30
Plumbing Sprinklers	25
<b>HVAC</b>	
Controls	20
Equip	30- 20
Rough-in (Piping and Ductwork)	30
<b>Electrical</b>	
Fire Detection	10
Service and Distribution	30
Wiring	30
Lighting	20

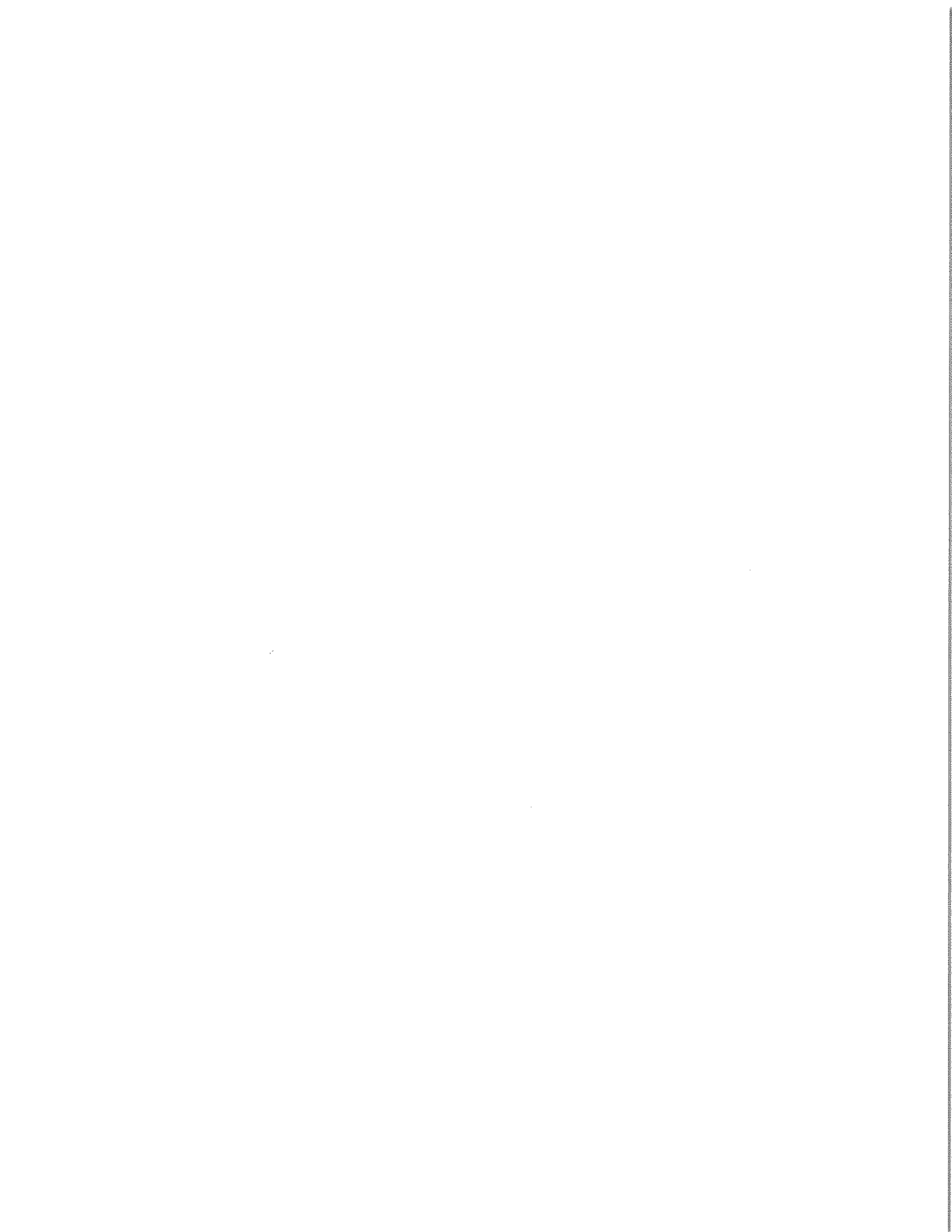


Facility HVAC Replacement Cycles

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Barton Creek ES		Cooling Tower													Whole Campus						
Bridge Point ES																				Whole Campus	
Cedar Creek ES	RTUs, ARTUs	HRUs																			RTUs, ARTUs
Eanes ES								Bldg B&C RTU							Whole Campus, exc B&C						
Forest Trail ES								Chiller										Whole Campus			
Valley View ES																			Whole Campus		
Hill Country MS	RTUs, ARTUs, HRUs																	RTUs, ARTUs (Partial 1)			RTUs, ARTUs, HRUs (Partial 2)
West Ridge MS				Above Ceiling Units- 100/200/300											Whole Campus- AHU, D/X						
Westlake HS	Fine Arts, PAC, Field House Gym			NGC				North Annex, South Annex, Chap Court, FieldHouse, NGC AHU, Main AHU, Chillers							RTUs						Fine Arts, PAC, Field House



## 4. District Owned Property





## District Properties

	Description	Address	Approximate. Acres	Un-Used Allowable Impervious Cover (Acres)	Notes
<b>Elementary</b>	Barton Creek	1314 Paterson Rd., Austin, TX 78733	21	0	
	Bridge Point	6401 Cedar St., Austin, TX 78746	21	2.38	
	Cedar Creek	3301 Pinnacle Rd., Austin, TX 78746	14	0	
	Eanes	4101 Bee Cave Rd., Austin, TX 78746	17	1.79	
	Forest Trail (Shared Site)	1203 S. Capital of Texas Hwy, Austin, TX 78746	12.5	0.4	
	Valley View (Shared Site)	1201 S. Capital of Texas Hwy, Austin, TX 78746	12.5	0.4	
<b>Middle School</b>	Hill Country	1300 Walsh Tarlton, Austin, TX 78746	19	0	
	West Ridge	9201 Scenic Bluff Dr., Austin, TX 78733	41	0	
<b>High School</b>	Westlake (Main Campus)	4100 Westbank Dr., Austin, TX 78746	37	0	
	Westlake (Tennis/Softball/TLC)	1337 Westbank Dr., Austin, TX 78746	15	2	
<b>Ancillary</b>	Administration	601 Camp Craft Rd., Austin, TX 78746	16	0	No detention Pond
	Upper Shriner (DOC)	4300 Westbank Dr., Austin, TX 78746	12	1.2	Imp Cover Credits Avail
	Lower Shriner (WACC)	4300 Westbank Dr., Austin, TX 78746	6	0	Lease to 3rd party
	Westbank Library Site	1309 Westbank Dr., Austin, TX 78746	2		Lease to 3rd party
	Westlake Fire Station Site	Part of FTE/VVE Contiguous Parcel			Lease to 3rd party
	12 Fields Foundation Site	4101 Bee Cave Rd., Austin, TX 78746	26		Lease to 3rd party