

CITIZENS ADVISORY COMMITTEE

A faint, circular seal of the Friendswood Independent School District is visible in the background. The seal features a central emblem with a star and a map of the district, surrounded by the text "FRIENDS WOOD" at the top and "INDEPENDENT SCHOOL DISTRICT" at the bottom.

MEETING #1

Tuesday, September 24, 2019
Friendswood ISD Board Room

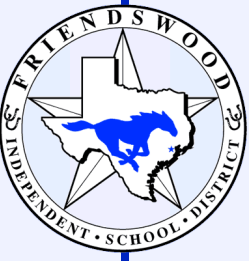


WELCOME



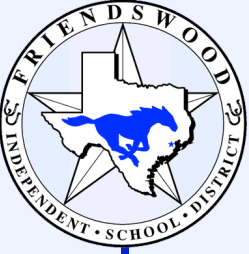


COMMITTEE PROCESS



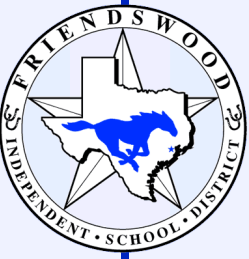
COMMITTEE CHARGE

Represent the entire community in the facility planning process by reviewing the Long Range Facility Plan and developing a bond recommendation under \$125 million that will address the current facility needs of the district, position the district for the future, and can be supported by the Friendswood ISD community.



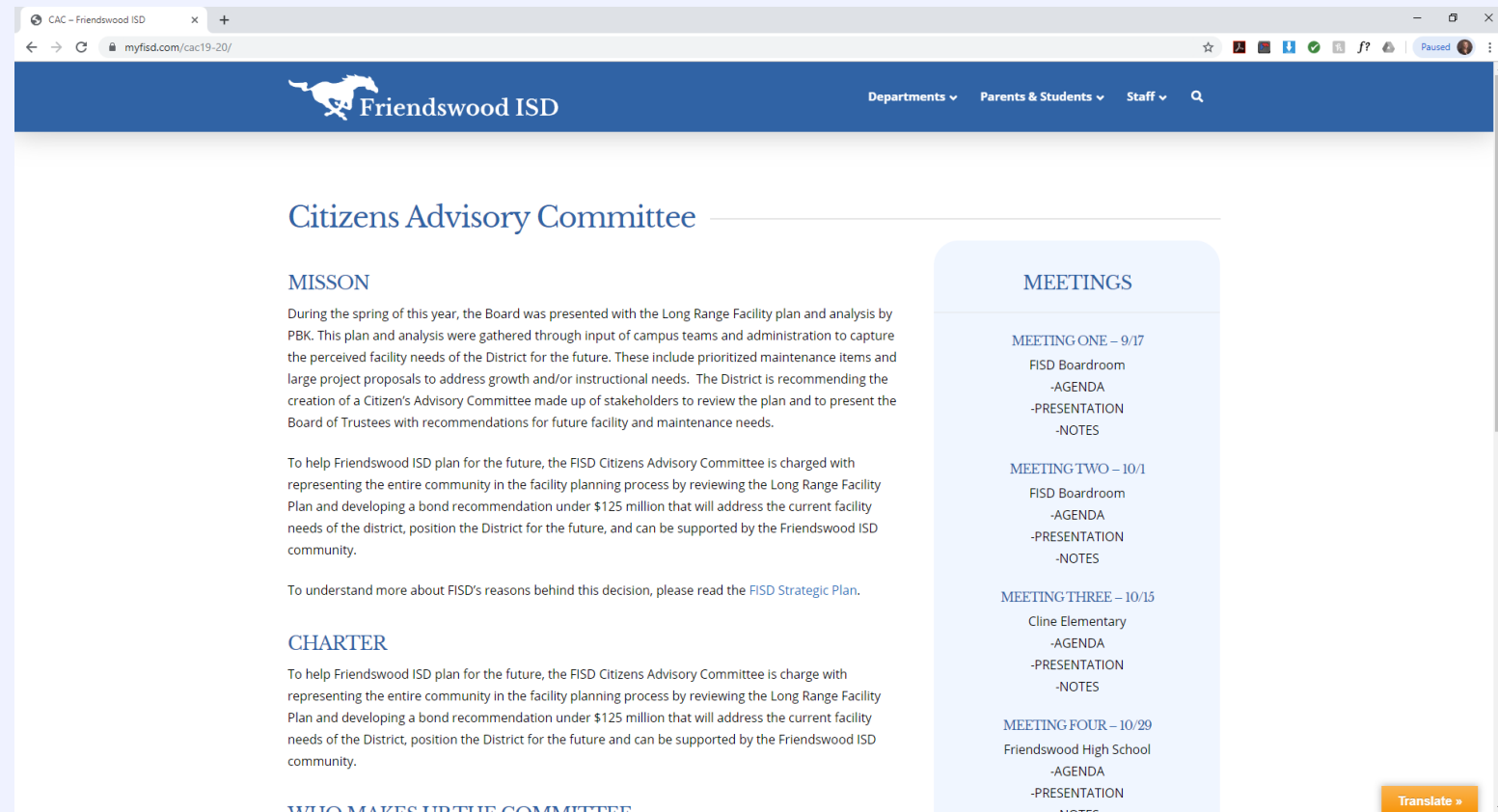
HOUSEKEEPING

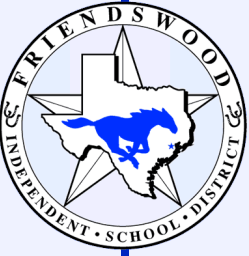
- All presented materials and information will be provided to you at each committee meeting.
- Because of time constraints, no breaks have been scheduled. Please use the restroom or take motion breaks as needed.
- A committee roster is included in your binders. If your information is correct, please update on a sticky note and leave it on your table.
- If you miss a meeting, you are responsible for catching up and gathering the information from the meeting that you missed.



COMMITTEE WEBSITE

- Agendas, presentation slides, and supplemental information will be available online at <https://myfisd.com/cac19-20/>





FUTURE MEETINGS

Because of the sequential nature of meeting presentations, it is important that committee members attend all bi-weekly meetings, if possible.

MEETING #2

Tuesday, October 1

6:30-8:00pm

Friendswood ISD Board Room

MEETING #3

Tuesday, October 15

6:30-8:00pm

Cline Elementary School

MEETING #4

Tuesday, October 29

5:30-8:30pm

(extended meeting; light dinner will be served)

Friendswood High School

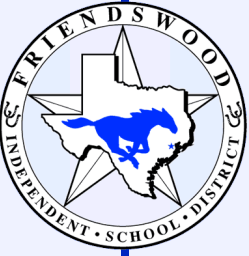
MEETING #5

Saturday, November 9

10:00am-12:00pm

Additional Site Tours

Meet at Administration Building



FUTURE MEETINGS

MEETING #6

Tuesday, November 19

6:30-8:00pm

Friendswood ISD Board Room

MEETING #7

Tuesday, December 3

5:30-8:30pm

(extended meeting; light dinner will be served)

Friendswood ISD Board Room

MEETING #8

Tuesday, December 10

6:30-8:00pm

Friendswood ISD Board Room

CAC RECOMMENDATION TO
BOARD OF TRUSTEES

Monday, January 13

6:30pm

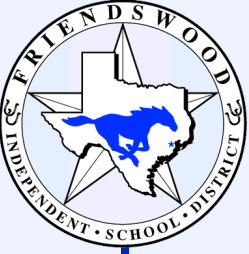
Friendswood ISD

Board Room

LAST DAY TO CALL MAY 2020

BOND ELECTION

Friday, February 14



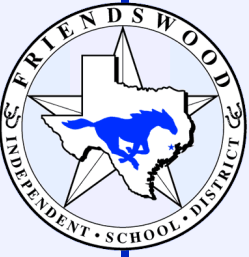
HOW WILL WE MAKE DECISIONS?

Final recommendations presented by the committee will be made via a team consensus building process.

- The needs assessment and associated costs will be presented by Friendswood ISD administration and consultants.
- The committee will be divided into table groups to discuss the needs assessment. Each table group will be asked to deliberate, build and present their final bond recommendations.
- Common items from each table group will be considered a committee recommendation by consensus.
- Remaining uncommon items will be reviewed and decided upon via a majority vote.



BOND HISTORY

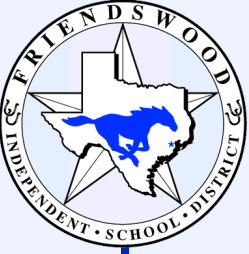


FRIENDSWOOD ISD BOND HISTORY

NOVEMBER 1997 - \$17,800,000

(Tax Increase: \$0.097 Tax Rate \$1.672)

- Construct Windsong Intermediate
- High School science wing and interior renovations
- High School gym/stadium additions and renovations
- Junior High renovations
- Expansion of facilities for administration and auxiliary staff
- District-wide maintenance improvements

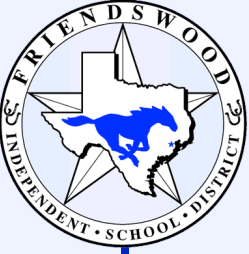


FRIENDSWOOD ISD BOND HISTORY

DECEMBER 2005 - \$5,590,554

(Tax Increase: \$0.00 Tax Rate \$1.507)

- Cline Elementary – Each classroom received walls and doors
- New track and multi-purpose field
- New visitor locker room
- New auditorium lighting
- HVAC, roofs, and carpets at many campuses
- Upgrades to fire alarms and phone system
- 2 buses
- Sitework/Drainage



FRIENDSWOOD ISD BOND HISTORY

NOVEMBER 2007 - \$96,750,000

(Tax Increase: \$0.19 Tax Rate \$1.367)

- New Friendswood Junior High
- High School classroom and front office additions
- High School cafeteria addition
- High School practice gym
- Westwood and Cline renovations
- Natatorium
- District-wide technology



HOW DID WE GET HERE?





SCHEDULE

District Interviews Consultants for Facilities Assessment and LRMP process.....	January 23, 2018
Board approves PBK for Facilities Assessment and LRMP.....	February 12, 2018
Facility Assessment Kick-Off Meeting	February 20, 2018
Assessment Walks	February/March 2018
Department Review Meetings	
Fine Arts, Nutrition, M&O, Science, SPED, & Transportation	March 13, 2018
Curriculum, Athletics, CTE, & Library	March 26, 2018
District Assessment Line by Line Reviews	April 24 – 25, 2018
Potential Major Project Review	May 9, 2018
Safety and Security Meeting	May 31, 2018
Safety and Security Recap	July 10, 2018
Presentation to Board of Trustees (LRFMP Draft)	July 17, 2018
Demographics Discussion and Review	August 9, 2018
Strategic Planning with Engage2Learn	Fall 2018
Presentation to Board of Trustees (Demographics)	October 22, 2018
Presentation to Board of Trustees (LRFMP Final)	January 22, 2019



THE LONG RANGE MASTER PLAN





THE LONG RANGE MASTER PLAN



FRIENDSWOOD ISD // LONG-RANGE FACILITIES MASTER PLAN

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FRIENDSWOOD ISD BOARD OF TRUSTEES

Tony Hopkins	President, Position 4
David Montz, D.D.S.	Vice President, Position 7
Rebecca Hillenburg, Ed.D.	Secretary, Position 3
Laura Seifert	Member, Position 1
Denise L. Ruiz	Member, Position 2
Robert C. McCabe	Member, Position 5
Ralph Hobratschk	Member, Position 6

FRIENDSWOOD ISD DISTRICT LEADERSHIP

Thad Roher	Superintendent
Diane Myers	Assistant Superintendent, Secondary Curriculum & Instruction
Lynn Hobratschk	Assistant Superintendent, Elementary Curriculum & Instruction
Connie Morgenroth	Assistant Superintendent, Business & Operations
Leah Tunnell	Executive Director, Human Resources
Tonia Meadows	Executive Director, Technology
Stacy Guzzetta, Ph.D.	Executive Director, Student Operations
Erich Kreiter	Executive Director, Safety & Operations
Tara Langston	Director, Benefits & Risk Management
Dahria Driskell	Executive Director, Special Education
Susan Kirkpatrick	Executive Director, Career & Technical Education
Amber Petree	Director, Finance
Tonia Meadows	Director, Innovation Learning
Dayna Owen	Director, Communications
Dean Lewis	Director, Transportation
Robert Koopmann	Director, Athletics
David Moynihan	Director, Food Services

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PREFACE // ACKNOWLEDGMENTS

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FRIENDSWOOD ISD SCHOOL PRINCIPALS, FACULTY AND STAFF

Mark Griffon	Principal, Friendswood High School
Dana Drew	Principal, Friendswood Junior High
James Patton	Principal, Bales Intermediate
Nelda Guerra	Principal, Windsong Intermediate
Barry Clifford	Principal, Cline Elementary
Kristin Moffitt	Principal, Westwood Elementary

FRIENDSWOOD LONG-RANGE MASTER PLANNING CONSULTING TEAM

Rick Blan, AIA	Partner, PBK
Mike Ghormley	Director, PBK
Ana Dávila, AIA, NCARB	Architect, PBK
Trace Cryer, EIT	Project Executive, PBK Sports
Mark Menchaca	Associate, PBK Sports
Don Richards III, P.E., CxA	Vice President, LEAF Engineers
Greg Griffin	Director, Technology, LEAF Engineers
Phaly Svay	Director, Plumbing, LEAF Engineers
Matt Sickorez, P.E.	MEP Project Manager, LEAF Engineers
Linda Roe	Assistant Project Manager, Food Service Design Professionals
Scott Maham, P.E.	Senior Project Manager, DIG Engineers
Peter Saker	Vice President, BEAM Professionals



THE LONG RANGE MASTER PLAN



FRIENDSWOOD ISD // LONG-RANGE FACILITIES MASTER PLAN

1.4

BACKGROUND & PERSPECTIVE

HISTORICAL MILESTONES // COMMUNITY AND SCHOOLS

1895

In the late 1880's, a small group of Quakers led by Frank Brown and Thomas Lewis wanted to establish a Quaker colony in northern Galveston County. They secured a deed of trust for 1,538 acres of land from a local landowner and Galveston banker named J. C. League. In the summer of 1895, they officially recorded the name of the settlement as "Friendswood" at the Galveston County Court House.

From its inception, Friendswood was deeply rooted in faith, family, education, and community.

Independence Day celebrations began in Friendswood in 1895 and continue to present day.

A post office was established in the town 1899.

1900

After the great storm of 1900, members of the Friendswood community gathered lumber from fallen trees in order to construct a two-story building that would serve as a church, school, and community gathering place. Construction of the new building was completed in 1902.

The church operated primarily on the second floor and the school on the first floor. Known as the "Academy", this building housed all grades through the late 1920's. Church services were conducted here through the late 1940's.



FIGURE 1.1 - Home of Frank Brown, 1895



FIGURE 1.2 - Friendswood Academy, 1902



FIGURE 1.3 - First Class of Friendswood Academy & Teacher (center), 1903

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FRIENDSWOOD ISD // LONG-RANGE FACILITIES MASTER PLAN

BACKGROUND & PERSPECTIVE

HISTORICAL MILESTONES // COMMUNITY AND SCHOOLS

1940

Friendswood Schools added the 12th Grade in 1941. A cafeteria facility was also built on the high school campus and home cooked meals were served.

Friendswood Schools purchased its first school bus in 1947.

In 1948, the Galveston County Board of Education changed the District's status from Common School District #12 to Friendswood ISD and the Friendswood Independent School District was formally established.

In 1949, a \$250,000 bond election was approved by voters for the construction of a new gymnasium and air conditioned cafeteria. The first FHS Homecoming Queen was crowned that same year.

1950

During the 1950's young families began moving out of the big cities and into the suburbs and Friendswood farmland was soon converted into subdivision homesites. The first fire station was constructed and businesses such as grocery stores and gas stations opened in town.

In 1959, the population of Friendswood was near 1,000.

In 1954, Drivers Education was approved as an accredited class.



FIGURE 1.7 - First School Bus for Friendswood School



FIGURE 1.8 - Friendswood ISD Gymnasium





THE LONG RANGE MASTER PLAN



FINDINGS & DIRECTIONS

WINDSONG INTERMEDIATE SCHOOL

FINDINGS

Windsong Intermediate is near capacity and current demographic studies show continued student growth migration to the south. As noted above, Windsong could be factored into several options related to Cline Elementary in future. However, Windsong is currently at capacity and demographics indicate continued growth in the current Windsong zone.

DIRECTIONS

Considering current demographic information and predictions, Windsong will need a 6-10 classroom addition in the near future.

NEW TRANSPORTATION CENTER

FINDINGS

The existing Transportation Center is outdated and undersized for current needs. The fueling station is outdated (and shared by Friendswood Police Department), there is no bus wash or repair pits and no spaces for staff orientation and training. The bus parking area is also in need of repair as some buses are parking on an old tennis court, and needs repair.

DIRECTIONS

A major renovation and addition is required at the existing facility to address current needs. Considering the extent of the identified renovation needs and growth needs, a new transportation center should be considered.

FINDINGS & DIRECTIONS

NEW AG BARN

FINDINGS

The existing Ag Facility is overcrowded and in need of expansion to accommodate the enrollment and interest in the Ag Sciences Cluster.

DIRECTIONS

Consider expanding the Ag Sciences capacity by building a new Ag Barn facility on the District-owned property adjacent to the existing Ag Barn. The new barn should include animal pen areas, wash and grooming area, restrooms and lockers, small office and pasture area.

ADMINISTRATION ANNEX

FINDINGS

The existing Administration Annex is a collection of buildings of various ages, functional appropriateness, and various needs for repair and maintenance. There are numerous levels of priority maintenance and code upgrades identified. As with all aged buildings, a renovation to these facilities will trigger required code upgrades.

DIRECTIONS

Consider demolition of the existing "gymnasium" and "cheer" buildings and remove portables. Also consider a major renovation of the main annex to include architectural, mechanical, electrical, and plumbing renovations.



THE LONG RANGE MASTER PLAN



FRIENDSWOOD ISD // LONG-RANGE FACILITIES MASTER PLAN

3.4

DEMOGRAPHICS & CAPACITIES

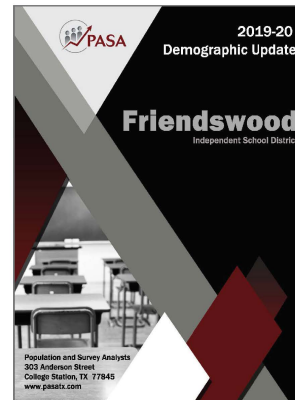
FRIENDSWOOD ISD // DISTRICT DEMOGRAPHICS

FRIENDSWOOD ISD DEMOGRAPHICS & ENROLLMENT

Specializing in work with public school districts specifically, PASA is the largest demographic firm in Texas and has served Friendswood ISD for several years.

The demographic study conducted for the District by PASA in 2014 was refreshed in September, 2017 and fully updated in the fall of 2019. The 2019 update included a study of current student locations, trends occurring in student relocation patterns throughout the District, potential growth based on new housing, as well as relevant economic factors both locally and nationally.

The findings of the 2019 update were published in a "2019-20 Demographic Update" final report dated September, 2019.



Data provided by PASA was utilized throughout the long-range master planning process.



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FRIENDSWOOD ISD // LONG-RANGE FACILITIES MASTER PLAN

3.6

DEMOGRAPHICS & CAPACITIES

FRIENDSWOOD ISD // ENROLLMENT PROJECTIONS

FRIENDSWOOD ISD DEMOGRAPHICS & ENROLLMENT

The District-wide enrollment projections developed by PASA were based on an evaluation of the current student population; recent trends in the geo-coded students; the number of new students anticipated due to additional housing occupancies, as well as the over-all economic outlook.

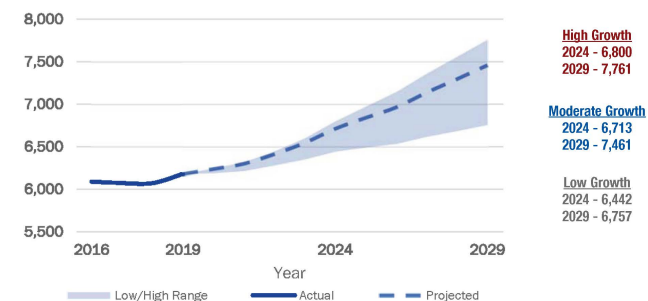
PASA developed three (3) projection scenarios to include Low Growth, Moderate

Growth, and High Growth. A conservative approach was taken during the development of each scenario to avoid over-building.

Based on Moderate Growth projections developed by PASA, District-wide student enrollment is expected to steadily increase each year over the next ten (10) year period reaching 6,713 by 2024, and a total of 7,461 by the fall of 2029.



THREE SCENARIOS OF GROWTH



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THE LONG RANGE MASTER PLAN

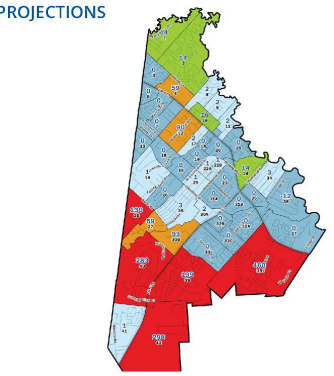
DEMOGRAPHICS & CAPACITIES

FRIENDSWOOD ISD // ENROLLMENT PROJECTIONS

FRIENDSWOOD ISD DEMOGRAPHICS & ENROLLMENT

Much of the anticipated growth is expected in the south region of the District, particularly at the elementary school level.

The charts on the following pages illustrate the PASA projections by grade-level group based on the Moderate Growth scenario.



Projected Student Population
Moderate Growth Scenario
By Grade Group

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Enrollment by Grade Group										
EE-2nd	1,400	1,477	1,506	1,544	1,555	1,549	1,552	1,566	1,593	1,626
3rd-5th	1,361	1,384	1,476	1,523	1,612	1,641	1,676	1,680	1,672	1,671
6th-8th	1,464	1,456	1,441	1,522	1,553	1,657	1,707	1,803	1,832	1,868
9th-12th	2,014	1,984	1,991	1,958	1,993	1,995	2,030	2,090	2,201	2,296
	6,239	6,301	6,414	6,547	6,713	6,842	6,965	7,139	7,298	7,461



DEMOGRAPHICS & CAPACITIES

FRIENDSWOOD ISD // ENROLLMENT PROJECTIONS

FRIENDSWOOD ISD DEMOGRAPHICS & ENROLLMENT

The enrollment projections below are based on the boundary areas of Cline Elementary School as currently zoned in 2019.

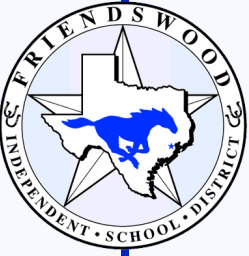
Under the Moderate Growth Scenario, all school campuses will remain within design

capacity through 2019-2020, however, by 2020-2021, enrollment growth at Cline Elementary is expected to exceed building capacity. Beginning in 2022-23, it is anticipated that all elementary and intermediate schools will have exceeded capacity.

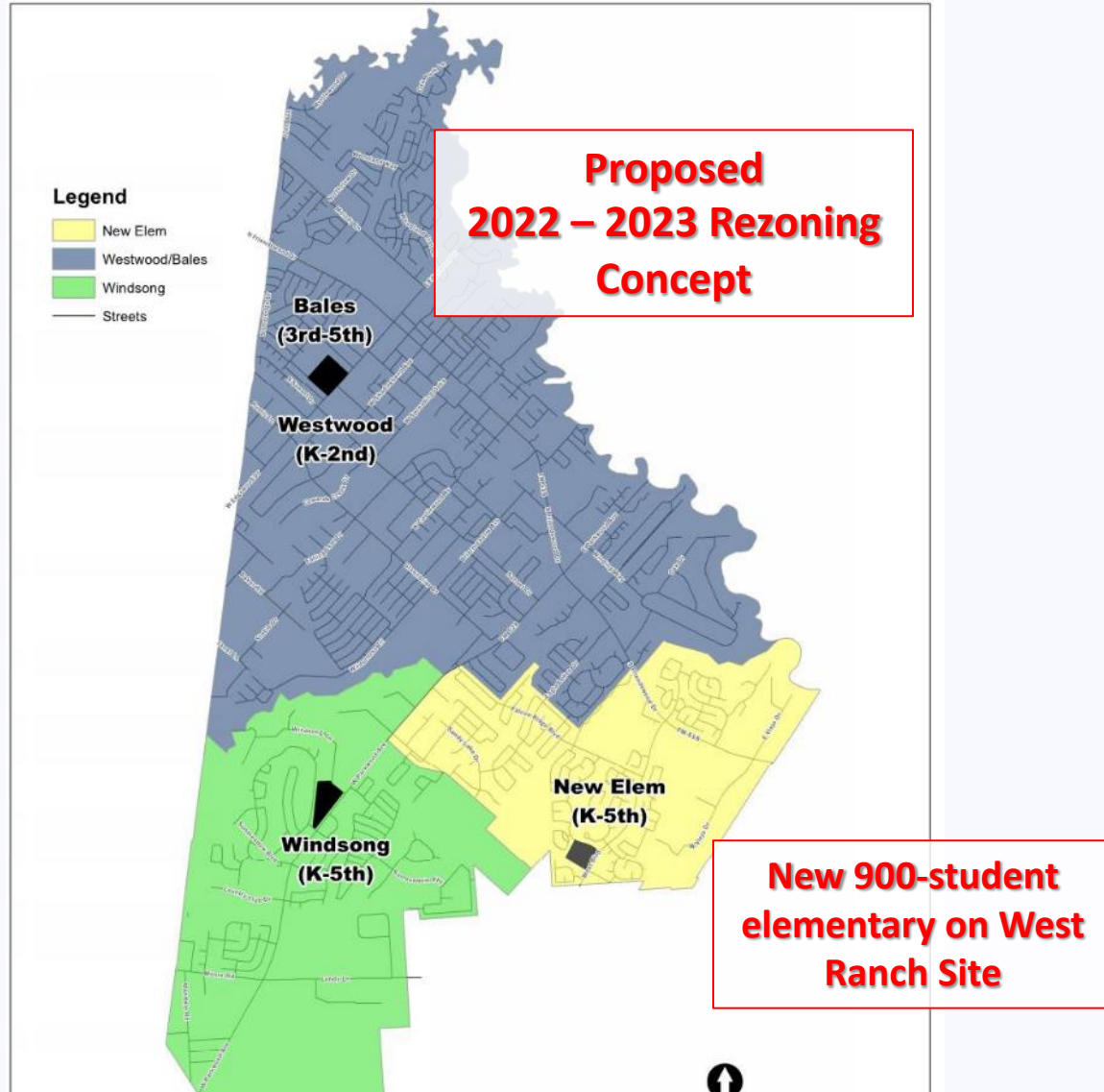


	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Westwood										
Students Projected (EE-2nd)	633	677	710	713	723	720	710	705	705	711
Capacity	710	710	710	710	710	710	710	710	710	710
Percent Utilization	89%	95%	100%	100%	102%	101%	100%	99%	99%	100%
Bales										
Students Projected (3rd-5th)	610	625	616	666	704	746	749	755	753	752
Capacity	650	650	650	650	650	650	650	650	650	650
Percent Utilization	94%	96%	95%	102%	108%	115%	115%	116%	116%	116%
Cline										
Students Projected (EE-3rd)	844	876	899	934	962	983	991	997	1,008	1,024
Capacity	850	850	850	850	850	850	850	850	850	850
Percent Utilization	99%	103%	106%	110%	113%	116%	117%	117%	119%	120%
Windsong										
Students Projected (3rd-5th)	547	583	636	667	678	718	740	771	780	778
Capacity	650	650	650	650	650	650	650	650	650	650
Percent Utilization	84%	90%	98%	103%	104%	110%	114%	119%	120%	120%
Total										
Students Projected	2,634	2,761	2,861	2,980	3,067	3,167	3,190	3,228	3,246	3,265
Capacity	2,860	2,860	2,860	2,860	2,860	2,860	2,860	2,860	2,860	2,860
Percent Utilization	92%	97%	100%	104%	107%	111%	112%	113%	113%	114%

	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Junior High School										
Students Projected (8th-8th)	1,461	1,464	1,456	1,441	1,522	1,553	1,657	1,707	1,803	1,832
Capacity	1,856	1,856	1,856	1,856	1,856	1,856	1,856	1,856	1,856	1,856
Percent Utilization	79%	79%	78%	78%	82%	84%	89%	92%	97%	99%
High School										
Students Projected (9th-12th)	2,085	2,014	1,984	1,991	1,958	1,993	1,995	2,030	2,090	2,201
Capacity	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450
Percent Utilization	85%	82%	81%	81%	80%	81%	81%	83%	85%	90%



THE LONG RANGE MASTER PLAN





THE LONG RANGE MASTER PLAN

SECTION 4 // SAFETY ACTION PLAN

4.1

“It is the mission of our schools to provide quality instruction for our students in a safe and secure environment. We take this responsibility seriously and continuously strive to prepare ourselves to respond to our environment.”

FRIENDSWOOD ISD // SAFETY ACTION PLAN

Over the years, the amount of time students spend on school campuses has increased. The school day is often extended to allow for enhanced educational programming, participation in extracurricular, athletic, fine arts events, and the like. Therefore, school facilities are often fluttering with activity involving students, staff and visitors before the school day begins and long after the afternoon school bell rings. Meanwhile, the health, safety and security of students and staff is of the utmost importance and the need to protect our children and our schools is more profound than ever.

In order to reduce risks and mitigate potential threats, the effective integration of security planning solutions involving multiple stakeholders, processes and technologies is key.

In June, 2018 a School Safety Advisory Committee (SSAC) was created in order to review current FSD campus safety layers, budget and safety research/literature; consider the implementation of additional safety measures; evaluate the current

student codes and resources available; and make recommendations to the Board of Trustees Administration. The committee was comprised of a diverse group of fifty-two (52) individuals including central office administrators; representatives from the District Safety Committee; members of the Superintendent's Advisory; school principals and assistant principals; teachers; a school counselor; a local pastor and youth pastor; law enforcement officers; as well as parents and students.

Four (4) meetings were held throughout the summer and recommendations were presented to the Board on July 16, 2018. A School Safety Action Plan was developed and adopted soon thereafter.

Safety and security measures are often reviewed as a part of the long-range facility master planning process to assist in maintaining safe and secure learning environments now and in the future. As such, the Friendswood ISD Safety Action Plan is outlined herein for reference.



January 22, 2019 (Draft)

SECTION 4 // SAFETY ACTION PLAN

4.3

FRIENDSWOOD ISD // SAFETY ACTION PLAN

Message from the Superintendent



The Friendswood Independent School District will provide a safe and nurturing environment conducive to learning

FISD is committed to school safety through physical security enhancements to FISD facilities, staff and student training, increased law enforcement, social emotional supports, policy / protocols, and various safety tools. In light of recent tragedies, the School Safety Advisory Committee was formed to further improve on the progress that district had already made making the district safer for all students and staff. The committee was comprised of parents, students, teachers, administrators, faith-based leaders, mental health professionals and members of law enforcement. The Superintendent charged this committee to consider safety measures and come to an overall recommendation. This committee will stay active throughout the 2018-19 school year to continue researching and implementing safety measures. Out of the SSAC recommendations, the District has created a layered safety action plan for the upcoming school year.

Thad J. Rohrer

The Friendswood Independent School District will provide a safe and nurturing environment conducive to learning

Updated December 2018

January 22, 2019 (Draft)



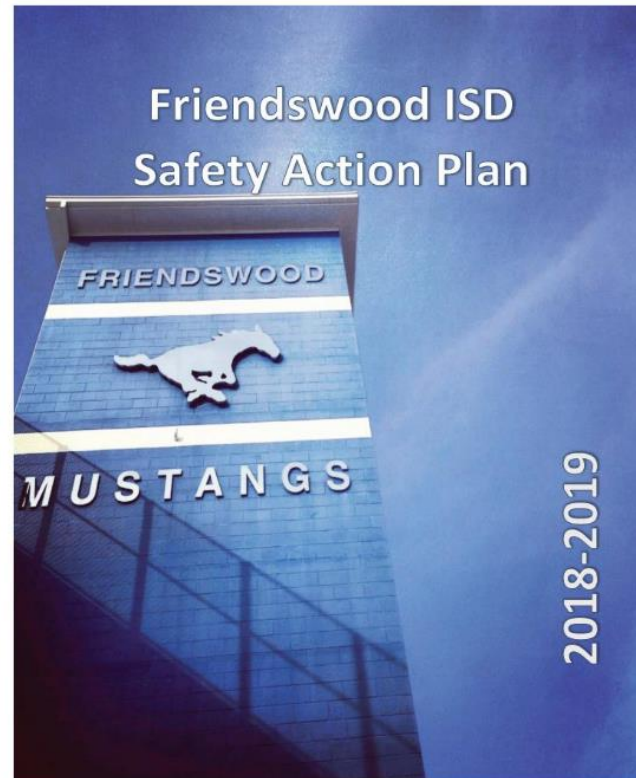
THE LONG RANGE MASTER PLAN



FRIENDSWOOD ISD // LONG-RANGE FACILITIES MASTER PLAN

4.2

FRIENDSWOOD ISD // SAFETY ACTION PLAN



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FRIENDSWOOD ISD // LONG-RANGE FACILITIES MASTER PLAN

4.4

FRIENDSWOOD ISD // SAFETY ACTION PLAN

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The Friendswood Independent School District will provide a safe and nurturing environment conducive to learning
Updated December 2018

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THE LONG RANGE MASTER PLAN



FRIENDSWOOD ISD // LONG-RANGE FACILITIES MASTER PLAN

6.2

FACILITY CONDITION ASSESSMENT THE ASSESSMENT PROCESS



During the initial planning and collection phases of the process, the team reviewed all of the documentation provided by the District, including:

- detailed list of facilities;
- construction history and modernization efforts to date;
- site plans and floor plans;
- maps;
- demographic and student enrollment data (historical, current and projected);
- existing space use and utilization;
- educational and ancillary programs priorities (current and future); and
- educational specifications.

A Facility Stakeholder Questionnaire was distributed to campus principals and others in order to gather direct feedback regarding the condition, adequacy and utilization of school facilities from the end users perspective.

FRIENDSWOOD ISD
2018 FACILITY CONDITION ASSESSMENT
Facility Stakeholder Questionnaire

SECTION 1: SAFETY & SECURITY

1. Does the facility have an adequate fire alarm system in working order?
☐ YES ☐ NO ☐ NA

Please provide more details regarding any system issues observed (if applicable):

2. Does the facility have an emergency phone system in working order?
☐ YES ☐ NO ☐ NA

3. If the facility has an emergency phone system, does it function adequately?
☐ YES ☐ NO ☐ NA

Please provide more details regarding any system issues observed (if applicable):

4. Is the facility equipped with smoke signs and extinguishing equipment throughout?
☐ YES ☐ NO ☐ NA

Please provide more details regarding any system issues observed (if applicable):

Project schedules, an assessment code index, aerial images, etc. were also prepared by the team.

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SECTION 6 // FACILITY CONDITION ASSESSMENT

6.3

FACILITY CONDITION ASSESSMENT THE ASSESSMENT PROCESS

2018 Facility Condition Assessment
Friendswood Independent School District

CODE INDEX

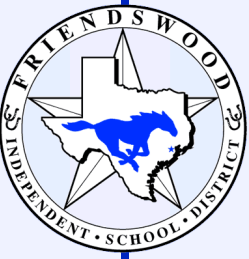
CODE	DESCRIPTION	ASSESSMENT	STATUS
01	GENERAL	1	1000
02	SAFETY & SECURITY	1	1000
03	STRUCTURAL	1	1000
04	MECHANICAL	1	1000
05	ELECTRICAL	1	1000
06	PLUMBING	1	1000
07	TELECOMMUNICATIONS	1	1000
08	LANDSCAPE	1	1000
09	OTHER	1	1000

Map of Friendswood area showing school locations.

Aerial photograph of a school campus.

Detailed floor plan of a building.

January 22, 2019 (Draft)



PRIORITY CODES

How do we prioritize the work items that are identified to be accomplished?

1

MUST DO

Legal and/or Safety
Reasons, Critical
Replacements and Growth

(1-2 years)

2

SHOULD DO

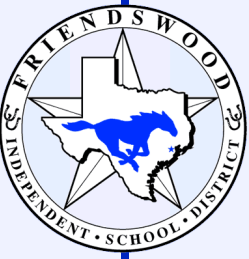
Curricular, Program,
Instructional Needs

(3-5 years)

3

WOULD LIKE TO DO

(3-5 years)

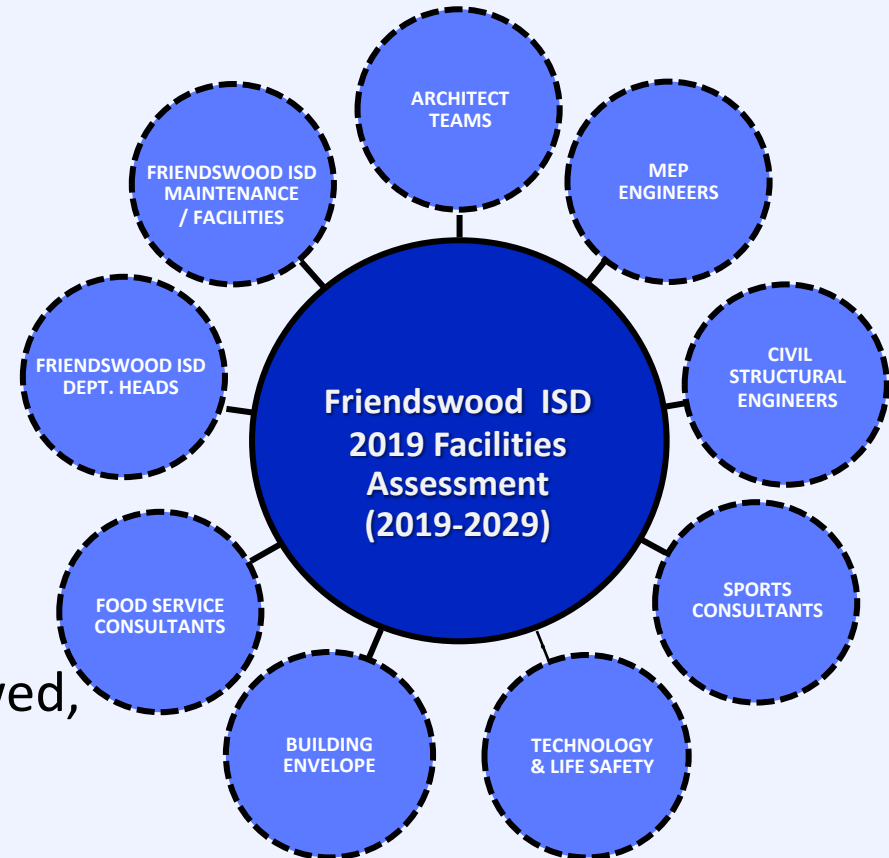


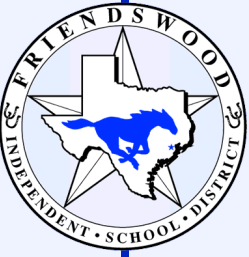
FACILITY ASSESSMENT

What is the process of a Facilities Assessment?

- Tools used by Assessment Team
 - Maintenance Records and Life Cycle Schedules
 - Existing Floor Plans and Site Plans
 - Aerial Studies
 - Principal Interviews and Focus Groups
 - 2019 PASA Demographic Study
- Site Walks of all District facilities and Principal interviews
- Completed over 1.1 million square feet of site investigation.
- Over 1,000 items have been identified, reviewed, priced and prioritized.

FACILITY CONDITION ASSESSMENT TEAM





FACILITY ASSESSMENT

- Kick-Off Visioning Sessions
- Principal Online Questionnaires via SurveyMo
- “NextGen” Learning Sessions and Focus Group Meetings
 - Core Curriculum Spaces
 - Special Education Program
 - Fine Arts/CTE/Athletics
 - Information Technology
 - Child Nutrition
 - Safety & Security
 - Maintenance/Transportation
- Over 60 meetings to review content
- Over 250 hours of site visits and meetings

FRIENDSWOOD ISD
2018 FACILITY CONDITION ASSESSMENT
Facility Stakeholder Questionnaire

INTRODUCTION

Please respond to the best of your knowledge to each question in the questionnaire.
All data will be submitted to **PEBK** at the end of the survey.
Thank you!

1 / 10 10%

#4

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, February 21, 2018 7:25:09 AM
Last Modified: Wednesday, February 21, 2018 7:32:28 AM
Time Spent: 00:07:23
IP Address: 72.30.155.29

Page 2: CONTACT & FACILITY INFORMATION

Q1 Contact Name (First, Last>Please provide FIRST and LAST name.
Mark Griffin

Q2 Title
Principal

Q3 Contact Phone Number
2817237028

Q4 Facility Name Please select the facility name you are submitting a response for: Friendswood High School

Q5 Email Address
mgriffin@isd12.net

Page 3: SECTION 1: SAFETY & SECURITY

Q6 Does the facility have an adequate PA system in working order? YES

Q7 Does the facility have an intercom phone system at the main entry? YES

Q8 If the facility has an intercom phone system, does it function adequately? YES

Q9 Is the facility equipped with room signs and way-finding signage throughout? YES

1 / 6

Q10 Are any asbestos cracking? YES

2 / 6

3 / 6

4 / 6

5 / 6

6 / 6



FACILITY ASSESSMENT



FRIENDSWOOD ISD // LONG-RANGE FACILITIES MASTER PLAN

6.6

FACILITY CONDITION ASSESSMENT THE ASSESSMENT PROCESS

Upon completion of the site walks, "line-by-line" discipline review meetings were held with Fisd representatives to discuss and validate the deficiencies identified at each facility and to prioritize them.

Once fully vetted, all assessment data was uploaded into a customized database and reports were generated.

Friendswood High School

Proposed Work Items

Discipline

Discipline	Priority	Estimated Cost	Actual Cost	Remaining
Acoustical Treatment	1	\$1,000,000	\$0	\$1,000,000
Athletic Courts	1	\$1,000,000	\$0	\$1,000,000
Athletic Equipment	1	\$1,000,000	\$0	\$1,000,000
Athletic Events	1	\$1,000,000	\$0	\$1,000,000
Athletic Fields/Play Fields	1	\$1,000,000	\$0	\$1,000,000
Athletic Track & Field	1	\$1,000,000	\$0	\$1,000,000
Audio/Visual/Sound	1	\$1,000,000	\$0	\$1,000,000
Bleachers	1	\$1,000,000	\$0	\$1,000,000
Building Addition	1	\$1,000,000	\$0	\$1,000,000
Building Graphics	1	\$1,000,000	\$0	\$1,000,000
Canopy/Covered Walkway	1	\$1,000,000	\$0	\$1,000,000
Casework	1	\$1,000,000	\$0	\$1,000,000
Ceiling	1	\$1,000,000	\$0	\$1,000,000
Clock	1	\$1,000,000	\$0	\$1,000,000
Communication Systems/Eqpt	1	\$1,000,000	\$0	\$1,000,000
Control Systems	1	\$1,000,000	\$0	\$1,000,000
Cooling Tower	1	\$1,000,000	\$0	\$1,000,000
Custodial Services	1	\$1,000,000	\$0	\$1,000,000
Display Cases	1	\$1,000,000	\$0	\$1,000,000
Doors	1	\$1,000,000	\$0	\$1,000,000
Electrical Distribution	1	\$1,000,000	\$0	\$1,000,000
Electric Drinking Fountains	1	\$1,000,000	\$0	\$1,000,000
ELGR	1	\$1,000,000	\$0	\$1,000,000
Electrical - General/Misc.	1	\$1,000,000	\$0	\$1,000,000
Emergency Generator	1	\$1,000,000	\$0	\$1,000,000
Exterior Soffit	1	\$1,000,000	\$0	\$1,000,000
Fire Alarm System	1	\$1,000,000	\$0	\$1,000,000
Fire Sprinkler	1	\$1,000,000	\$0	\$1,000,000
Flooring (carpet, tile, etc.)	1	\$1,000,000	\$0	\$1,000,000
Furniture	1	\$1,000,000	\$0	\$1,000,000
Hardware	1	\$1,000,000	\$0	\$1,000,000
Heat, Vent & Air	1	\$1,000,000	\$0	\$1,000,000
Interior Finishes	1	\$1,000,000	\$0	\$1,000,000
Irrigation	1	\$1,000,000	\$0	\$1,000,000
Landscaping	1	\$1,000,000	\$0	\$1,000,000
Life Safety	1	\$1,000,000	\$0	\$1,000,000
Lighting - Interior	1	\$1,000,000	\$0	\$1,000,000
Lighting - Exterior	1	\$1,000,000	\$0	\$1,000,000
Lighting - Sports	1	\$1,000,000	\$0	\$1,000,000
Lockers	1	\$1,000,000	\$0	\$1,000,000
Marker Boards/Tack Boards	1	\$1,000,000	\$0	\$1,000,000
Mechanical	1	\$1,000,000	\$0	\$1,000,000
Millwork	1	\$1,000,000	\$0	\$1,000,000
Miscellaneous Equipment	1	\$1,000,000	\$0	\$1,000,000
Other	1	\$1,000,000	\$0	\$1,000,000
Painting	1	\$1,000,000	\$0	\$1,000,000
Playgrounds/Equipment	1	\$1,000,000	\$0	\$1,000,000
Plumbing - Domestic Water	1	\$1,000,000	\$0	\$1,000,000
Plumbing - Fixtures	1	\$1,000,000	\$0	\$1,000,000
Plumbing - Floor Drain	1	\$1,000,000	\$0	\$1,000,000
Plumbing - Gas Piping	1	\$1,000,000	\$0	\$1,000,000
Plumbing - Grease Trap	1	\$1,000,000	\$0	\$1,000,000
Plumbing - Sanitary Sewer	1	\$1,000,000	\$0	\$1,000,000
Plumbing - Water Closet	1	\$1,000,000	\$0	\$1,000,000
Plumbing - Water Heater	1	\$1,000,000	\$0	\$1,000,000
Public Address	1	\$1,000,000	\$0	\$1,000,000
Railing (guard rails, handrails, etc.)	1	\$1,000,000	\$0	\$1,000,000
Roof Replacement	1	\$1,000,000	\$0	\$1,000,000
Roofing	1	\$1,000,000	\$0	\$1,000,000
Sanitary Sewer	1	\$1,000,000	\$0	\$1,000,000
Security - Cameras	1	\$1,000,000	\$0	\$1,000,000
Security - Card Readers	1	\$1,000,000	\$0	\$1,000,000
Security - Intrusion Alarm	1	\$1,000,000	\$0	\$1,000,000
Shower	1	\$1,000,000	\$0	\$1,000,000
Signage/Way-finding	1	\$1,000,000	\$0	\$1,000,000
Site Drainage	1	\$1,000,000	\$0	\$1,000,000
Site Fencing	1	\$1,000,000	\$0	\$1,000,000
Site Grading/Fill	1	\$1,000,000	\$0	\$1,000,000
Site Paving - Maintenance	1	\$1,000,000	\$0	\$1,000,000
Site Paving - New	1	\$1,000,000	\$0	\$1,000,000
Site Paving - Replacement	1	\$1,000,000	\$0	\$1,000,000
Site Utilities	1	\$1,000,000	\$0	\$1,000,000
Sound Reinforcement	1	\$1,000,000	\$0	\$1,000,000
Stage Curtains	1	\$1,000,000	\$0	\$1,000,000
Storage	1	\$1,000,000	\$0	\$1,000,000
Structural/Foundation	1	\$1,000,000	\$0	\$1,000,000
Technology - General/Misc.	1	\$1,000,000	\$0	\$1,000,000
Technology - Infrastructure	1	\$1,000,000	\$0	\$1,000,000
Toilet Accessories	1	\$1,000,000	\$0	\$1,000,000
Toilet Partitions	1	\$1,000,000	\$0	\$1,000,000
Wall Repair - Exterior	1	\$1,000,000	\$0	\$1,000,000
Wall Repair - Interior	1	\$1,000,000	\$0	\$1,000,000
Waterproofing Sealant	1	\$1,000,000	\$0	\$1,000,000
Windows	1	\$1,000,000	\$0	\$1,000,000
Window Covering (blinds, shades, etc.)	1	\$1,000,000	\$0	\$1,000,000

District Assessment Totals

Proposed Work Items

Discipline

Discipline	Priority	Estimated Cost	Actual Cost	Remaining
Acoustical Treatment	1	\$1,000,000	\$0	\$1,000,000
Athletic Courts	1	\$1,000,000	\$0	\$1,000,000
Athletic Equipment	1	\$1,000,000	\$0	\$1,000,000
Athletic Events	1	\$1,000,000	\$0	\$1,000,000
Athletic Fields/Play Fields	1	\$1,000,000	\$0	\$1,000,000
Athletic Track & Field	1	\$1,000,000	\$0	\$1,000,000
Audio/Visual/Sound	1	\$1,000,000	\$0	\$1,000,000
Bleachers	1	\$1,000,000	\$0	\$1,000,000
Building Addition	1	\$1,000,000	\$0	\$1,000,000
Building Graphics	1	\$1,000,000	\$0	\$1,000,000
Canopy/Covered Walkway	1	\$1,000,000	\$0	\$1,000,000
Casework	1	\$1,000,000	\$0	\$1,000,000
Ceiling	1	\$1,000,000	\$0	\$1,000,000
Clock	1	\$1,000,000	\$0	\$1,000,000
Communication Systems/Eqpt	1	\$1,000,000	\$0	\$1,000,000
Control Systems	1	\$1,000,000	\$0	\$1,000,000
Cooling Tower	1	\$1,000,000	\$0	\$1,000,000
Custodial Services	1	\$1,000,000	\$0	\$1,000,000
Display Cases	1	\$1,000,000	\$0	\$1,000,000
Doors	1	\$1,000,000	\$0	\$1,000,000
Electrical Distribution	1	\$1,000,000	\$0	\$1,000,000
Electric Drinking Fountains	1	\$1,000,000	\$0	\$1,000,000
ELGR	1	\$1,000,000	\$0	\$1,000,000
Electrical - General/Misc.	1	\$1,000,000	\$0	\$1,000,000
Emergency Generator	1	\$1,000,000	\$0	\$1,000,000
Exterior Soffit	1	\$1,000,000	\$0	\$1,000,000
Fire Alarm System	1	\$1,000,000	\$0	\$1,000,000
Fire Sprinkler	1	\$1,000,000	\$0	\$1,000,000
Flooring (carpet, tile, etc.)	1	\$1,000,000	\$0	\$1,000,000
Furniture	1	\$1,000,000	\$0	\$1,000,000
Hardware	1	\$1,000,000	\$0	\$1,000,000
Heat, Vent & Air	1	\$1,000,000	\$0	\$1,000,000
Interior Finishes	1	\$1,000,000	\$0	\$1,000,000
Irrigation	1	\$1,000,000	\$0	\$1,000,000
Landscaping	1	\$1,000,000	\$0	\$1,000,000
Life Safety	1	\$1,000,000	\$0	\$1,000,000
Lighting - Interior	1	\$1,000,000	\$0	\$1,000,000
Lighting - Exterior	1	\$1,000,000	\$0	\$1,000,000
Lighting - Sports	1	\$1,000,000	\$0	\$1,000,000
Lockers	1	\$1,000,000	\$0	\$1,000,000
Marker Boards/Tack Boards	1	\$1,000,000	\$0	\$1,000,000
Mechanical	1	\$1,000,000	\$0	\$1,000,000
Millwork	1	\$1,000,000	\$0	\$1,000,000
Miscellaneous Equipment	1	\$1,000,000	\$0	\$1,000,000
Other	1	\$1,000,000	\$0	\$1,000,000
Painting	1	\$1,000,000	\$0	\$1,000,000
Playgrounds/Equipment	1	\$1,000,000	\$0	\$1,000,000
Plumbing - Domestic Water	1	\$1,000,000	\$0	\$1,000,000
Plumbing - Fixtures	1	\$1,000,000	\$0	\$1,000,000
Plumbing - Floor Drain	1	\$1,000,000	\$0	\$1,000,000
Plumbing - Gas Piping	1	\$1,000,000	\$0	\$1,000,000
Plumbing - Grease Trap	1	\$1,000,000	\$0	\$1,000,000
Plumbing - Sanitary Sewer	1	\$1,000,000	\$0	\$1,000,000
Plumbing - Water Closet	1	\$1,000,000	\$0	\$1,000,000
Plumbing - Water Heater	1	\$1,000,000	\$0	\$1,000,000
Public Address	1	\$1,000,000	\$0	\$1,000,000
Railing (guard rails, handrails, etc.)	1	\$1,000,000	\$0	\$1,000,000
Roof Replacement	1	\$1,000,000	\$0	\$1,000,000
Roofing	1	\$1,000,000	\$0	\$1,000,000
Sanitary Sewer	1	\$1,000,000	\$0	\$1,000,000
Security - Cameras	1	\$1,000,000	\$0	\$1,000,000
Security - Card Readers	1	\$1,000,000	\$0	\$1,000,000
Security - Intrusion Alarm	1	\$1,000,000	\$0	\$1,000,000
Shower	1	\$1,000,000	\$0	\$1,000,000
Signage/Way-finding	1	\$1,000,000	\$0	\$1,000,000
Site Drainage	1	\$1,000,000	\$0	\$1,000,000
Site Fencing	1	\$1,000,000	\$0	\$1,000,000
Site Grading/Fill	1	\$1,000,000	\$0	\$1,000,000
Site Paving - Maintenance	1	\$1,000,000	\$0	\$1,000,000
Site Paving - New	1	\$1,000,000	\$0	\$1,000,000
Site Paving - Replacement	1	\$1,000,000	\$0	\$1,000,000
Site Utilities	1	\$1,000,000	\$0	\$1,000,000
Sound Reinforcement	1	\$1,000,000	\$0	\$1,000,000
Stage Curtains	1	\$1,000,000	\$0	\$1,000,000
Storage	1	\$1,000,000	\$0	\$1,000,000
Structural/Foundation	1	\$1,000,000	\$0	\$1,000,000
Technology - General/Misc.	1	\$1,000,000	\$0	\$1,000,000
Technology - Infrastructure	1	\$1,000,000	\$0	\$1,000,000
Toilet Accessories	1	\$1,000,000	\$0	\$1,000,000
Toilet Partitions	1	\$1,000,000	\$0	\$1,000,000
Wall Repair - Exterior	1	\$1,000,000	\$0	\$1,000,000
Wall Repair - Interior	1	\$1,000,000	\$0	\$1,000,000
Waterproofing Sealant	1	\$1,000,000	\$0	\$1,000,000
Windows	1	\$1,000,000	\$0	\$1,000,000
Window Covering (blinds, shades, etc.)	1	\$1,000,000	\$0	\$1,000,000

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2018 Facility Condition Assessment

Friendswood Independent School District

CODE INDEX

DISCIPLINE

C	CIVIL	M	MECHANICAL	T	TECHNOLOGY	FS	FOOD SERVICES
B	BUILDING ENVELOPE	E	ELECTRICAL	LSS	LIFE SAFETY & SECURITY		
A	ARCHITECTURE	P	PLUMBING	SP	ATHLETICS / ACTIVITIES		

CLASSIFICATION CODE

ACO	Acoustical Treatment	ELGR	Electrical Gear	OTH	Other	SGN	Signage/Way-finding
AC	Athletic Courts	ELE	Electrical - General/Misc.	PTG	Painting	SD	Site Drainage
AEQ	Athletic Equipment	EGE	Emergency Generator	PGE	Grounds/Equipment	SF	Site Fencing
AE	Athletic Events	ESOF	Exterior Soffit	PLDW	Plumbing - Domestic Water	SG	Site Grading/Fill
AF	Athletic Fields/Play Fields	FA	Fire Alarm System	PLF	Plumbing - Fixtures	SPM	Site Paving - Maintenance
AT	Athletic Track & Field	FSPR	Fire Sprinkler	PLFD	Plumbing - Floor Drain	SPN	Site Paving - New
AV	Audio/Visual/Sound	FLR	Flooring (carpet, tile, etc.)	PLGP	Plumbing - Gas Piping	SPR	Site Paving - Replacement
BLC	Bleachers	FNT	Furniture	PLGT	Plumbing - Grease Trap	SU	Site Utilities
ADD	Building Addition	HDW	Hardware	PLSS	Plumbing - Sanitary Sewer	SR	Sound Reinforcement
BGRP	Building Graphics	HVAC	Heat, Vent & Air	PLWC	Plumbing - Water Closet	STGC	Stage Curtains
CNPY	Canopy/Covered Walkway	INT	Interior Finishes	PLWH	Plumbing - Water Heater	STO	Storage
CWK	Casework	IRR	Irrigation	PA	Public Address	STR	Structural/Foundation
CLG	Ceiling	LND	Landscaping	RL	Railing (guard rails, handrails, etc.)	TECH	Technology - General/Misc.
CLK	Clock	LS	Life Safety	RMP	Ramps	TECHSI	Technology - Systems/Infrastructure
COMM	Communication Systems/Eqpt.	LTG-I	Lighting - Interior	REN	Renovation	TA	Toilet Accessories
CS	Control Systems	LTG-E	Lighting - Exterior	RFM	Roof Maintenance	TP	Toilet Partitions
CT	Cooling Tower	LTG-S	Lighting - Sports	RFR	Roof Replacement	WRE	Wall Repair - Exterior
CUST	Custodial Services	LOC	Lockers	SEC	Security	WRI	Wall Repair - Interior
DC	Display Cases	MBTB	Marker Boards/Tack Boards	SCM	Security - Cameras	WS	Waterproofing Sealant
DR	Doors	MECH	Mechanical	SCR	Security - Card Readers	WDW	Windows
ED	Electrical Distribution	MW	Millwork	SIA	Security - Intrusion Alarm	WDWC	Window Covering (blinds, shades, etc.)
EDF	Electric Drinking Fountains	MEQ	Miscellaneous Equipment	SWR	Showers		

PRIORITY CODE

1	Must Do: Legal, Safety Reasons or Critical Replacements - (Life Expectancy: 1 - 2 years)
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy: 3 - 5 years)
3	Would Like to Do: Curricular, Instructional, Program Enhancement - (Life Expectancy: 6 - 10 years)
4	Future Consideration: Not To Be Addressed With Bond Funding At This Time - (Life Expectancy: 11 + years)
M	Could Be Addressed With Maintenance Funds

SOURCE CODE

CA	Consultant Assessment
DP	District Personnel
PQ	Principal Questionnaire / Interview
COM	Community Input



THE LONG RANGE MASTER PLAN

SECTION 5 // NEW SCHOOLS & MAJOR PROJECTS

5.1

NEW SCHOOLS & MAJOR PROJECTS

Based on the District's Demographic Update Report prepared by Population Survey Analysts (PASA) dated November, 2017 and September, 2018, as well as the results of the 2018 Facility Condition Assessment, it is evident that various levels of facility upgrades and additions will likely be needed at multiple Friendswood ISD campuses and administrative support facilities in the near future.

Proposed facility improvements include options for a Classroom Addition at Windsong Intermediate School as well as Major Renovations and a New Gymnasium at Cline Elementary School.

Other possible Major Projects include a new Performing Arts Center, Competition Gymnasium, and Career & Technology Education (CTE) upgrades at Friendswood High School; as well as renovations and

MEP upgrades at the Administrative Annex.

Based on demographic studies, an option for construction of a new Cline Elementary School has also been provided for District consideration as well.

These identified projects will help enable the District to continue to provide progressive programs, facilities, and amenities that will engage students and staff, evoke pride within the community, and provide Friendswood ISD students with an abundance of opportunities for years to come.

Documentation included herein regarding proposed new facilities, major projects and assessment costs identified to date are considered "cost studies" only for assessment and master planning purposes. Scope and costs should continue to be evaluated in the future.



January 22, 2019 (Draft)

SECTION 5 // NEW SCHOOLS & MAJOR PROJECTS

5.3

NEW SCHOOLS & MAJOR PROJECTS

FRIENDSWOOD ISD // COST STUDIES

TABLE OF NEW SCHOOLS AND MAJOR PROJECTS

Friendswood High School - Athletics Improvements & Gym / \$25,373,843.....	5.4
Friendswood High School - Performing Arts Improvements / \$44,144,502.....	5.6
Friendswood High School - CTE Addition / \$15,814,034.....	5.8
Windsong Intermediate School - Six (6) Classroom Addition / \$5,238,874.....	5.10
Windsong Intermediate School - Nine (9) Classroom Addition / \$7,675,459.....	5.12
Windsong Intermediate School - Twelve (12) Classroom Addition / \$9,432,452.....	5.14
Cline Elementary School - Major Renovation & Gym / \$26,448,679.....	5.16
New Cline Primary School - West Ranch Site / \$38,108,727.....	5.18
Admin Annex Option 1 - Major Renovation & MEPT Upgrades / \$12,132,748.....	5.19
Admin Annex Option 2 - MEPT Upgrades / \$6,135,558.....	5.20
New Transportation Center / \$13,606,698.....	5.21
New Ag Barn / \$3,298,575.....	5.22

January 22, 2019 (Draft)



THE LONG RANGE MASTER PLAN



FRIENDSWOOD ISD // LONG-RANGE FACILITIES MASTER PLAN

5.16

NEW SCHOOLS & MAJOR PROJECTS

FRIENDSWOOD ISD // COST STUDIES



Friendswood
Independent School District

Existing Cline ES Major Renovation and New Gym Project Cost Worksheet

Total Construction Cost		\$20,073,100
Construction Non-Contract Cost:	8.0%	\$1,606,000
Furniture & Equipment:	4.0%	\$803,000
Technology:	4.0%	\$803,000
A & E Fee:	6.0%	\$1,204,000
Total Project Cost 2019 Dollars	Estimated Inflation 8%	\$26,448,100
Total Project Cost 2020 Dollars	8%	\$28,564,000
Total Project Cost 2021 Dollars	6%	\$30,278,000

The following items are included in the estimated Project Cost:

• Major renovation of existing Cline Campus. <i>Renovation to include major renovation and/or replacement of mechanical and electrical systems, fire and life safety systems, interior finishes, new casework, new doors and hardware, various building envelope issues and new roof and accessibility.</i>	\$13,545,000
• Demo existing Gym and build new.	\$3,195,000
• Reconfigure various spaces to meet current program needs.	\$1,625,000
• Student and Staff Restroom additions to accommodate new plumbing codes.	\$212,000
• Replace concrete parking surfaces and site lighting as needed <i>(does not include additional parking or reconfiguration of driveways or add of detention)</i>	\$540,000
• Design and estimating contingency.	\$955,000

1. Costs shown are estimated cost for Jan 2019.

2. FF&E, technology and other soft cost percentages are estimated from actual most recently completed projects.

3. Cost shown excludes property purchases and unknown site infrastructure not typical to a typical green field site.

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Concept Notes:

1. Concepts shown on this sheet are conceptual in nature and require further investigation.
2. Not all components are required, however some components are dependent on others.





FACILITY ASSESSMENT

SECTION 6 // FACILITY CONDITION ASSESSMENT

6.17

FRIENDSWOOD HIGH SCHOOL



Physical Address:
702 Greenbriar
Friendswood, TX 77546

Original Building Completed: 1970
Student Capacity: 2,450
Total Building Area: 322,693 SF
Total Acreage: 40.8520 Acres
Enrollment (2017-2018): 2,121

January 22, 2019 (Draft)



FRIENDSWOOD ISD // LONG-RANGE FACILITIES MASTER PLAN

6.18

FRIENDSWOOD HIGH SCHOOL

Site Aerial



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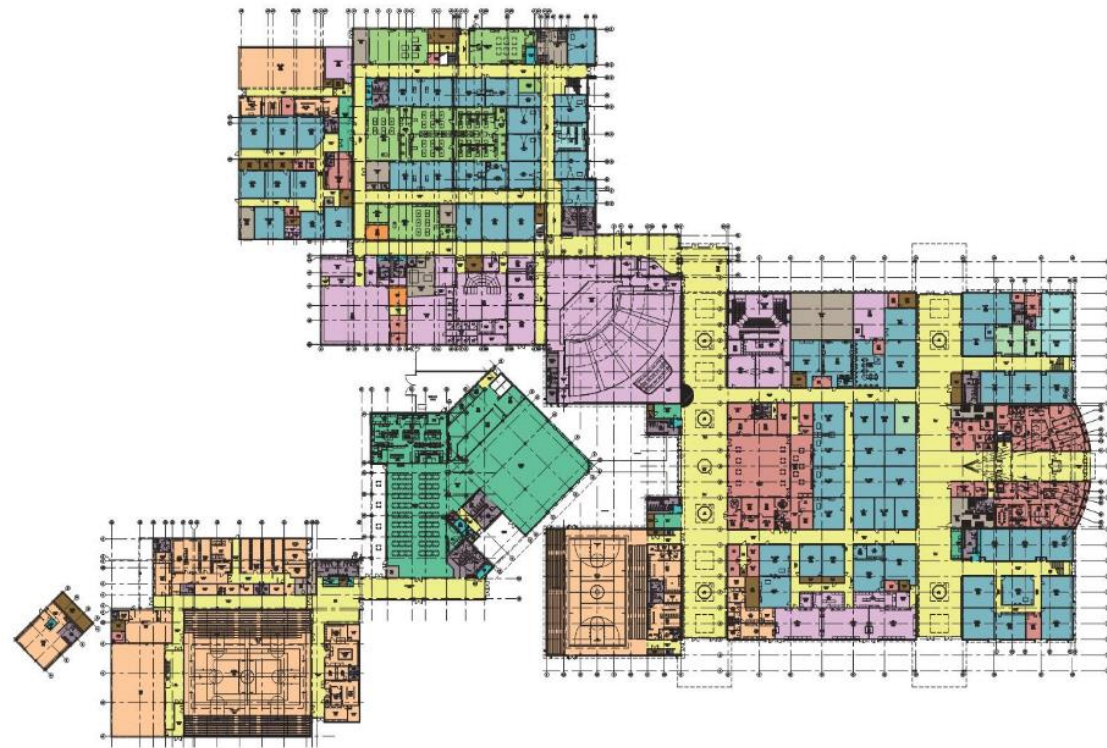
FACILITY ASSESSMENT

SECTION 6 W FACILITY CONDITION ASSESSMENT

6.19

FRIENDSWOOD HIGH SCHOOL

1st Floor Plan



LEGEND

- ADMINISTRATION
- CIRCULATION
- CLASSROOM
- COMPUTER LAB
- FINE ARTS
- FOOD SERVICES
- JANITORIAL
- LIBRARY
- LIFE SKILLS
- MECHANICAL
- PHYSICAL EDUCATION
- RESTROOMS
- SCIENCE
- STORAGE

January 22, 2019 (Draft)



FACILITY ASSESSMENT

Friendswood High School

Proposed Work Items

Print Date: 2/12/2019

All costs are approximations shown in 2019 dollars. The cost of all work items after this date should be adjusted accordingly.

DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASS. CODE	TOTAL COST
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All costs are approximations shown in 2019 dollars. The cost of all work items after this date should be adjusted accordingly.

DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASS. CODE	TOTAL COST
	A11	Provide additional soundproofing between choir and band rooms.	2.1	DP	REN	\$25,974.00
	A12	Provide additional storage for standing risers. Assume 500 SF.	2.1	DP	REN	\$129,870.00
	A13	Remove panel walls. Remove and replace walls and doors in 600s, 700s, 800s, & 900s.	2.1	CA	REN	\$207,792.00
	A14	Renovate auditorium dressing rooms for theater.	2.1	DP	REN	\$259,740.00
	A15	Renovate old computer lab and convert to Computer Science. Computer Science's current space is too small and currently keeps their own server/wifi in room.	2.1	DP	REN	\$405,194.40
	A16	Renovate Fine Arts Suite per District standards (includes acoustical treatments, instrument & uniform storage, practice rooms, etc.). This will renovate the choir room and band hall only (not the auditorium).	2.1	CA	REN	\$4,233,762.00
	A17	Provide shower + restroom adjacent to hospital room for Clinical. Set up exactly like a hospital.	2.1	DP	ADD	\$52,650.00
	A18	Provide new/additional acoustical treatments at auditorium per District standards (includes wall acoustics, window treatment, ceiling treatment, door sound seals, etc.).	2.1	CA	ACO	\$140,400.00

		abatement where applicable), (60%)				
A29		Provide stainless steel countertops on casters with storage underneath, and one deep sink along perimeter for floral.	2.2	DP	FURN	\$8,424.00
A30		Provide new cooler with glass front for floral.	2.2	DP	MEQ	\$10,530.00
A31		Provide new plotters, vinyl cutter, and t-shirt screen printer for Arts (Graphic Design). Future want to have school store to sell shirts, etc.	2.2	DP	MEQ	\$19,656.00
A32		Provide one additional storage room and office for choir. Assume 500 SF.	2.2	DP	REN	\$129,870.00
A33		Provide typical classroom for Law & Public Safety. Provide computers along	2.2	DP	REN	\$262,626.00



FACILITY ASSESSMENT

Bales Intermediate School

Proposed Work Items

Print Date: 1/15/2019

All costs are approximations shown in 2019 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority - 1	\$4,650,142.77
Priority - 2.1	\$460,417.23
Priority - 2.2	\$512,811.00
Priority - 3	\$6,143,996.73
Priority - 4	\$2,072,851.56

DISCIPLINE	PRIORITY-MP	PRIORITY-1	PRIORITY-2.1	PRIORITY-2.2	PRIORITY-3	PRIORITY-4
Civil	\$0.00	\$0.00	\$0.00	\$211,231.80	\$0.00	\$0.00
Building Envelope	\$0.00	\$131,976.00	\$0.00	\$0.00	\$2,160,756.00	\$0.00
Architecture	\$0.00	\$10,530.00	\$113,724.00	\$27,799.20	\$3,366,042.33	\$2,044,771.56
Mechanical	\$0.00	\$3,034,215.29	\$112,320.00	\$0.00	\$0.00	\$0.00
Electrical	\$0.00	\$995,903.53	\$0.00	\$0.00	\$0.00	\$0.00
Plumbing	\$0.00	\$79,578.72	\$0.00	\$0.00	\$70,200.00	\$0.00
Technology	\$0.00	\$42,120.00	\$88,452.00	\$273,780.00	\$379,080.00	\$0.00
Life Safety & Security	\$0.00	\$219,631.23	\$145,921.23	\$0.00	\$31,028.40	\$0.00
Athletics/Activities	\$0.00	\$0.00	\$0.00	\$0.00	\$126,360.00	\$28,080.00
Food Service	\$0.00	\$136,188.00	\$0.00	\$0.00	\$10,530.00	\$0.00
Priority Totals	\$0.00	\$4,650,142.77	\$460,417.23	\$512,811.00	\$6,143,996.73	\$2,072,851.56

Totals P1	\$4,650,142.77
Totals P1+P2.1+P2.2	\$5,623,371.00
Totals P1+P2.1+P2.2+P3	\$11,767,367.73
Totals P1+P2.1+P2.2+P3+P4	\$13,840,219.29
Totals MP	\$0.00



6.10

DISTRICT DISCIPLINE TOTALS

PROPOSED WORK ITEMS

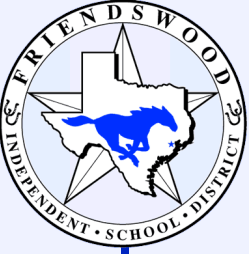
DISCIPLINE	PRIORITY-MP	PRIORITY-1	PRIORITY-2.1	PRIORITY-2.2	PRIORITY-3	PRIORITY-4	TOTAL COST
Civil	\$0.00	\$4,036,640.40	\$1,504,968.00	\$6,282,540.38	\$819,585.00	\$291,084.30	\$12,934,818.08
Building Envelope	\$0.00	\$10,682,755.20	\$1,311,476.40	\$231,519.60	\$7,241,832.00	\$658,476.00	\$20,126,059.20
Architecture	\$111,781,058.00	\$9,292,290.42	\$12,369,079.55	\$10,158,097.82	\$32,513,192.96	\$15,184,436.38	\$191,298,155.13
Mechanical	\$0.00	\$14,260,809.89	\$5,613,540.19	\$5,340,546.43	\$2,742,907.75	\$1,361,281.90	\$29,319,086.16
Electrical	\$0.00	\$10,999,807.88	\$1,186,043.04	\$1,792,844.82	\$5,534,504.82	\$681,389.28	\$20,194,589.84
Plumbing	\$0.00	\$2,661,875.19	\$409,125.60	\$636,357.38	\$1,401,894.00	\$3,510.00	\$5,112,762.17
Technology	\$0.00	\$294,840.00	\$2,054,754.00	\$491,400.00	\$2,964,546.00	\$351,702.00	\$6,157,242.00
Life Safety & Security	\$0.00	\$2,592,503.55	\$654,309.63	\$152,941.23	\$1,190,294.00	\$2,105,389.26	\$6,695,437.67
Athletics/Activities	\$0.00	\$887,131.44	\$5,670,882.28	\$1,373,711.51	\$10,710,258.62	\$2,534,325.30	\$21,176,309.14
Food Service	\$0.00	\$171,288.00	\$28,080.00	\$7,020.00	\$10,530.00	\$4,505,652.40	\$4,722,570.40
Priority Totals	\$111,781,058.00	\$55,879,941.97	\$30,802,258.69	\$26,466,979.18	\$65,129,545.15	\$27,677,246.82	\$317,737,029.80

Totals P1	\$55,879,941.97
Totals P1+P2.1	\$86,682,200.66
Totals P1+P2.1+P2.2	\$113,149,179.84
Totals P1+P2.1+P2.2+P3	\$178,278,724.99
Totals P1+P2.1+P2.2+P3+P4	\$205,955,971.80
Totals MP	\$111,781,058.00



PUBLIC SCHOOL FINANCE 101

Landon



TWO “POTS” OF MONEY

MAINTENANCE & OPERATIONS (M&O)

Day-to-Day Operations

Teacher Salaries
Classroom Supplies
Utilities
Transportation
Insurance

INTEREST & SINKING (I&S)

Debt Service

Capital Expenditures
Land
Bldg Construction/Renovations
Technology Infrastructure

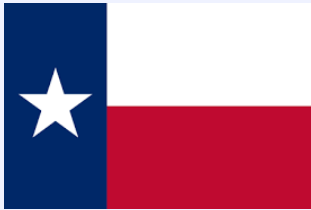


GENERAL FUND REVENUES



LOCAL

Property Taxes
Other Local Revenue



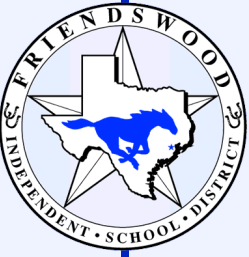
STATE

Funding Formula
Texas Retirement System On-Behalf



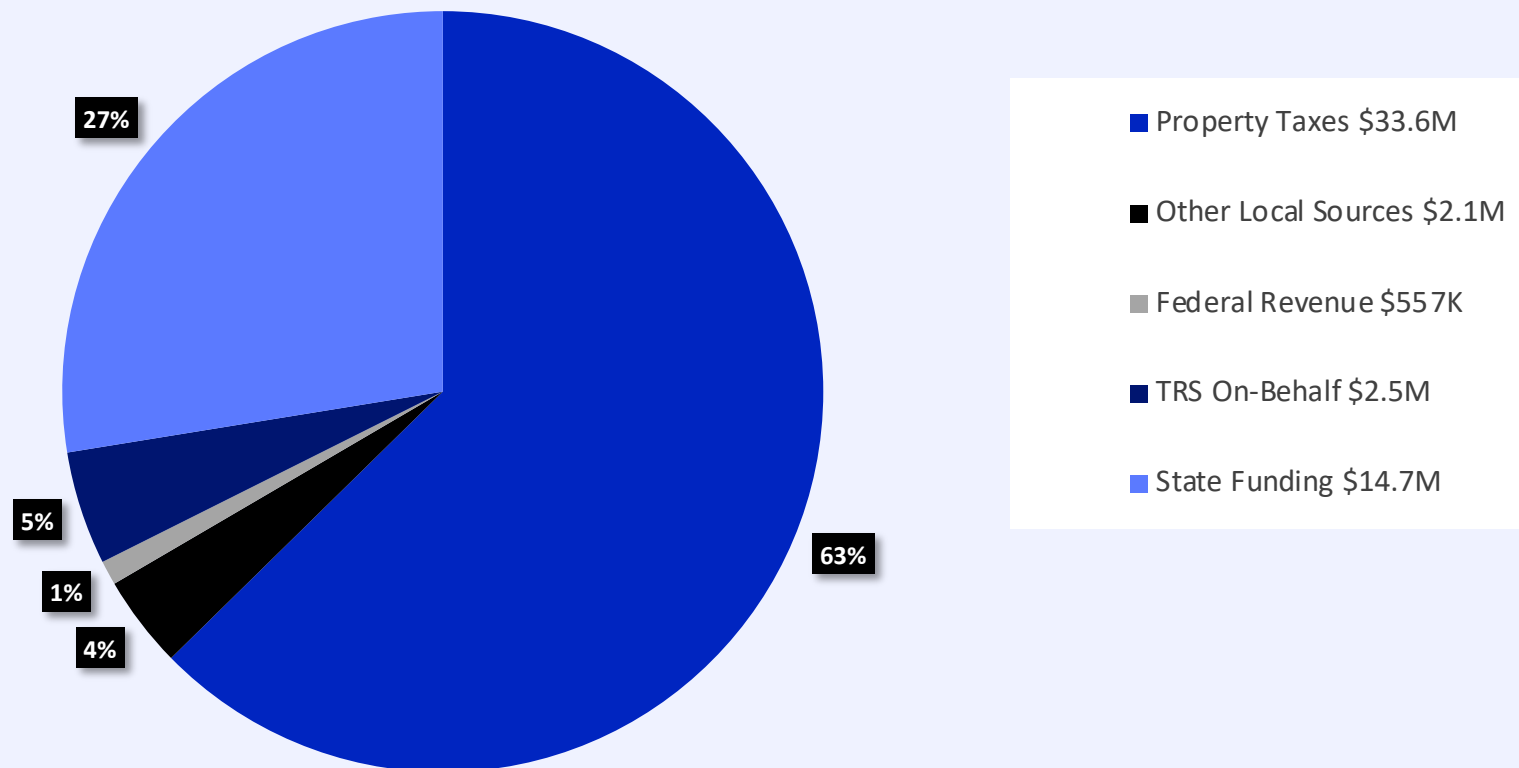
FEDERAL

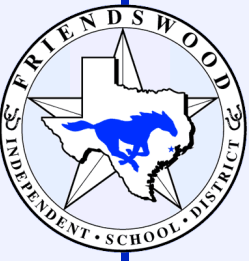
Federal Program Indirect Costs
School Health & Related Services (SHARS)



GENERAL FUND REVENUES FOR FISCAL YEAR 2020

REVENUES BY MAJOR SOURCE



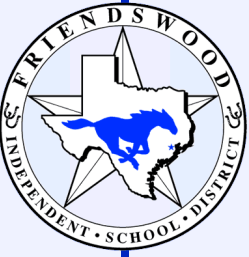


IMPACT OF TAX REVENUE ON STATE FUNDING

DECREASED
STATE REVENUE

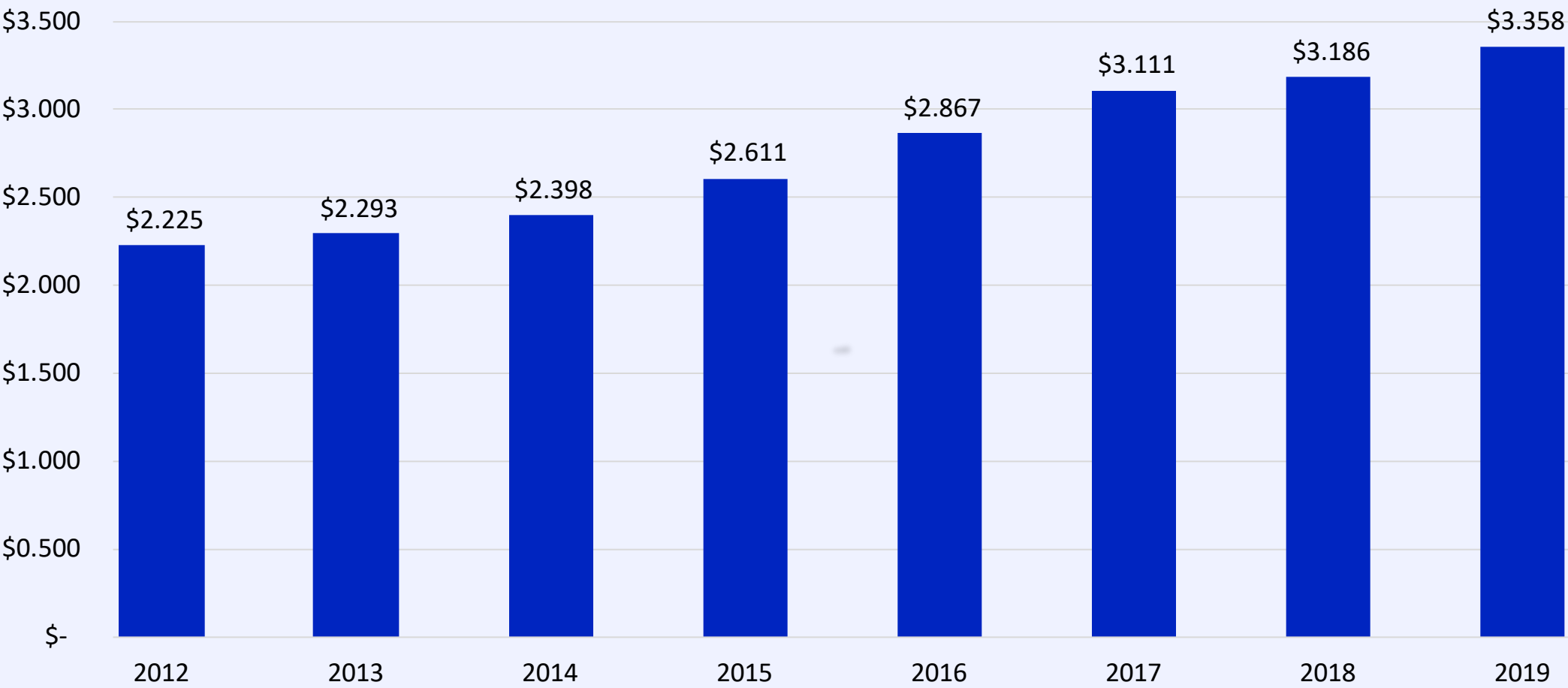


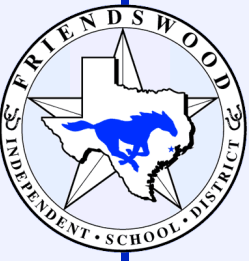
INCREASED
TAX REVENUE



FRIENDSWOOD ISD TAXABLE VALUES

(IN BILLIONS)



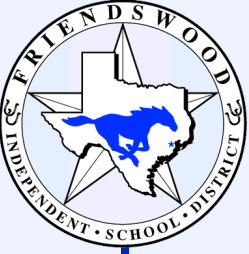


PUBLIC SCHOOL FUNDING

Foundation School Program (FSP)

Establishes the amount of state and local funding due to school districts

- Tier 1 – Basic Allotments for Regular Education, Special Education, Compensatory Ed, Career Tech, Bilingual, Gifted and Talented, Dyslexia, Early Education, College Career and Military Readiness, and Transportation.
MAJOR FACTORS:
Basic Allotment: 2019-2020 \$6,160
Program Allotment Weight (Example: CTE 1.35)
Attendance (ADA = Eligible days present/days taught per 6 weeks)
- Tier 2 – Supplemental Funding – A guaranteed yield funding for pennies of tax effort above the LEA tax rate up to \$1.10 for Maintenance & Operations. FISD approved \$0.08 “Golden Pennies” and \$0.0324 “Copper Pennies”.



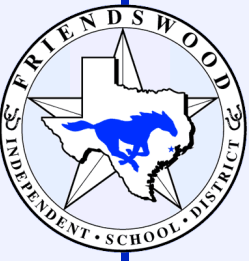
PUBLIC SCHOOL FUNDING

Available School Fund (ASF)

Prior year Average Daily Attendance (ADA) times the rate adopted by State Board of Education.

- “Per capita” – 2019-2020 \$247.587

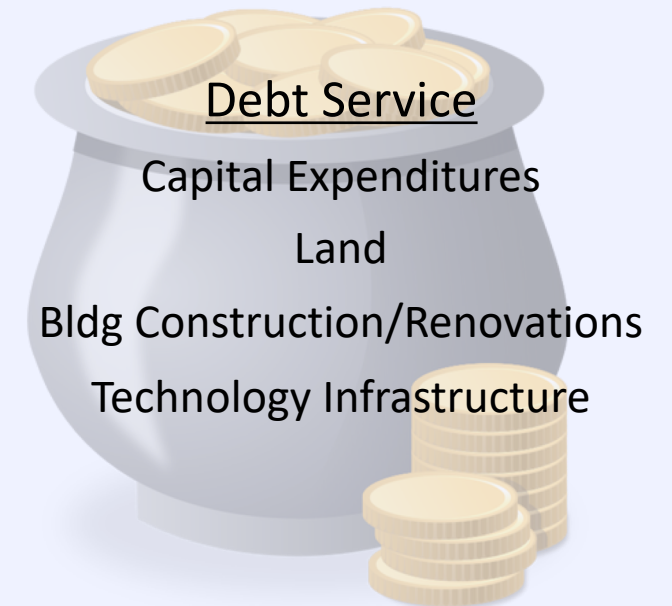


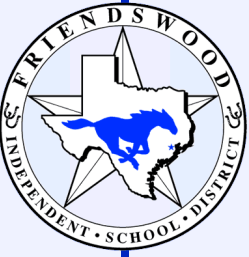


DEBT SERVICE

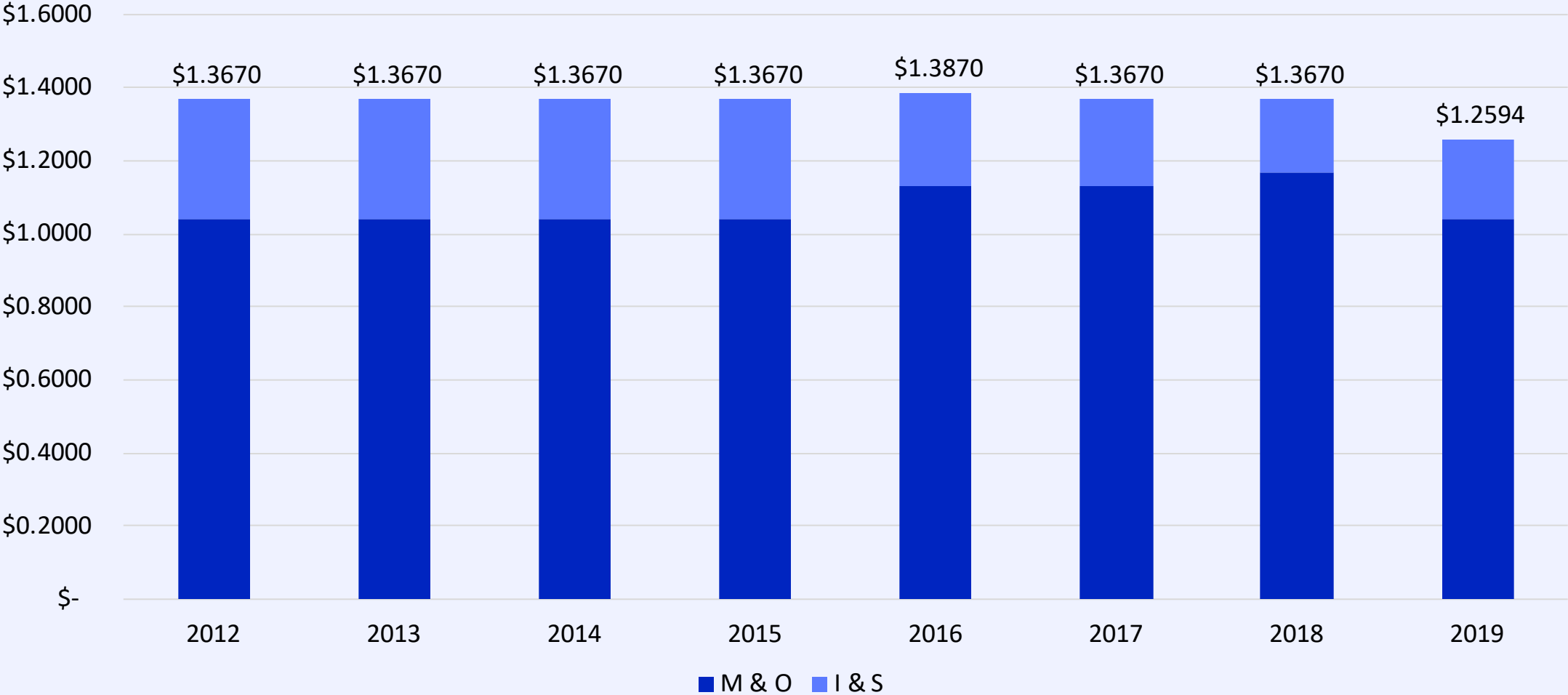
- Funds collected can only be used for the repayment of debt (annual principal and interest payments).
- Funds CANNOT be used to pay salaries, utilities, etc.
- May only be used if the district receives voter approval.
- Under current State mandate, districts may set an I & S tax rate not to exceed \$0.50 per \$100 valuation (FISD current: \$0.217).

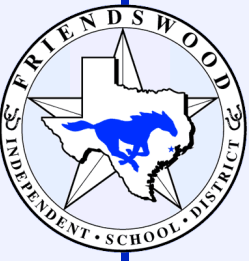
INTEREST & SINKING (I&S)





FRIENDSWOOD ISD TAX RATE HISTORY





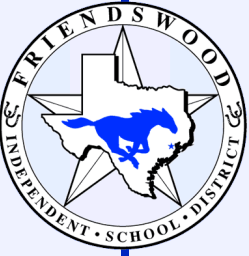
HOUSE BILL 3 & TAX RATE

House Bill 3 mandated compressed tax rates

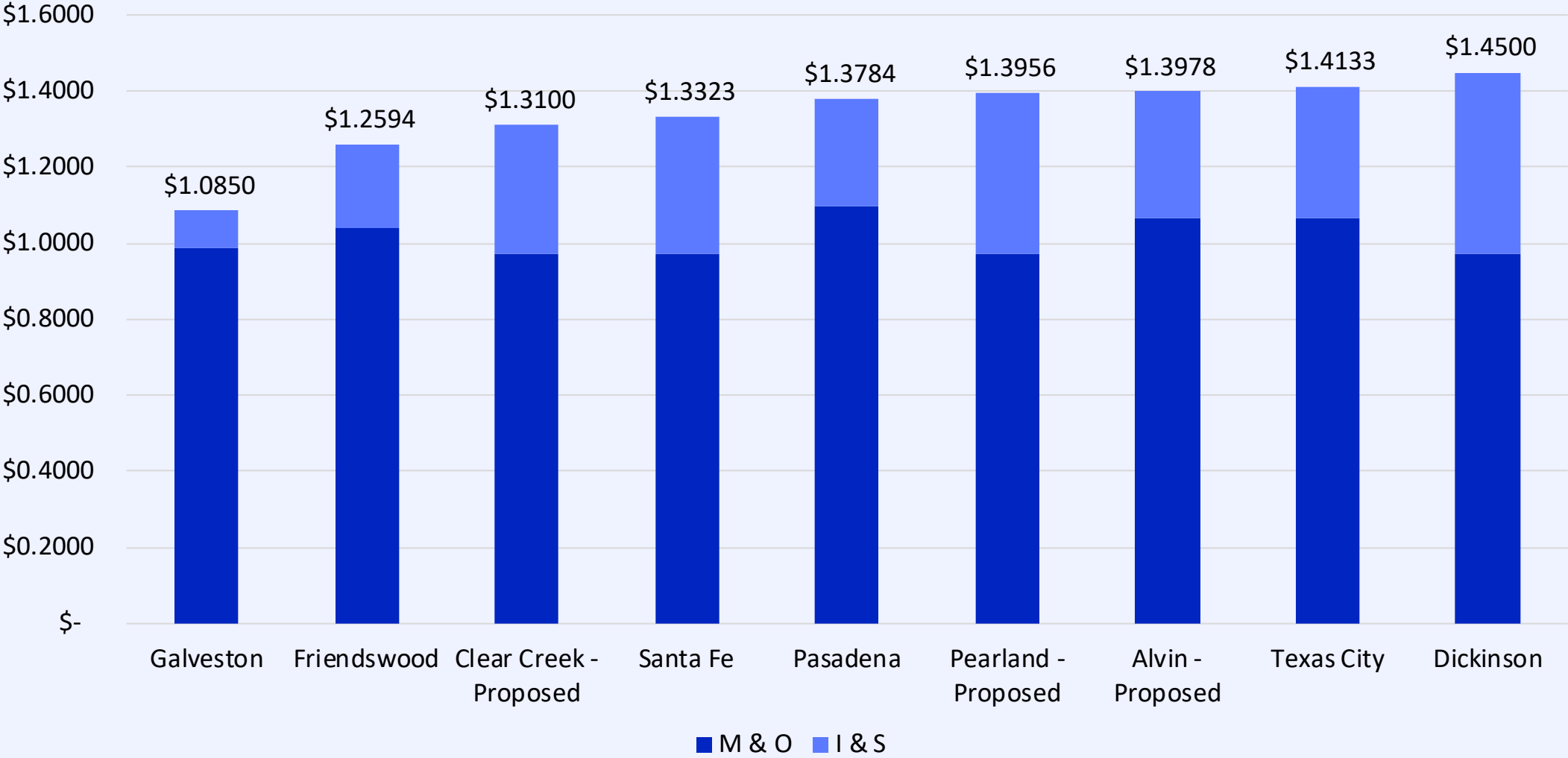
- Tax year 2018: \$1.3670
- Tax year 2019: \$1.2594
- Tax rate savings for 2019: \$0.1076
- Average taxable value of residences in FISD is \$324,997.
Tax savings for 2019 is \$350.

2.5% compression effective September 1, 2020

- If current taxable values grow greater than 2.5%, the state funding formula will restrict the Tier 1 tax levy to no more than 2.5% more than the prior year.
- 5 year property value growth trend for FISD is 7%.



SURROUNDING DISTRICT TAX RATES





FRIENDSWOOD ISD TAX STATEMENT

Property Owner

MUSTANG, MIGHTY
99999 CAMBRIDGE DR
FRIENDSWOOD, TX 77546-0000

Property Description

99999 CAMBRIDGE DR
ABST 70 PAGE 2 LOT 14 BLK 90
WILDERNESS TRAILS SEC 3

ACRES: 0.2690

*****Values*****			
LAND	IMPROVEMENT	PERSONAL PROPERTY	TOTAL
40,390	309,610		350,000

*****Exemptions*****						
Entity	Homestead	Over 65 / Disabled	Disabled Veteran	Cap Adj / Ag Deferred	Exempt / Nominal PP	Taxable Value
FISD	25,000	0	0	0	0	325,000
GCCDD	0	0	0	0	0	350,000

FISD TAX ASSESSMENT RATIO 100%
FISD TAX RATE PER \$100 1.259400
FISD TAX DUE \$ 4,093.05

GCCDD TAX ASSESSMENT RATIO 100%
GCCDD TAX RATE PER \$100 0.112200
GCCDD TAX DUE \$ 392.70

TOTAL DUE \$ 4,485.75



FRIENDSWOOD ISD TAX STATEMENT

F
I
S
D

TAX YEAR	ENTITY	APPRAISED VALUE	TAXABLE VALUE	TAX RATE	LEVY AMOUNT	PREV. YEAR
2019	01	350,000	325,000	1.259400	4,093.05	5.88%-
2018	01	343,137	318,137	1.367000	4,348.93	5.41%
2017	01	326,798	301,798	1.367000	4,125.58	3.92%
2016	01	311,236	286,236	1.387000	3,970.09	1.46%
2015	01	311,236	286,236	1.367000	3,912.85	10.97%
2014	01	282,942	257,942	1.367000	3,526.07	4.55%
5 Year %Chg		23.700%	31.672%			
Rate Breakdown 2019 M&O 1.04240 I&S 0.21700 2018 M&O 1.17000 I&S 0.19700						

Galv.
Cty.
DD

TAX YEAR	ENTITY	APPRAISED VALUE	TAXABLE VALUE	TAX RATE	LEVY AMOUNT
2019	08	350,000	350,000	0.112200	392.70
2018	08	343,137	343,137	0.108000	370.59
2017	08	326,798	326,798	0.108000	352.94
2016	08	311,236	311,236	0.112000	348.58
2015	08	311,236	311,236	0.115000	357.92
2014	08	282,942	282,942	0.135000	381.97
5 Year %Chg		23.700%	23.700%		
Rate Breakdown 2019 M&O 0.1122 I&S 0.00000 2018 M&O 0.1080 I&S 0.00000					

\$325,000
(Taxable Value)
÷ 100

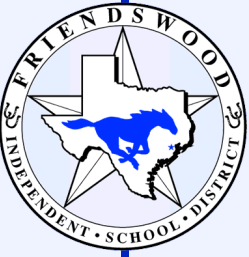
\$3,250
x \$1.2594
(2019 Tax Rate)

\$4,093.05
Total FISD Tax



FRIENDSWOOD ISD MAINTENANCE SAVINGS





MAINTENANCE COST SAVINGS

Facility/Campus	Contracted/ Average Bid	Actual Spent	Savings
<i>Friendswood High School</i>	\$645,512	\$246,279	\$399,233
<i>Junior High</i>	\$70,368	\$19,092	\$51,276
<i>Bales</i>	\$224,500	\$141,797	\$82,703
<i>Windsong</i>	\$256,500	\$148,792	\$107,708
<i>Cline</i>	\$66,000	\$50,690	\$15,310
<i>Westwood</i>	\$604,874	\$400,075	\$204,799
<i>Support</i>	\$682,570	\$335,766	\$346,804
Total:	\$2,550,324	\$1,342,491	\$1,207,833

- Period covered January 2018 to August 31, 2019 (20 Month Period)
- Projects completed internally by Maintenance and Operations
- District bidding process



QUESTIONS?

Out of
the Blue
Into the
New!

Mustangs

The seal of Friendswood ISD is a circular emblem. It features a central five-pointed star. Inside the star is a silhouette of a horse. Above the horse is a building, and below it is a map of Texas. The words "FRIENDS WOOD" are arched across the top, and "INDEPENDENT SCHOOL DISTRICT" is arched across the bottom.

SEE YOU NEXT TIME!

MEETING #2

Tuesday, October 1, 2019
Friendswood ISD Board Room