



**NEW BRAUNFELS**  
HIGH SCHOOL

# Master Planning Update

June 15, 2021



# Agenda

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TIME	AGENDA ITEM
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2 mins	Schedule/Scope
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5 mins	Existing NBHS Site & Building Analysis
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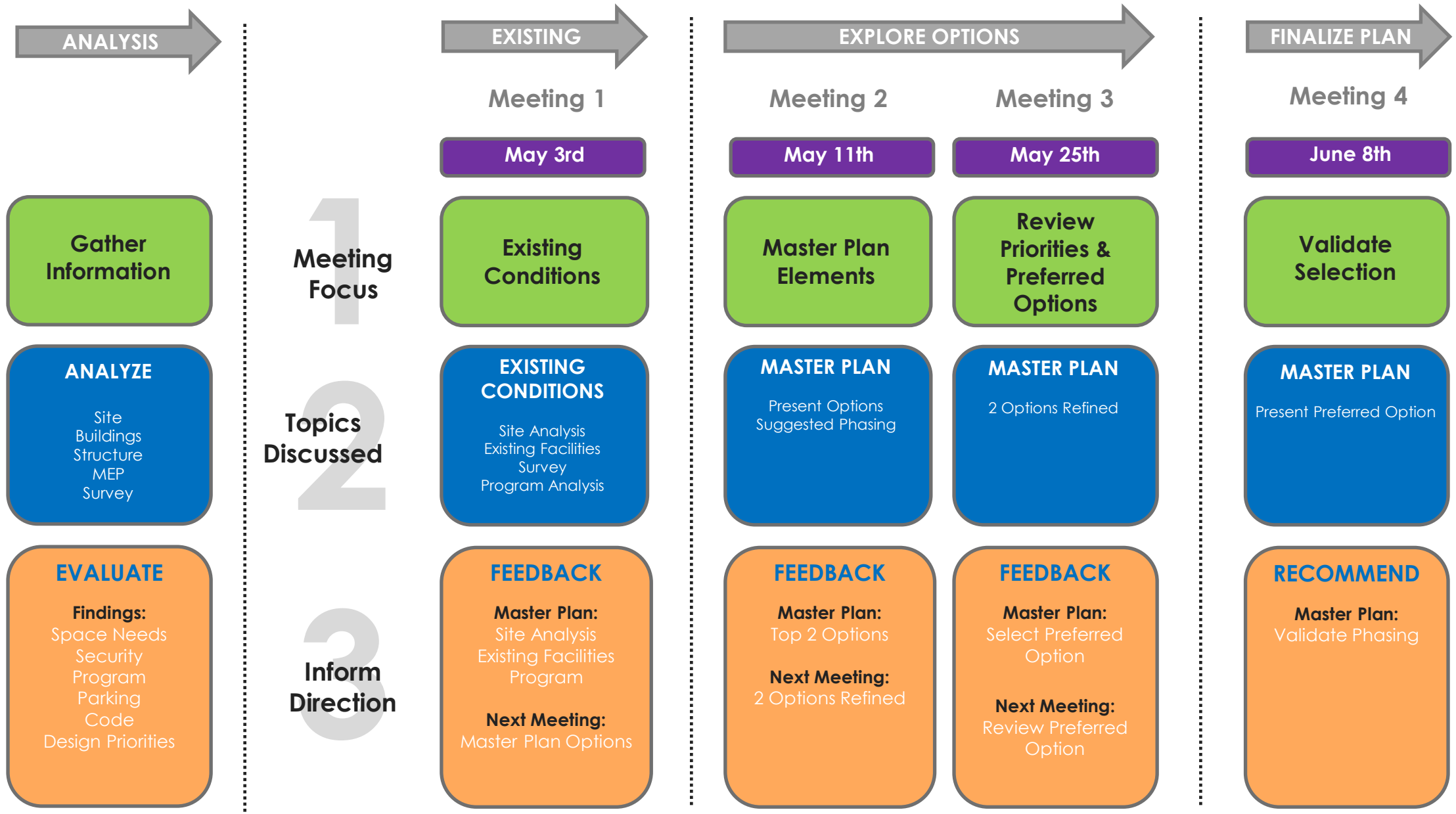
5 mins	Community Survey Recap
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10 mins	Program Analysis – NBHS & Long Creek HS
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10 mins	Design Options
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Q & A



# Process + Objectives/Goals



# Agenda

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Q & A



UNDEVELOPED / GREEN SPACE

MAJOR HIGHWAY

Hwy 337/46

RESIDENTIAL

Main Building

NEW BRAUNFELS  
HIGH SCHOOL SITE

RESIDENTIAL

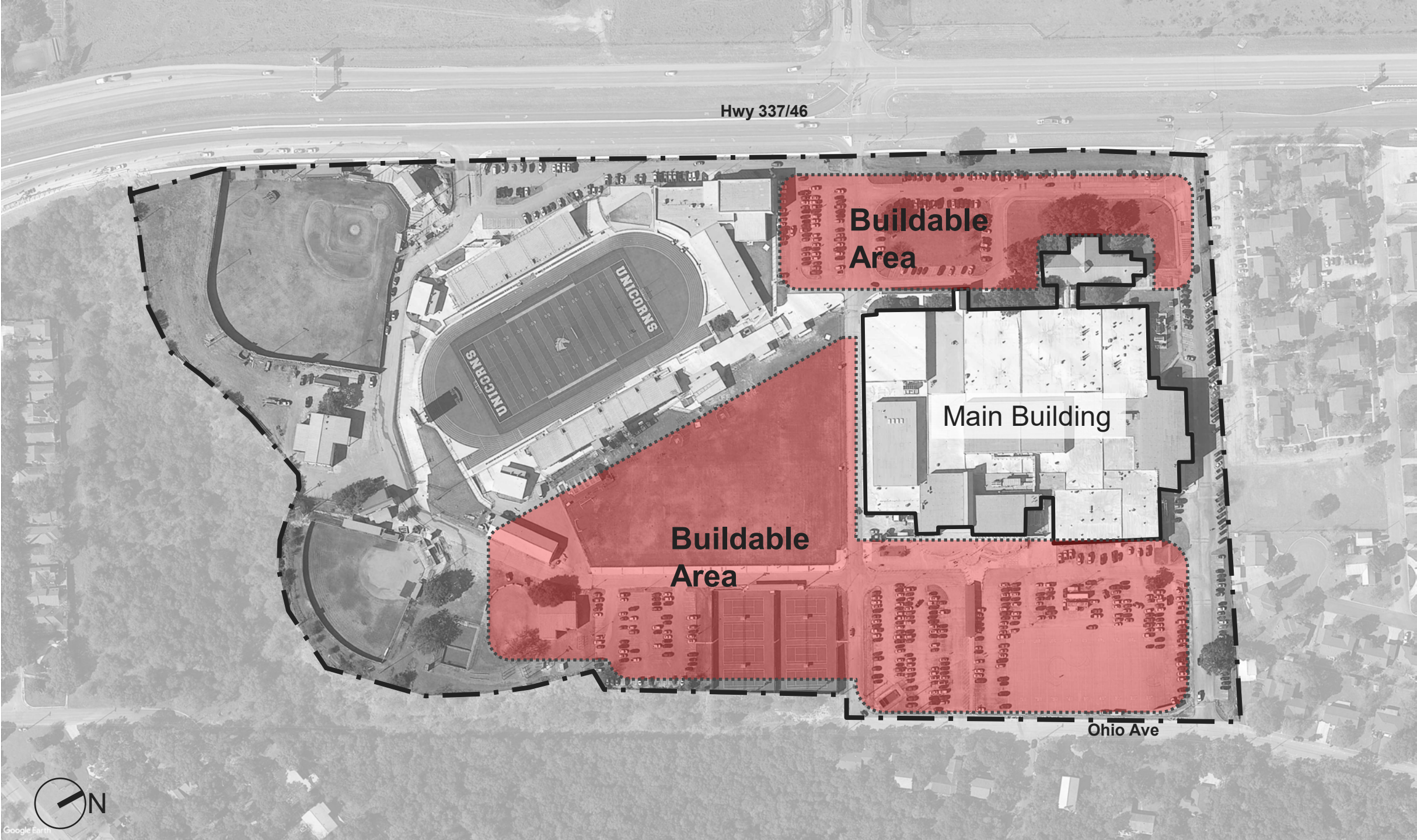
UNDEVELOPED /  
GREEN SPACE

Ohio Ave

RESIDENTIAL







Hwy 337/46

Buildable Area

Main Building

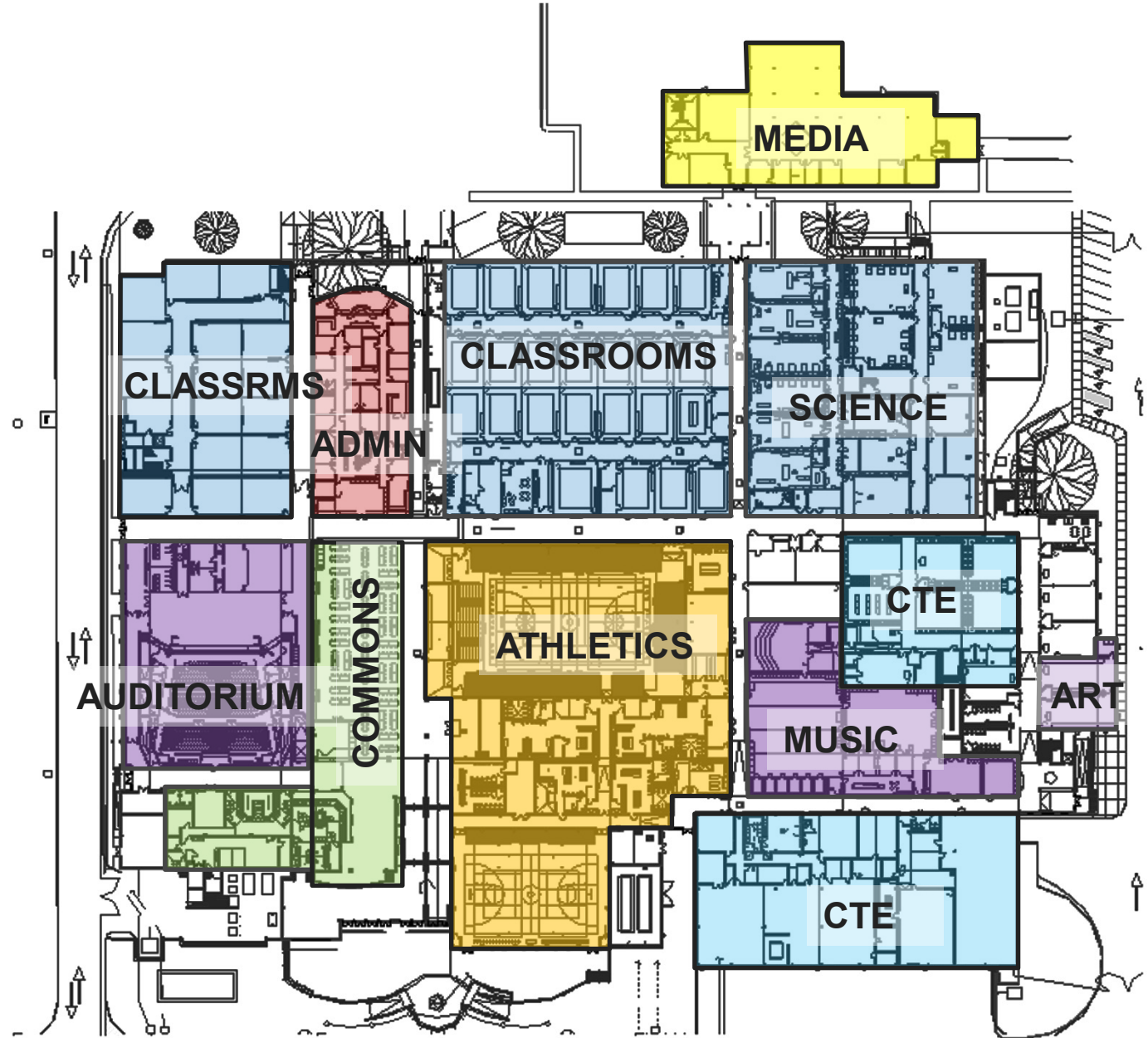
Buildable Area

Ohio Ave

739-909-3333



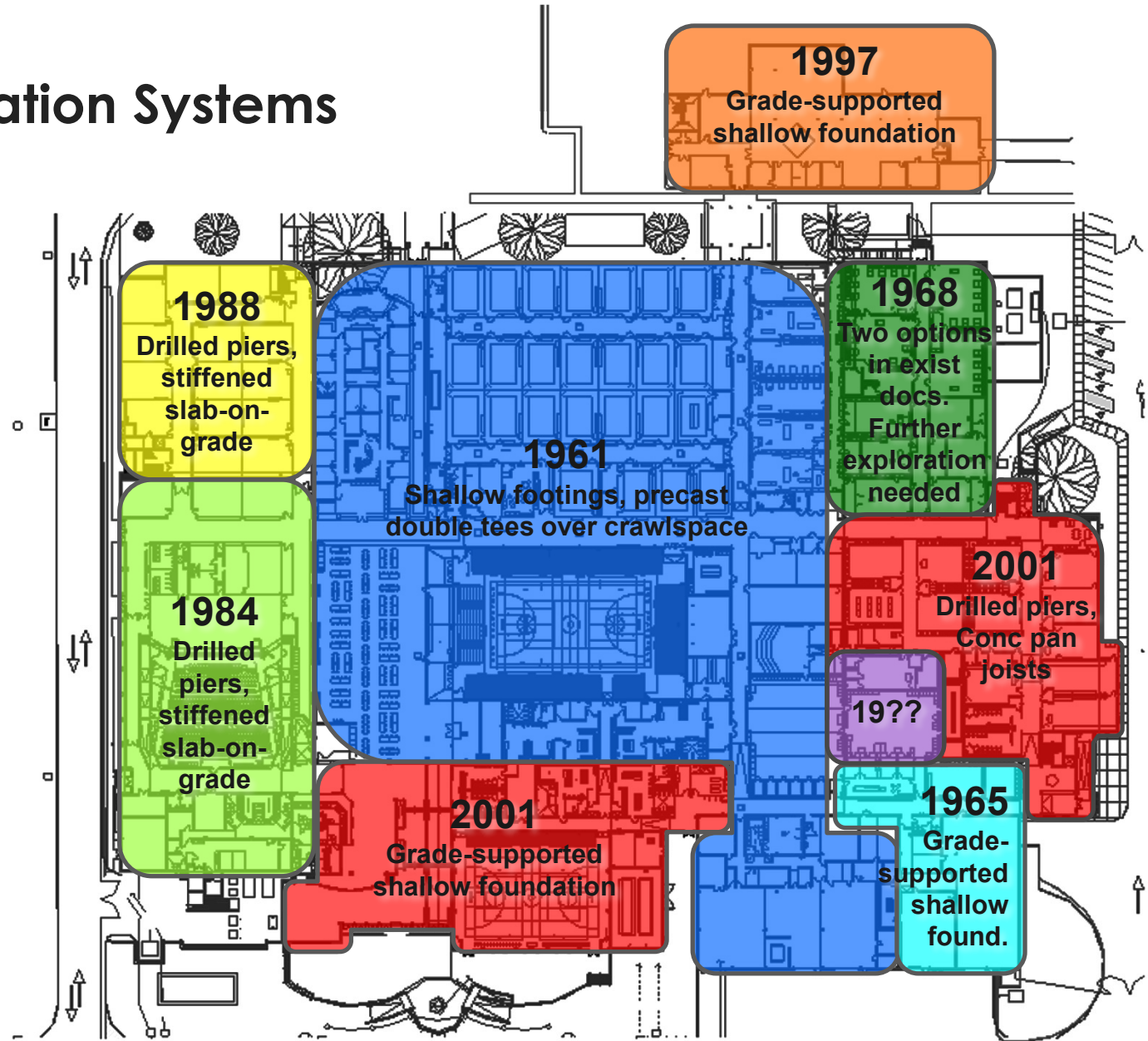
# Organization





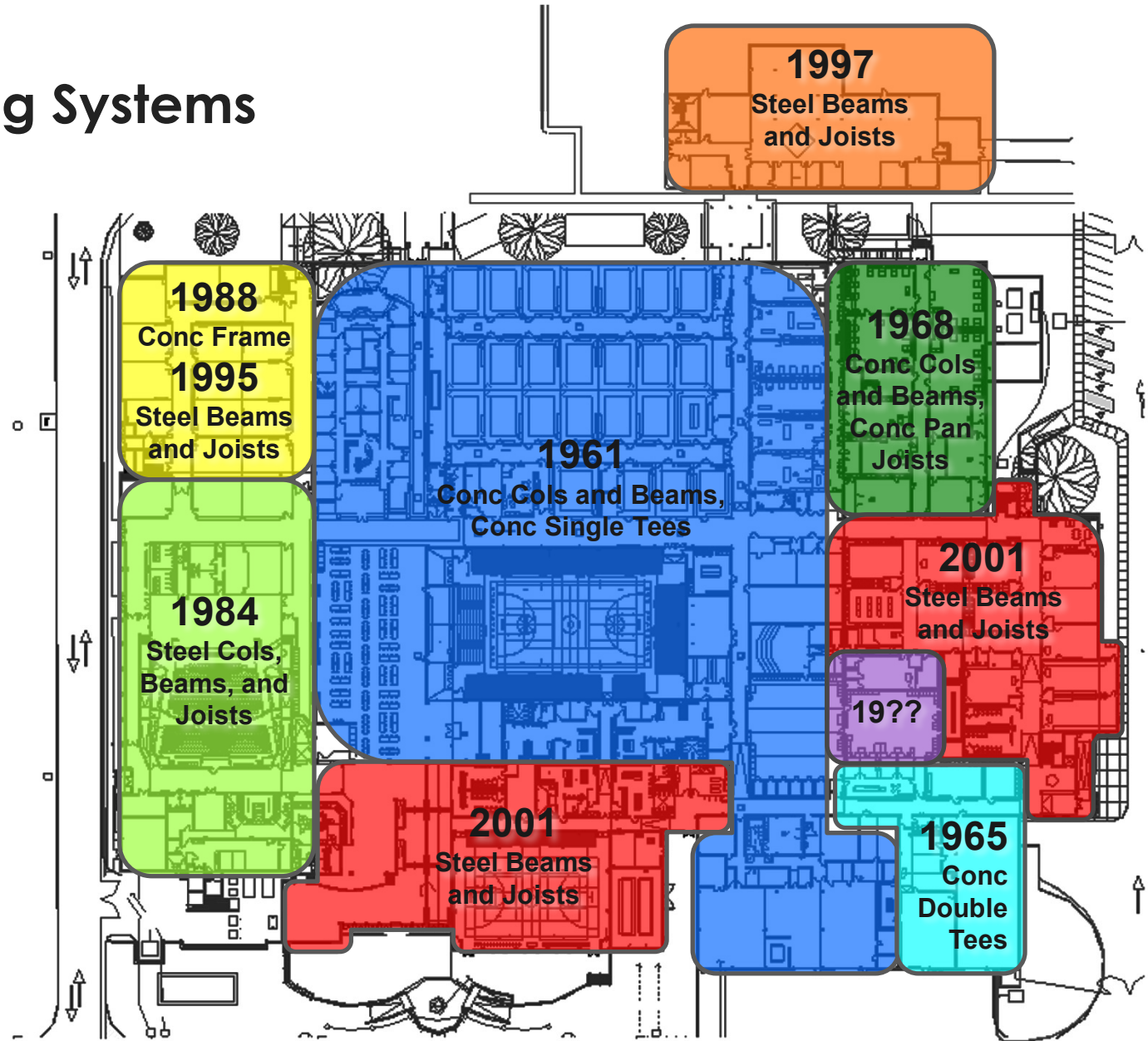


# Structural Foundation Systems



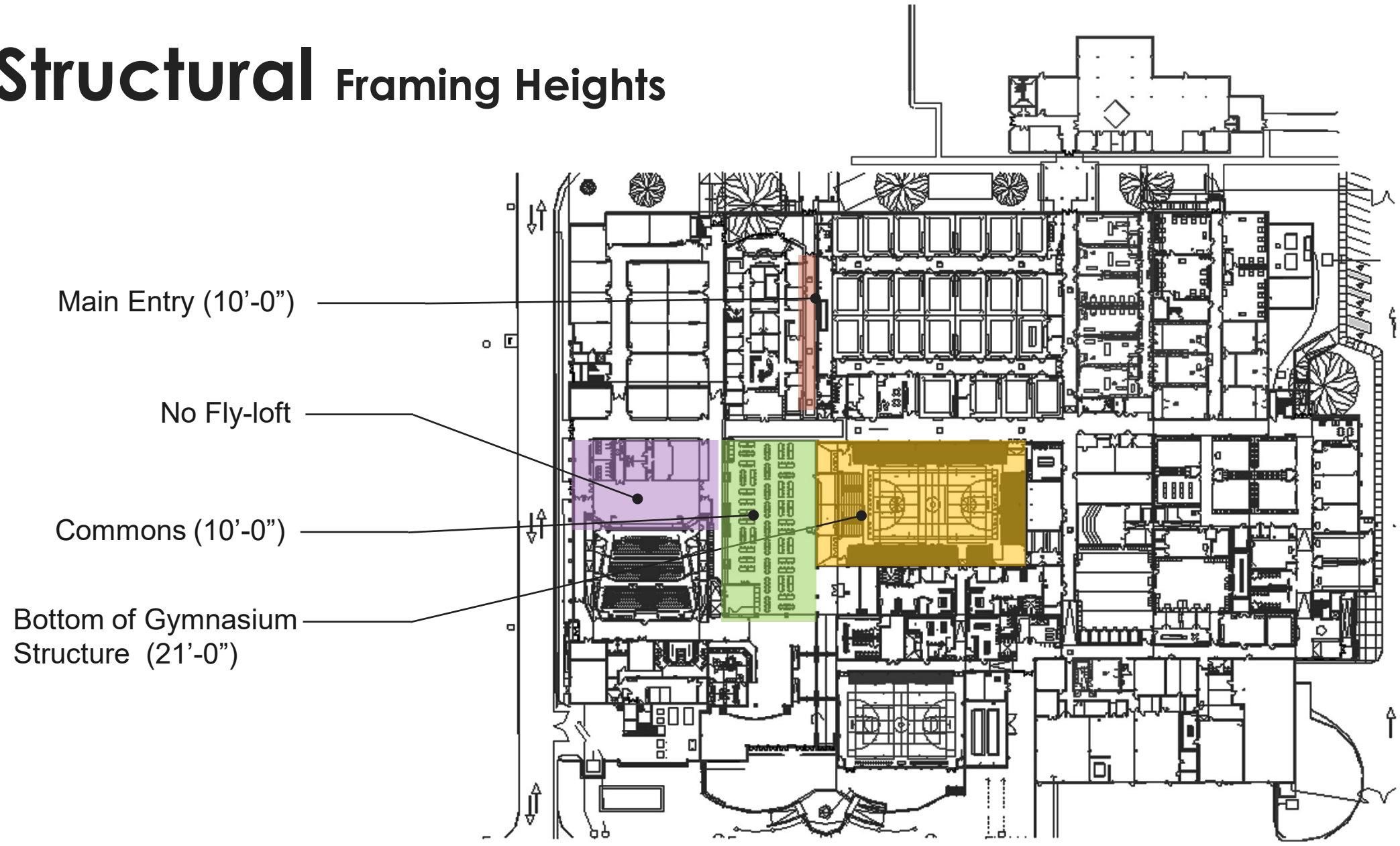


# Structural Framing Systems



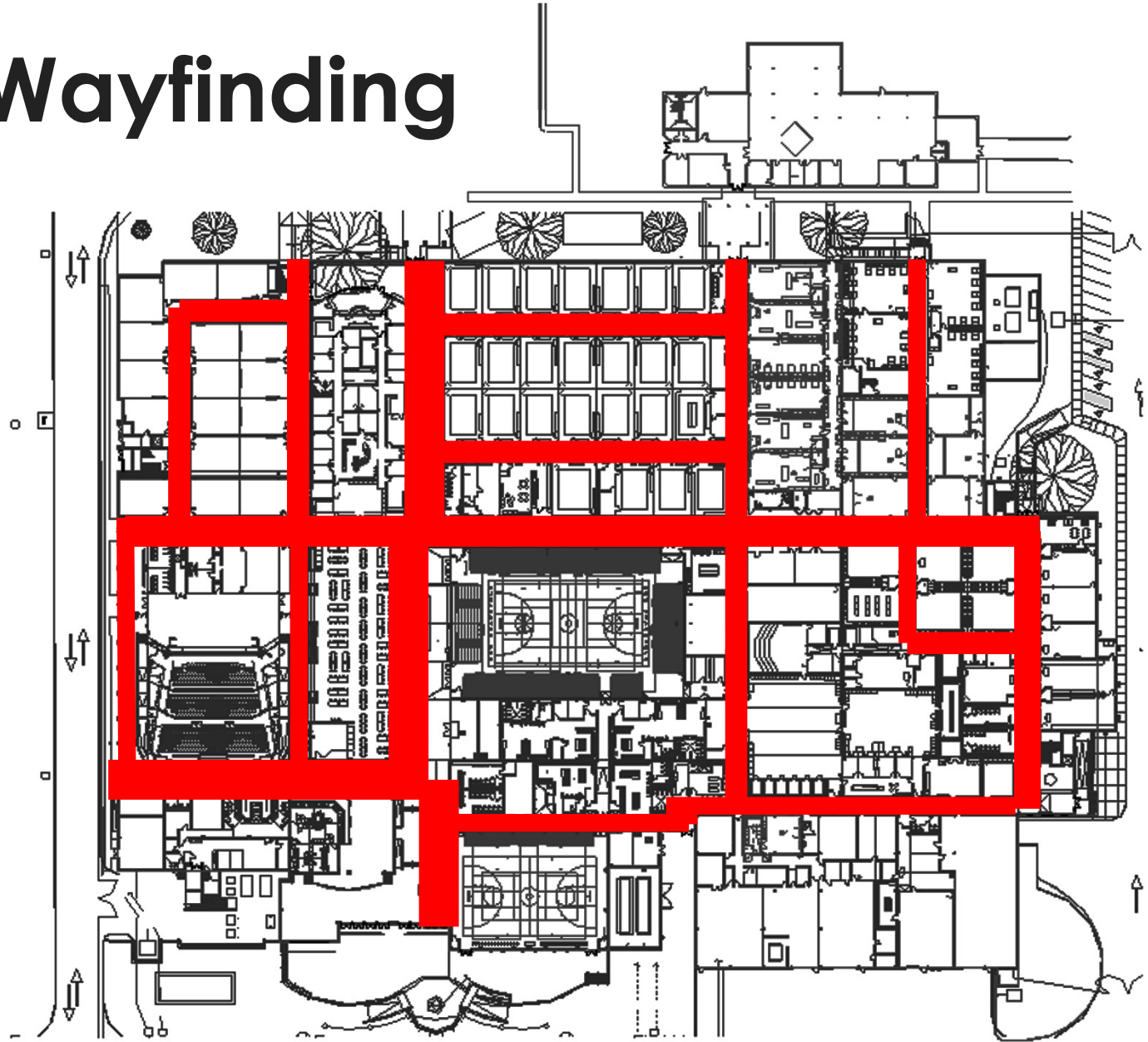


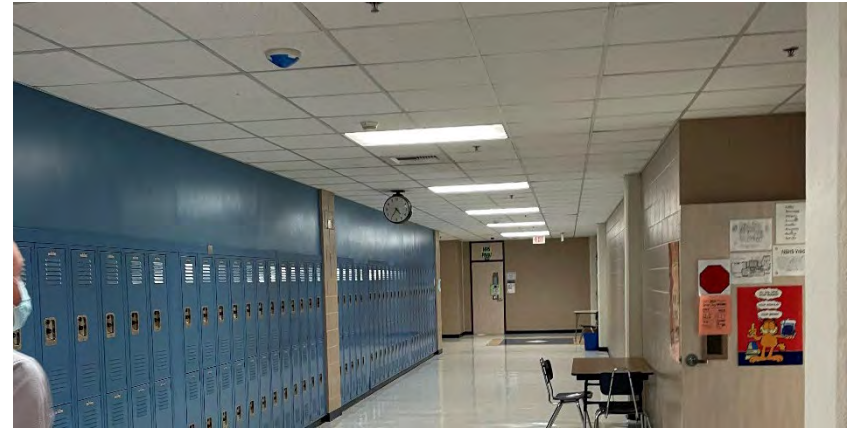
# Structural Framing Heights



# Circulation / Wayfinding

- No clear overall organization
- Lockers no longer needed
- Dark and gloomy
- Non ADA compliant ramps

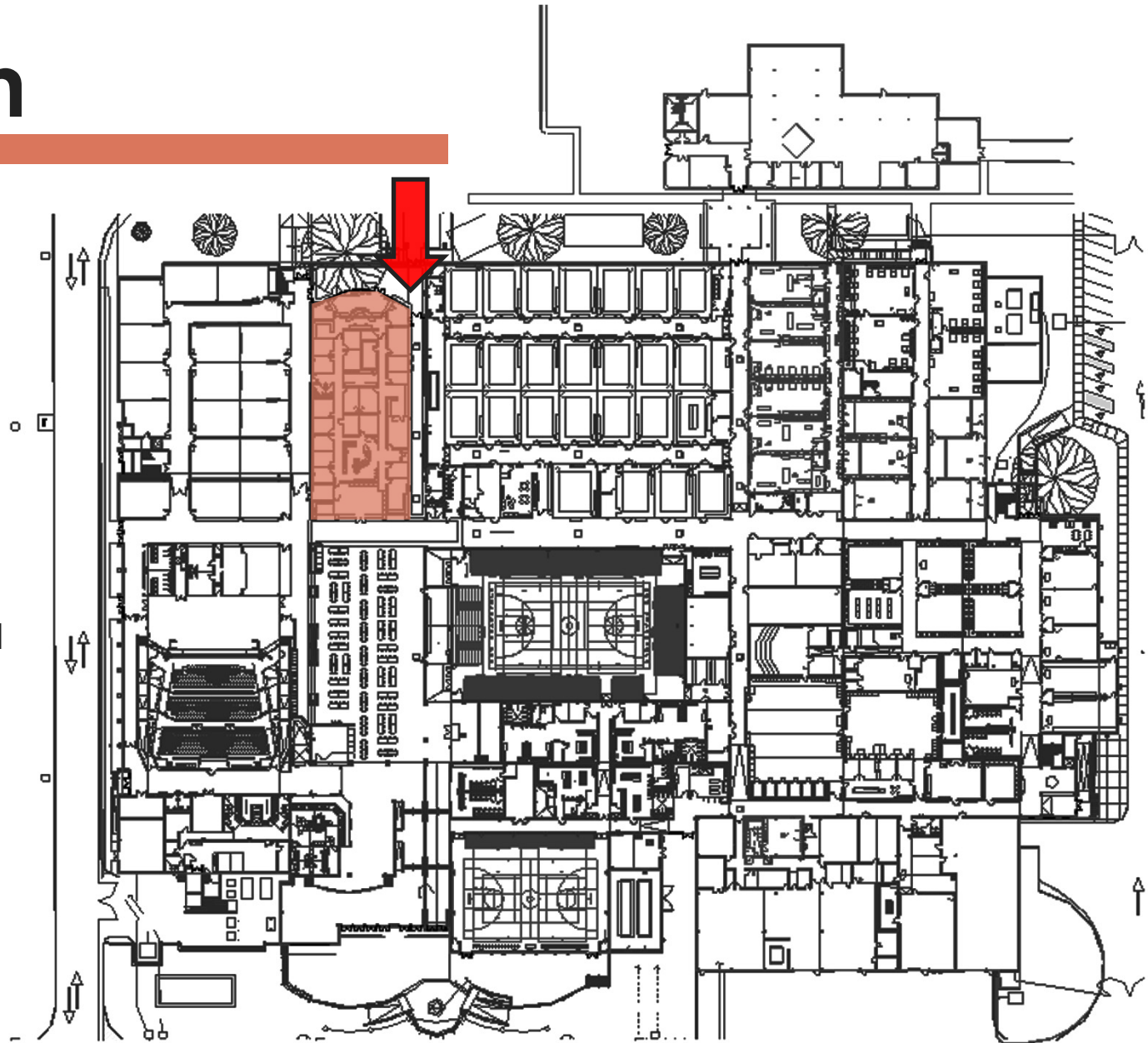






# Administration

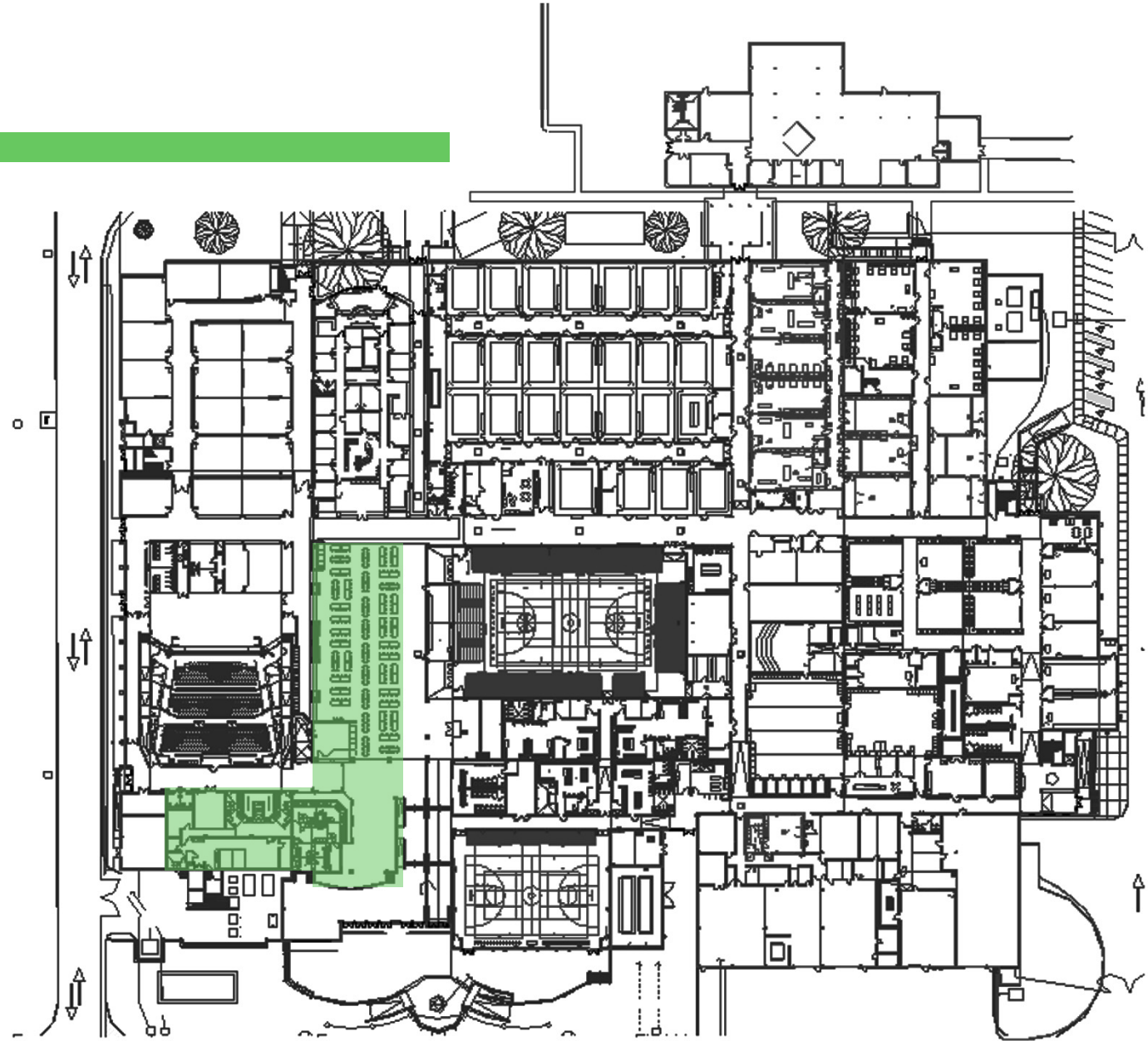
- General flow through the office is complex
- Counselor and AP offices are not adjacent to the student commons or main circulation in the school.
- Principal's secretary needs her own enclosed office space
- Request for an extra office with a hot desk
- Two offices in back of admin could be moved
- Career Center could be located somewhere else, but needs to be available to students at lunch
- Corridor next to admin has structural issues
- Planter can be removed completely





# Food Service

- Low ceilings make the space feel compressed.
- Lower deck in the addition is not heavily utilized
- Bar area can be removed
- Need for storage to accommodate equipment in the hallway



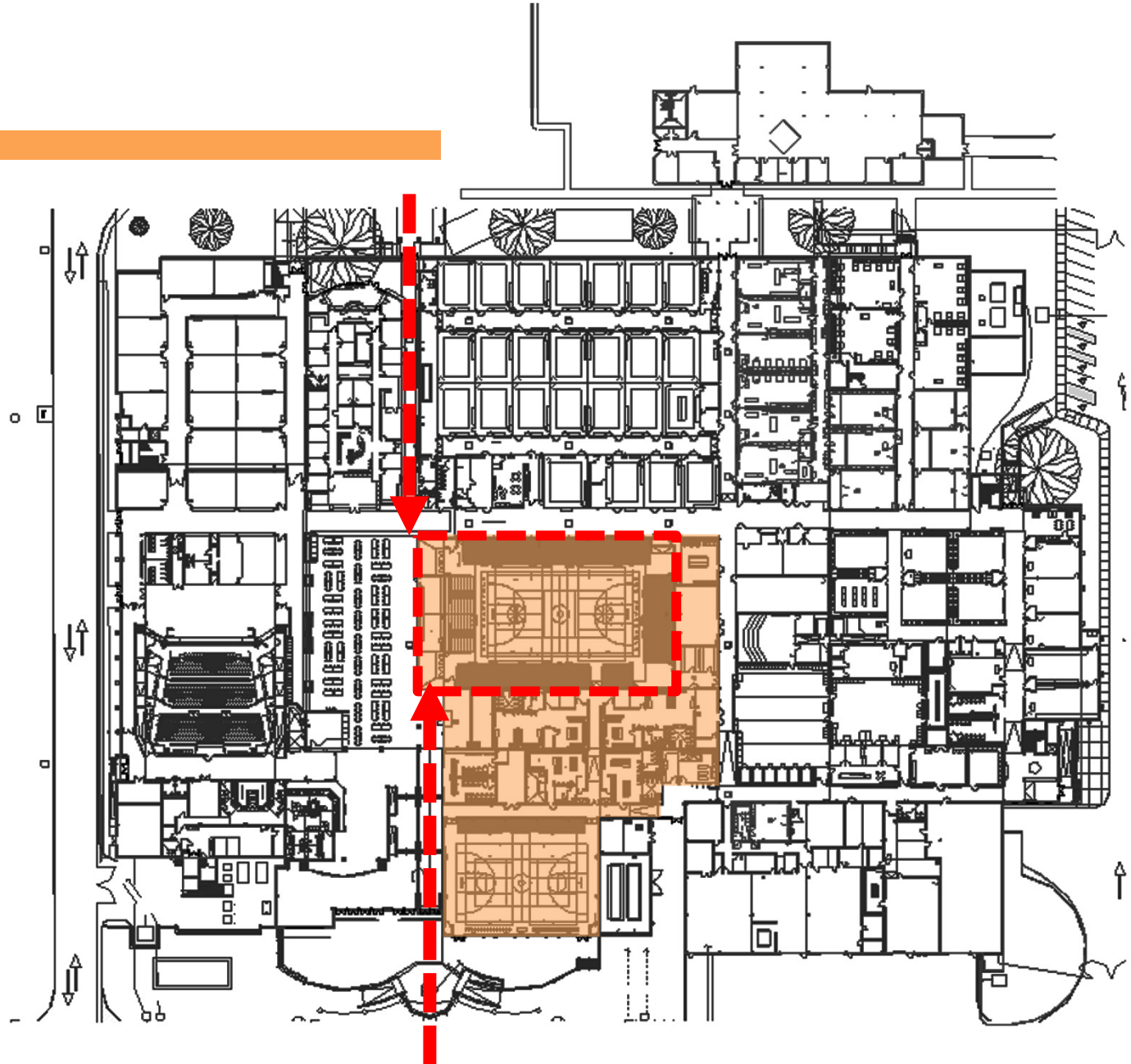






# Athletics

- Located in the heart of the school causing access, wayfinding, and ticketing issues. (Kids everywhere)
- Egress is an issue
- Ceiling is too low for competitive volleyball.
- Seating configuration not preferred
- Lockers are dated and not sized appropriately to accommodate all athletes.
- No coaches shower
- Hot mastic on ducts in wrestling room



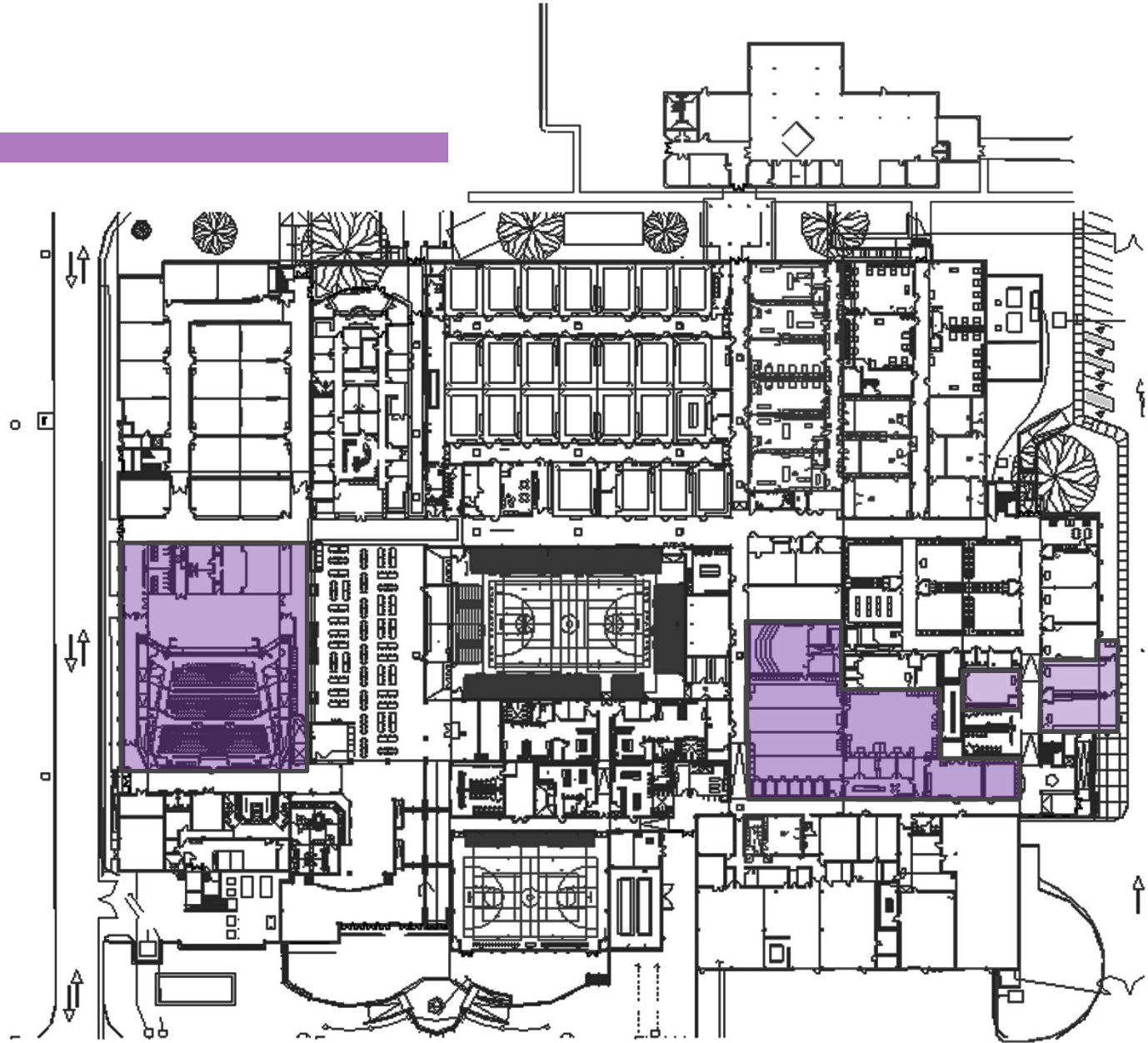




# Fine Arts

## Auditorium

- Only Sized for 500, 800 needed to seat a full class
- Stage does not hold the entire band (300 students)
- No fly or Wings
- No Scene shop, or Black Box
- No Storage
- ADA access is awkward and not accessible to backstage
- Wayfinding is difficult

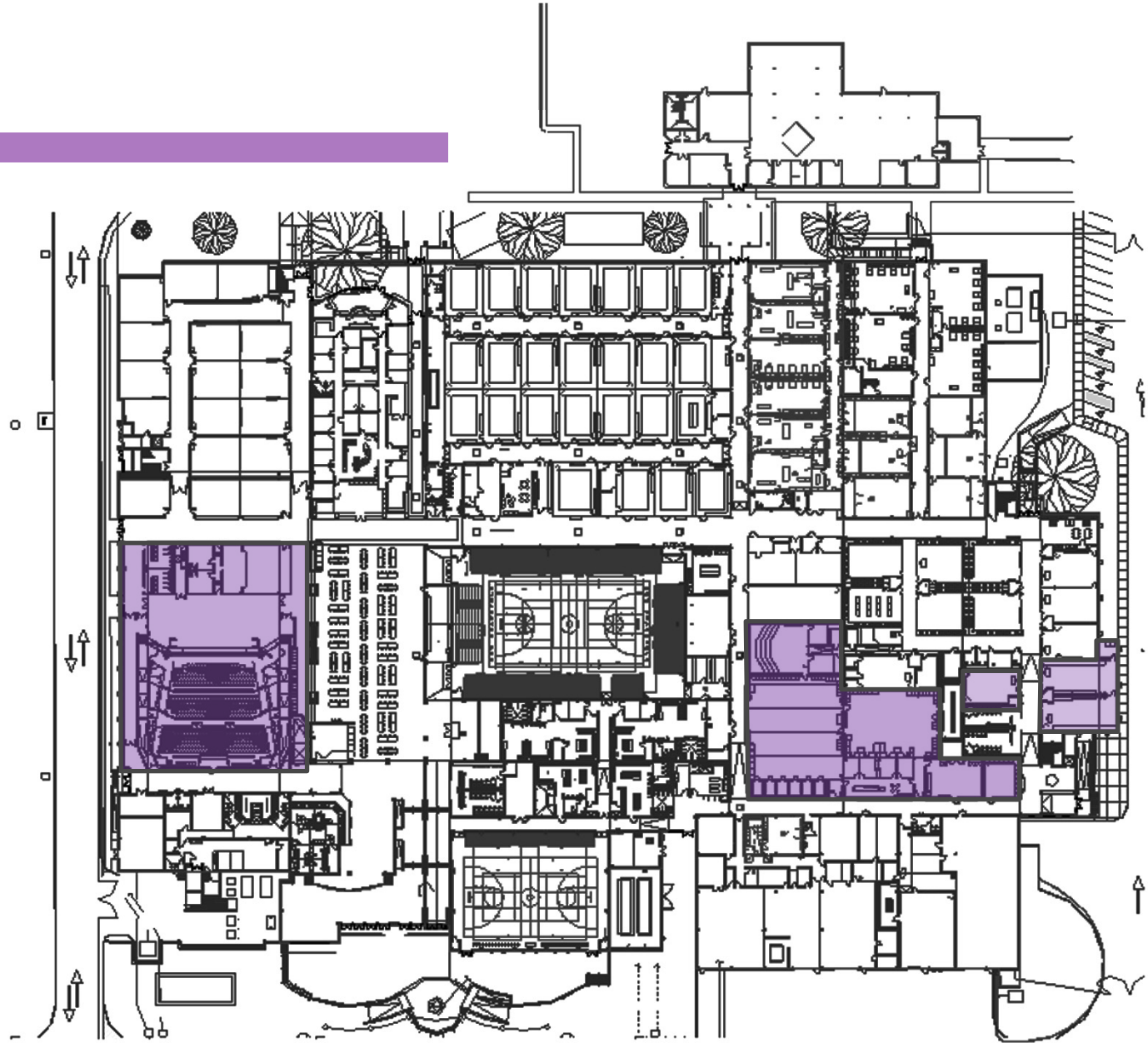


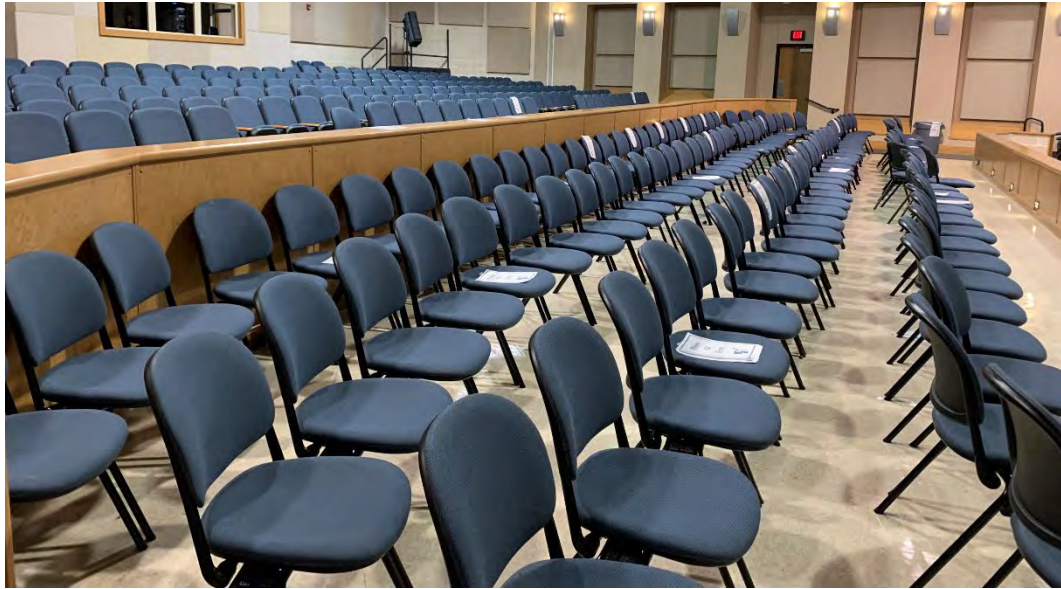
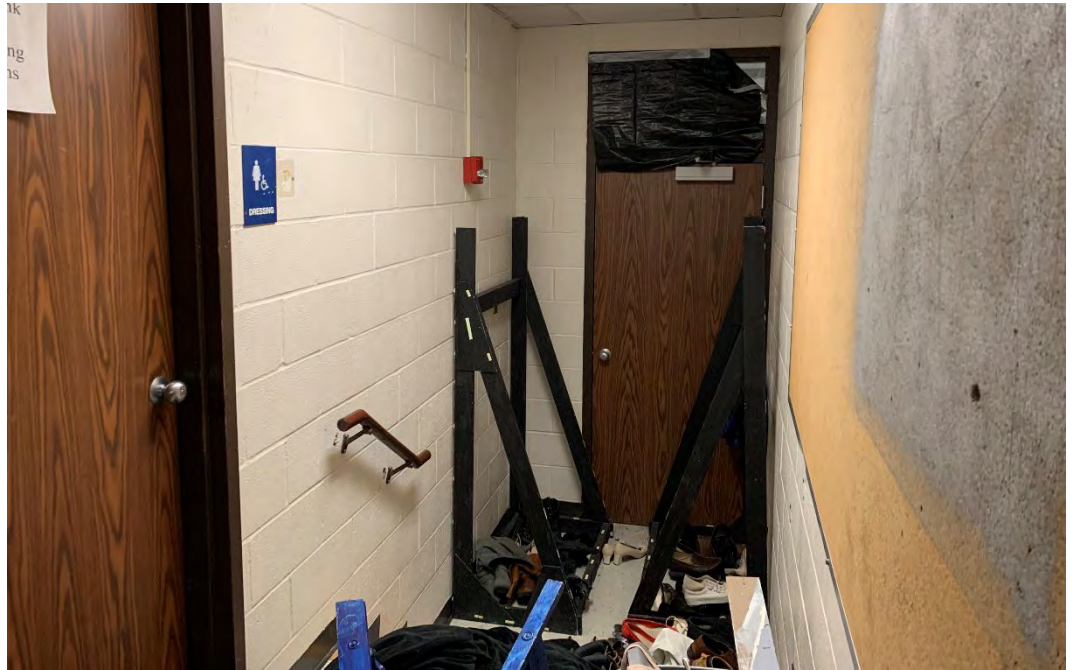


# Fine Arts

## Auditorium

- Multi-use prop storage: props & custodial stored in same room
- Obstructed views at flat floor
- No house access to sound booth
- Obstructed views from sound booth
- Area near entrance used for storage-uninviting for guests
- Poor acoustics





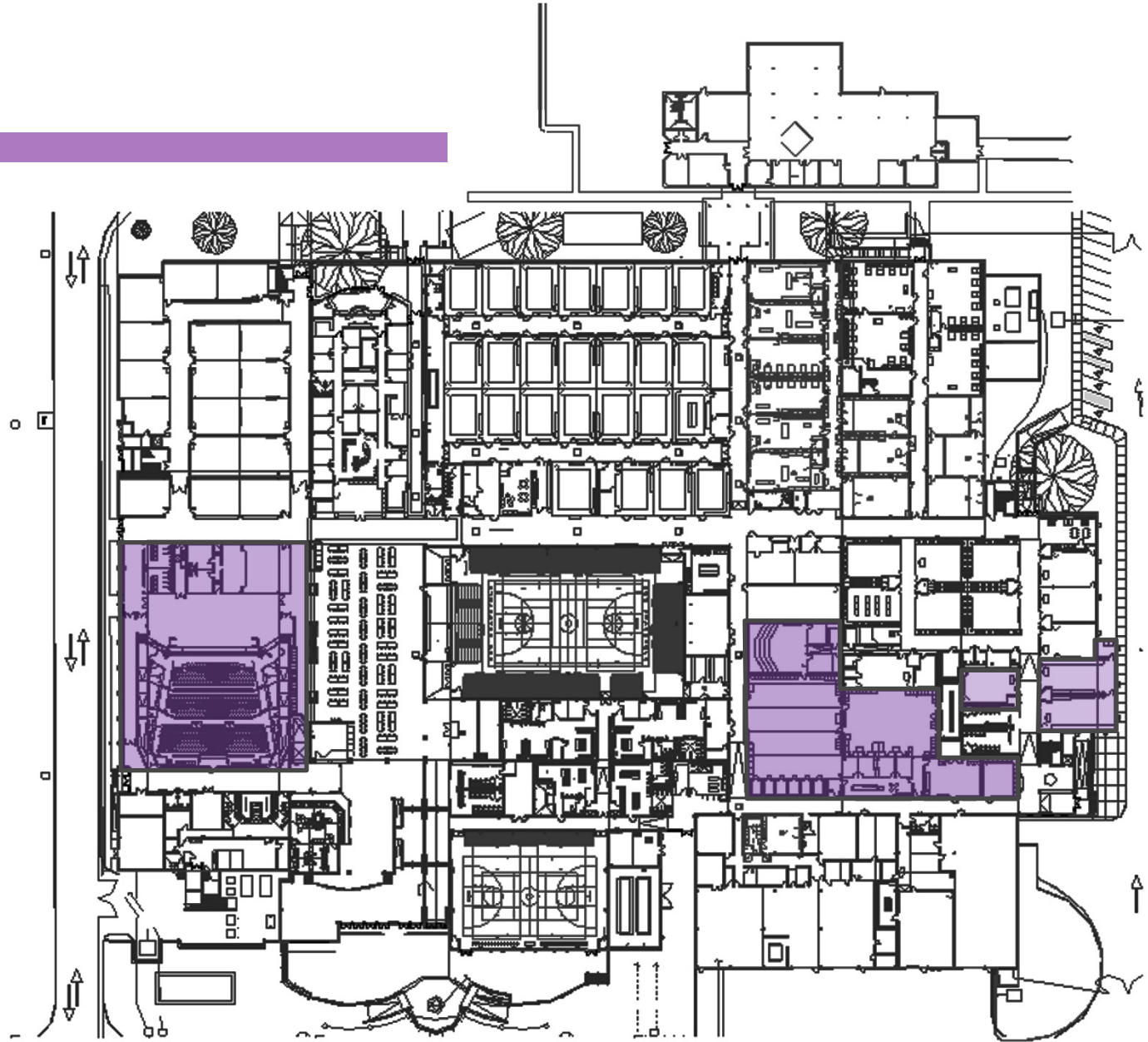
# Fine Arts

## Band Hall

- Additional storage needed
- Band room does not accommodate the entire band
- Ceilings are too low
- Seals on Wenger doors failed
- Ventilation issues

## Choir

- Not large enough to accommodate full choir
- Fixed risers reduce flexibility
- Ventilation issues





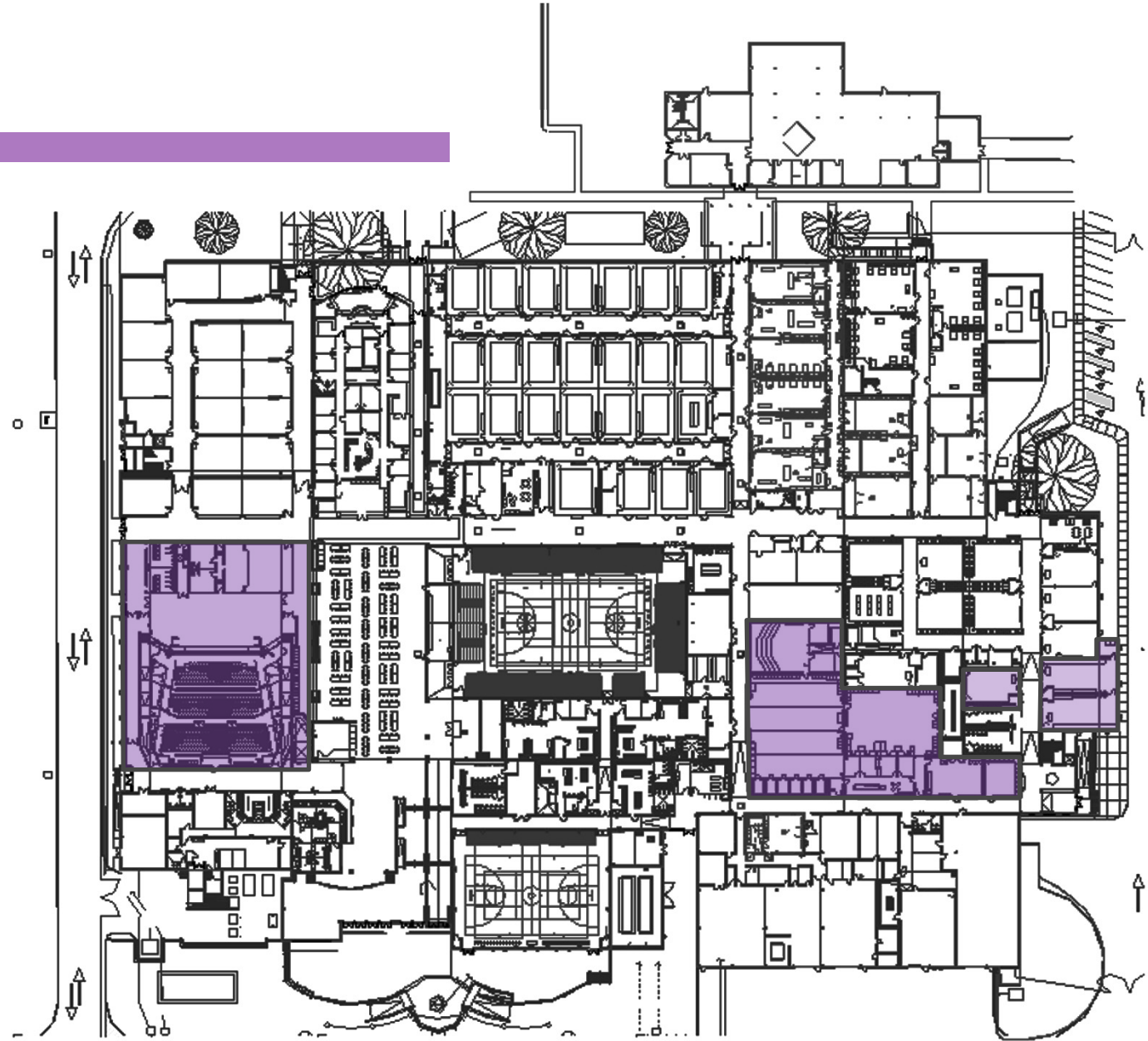
# Fine Arts

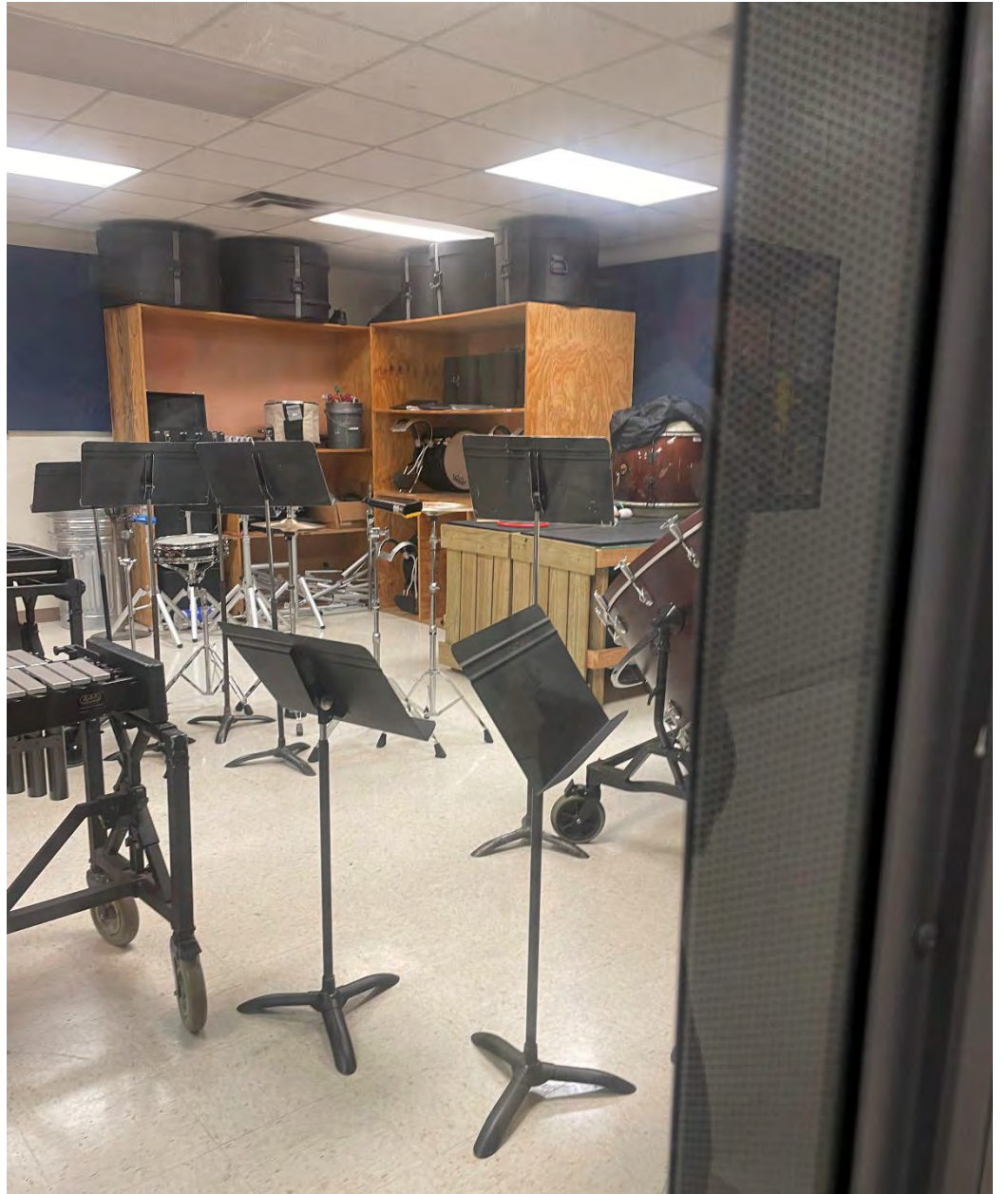
## Dance

- Too small – 76 currently in program
- Ceilings too low
- No toilets or sinks in locker room
- Need Storage

## Visual Art

- Additional classroom and storage needed
- Undersized



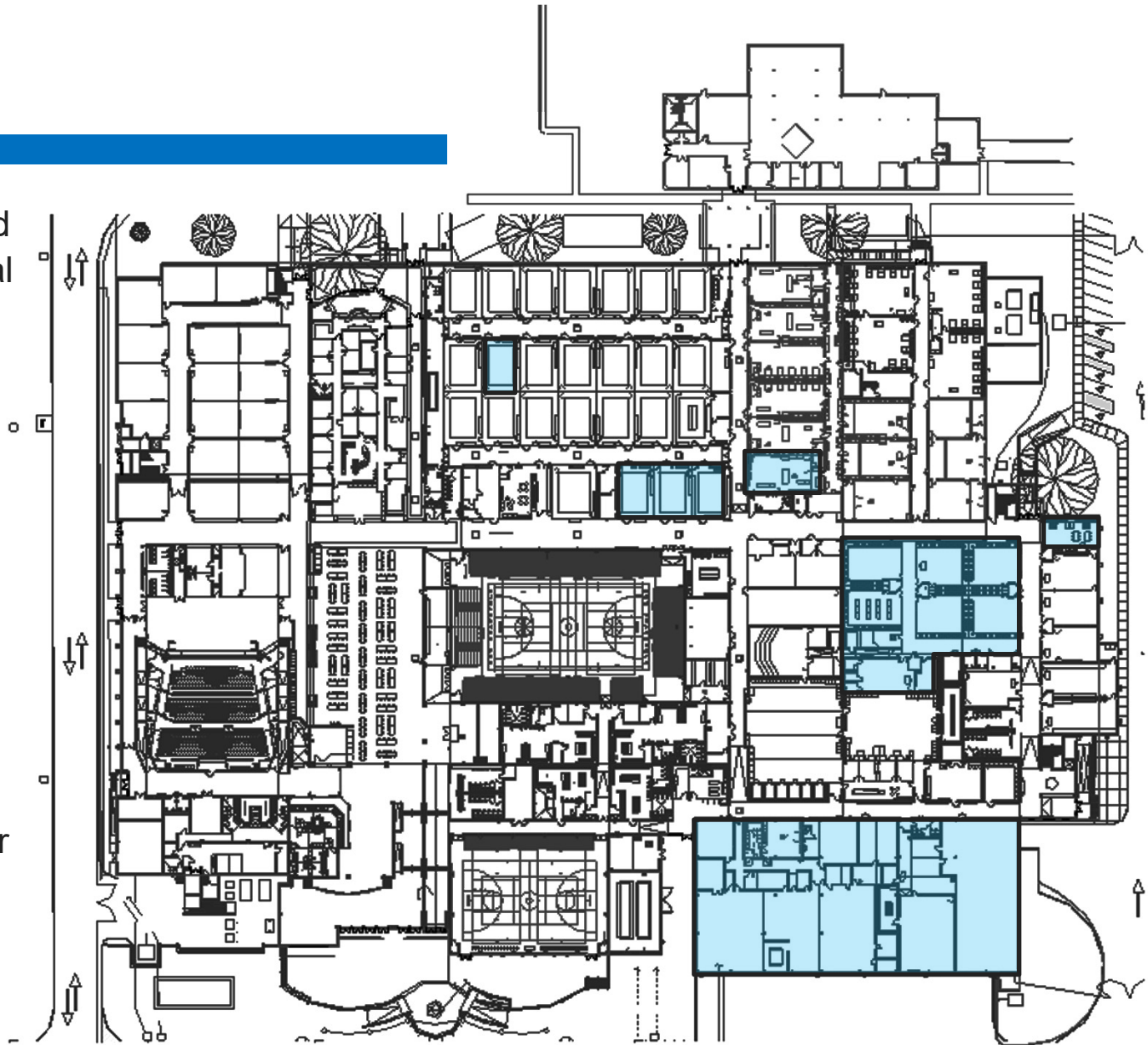


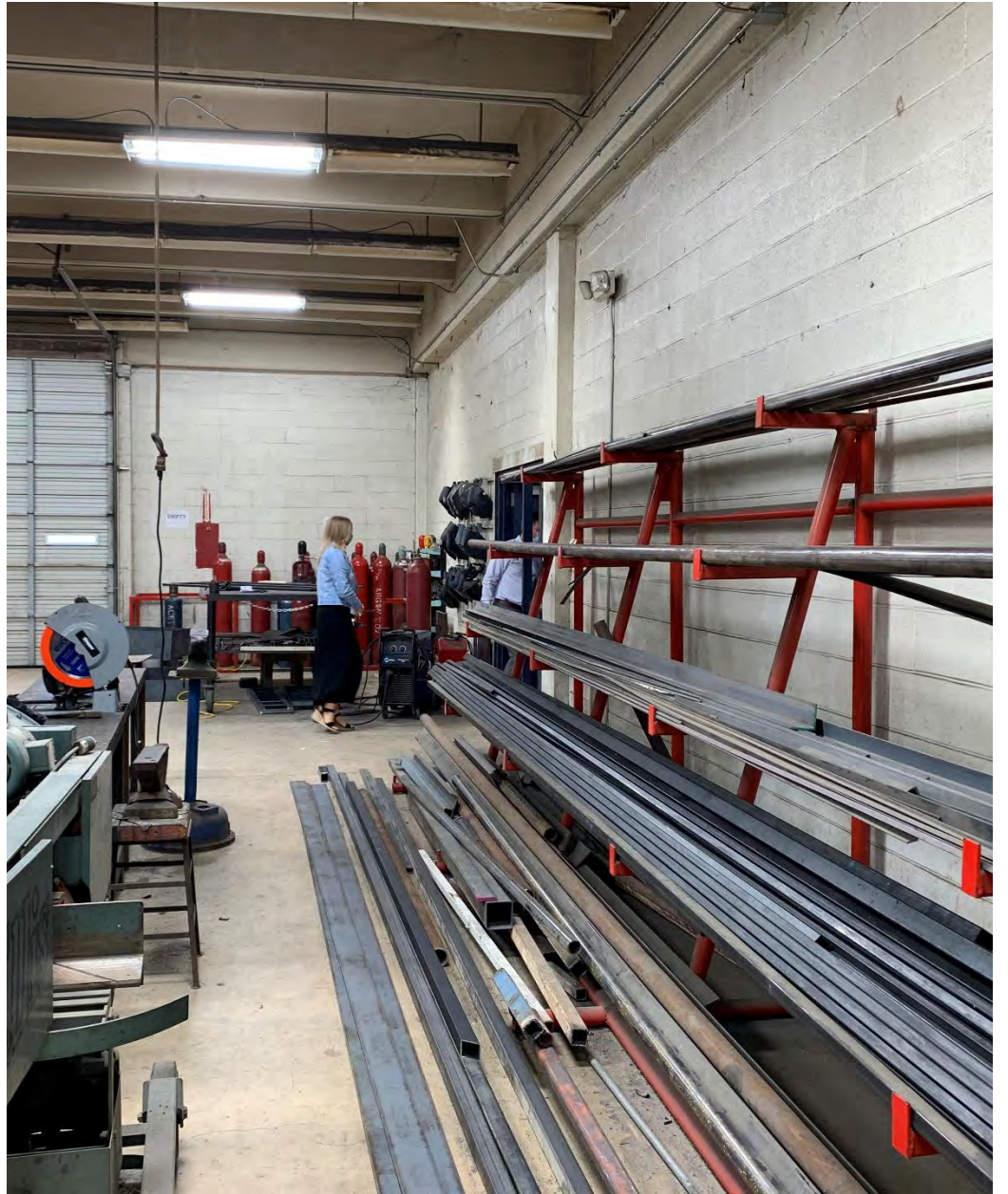




# Career Tech

- Ag classroom is small and cluttered
- Wood shop is effective, but material storage would be helpful. Outdoor cover would be helpful
- Automotive will be too small once the new High School Opens.
- Automotive classroom is too small
- Home economics is not Culinary. New space required
- Floral needs a larger space
- Robotics is sharing a computer lab and practices robots in hallway
- V/A classroom does not have enough network or computer power to run the programs needed.
- Health Science practicum is in too small of a space
- Culinary is outdated



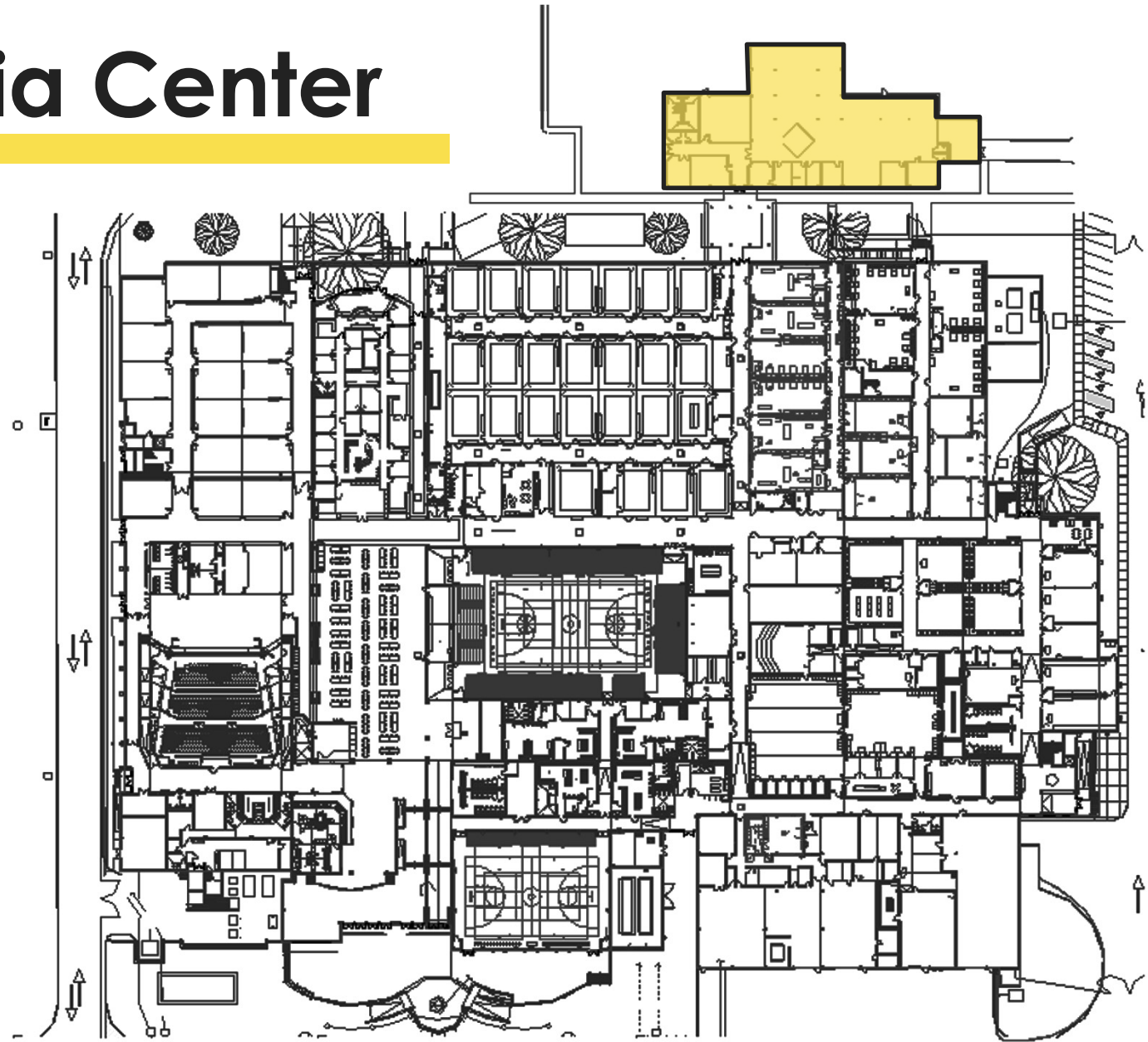






# Library / Media Center

- Nice, light filled space
- Too remote, not used by students
- Outdoor connector



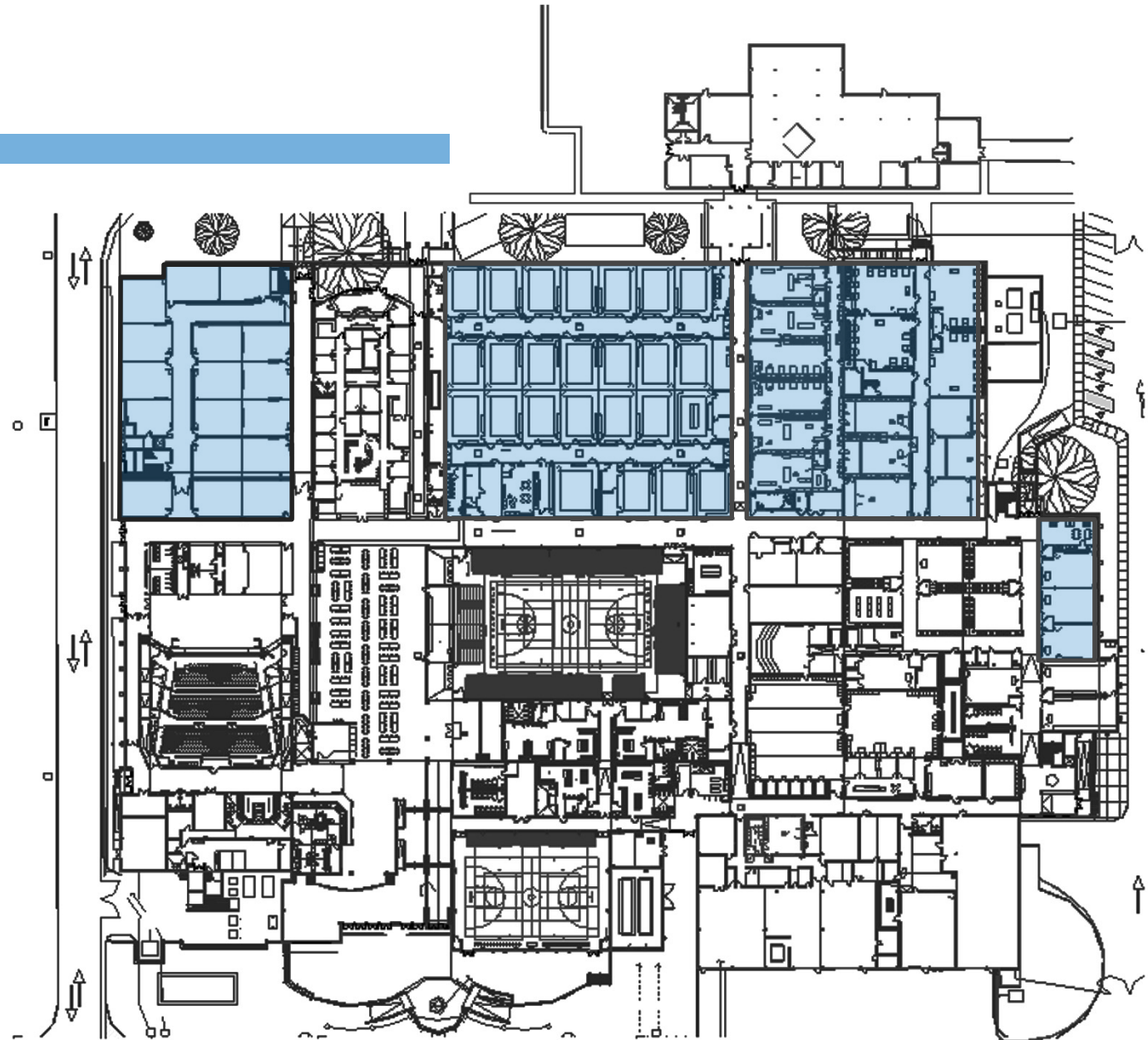




# Academics

## Classrooms & Science

- Science prep room / storage / hallway is extremely cluttered
- 1 classroom was made into a science room
- Some classrooms are undersized.
- Life skills was located at upstairs classrooms. Casework needs to be removed
- Lighting both artificial and natural need to be improved.
- HVAC system needs to be redone in science area.



Level 1



# Academics



Level 2





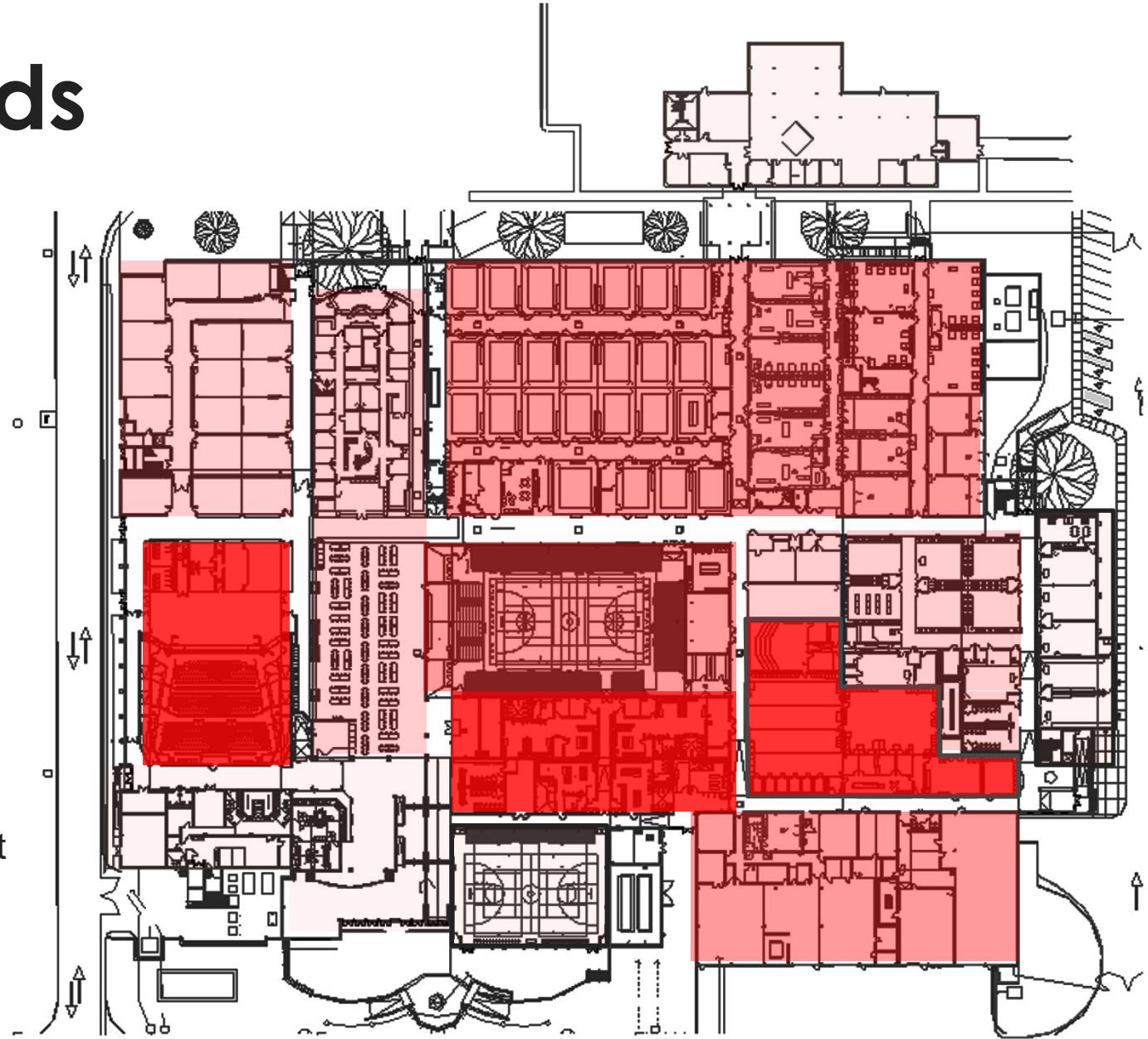


# Space Needs

Most in need of replacement



Least in need of replacement



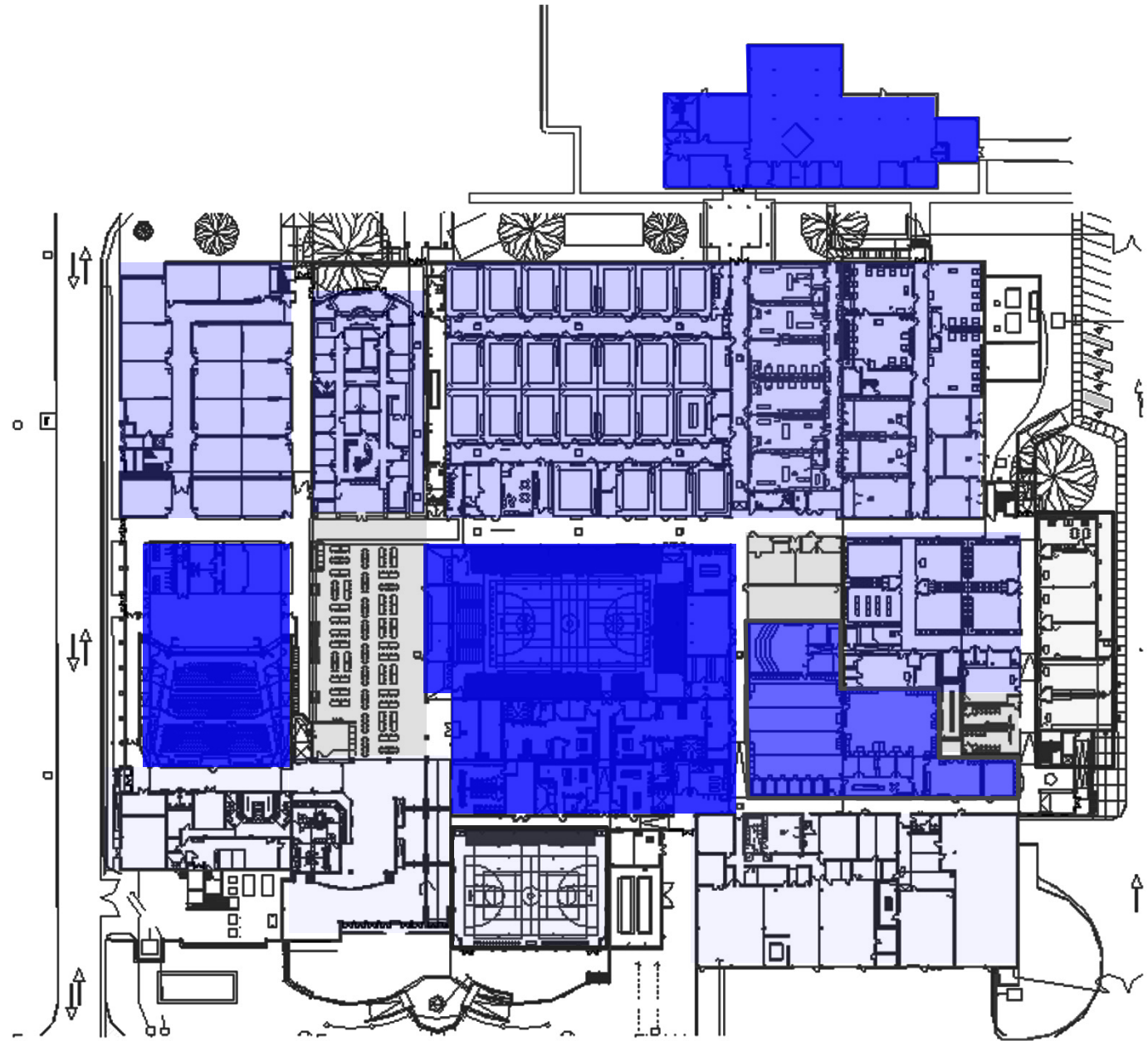


# Location

Poor Location



Decent Location



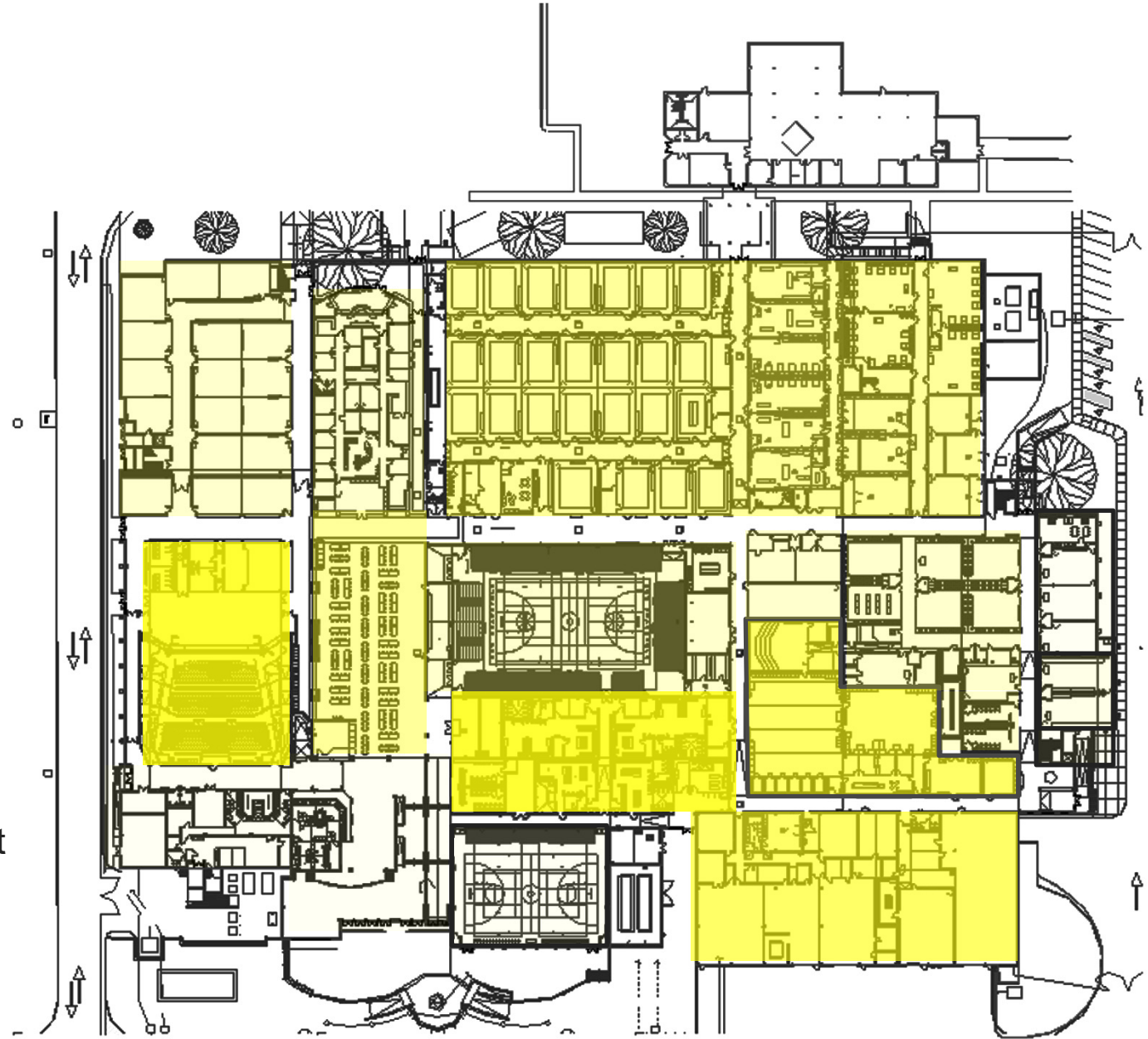


# Condition

Most in need of replacement



Least in need of replacement





# Agenda

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2 mins	Schedule/Scope
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5 mins	Existing NBHS Site & Building Analysis
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5 mins	Community Survey Recap
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10 mins	Program Analysis – NBHS & Long Creek HS
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10 mins	Design Options
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Q & A



## Which Department do you Represent (check all that apply)

Assistant Principal | assistant principal | Assistant Superintendent of C&I  
ATHLETIC DIRECTOR | Career and Technology Education - Department Head  
Central office | Counselor | Director of Bands/Secondary Music Supervisor, Fine  
Arts Representative | Director of Career & Technical Education  
District Administration - Director of Communications | English Dept. Head  
Executive Director of Technology | Facilities | Finance and Operations  
Fine Arts | Foreign Language Department Chair | Girls Athletic Coordinator/Head  
Volleyball/PE Coach | Instructional Technology Specialist | Mathematics  
NBHS JROTC Instructor | New Braunfels High School Principal | Safety and  
Security | School Resource Officer (Safety and Security) | Social Studies  
Student Services

# 2

**Please list 3 words that would describe your first impression of the existing campus and facilities:**

4 Most Frequent Responses:

1. Old, Outdated (22)
2. Needs Improvements, Maintenance, Sad, Tired (20)
3. Cramped, Dark, Dingy, Ugly(12)
4. Unsecure, Mismatched, Open (8)

Other Responses:

Charming | Comfortable | Familiar | Forgotten | Functional  
Historic | need new one | Original | Traditional

## 3

**Please list 3 words that would describe your vision for the future of the campus and facilities:**

5 Most Frequent Responses:

1. Modern / New / Innovative (24)
2. Appealing / Bright / Clean / Design (17)
3. Inviting/ welcoming (8)
4. Functional / Navigational / Strategic (6)
5. Safe / Secure / (5)

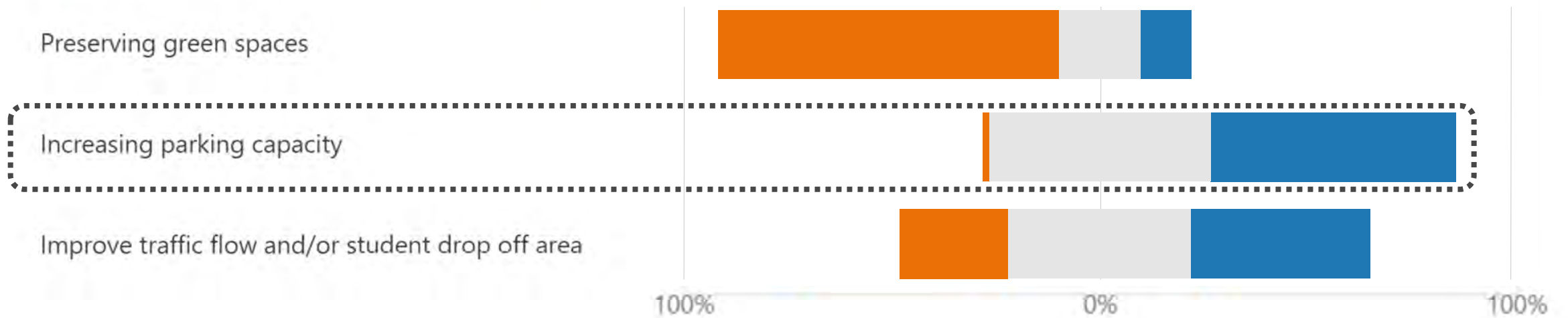
Other Responses:

Open | Spacious | Classic | Competitive | Greenery | State-of-the-art |  
Vibrant | Admired

## 4

Please rank the following potential improvements to outdoor spaces in order of importance to you. Use ranking number only one time (1-highest priority, 3-lowest priority):

■ Lowest Priority   
 ■ Medium Priority   
 ■ Highest Priority

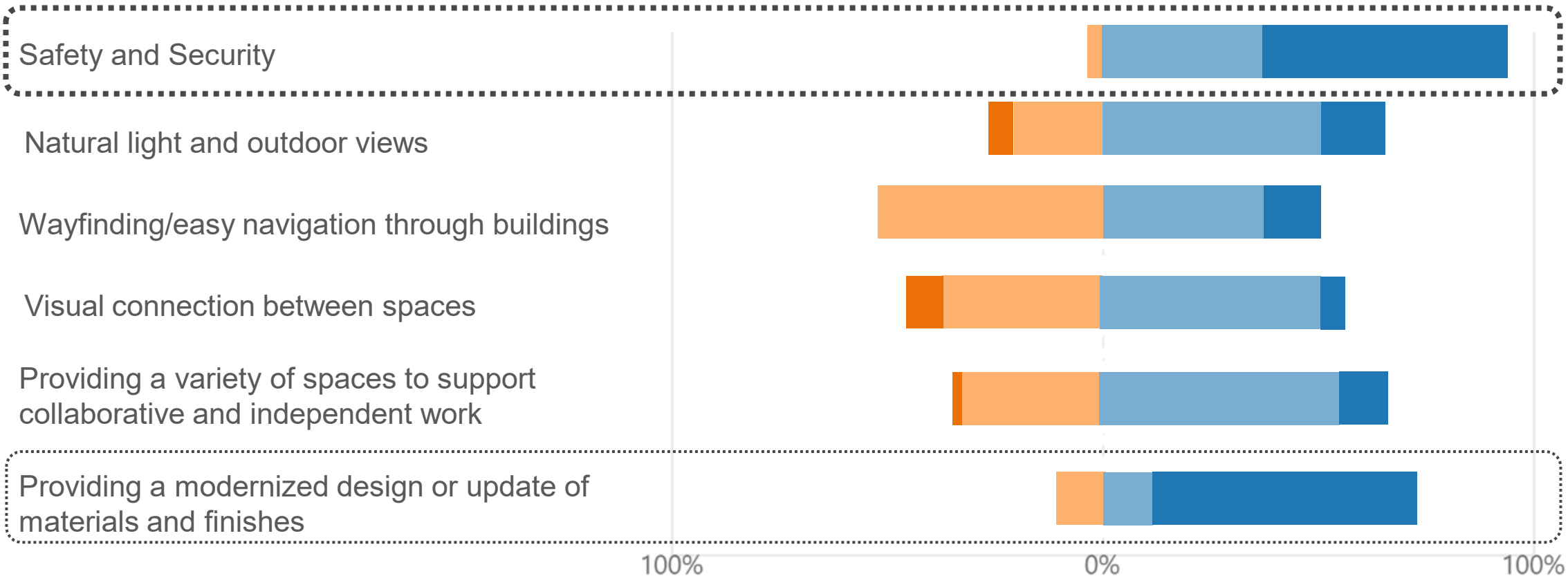




# 5

Rate the following based on how important the following considerations are with regards to potential improvements to the high school buildings:

■ Not Important   
 ■ Moderately Important   
 ■ Very Important   
 ■ Critical



# 6

## What aspects of the current NBHS campus do you think are the most successful or valuable?

“Great students, community involvement, tradition, and leadership.”

“The Location”

“The areas with lots of natural light”

“Visibility down the main hallway”

“There is a community feel to the HS”

“...the entire complex is accessible”

“Wifi connections”

“Tradition, dedication to student learning and growth”

“All of the athletic facilities are up to date and relatively modern”

“the glass etched unicorn wall in the cafeteria”

## 7

## What aspects do you see as the most significant challenges with the current NBHS campus?

“Traffic flow, directions to various parts of the campus”

“too many entryways and exits in the building that aren't/can't be monitored”

“Security, space/ crowdedness, and outdated”

“Student foot traffic flow, lack of adequate (modern) work / planning / collaborative areas for instructors”

“No windows. Students and teachers do not get fresh air or sunlight.”

“Securing the facility and the perimeter of the facility”

“No room to spread out”

“the lack of cell service throughout the building is unacceptable”

“Not enough space in the auditorium, parking and traffic flow, flow of front entrance and lobby area, CTE facilities outdated... overall does not communicate that we are preparing students in a competitive space

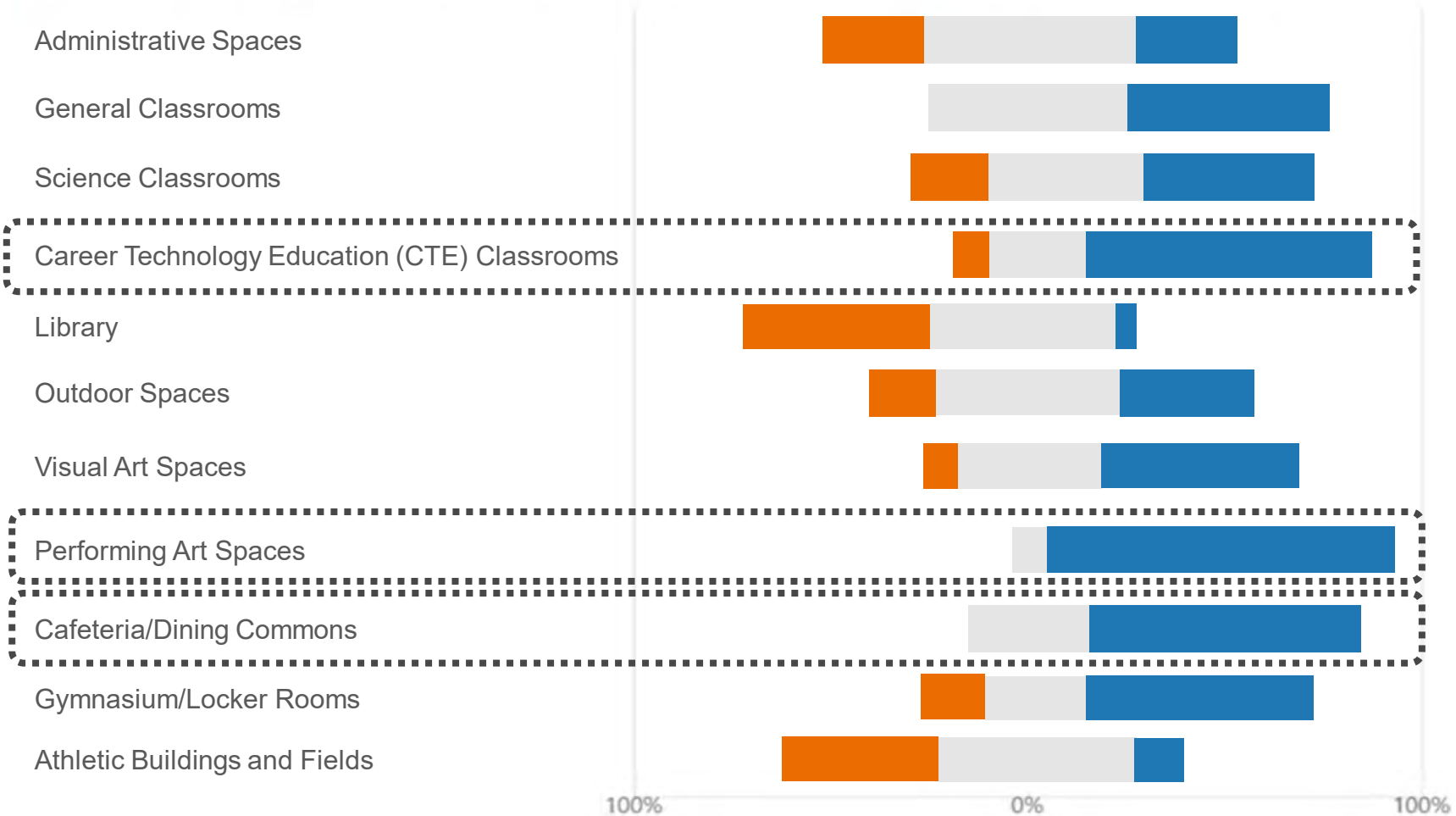
“Making the older spaces function and look like a modern high school”

“The fine arts facilities, particularly the auditorium is insufficient”

# 8

## From your perspective, which building areas are functioning well or need improvements?

■ Functions Well - No Improvements Needed
 ■ Minor Improvements Needed
 ■ Major Improvements Needed



## 9

How would you describe the NBHS spirit/feeling/environment?

“NBHS is a proud place due to the traditions we have in place”

“Great atmosphere, culture and students. Strong staff who are genuinely passionate about our kids. ”

“Not visible. It is sad to see no clear, obvious connection to the building and Unicorn spirit/pride. ”

“Positive... almost familial ”

“Unicorn pride supersedes shabby surroundings, but I do believe that the overall climate and culture would drastically increase if faculty, staff, and students were proud of their spaces”

“NBHS is a proud community with strong school spirit. ”

“Our students do not know any better, but as soon as they visit other, newer schools at leadership or athletic events they wonder why our campus looks so "old" ”

“Unicorn pride is evident, but the facilities themselves are depressing. ”

“Various colors throughout the school that don't reflect the school colors.”

“Morale is low. ”

“It is good considering the building they are in”

“NBHS is a special place. There is a sense of pride and community that is shared between the staff, students and community.”

“Good! ”

“Rejected, Tired, Battered, Neglected, Lackluster, Dead, Non-existent”

“Average”



# 10

**Are there any features or aspects of the NBHS campus that are especially memorable or that you would NOT want to see changed?**

Responses:

1. No (10)
2. Glass etched unicorn wall (2)
3. Stadium and athletic fields (2)
4. The big oak tree in front of the library (1)
5. Class pictures; paintings on outside of gym(1)
6. Blue wall (1)
7. Gym (1)
8. Some monument type additions like the murals, large paintings (1)
9. The panoramic picture display, our history is as unique as our mascot (1)
10. Traditions that have been in place for many years (1)



# 11

## What do you think is the surrounding community's impression of New Braunfels High School?

“The community is old school and many do not want to see change”

“Its outdated. ”

“Outdated, and unclean in some areas. We have a strong community spirit and culture.

“It was old and run-down when I went there, I can't imagine what it's like today!”

“Dilapidated, neglected, insufficient, unsafe”

“Needs a new building”

“an eyesore, an inconvenience, and an encumbrance

“Split; some think this school was good enough when I was a student, so it is good enough for my kids, others think it is time to provide a modern, functional school for our students, staff and community”

“Pride (many patrons/parents went there)”

“centerpiece but worn ”

“The school is has a proud history, but it is outdated”

“people that were born and raised here are good, but people new to the community think changes need to be made”

“Dated”

“Old and run down ”

“Out-dated, low-economic, and forgotten compared to surrounding schools. ”

“High achieving ”

“That it is run down and needs and overhaul. ”



# 12

## Final Question: Is there anything else you would like to share about the campus or facilities?

“The building just gives off a dated feel from the planters, to the low ceilings, to the "no smoking" signs still in the building, to the older tiles used”

“...needs a ground up redesign with significant administrative input and a focus on safety and security”

“Some of the CTE facilities such as the cooking lab and floral design room are tiny, and students are knocked out of taking classes due to space constraints. We need a building trades program where we can incorporate a variety of skills such as framing, electrical, plumbing, etc.”

“...having seen the various additions, construction, "remodels," I know the unhealthy "sick" parts of the building that were just given a "bandaid" to cover up.”

“...Some of our students come from the brand new Elementary schools that are equipped with modern learning environments, to modern/new middle schools, to our high school that is very outdated”

“Branding is important. The history and pride behind the Unicorn is unique. This pride should be reflected in the building and spaces we are looking to create”

“Fallout shelter in general needs attention”

“The fine arts facilities are in dire need of updates... ROTC building, soccer locker rooms, main-campus weight-room...”

“A modern facility with modern spaces for CTE, fine arts, and updated classrooms and hallways would make a huge difference in the atmosphere of this campus and the entire district. In my opinion, the high school campus should be the flagship campus for any district, due to the traffic it gets from outside community members.





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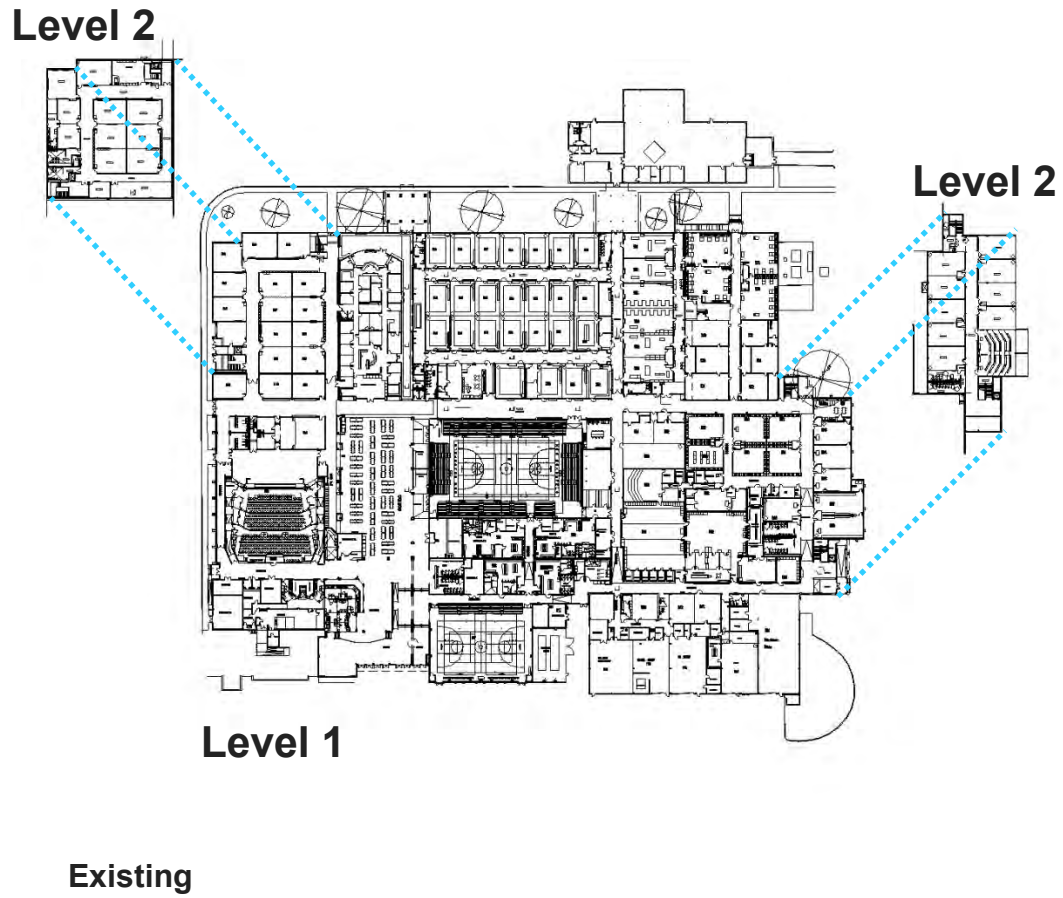
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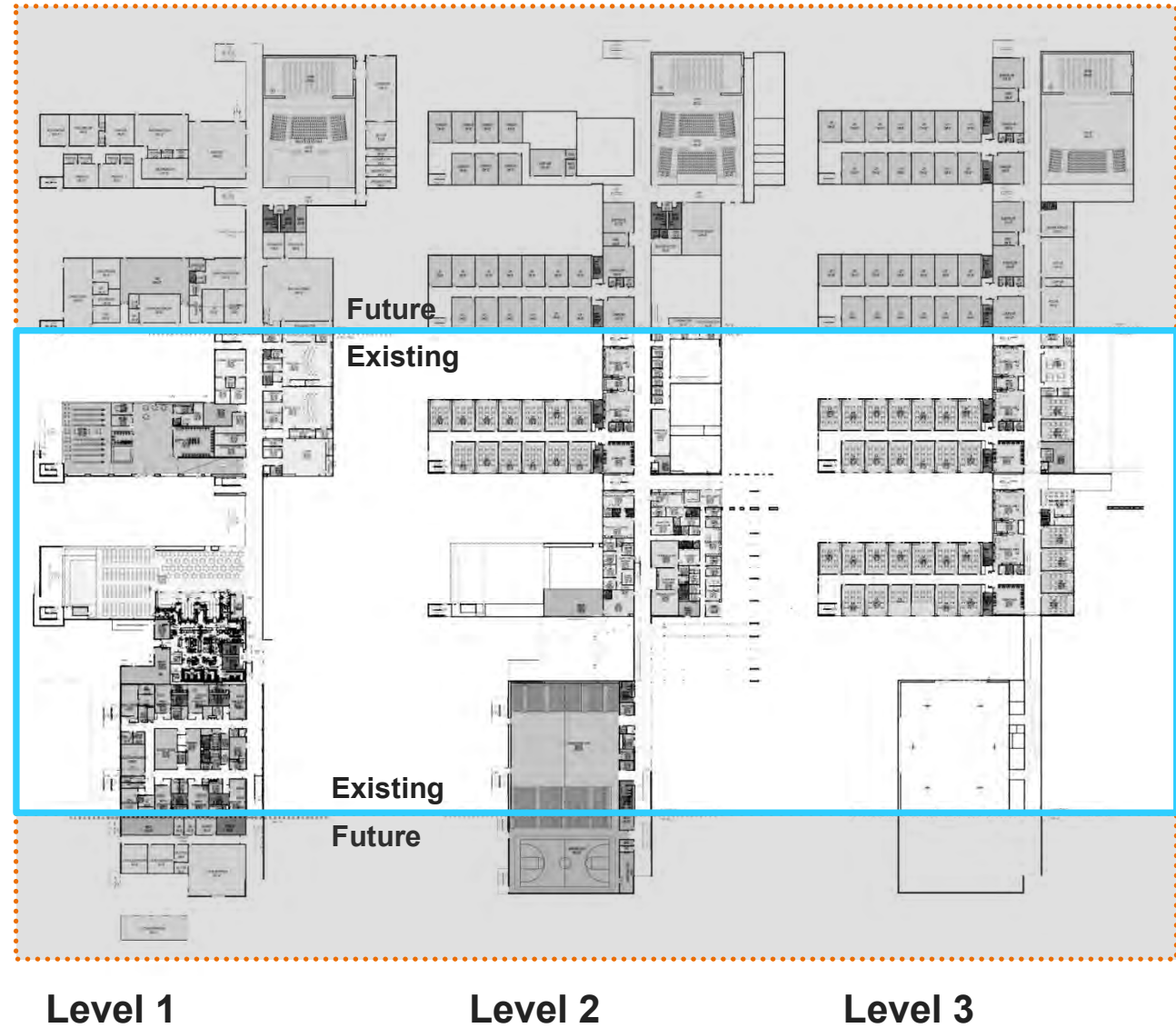
Q & A



# New Braunfels High School



# Long Creek High School





# Academics

## New Braunfels High School

**Target Student Capacity**

**2,200**  
Students  
(Based on 6 of 7 periods)

**Current Student Capacity**

**1,800**  
Students  
(Based on 6 of 7 periods)

**Current Enrollment**

<b>1,977</b>	}	<b>2,748</b> Students
10 <sup>th</sup> -12 <sup>th</sup> Grades		
<b>771</b>	}	
9 <sup>th</sup> Grade		

## Long Creek High School

**2,200**  
Students  
(Based on 6 of 7 periods)

**1,200**  
Students  
(Based on 6 of 7 periods)



# Academics

## New Braunfels High School

### Classrooms

**66**

Science CR → 6 at 870sf  
 40 at 770-780sf  
 20 at 720sf  
 2 under 700sf

### Science Labs

**10**

Lecture/Lab → 6 at 1,000sf  
 4 at 1,350sf

## Long Creek High School

**67**

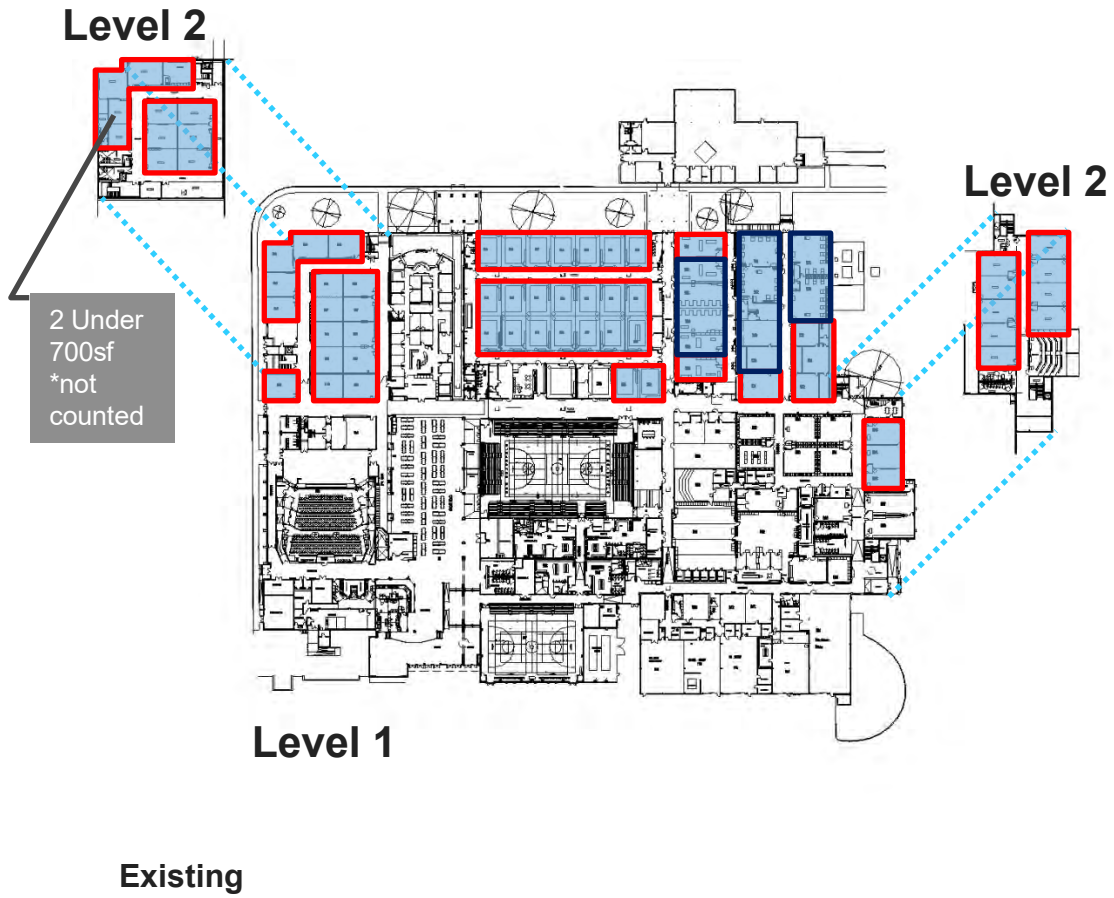
Science CR → 12 at 775sf  
 33 at 775sf  
 22 at 775sf ← future phase

**10**

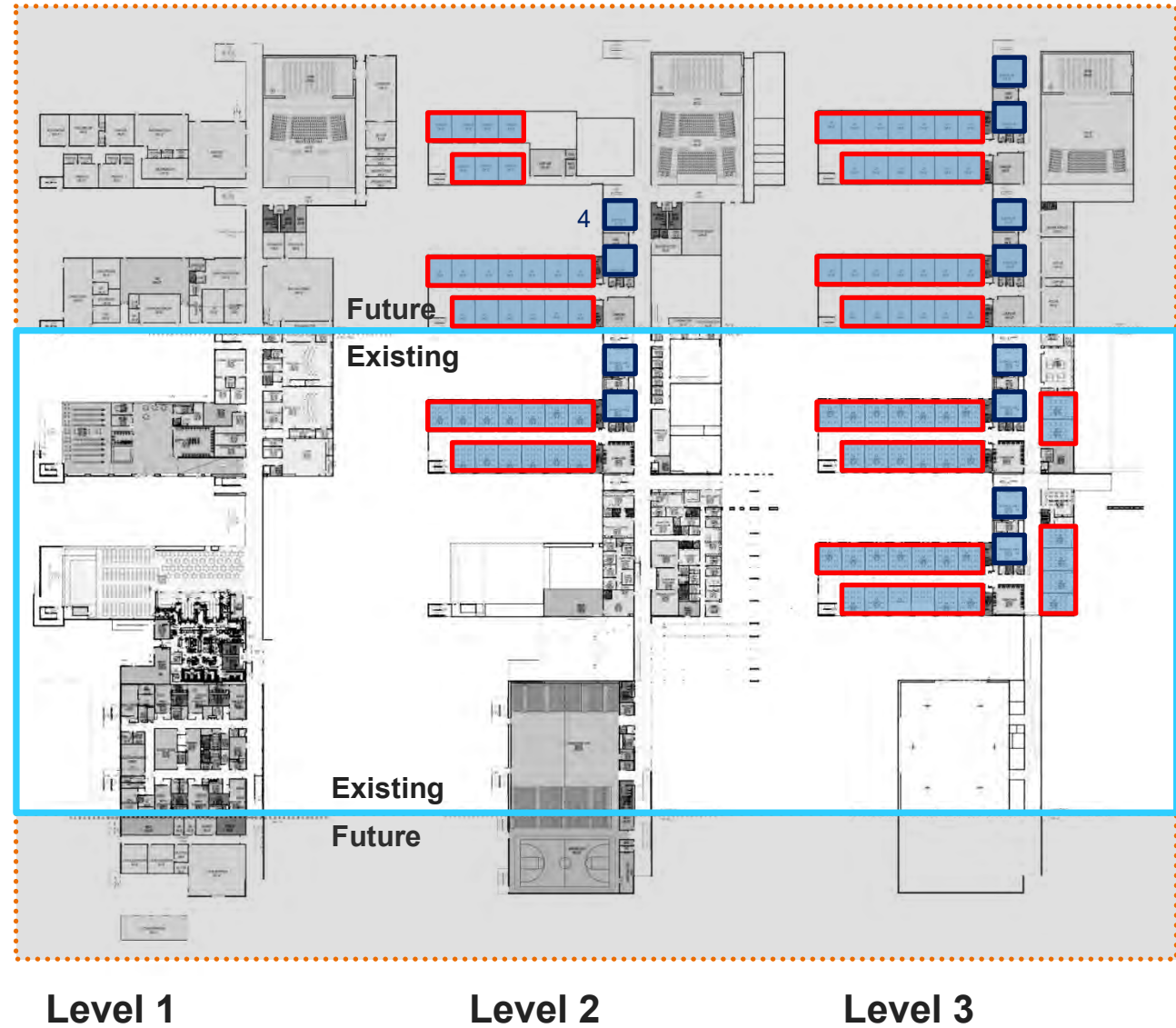
Lecture/Lab → 6 at 1,000sf  
 4 at 1,460sf ← future phase



# New Braunfels High School



# Long Creek High School





# Library / Media Center

## New Braunfels High School

**Overall Library**

**11,000sf**

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**TEA Minimum  
for Libraries**

**7,900sf**  
for  
2,200 Student Capacity

## Long Creek High School

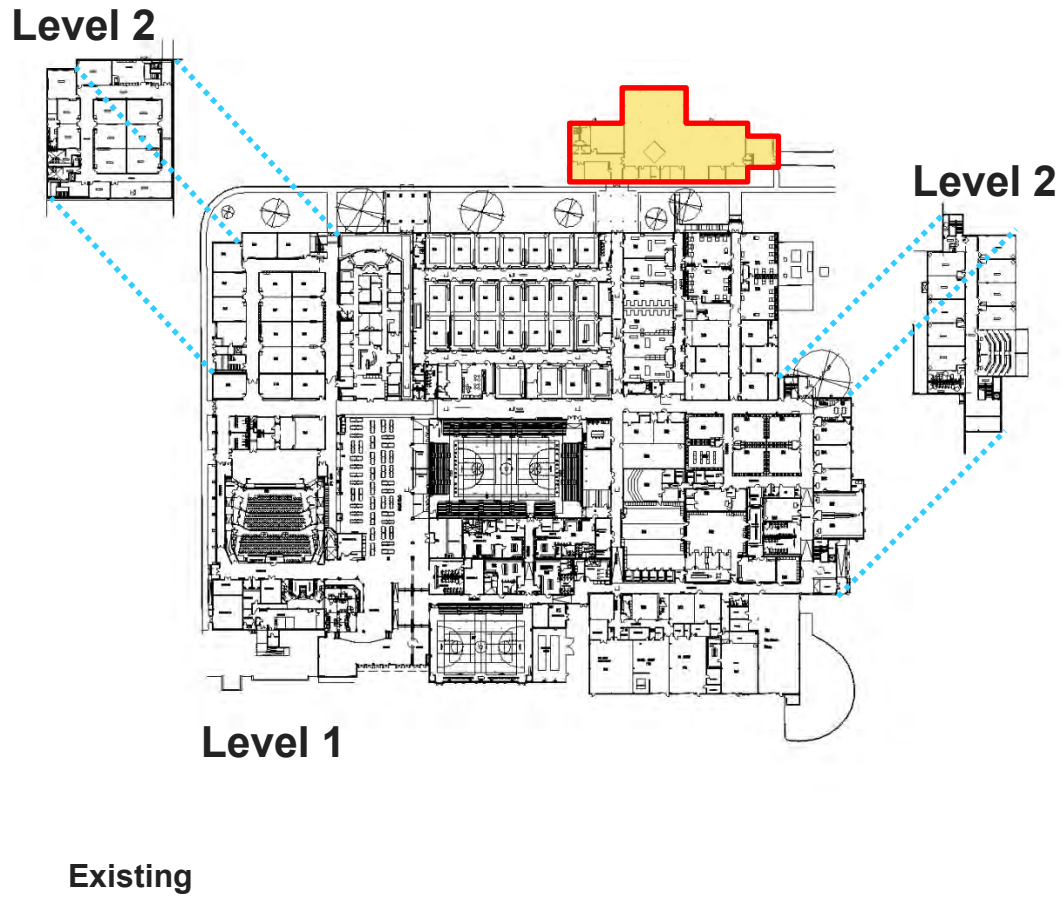
**11,000sf**

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**7,900sf**  
for  
2,200 Student Capacity



# New Braunfels High School



# Long Creek High School





# Food Service

## New Braunfels High School

**Dining**

**10,000sf**

700  
seats

3 Lunch Periods  
(4 Lunch Periods: Covid Restrictions)

**Stage**

**\*No Stage In Dining**

**Kitchen/Servery**

**5,500sf**

## Long Creek High School

**9,500sf**

650  
seats

3 Lunch Periods  
(4 Lunch Periods: Covid Restrictions)

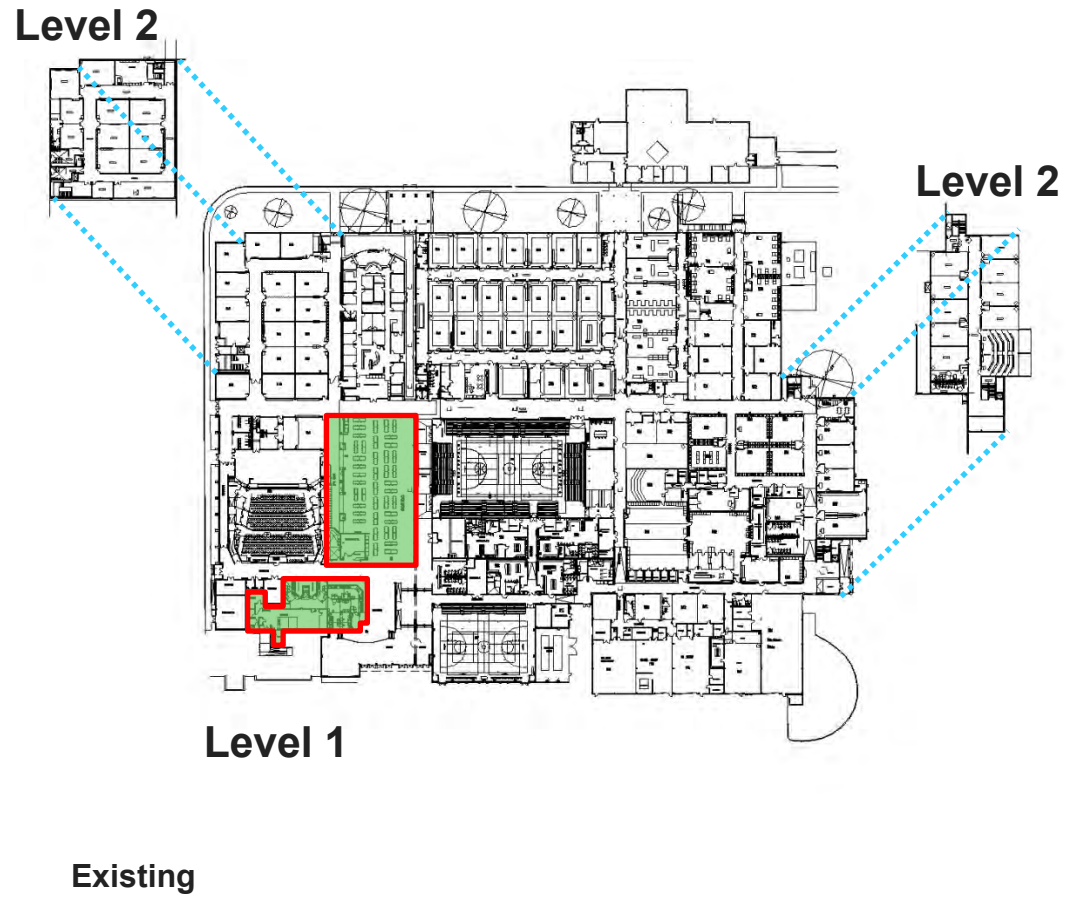
**2,700sf**

**7,000sf**

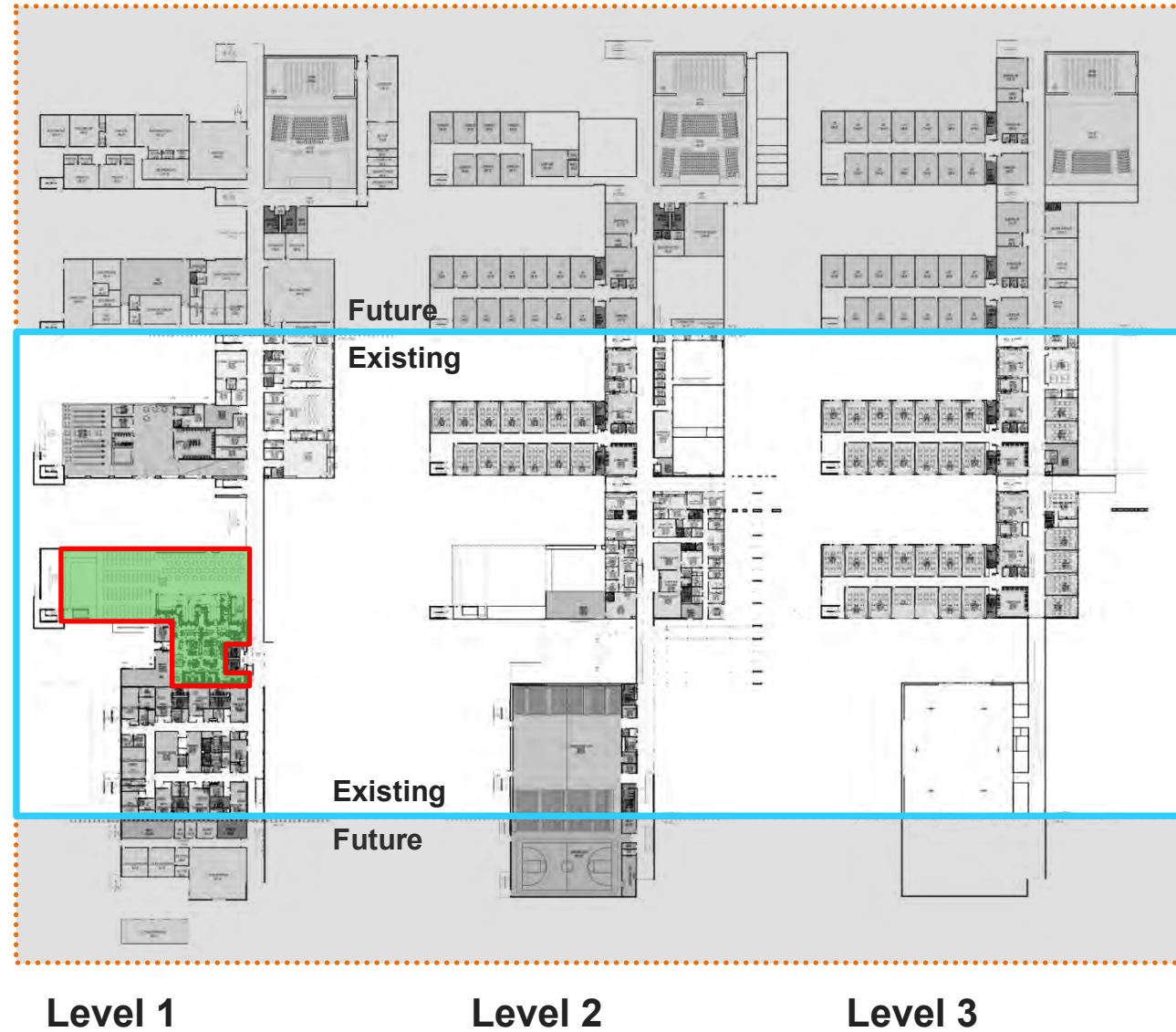




## New Braunfels High School



## Long Creek High School





# Athletics

## New Braunfels High School

### Competition Gym

**14,000sf**

1,500 seats

94' main court  
(2) 84' cross courts

→ **\*\*\*21' Clear Height\*\*\*** ←

96' overall width  
148' overall length

### Auxiliary Gym

**7,300sf**

250 seats

84' main court  
(2) 60' cross courts

75' overall width  
98' overall length

## Long Creek High School

**15,500sf**

1,500 seats

94' main court  
(2) 94' cross courts

135' overall width  
115' overall length

**9,700sf**

350 seats

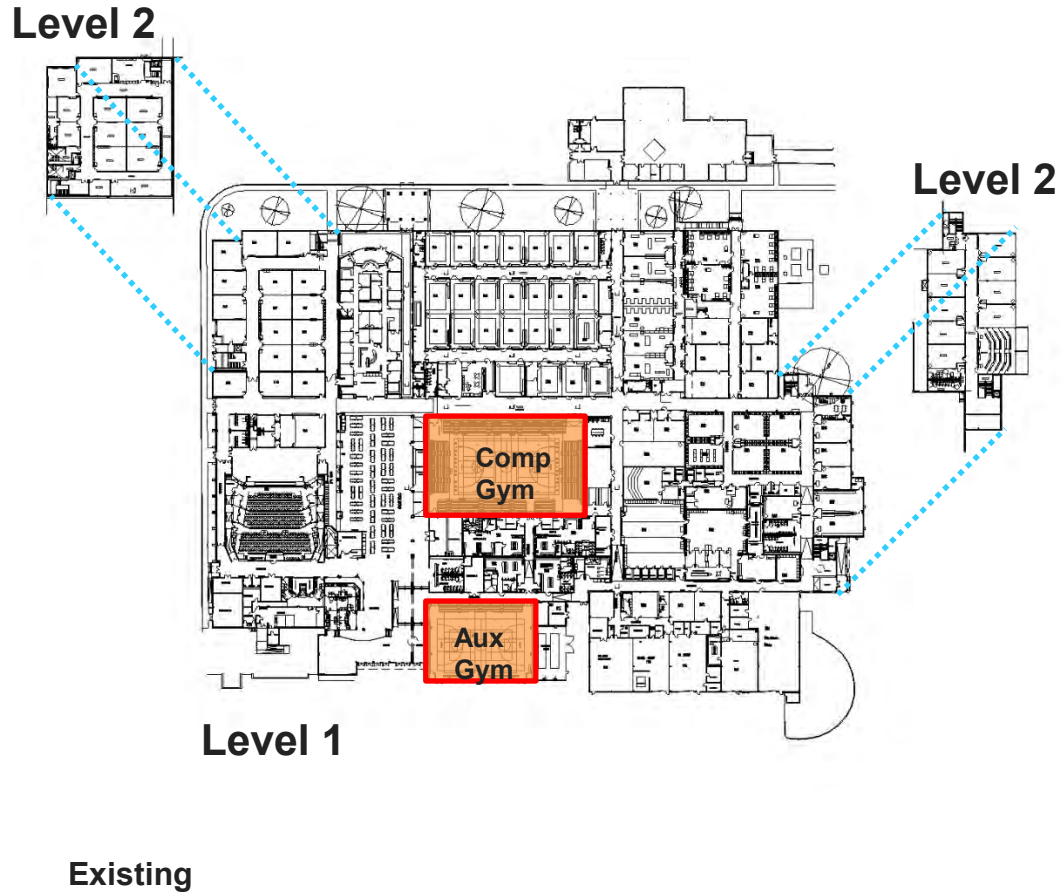
94' main court  
(no cross courts)

85' overall width  
115' overall length

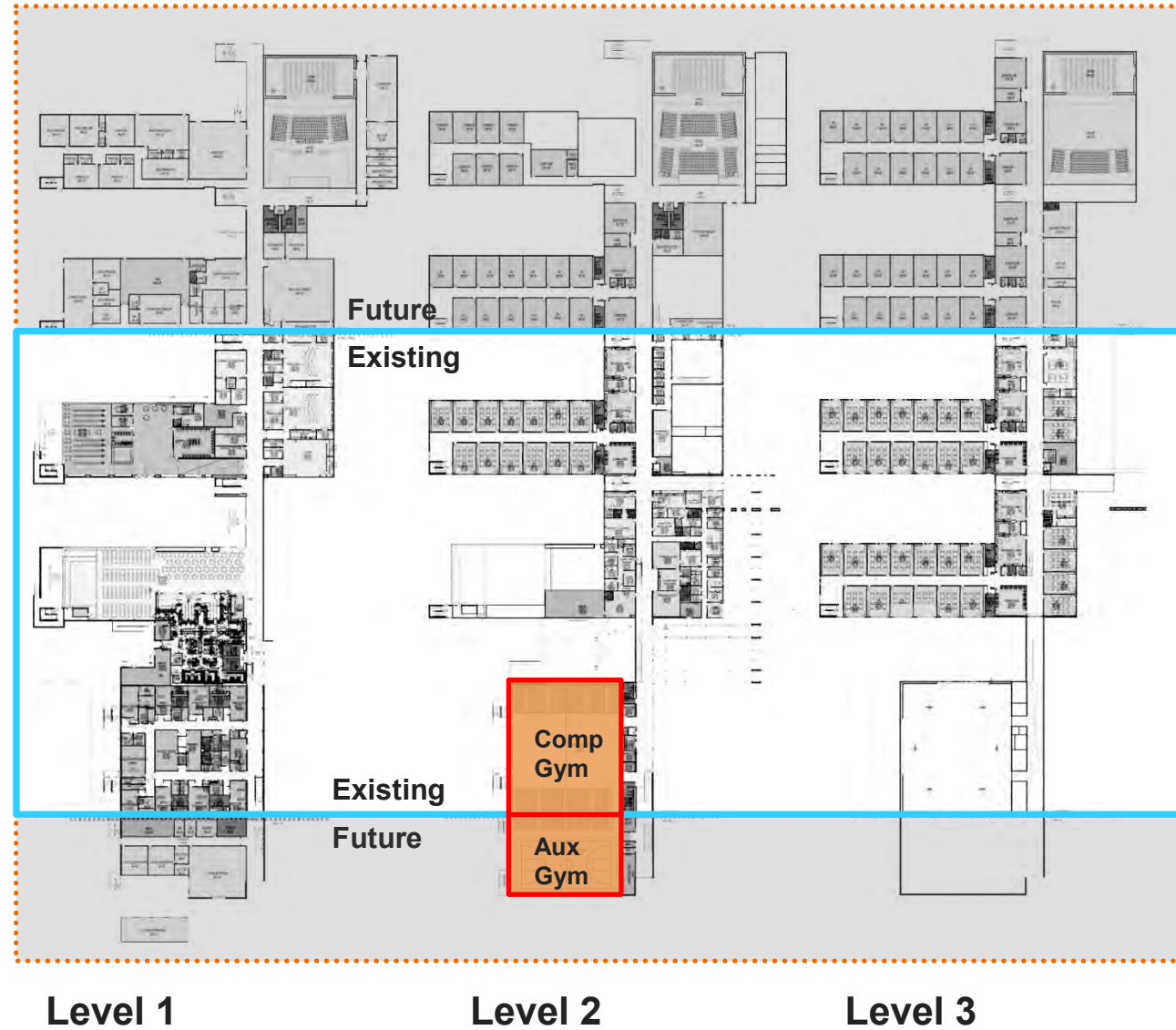
future phase



# New Braunfels High School



# Long Creek High School





# Fine Arts

## New Braunfels High School

**Auditorium**

**7,600sf**

**2,700sf Stage**

80' overall width  
15' wings  
33' overall depth

**4,900sf House**

2,800sf Lower Seats  
2,100sf Upper Seats

500  
seats

**Black Box**

\*No Black Box

**Drama Classroom**

**900sf**

## Long Creek High School

**17,000sf** ← future phase

**4,700sf Stage**

95' overall width  
22' wings  
50' overall depth

**12,300sf House**

8,500sf Floor Seats  
3,800sf Balcony

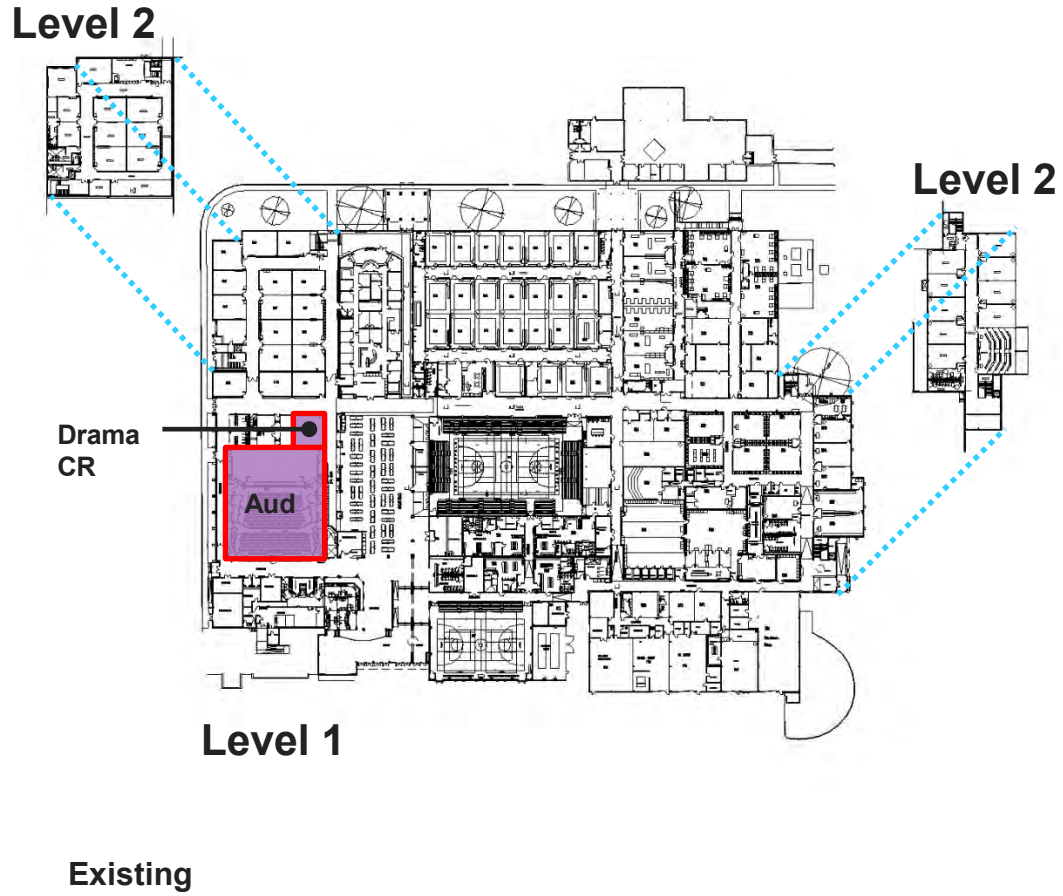
960  
seats

**3,600sf** ← future phase

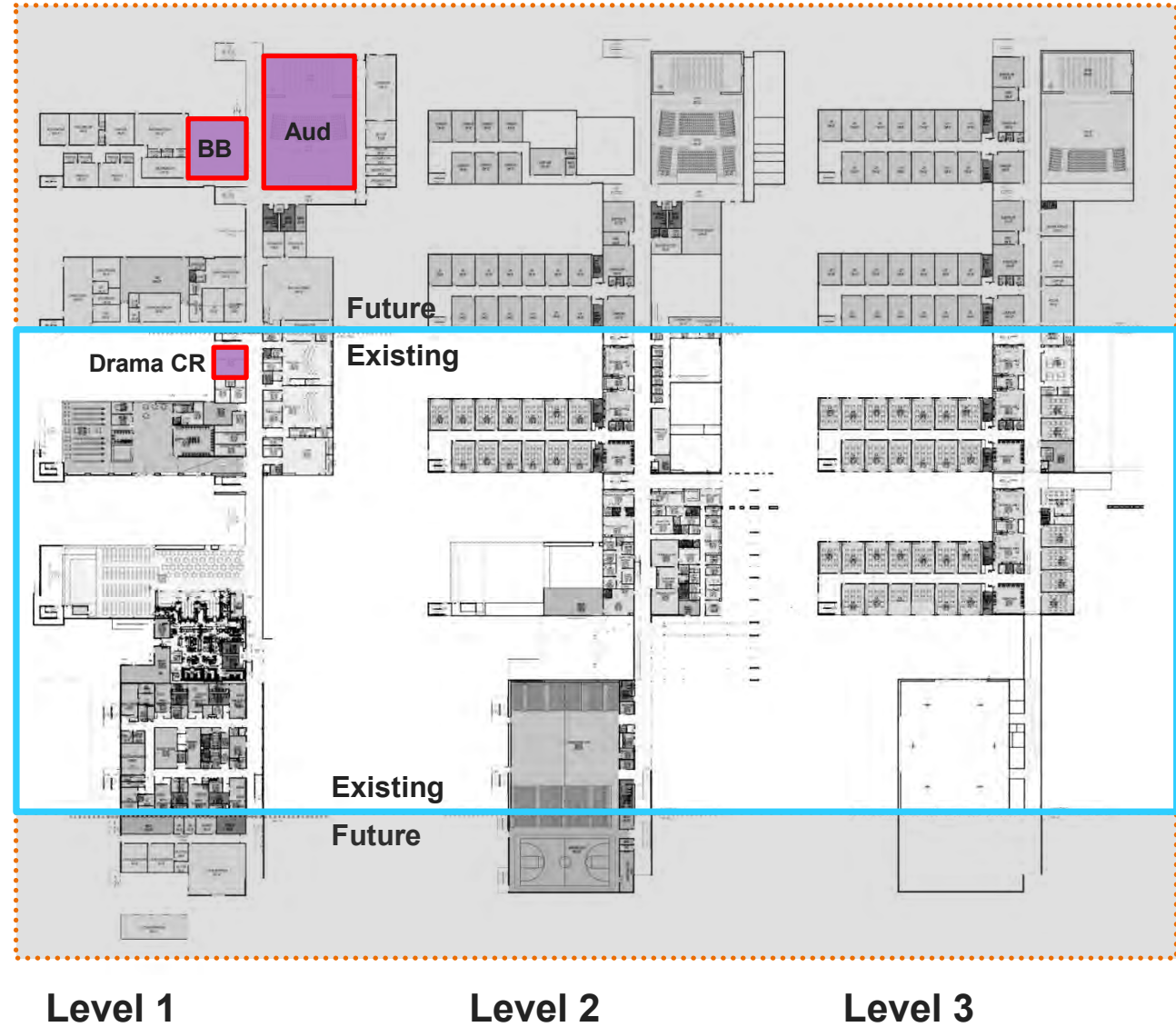
**900sf**



# New Braunfels High School



# Long Creek High School





# Fine Arts

## New Braunfels High School

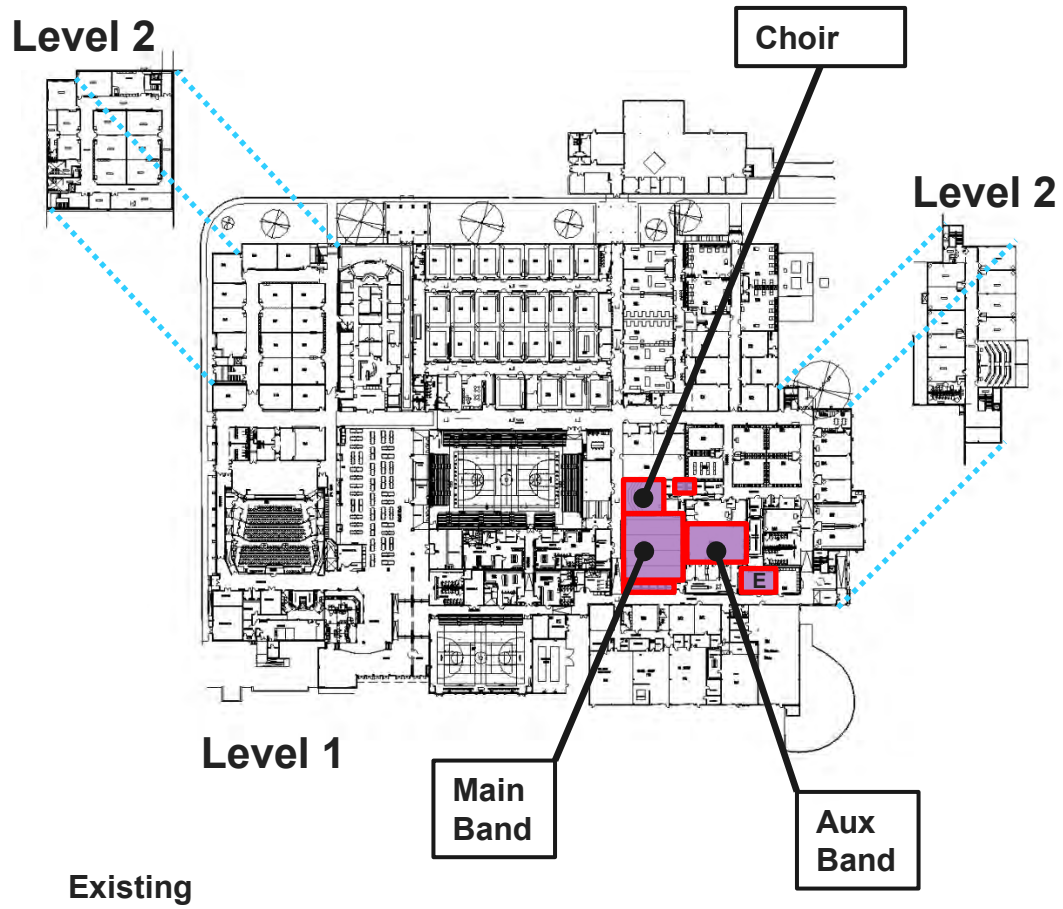
<b>Main Band Hall</b>	<b>3,900sf</b>
<b>Aux Band Hall</b>	<b>2,300sf</b>
<b>Choir Hall</b>	<b>1,200sf</b>
<b>Ensemble</b>	<b>840sf</b>
<b>Practice Rooms</b>	<b>8</b> 8 at 55sf

## Long Creek High School

<b>4,900sf</b> ← future phase
<b>2,300sf</b> *plan currently has 2 at 2,300sf
<b>1,700sf</b>
<b>900sf</b>
<b>7</b> 7 at 90sf



# New Braunfels High School



# Long Creek High School



Level 1

Level 2

Level 3



# Fine Arts

## New Braunfels High School

**Visual Arts Studios**

**3**

2 at 980sf  
1 at 740sf

**Dance Studio**

**1,680**

## Long Creek High School

**3**

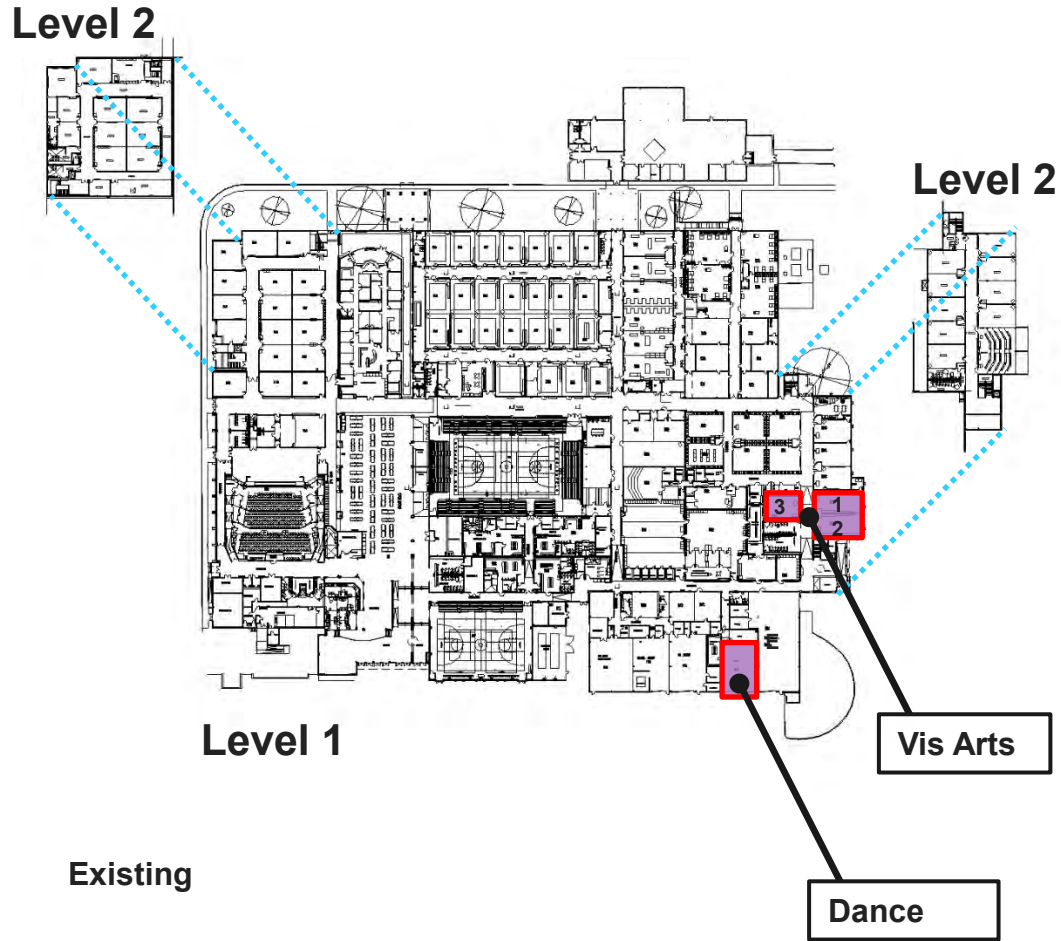
1 at 1,440sf  
2 at 1,440sf ← future phase

**2,300sf** ← future phase

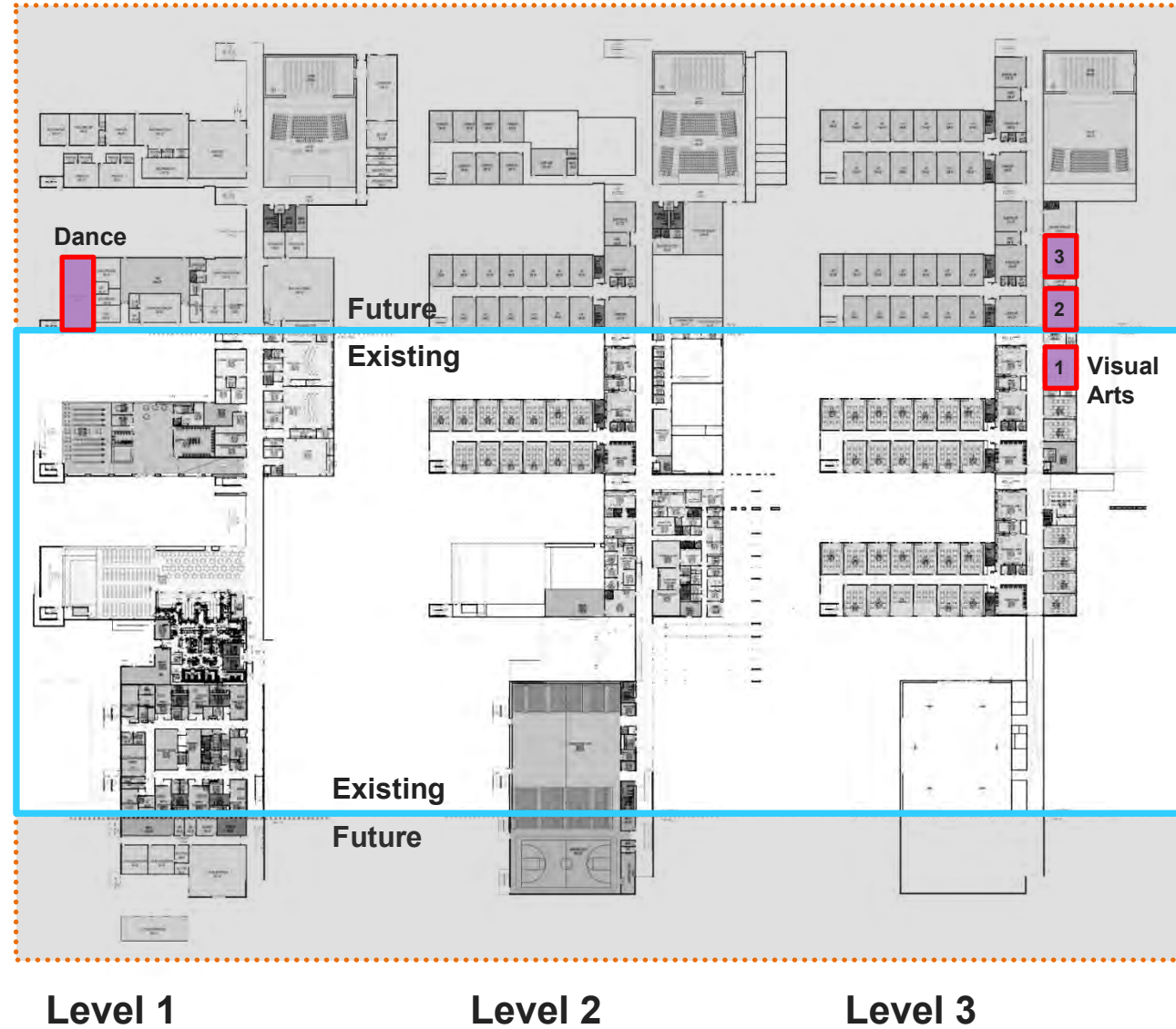




# New Braunfels High School



# Long Creek High School





# Administration

## New Braunfels High School

**Overall Admin**

**8,800sf**

## Long Creek High School

**12,760sf**

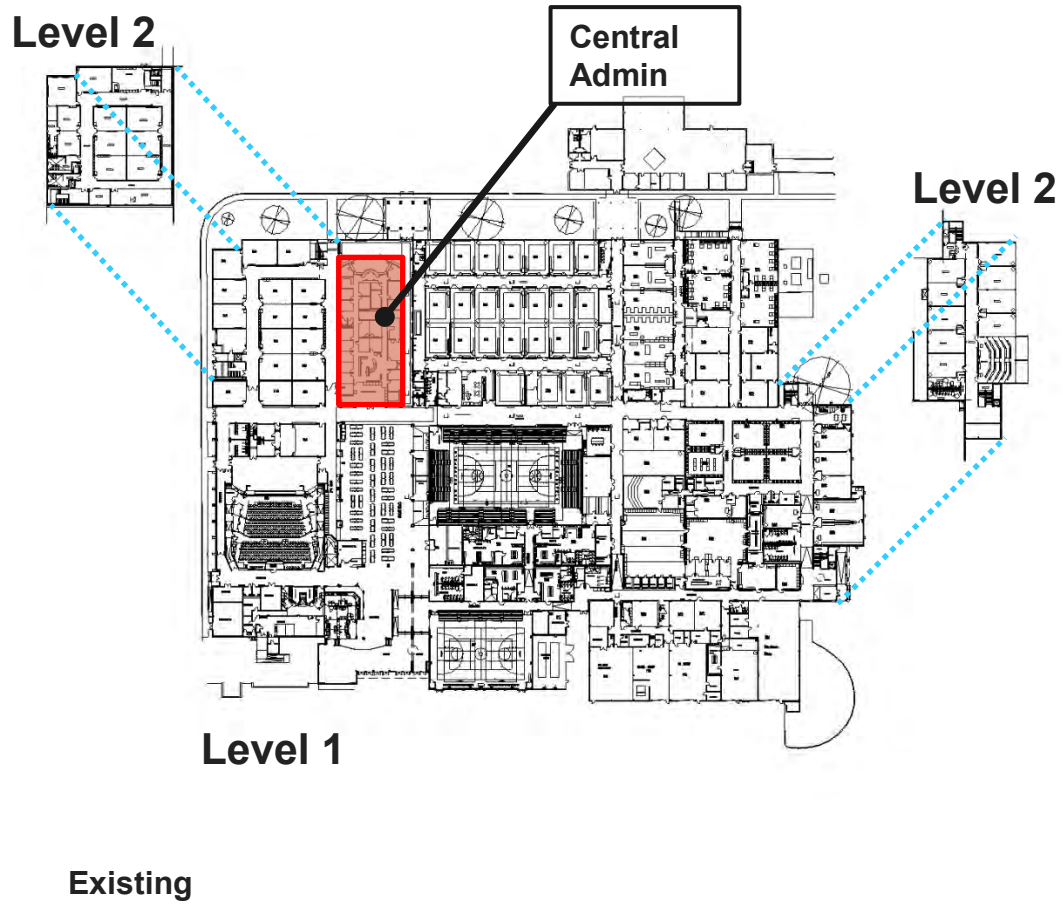
Central Admin 10,000sf

Remote APs 2,760sf ← future phase

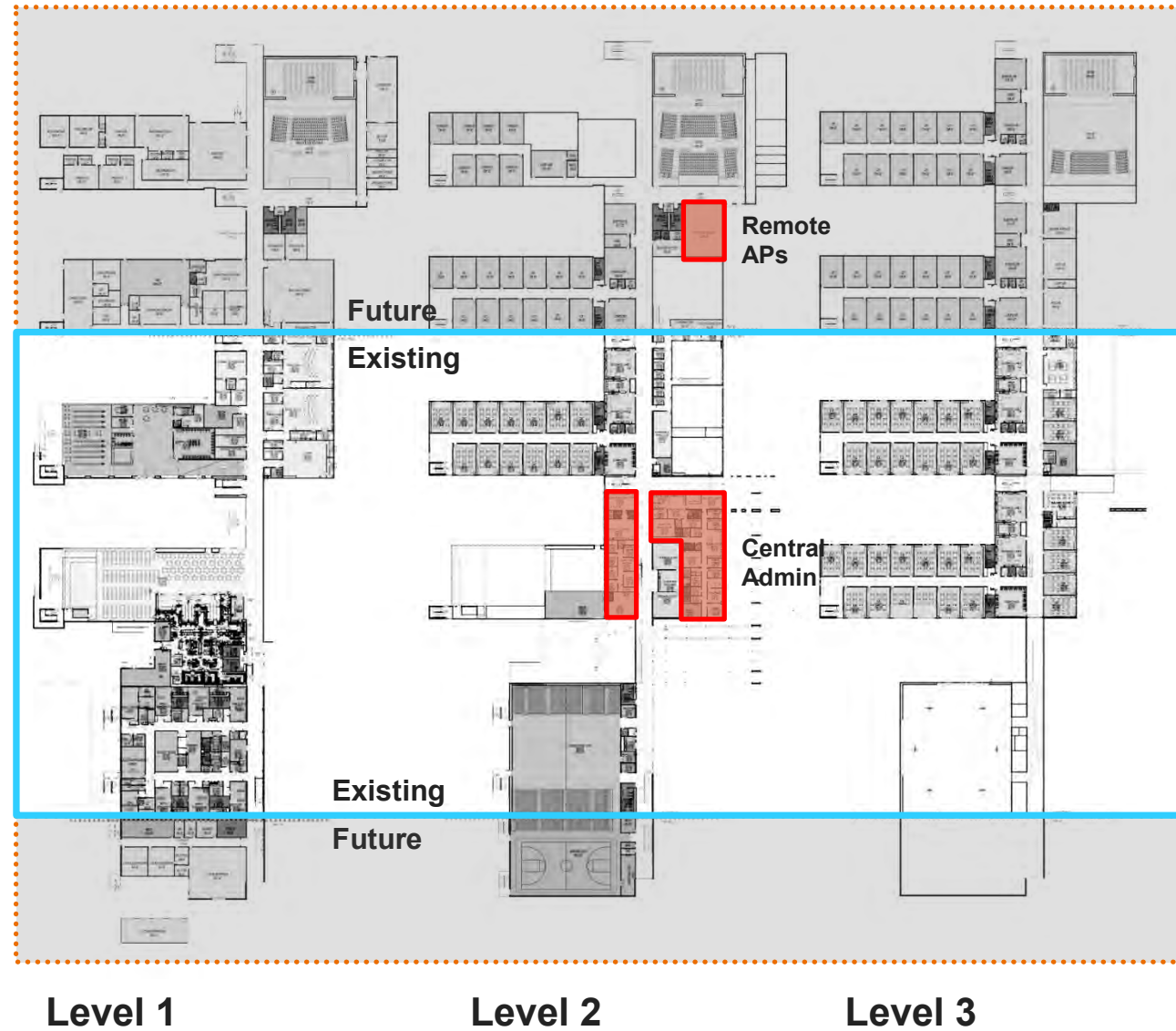
\*(4) Separate Suites



# New Braunfels High School



# Long Creek High School





# Career Technology

## New Braunfels High School

### Agriculture

\*near stadium

Workshop	1,945sf
Greenhouse	1,900sf
Classrooms	580&705sf
Support	400sf

### Automotive

Auto Lab (3) Bays	4,000sf
Learning Studios	530sf
Support	400sf

## Long Creek High School

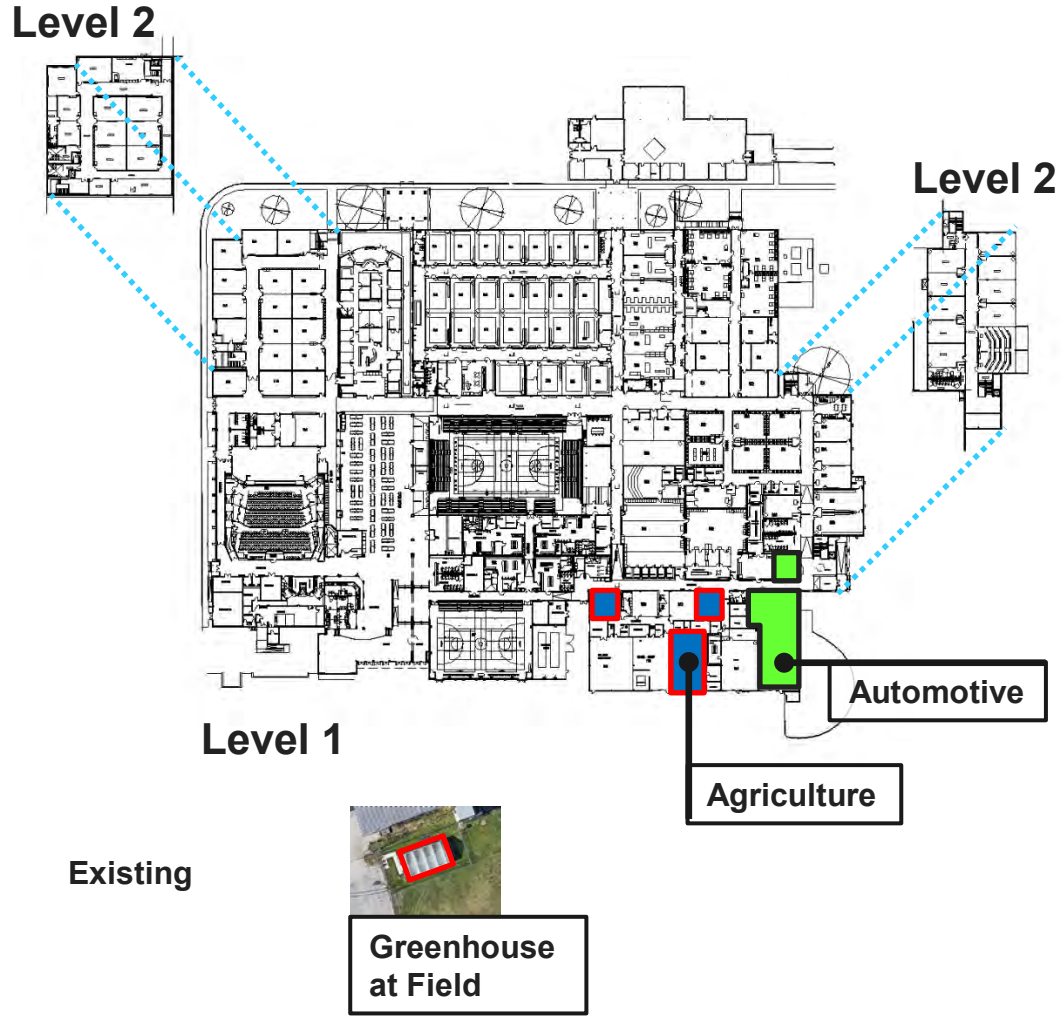
future phase

Workshop	3,000sf
Greenhouse	1,500sf
Classrooms	(2) 775sf
Support	200sf

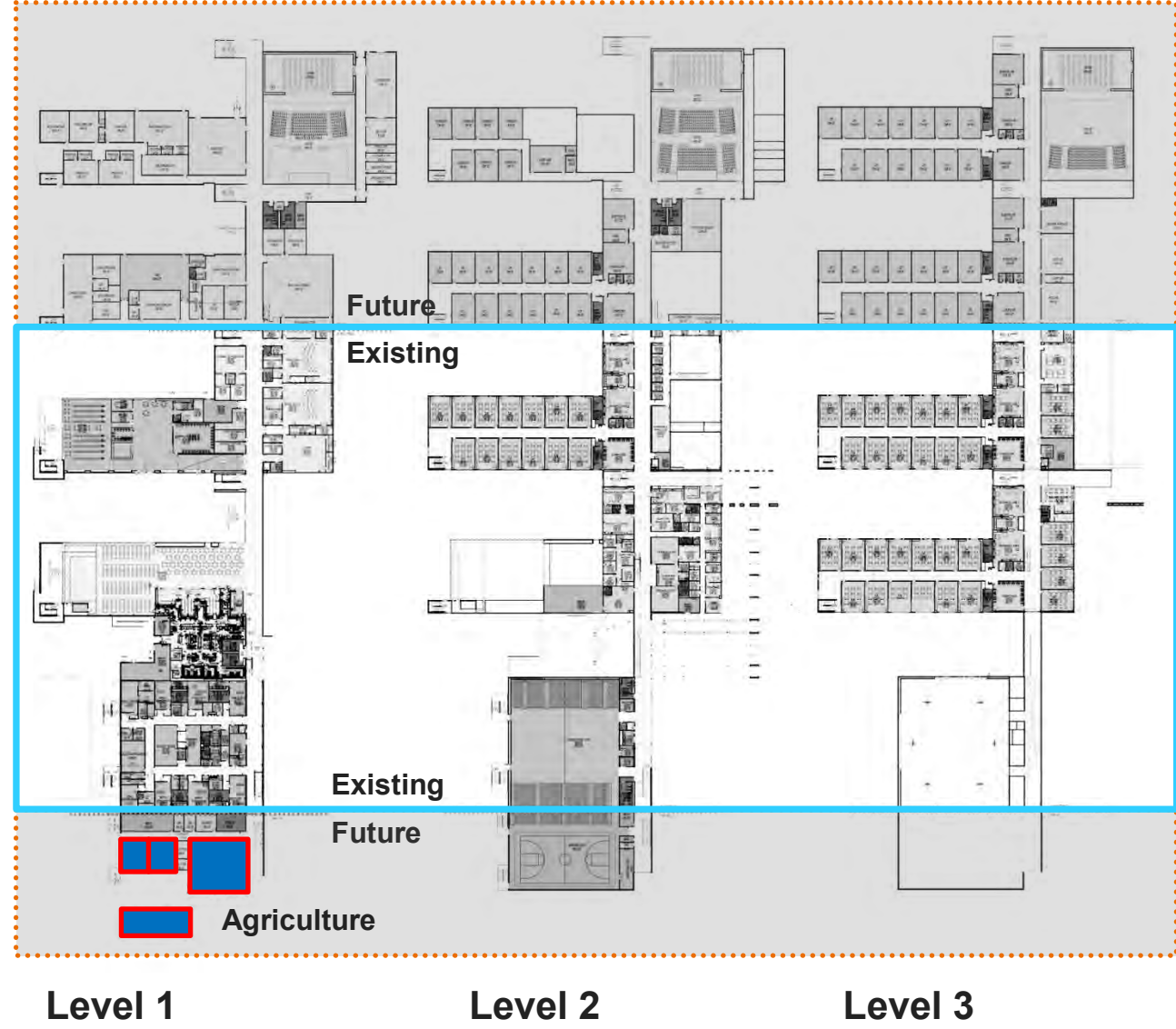
**\*Program not offered at this HS**



# New Braunfels High School



# Long Creek High School





# Career Technology

## New Braunfels High School

### Business

Finance/Acct	940sf
Business Info/Man.	780sf
Marketing/Advertising	780sf
Support	0sf

### Construction Architecture

**\*Program not offered at this HS**

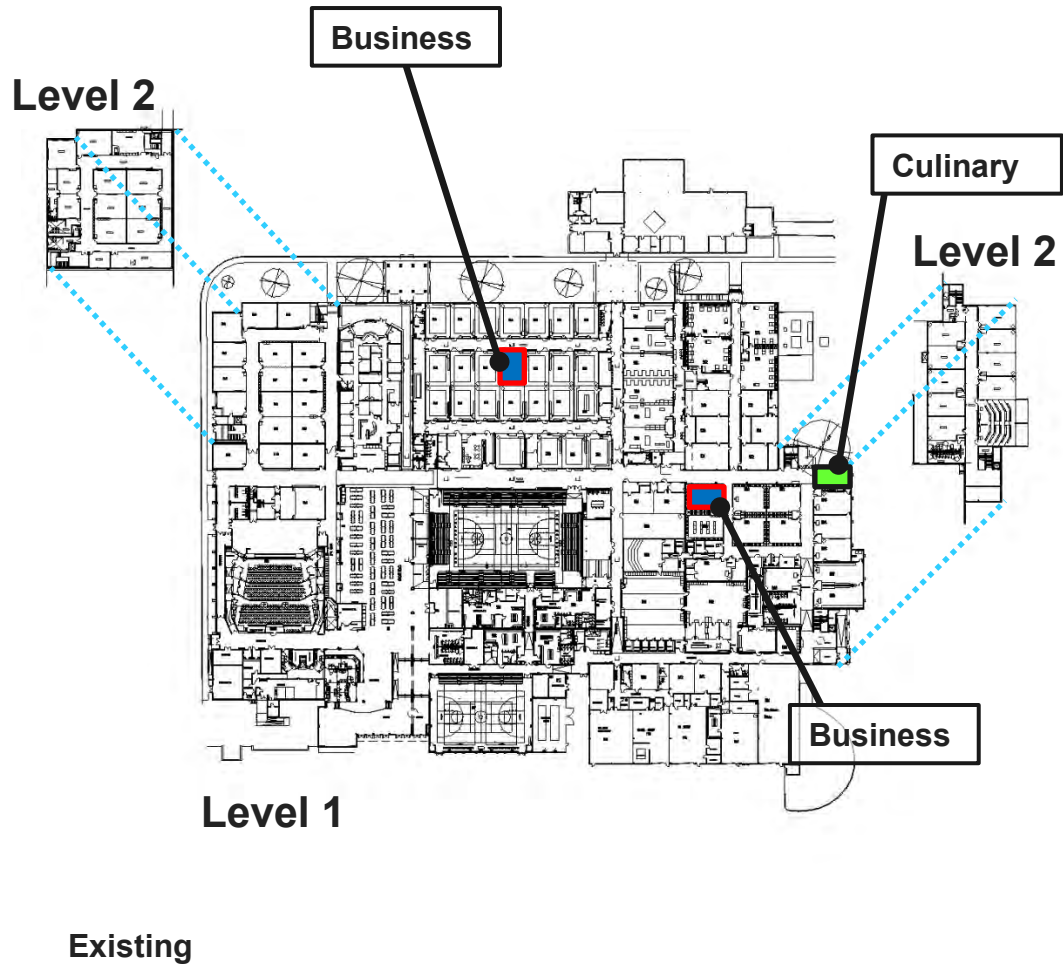
## Long Creek High School

future phase

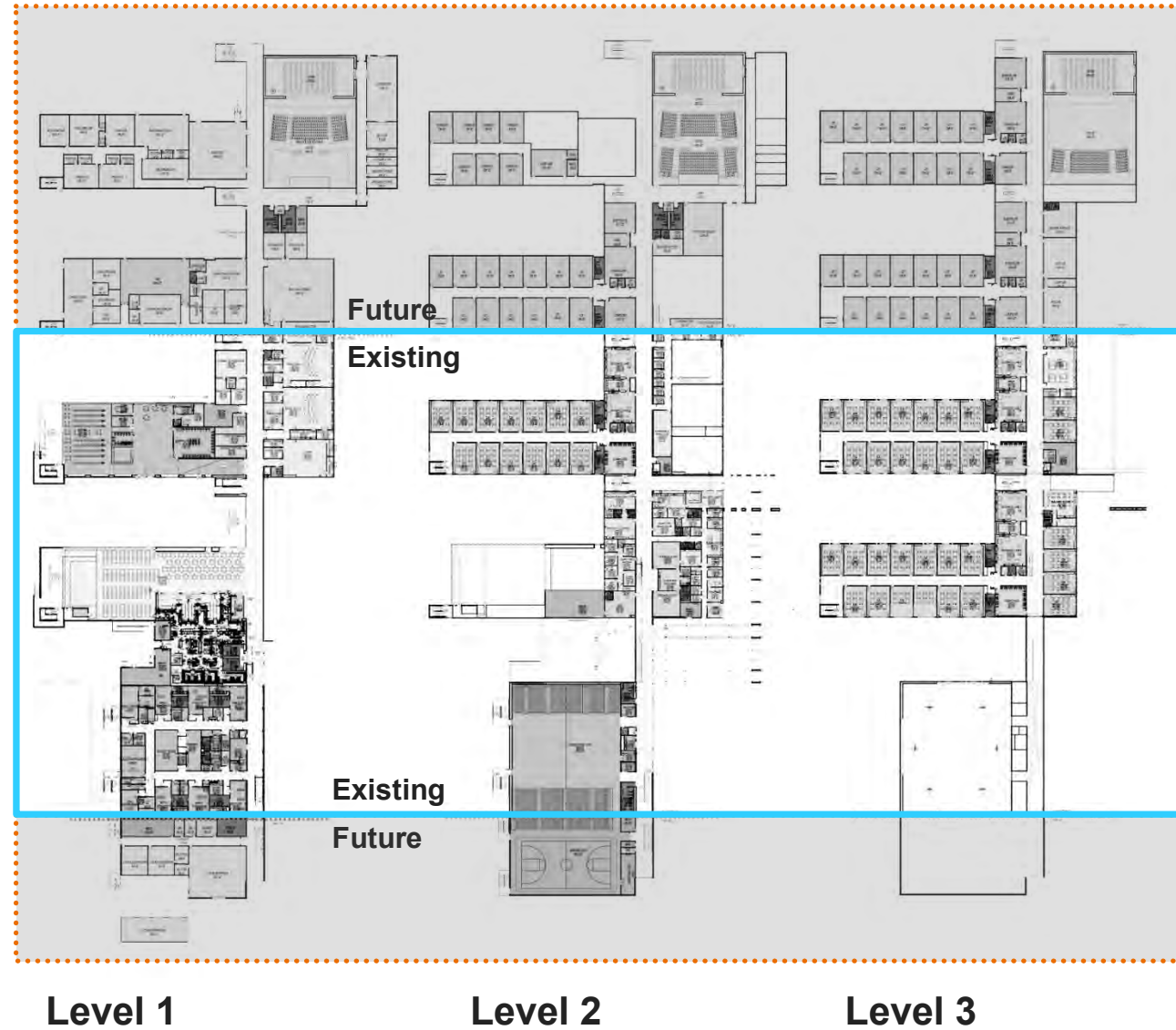
Finance/Acct	1,200sf
Business Info/Man.	1,200sf
Marketing/Advertising	1,200sf
Support	1,210sf
Construction Lab	6,000sf
Learning Studios(2)	775sf
Support	1,350sf



## New Braunfels High School



## Long Creek High School





# Career Technology

## Health Sciences

### New Braunfels High School

Sim-Lab Clinical	188sf
Bio-Med/Anatomy	780sf
Learn Studio/Pharmacy	1,000sf
Learning Studios(1)	606sf
Support	0sf

## Info Tech

Digital Design Lab	0sf
Computer Diag Lab	0sf
Programming Lab	940sf
Animation Lab	780sf
Support	350sf

### Long Creek High School

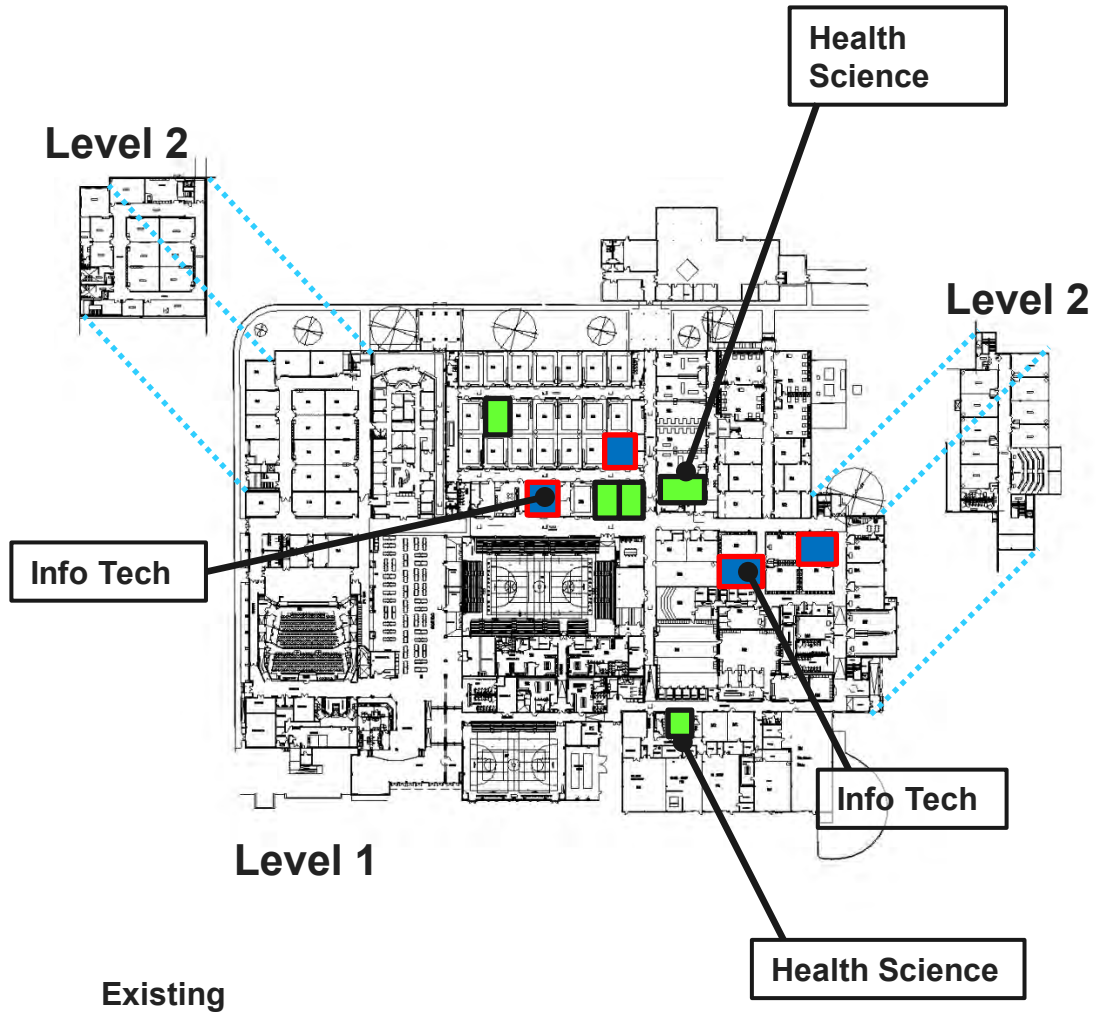
future phase

Sim-Lab Clinical	2,000sf
Bio-Med/Anatomy	1,460sf
Learn Studio/Pharmacy	1,200sf
Learning Studios(2)	775sf
Support	750sf
Digital Design Lab	1,200sf
Computer Diag Lab	1,200sf
Programming Lab	1,200sf
Animation/Gaming Lab	1,500sf
Support	1,150sf

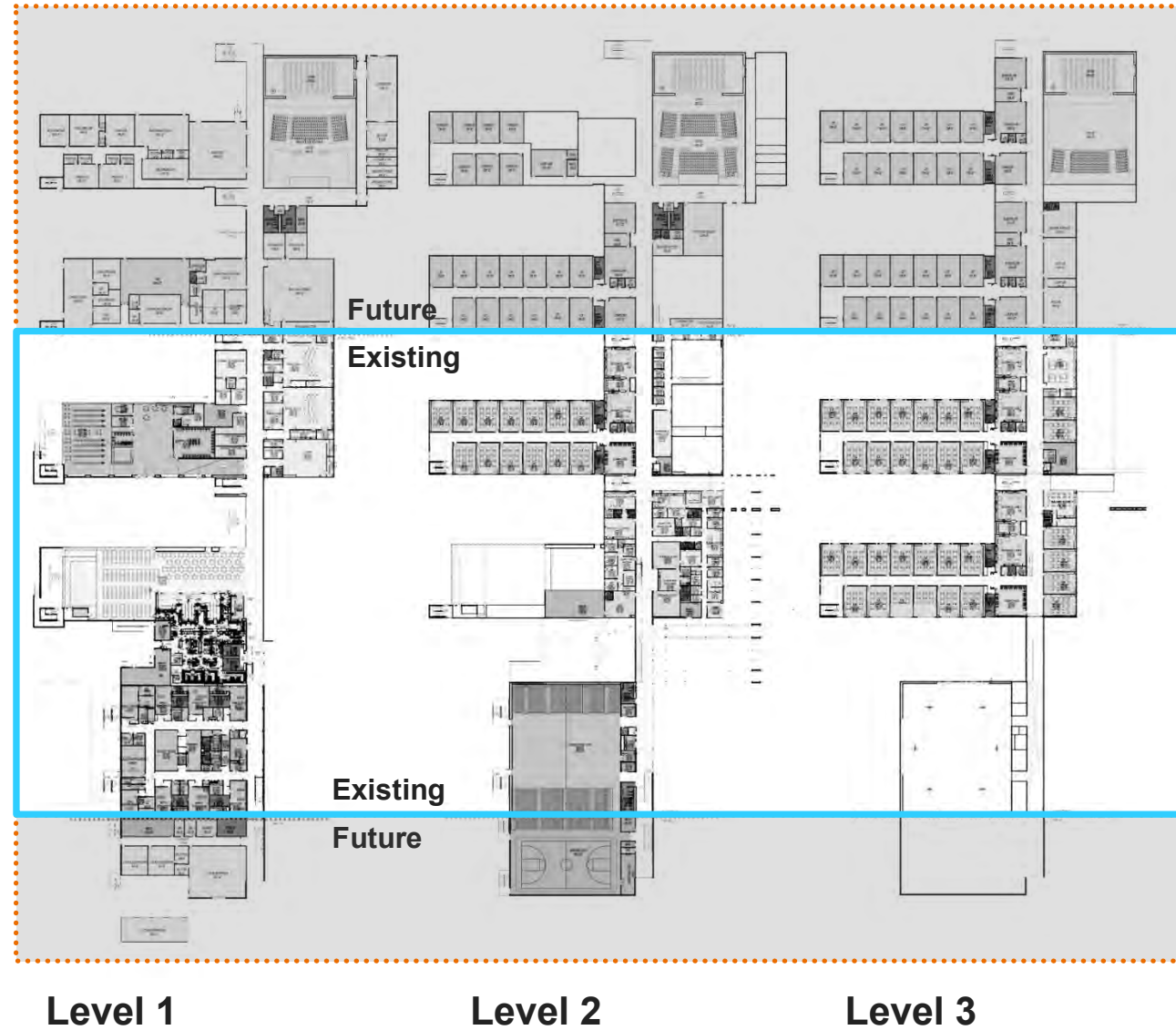




# New Braunfels High School



# Long Creek High School





# Career Technology

## New Braunfels High School

### Journalism

Journalism Lab	780sf
Support	0sf

### JROTC

JROTC Building	3,700gsf
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### Multimedia

Studio	780sf
Multimedia Lab	1,000sf
Support	0sf

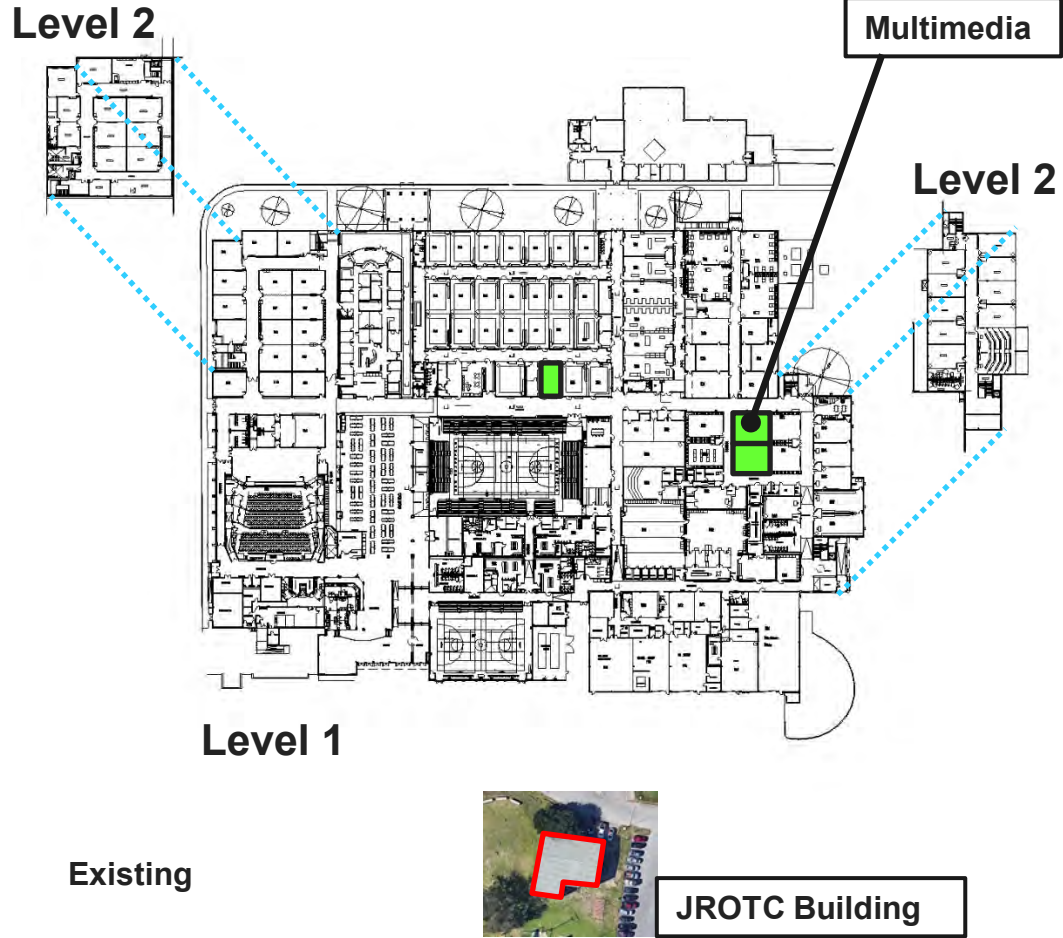
## Long Creek High School

future phase

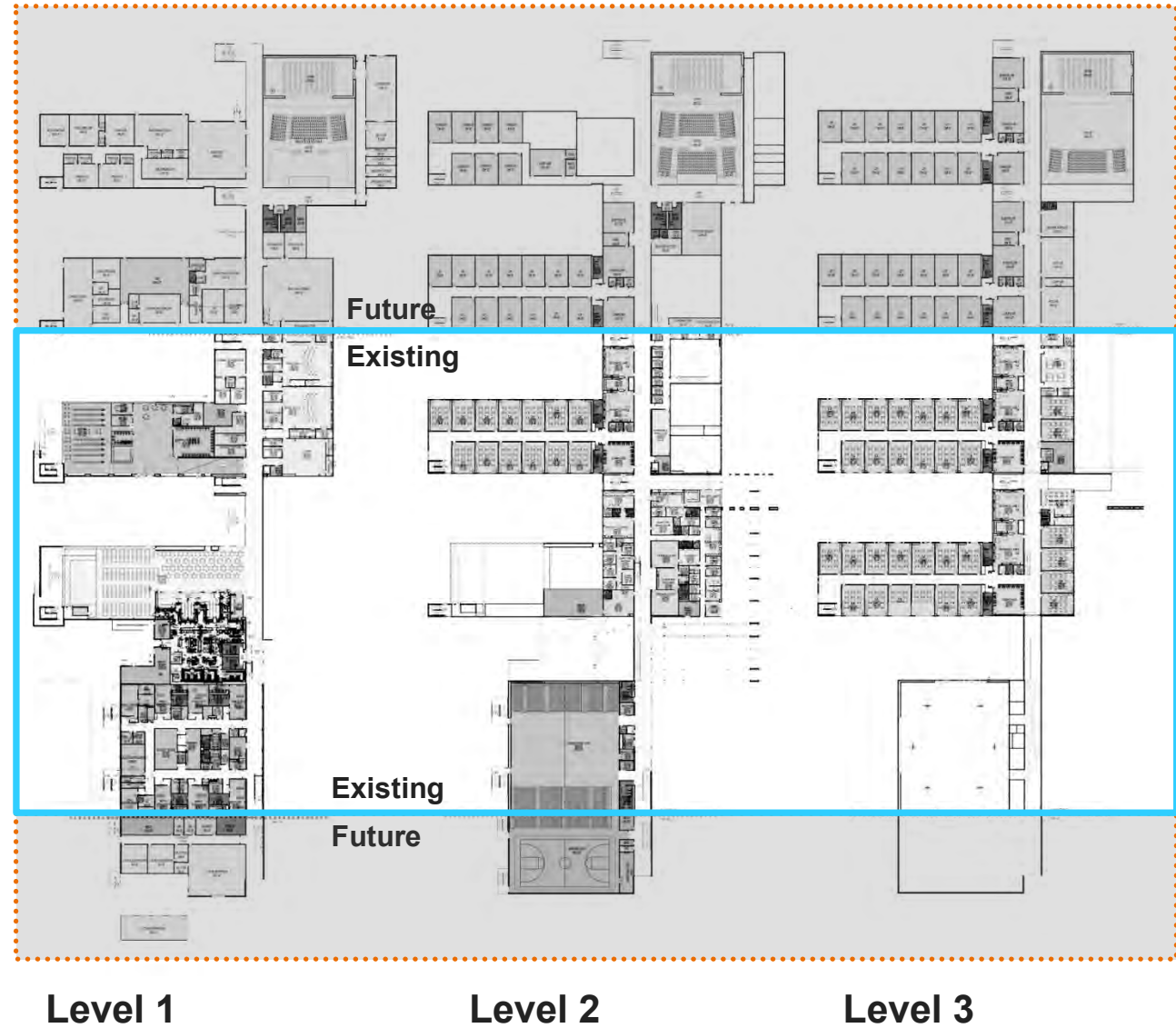
Journalism Lab	1,260sf
Support	300sf
Multi-Purpose Space	3,600sf
Learning Studio	775sf
Support	1,250sf
Studio	1,800sf
Multimedia Lab	1,280sf
Support	605sf



# New Braunfels High School



# Long Creek High School





# Career Technology

## New Braunfels High School

### STEM/ Robotics

Learning Studios(1)	940sf
Fab Lab	0sf
Demo Space	0sf
Support	0sf

### Vet Med

Small Animal Lab	0sf
Learning Studio	570sf
Support	0sf

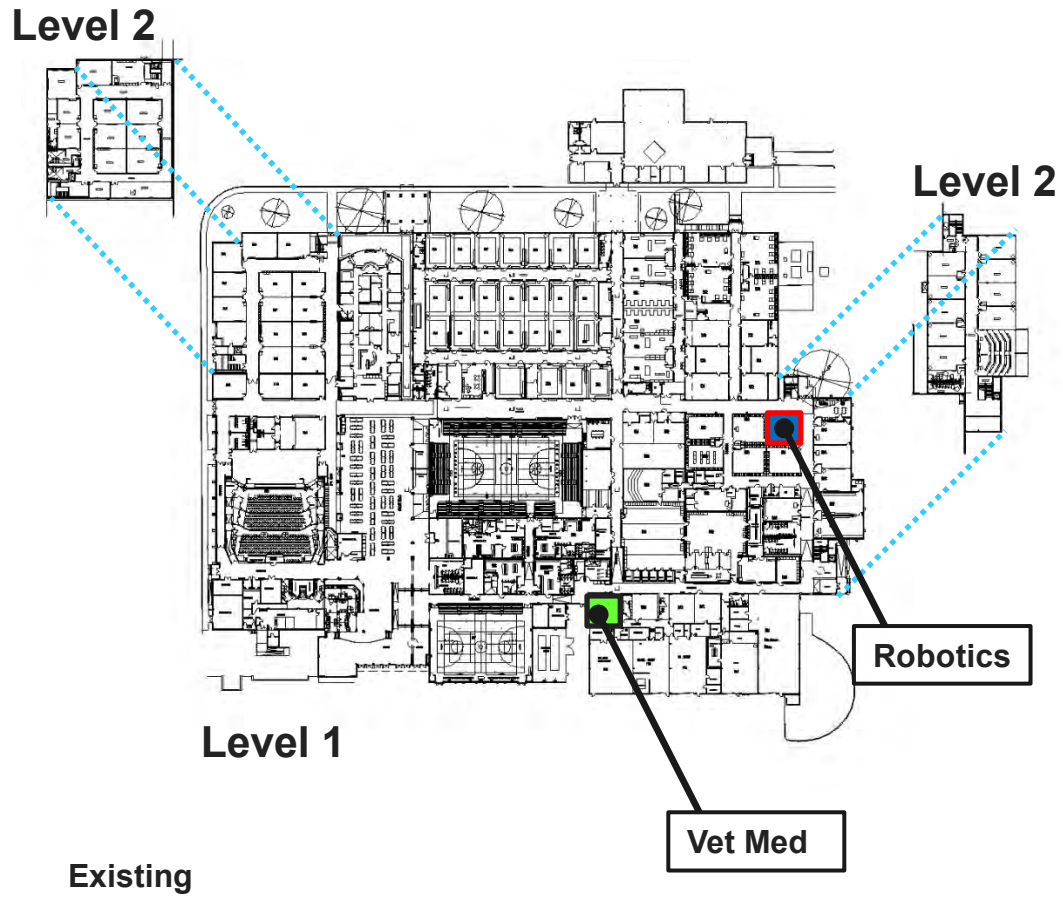
## Long Creek High School

future phase

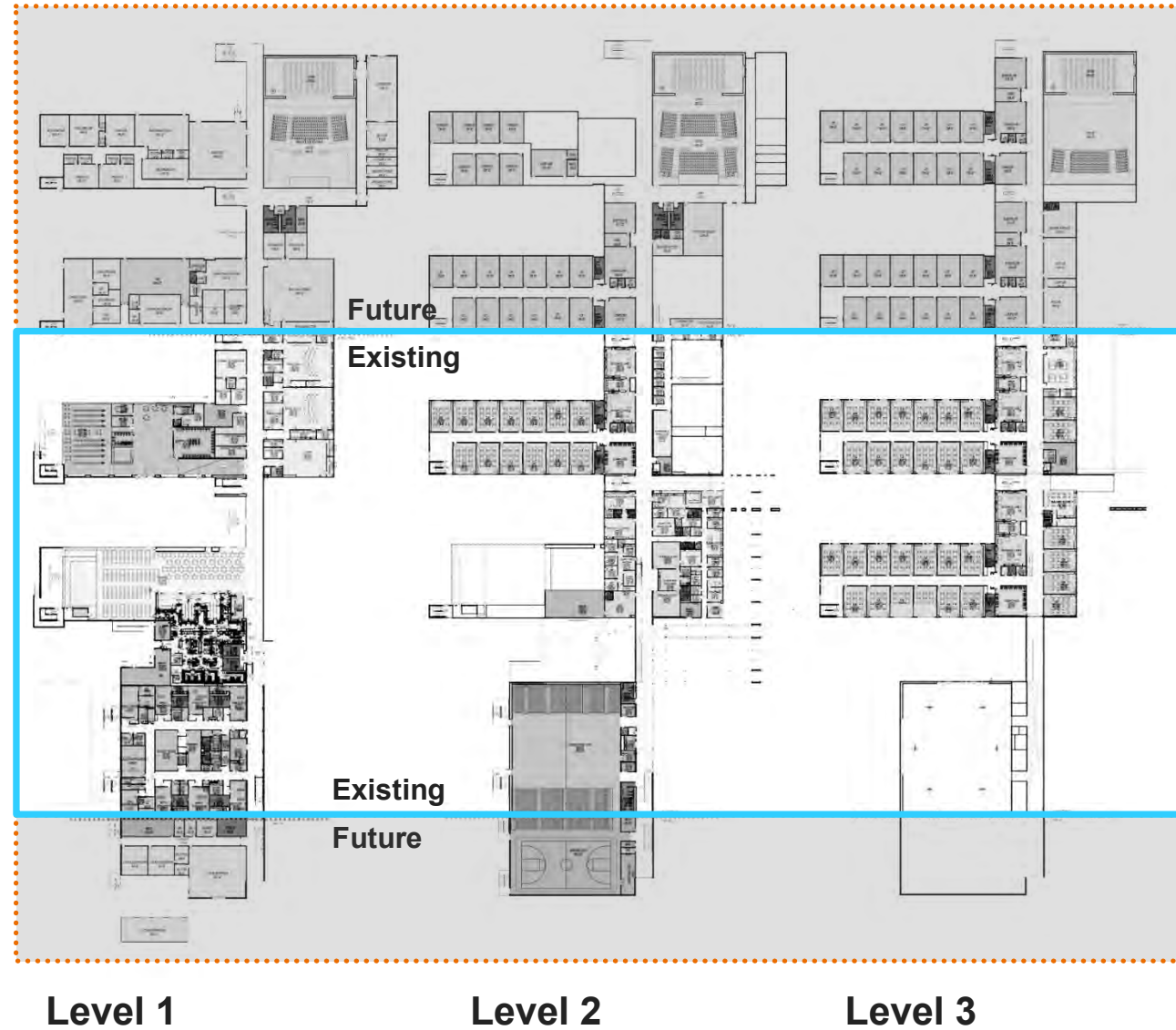
Learning Studios(2)	1,200sf
Fab Lab	1,600sf
Demo Space	800sf
Support	1,150sf
Small Animal Lab	1,200sf
Learning Studio	*shared with Ag
Support	500sf



## New Braunfels High School



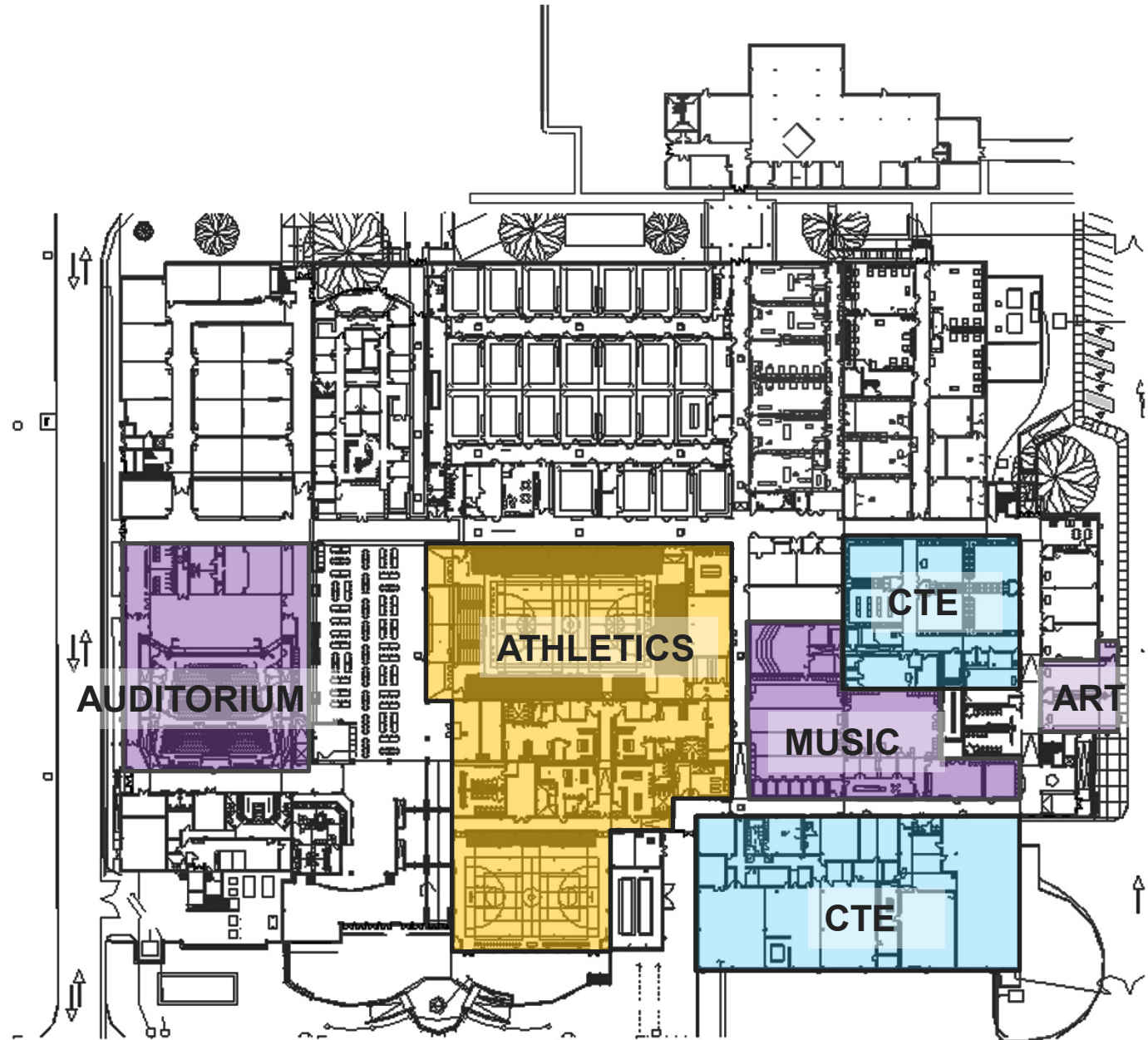
## Long Creek High School





# Priority 1

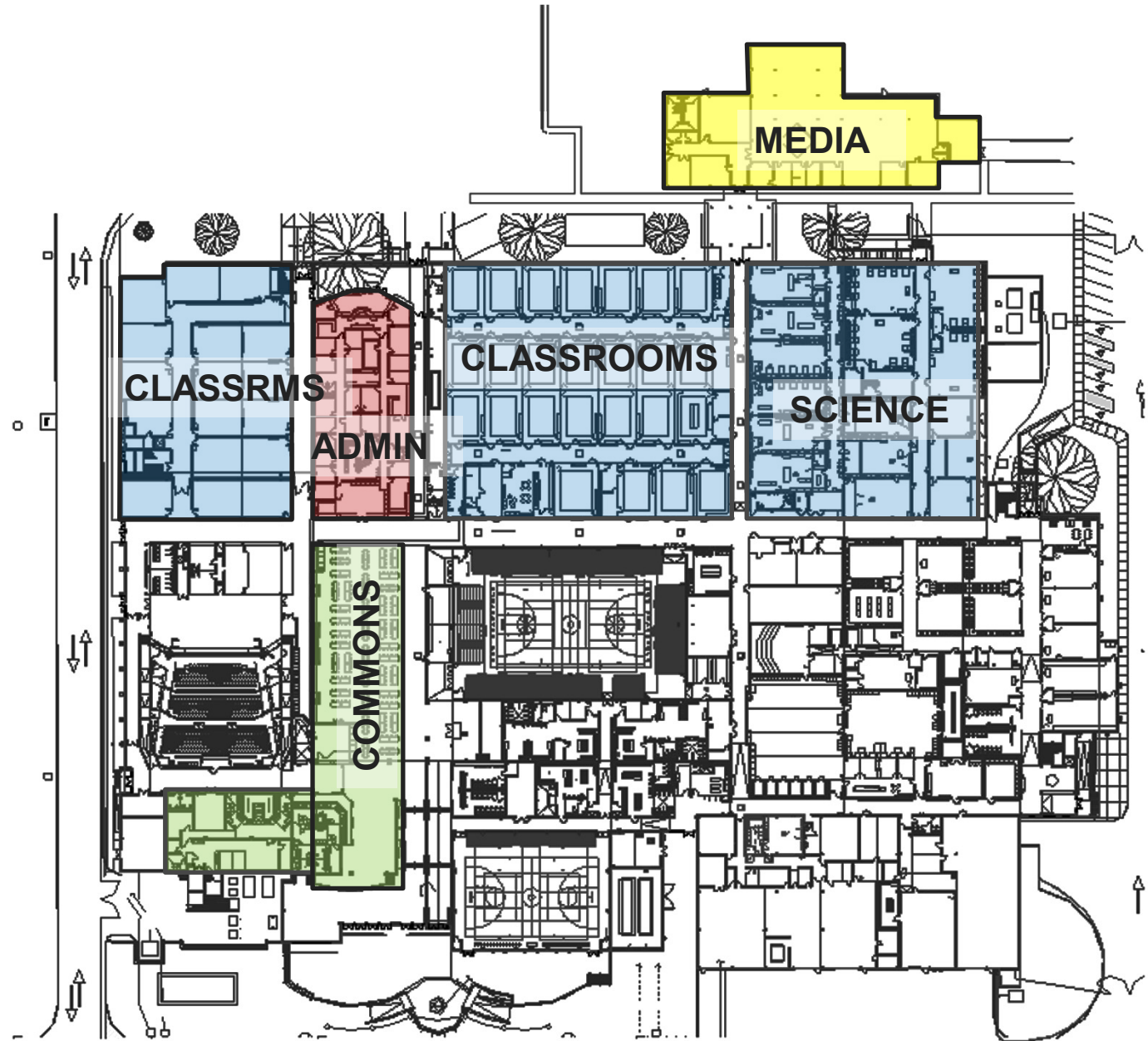
- Athletics
- Career Tech
- Fine Arts





# Priority 2

- Administration
- Classrooms/  
Science
- Library/ Media
- Dining/ Commons





# Agenda

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<b>TIME</b>	<b>AGENDA ITEM</b>
-------------	--------------------

2 mins	Schedule/Scope
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5 mins	Existing NBHS Site & Building Analysis
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5 mins	Community Survey Recap
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10 mins	Program Analysis – NBHS & Long Creek HS
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10 mins	Design Options
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Q & A





-  Available Green Space
-  Existing Parking Lots
-  Existing Athletic Fields
-  Temporary Classrooms

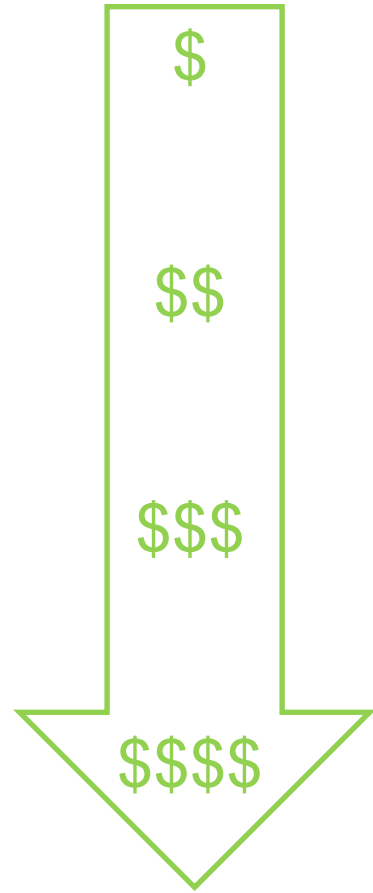
**Strategy 1**

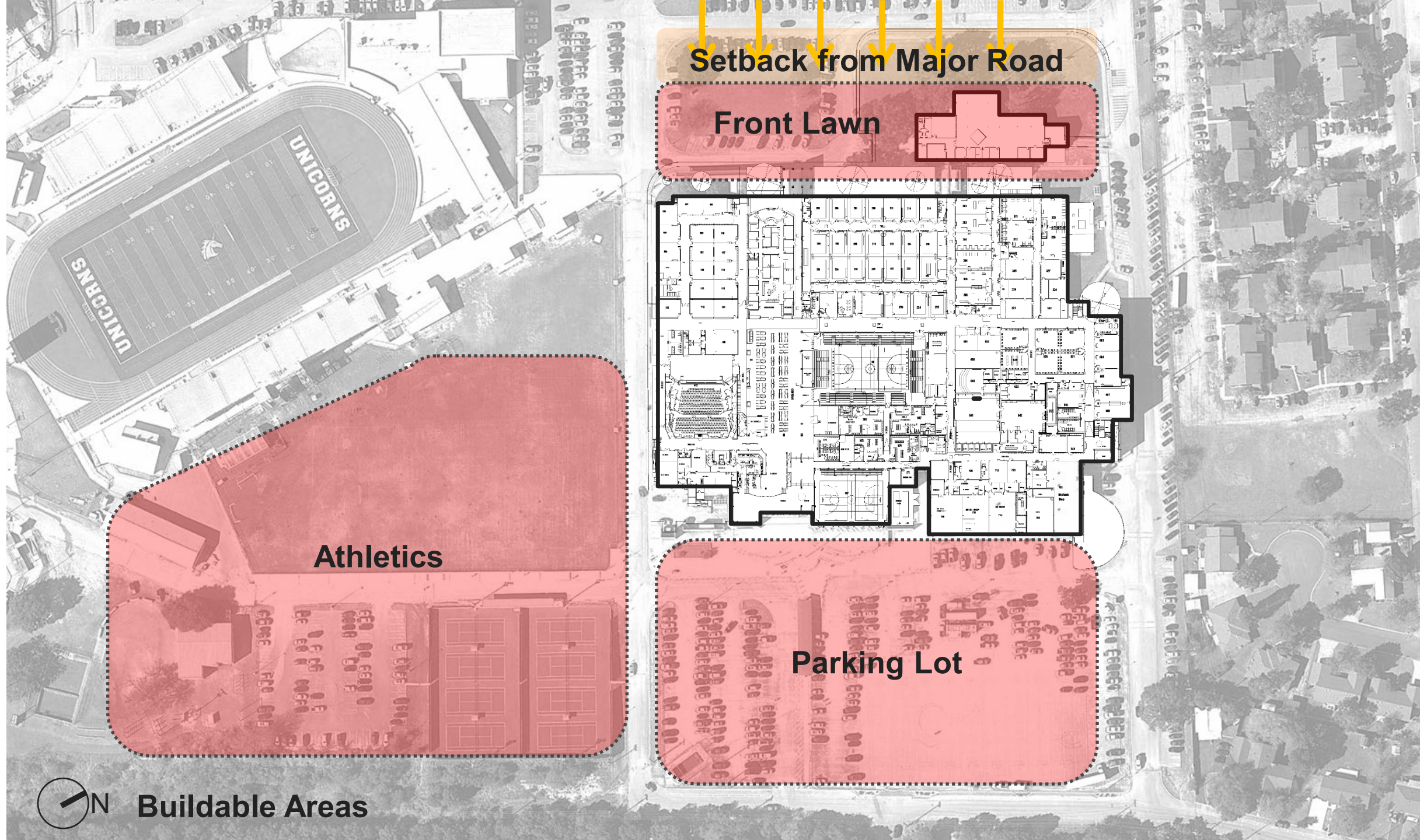
**Strategy 2**

**Strategy 3**

**Strategy 4**

**Impact / Cost:**





Setback from Major Road

Front Lawn

Athletics

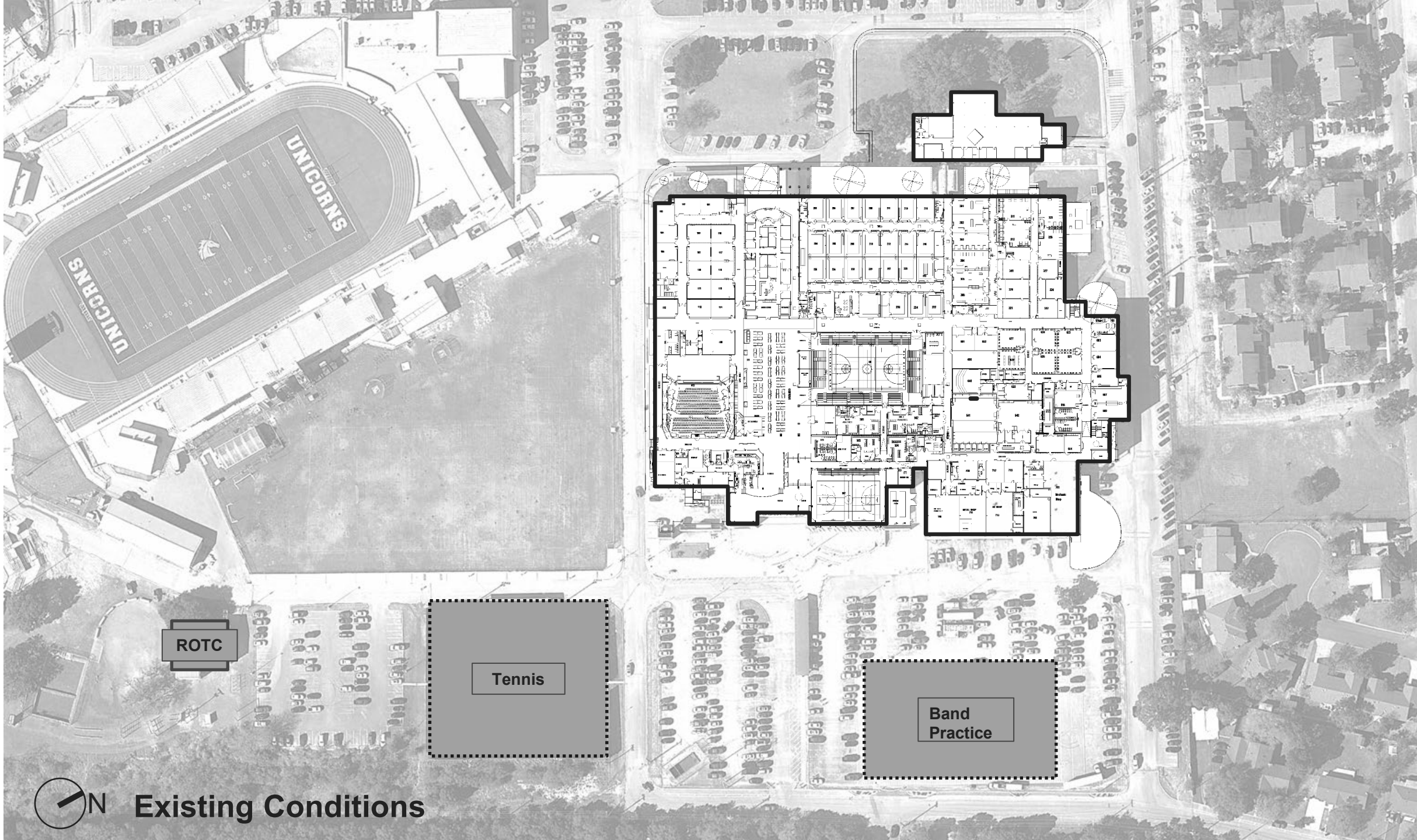
Parking Lot



Buildable Areas



# Option 1



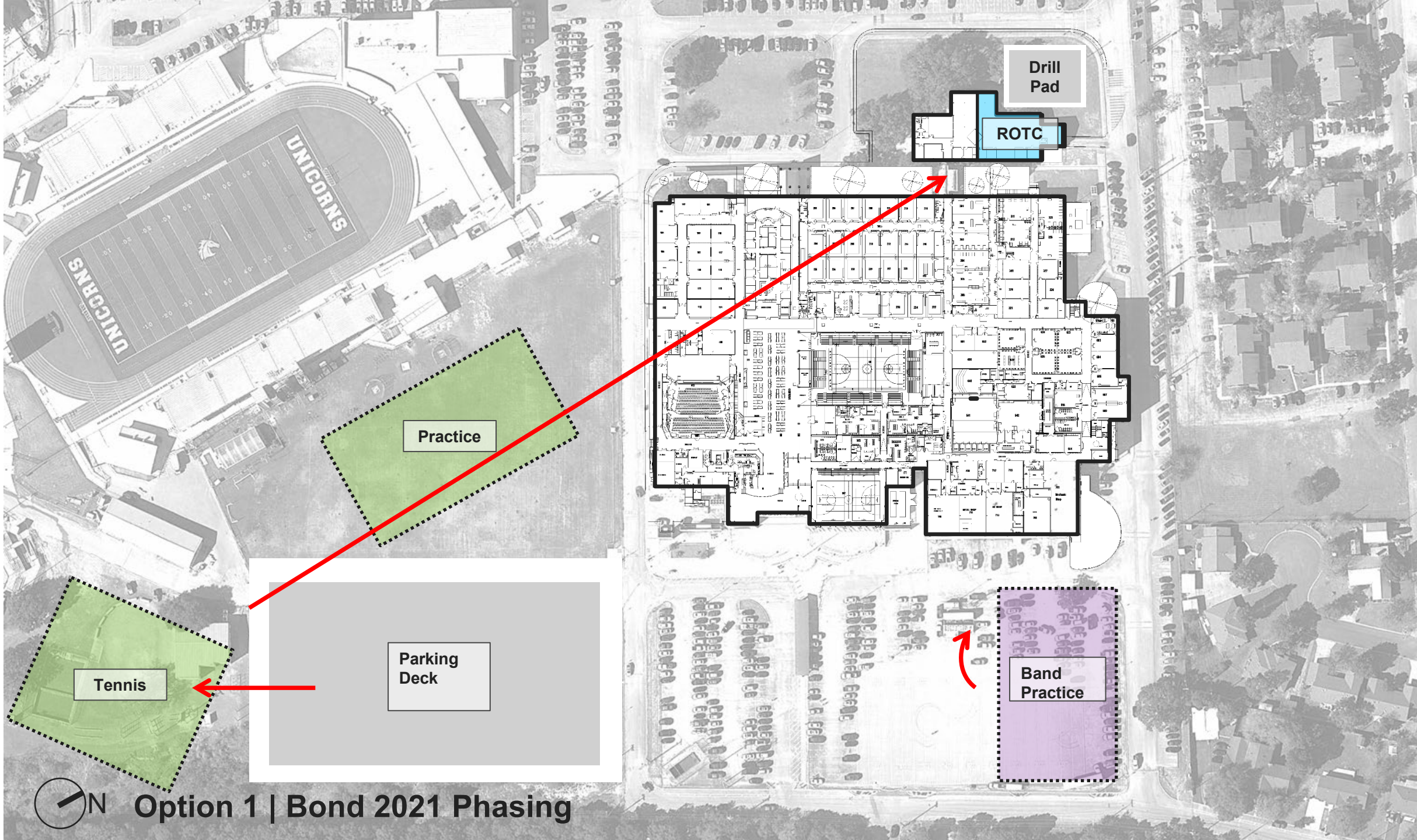
ROTC

Tennis

Band Practice



Existing Conditions



Option 1 | Bond 2021 Phasing

Drill Pad

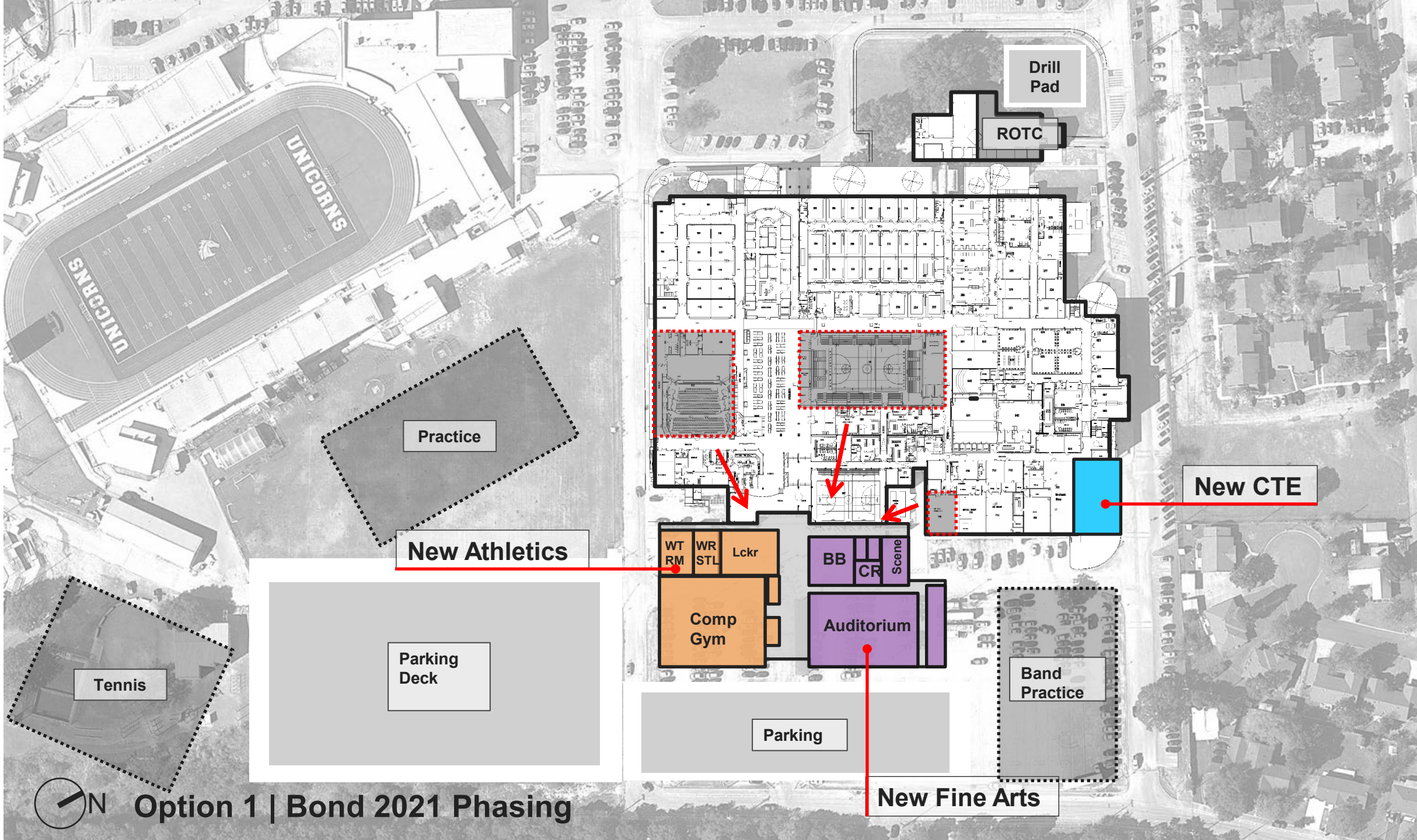
ROTC

Practice

Tennis

Parking Deck

Band Practice



Drill Pad

ROTC

Practice

New Athletics

Tennis

Parking Deck

WT RM

WR STL

Lckr

BB

CR

Scene

Comp Gym

Auditorium

Parking

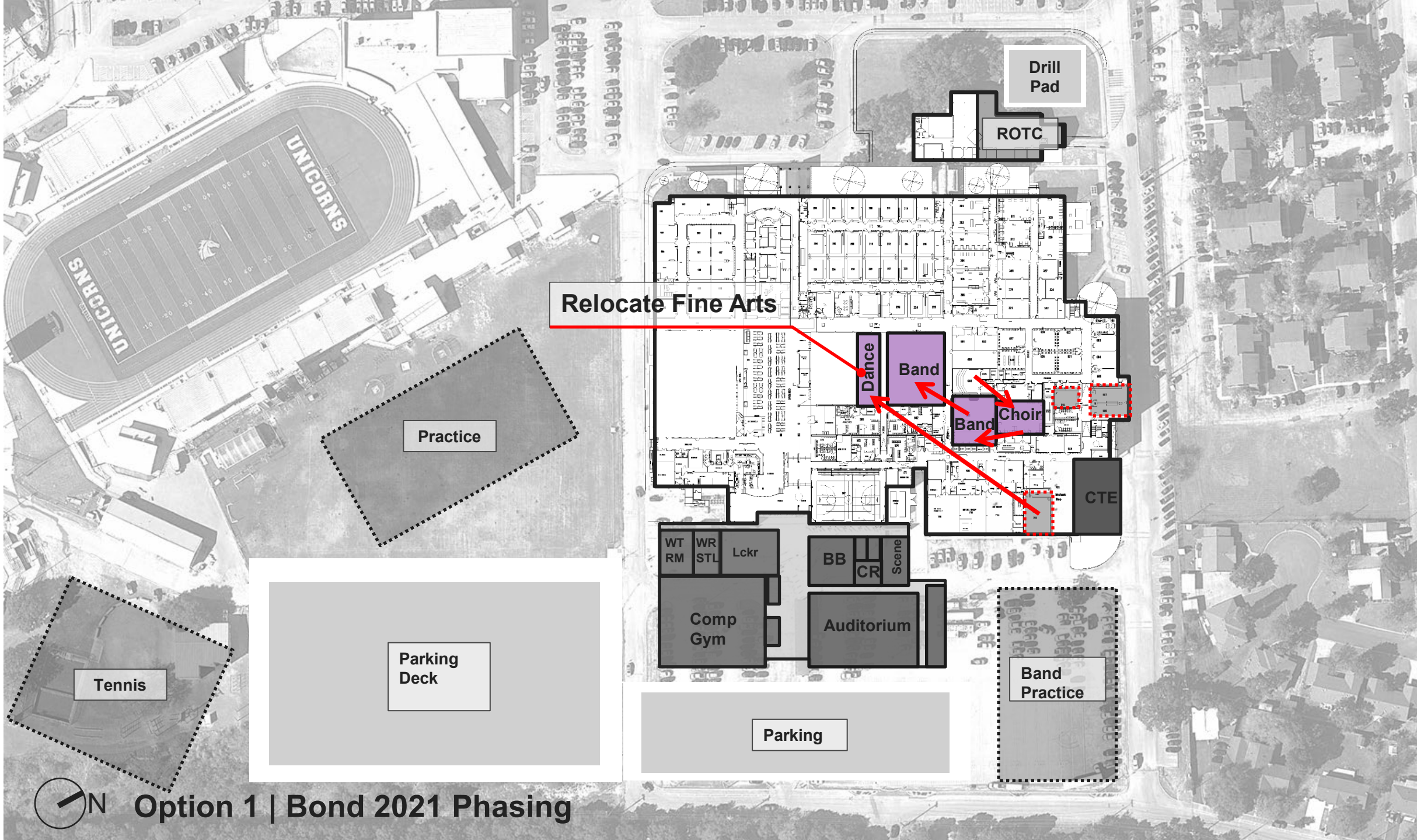
Band Practice

New CTE

New Fine Arts



Option 1 | Bond 2021 Phasing



Drill Pad

ROTC

Relocate Fine Arts

Practice

Dance

Band

Band

Choir

CTE

WT RM

WR STL

Lckr

BB

CR

Scene

Comp Gym

Auditorium

Band Practice

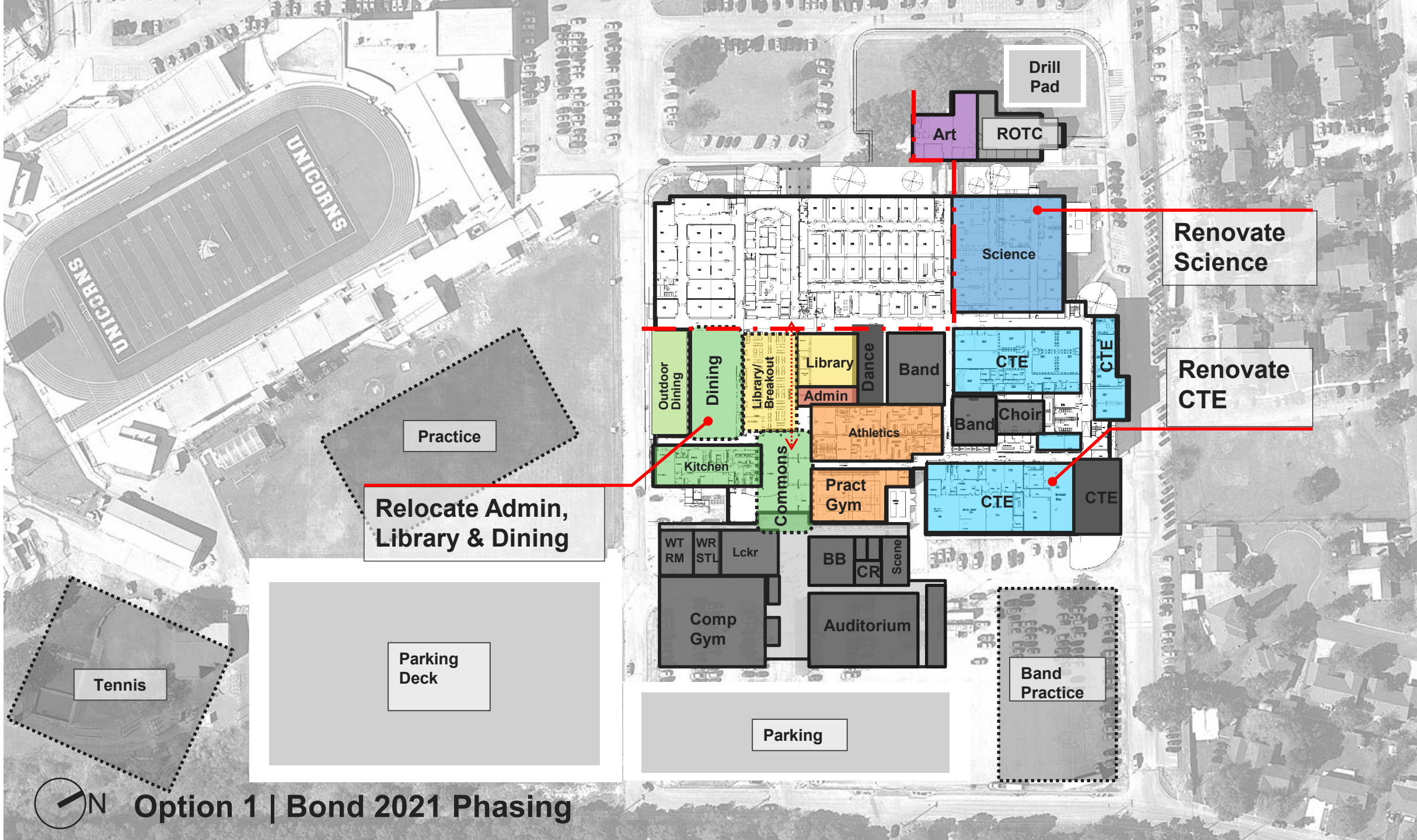
Parking

Tennis

Parking Deck



Option 1 | Bond 2021 Phasing



Drill Pad

Art

ROTC

Renovate Science

Renovate CTE

Practice

Relocate Admin, Library & Dining

Tennis

Parking Deck

Parking

Band Practice

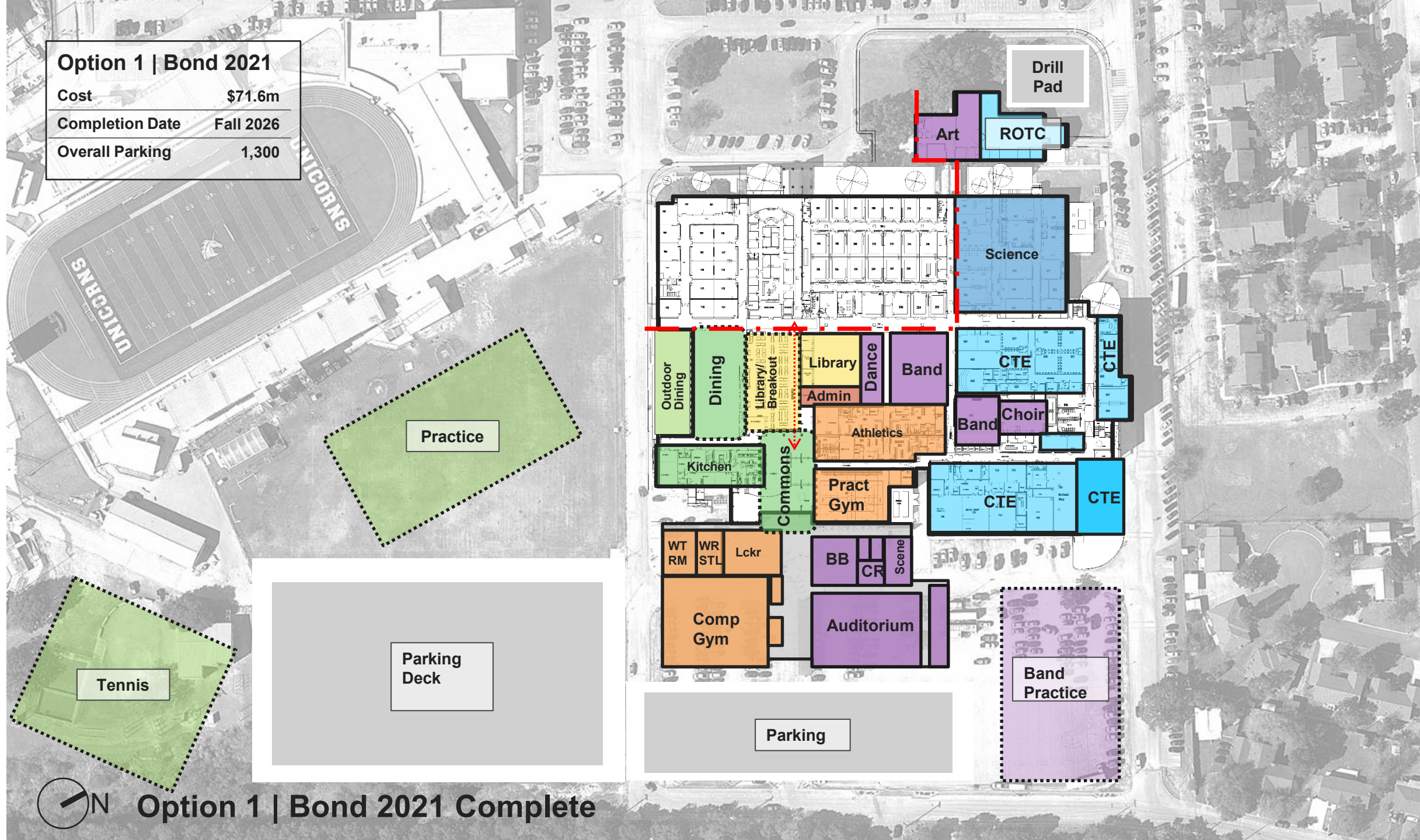


Option 1 | Bond 2021 Phasing

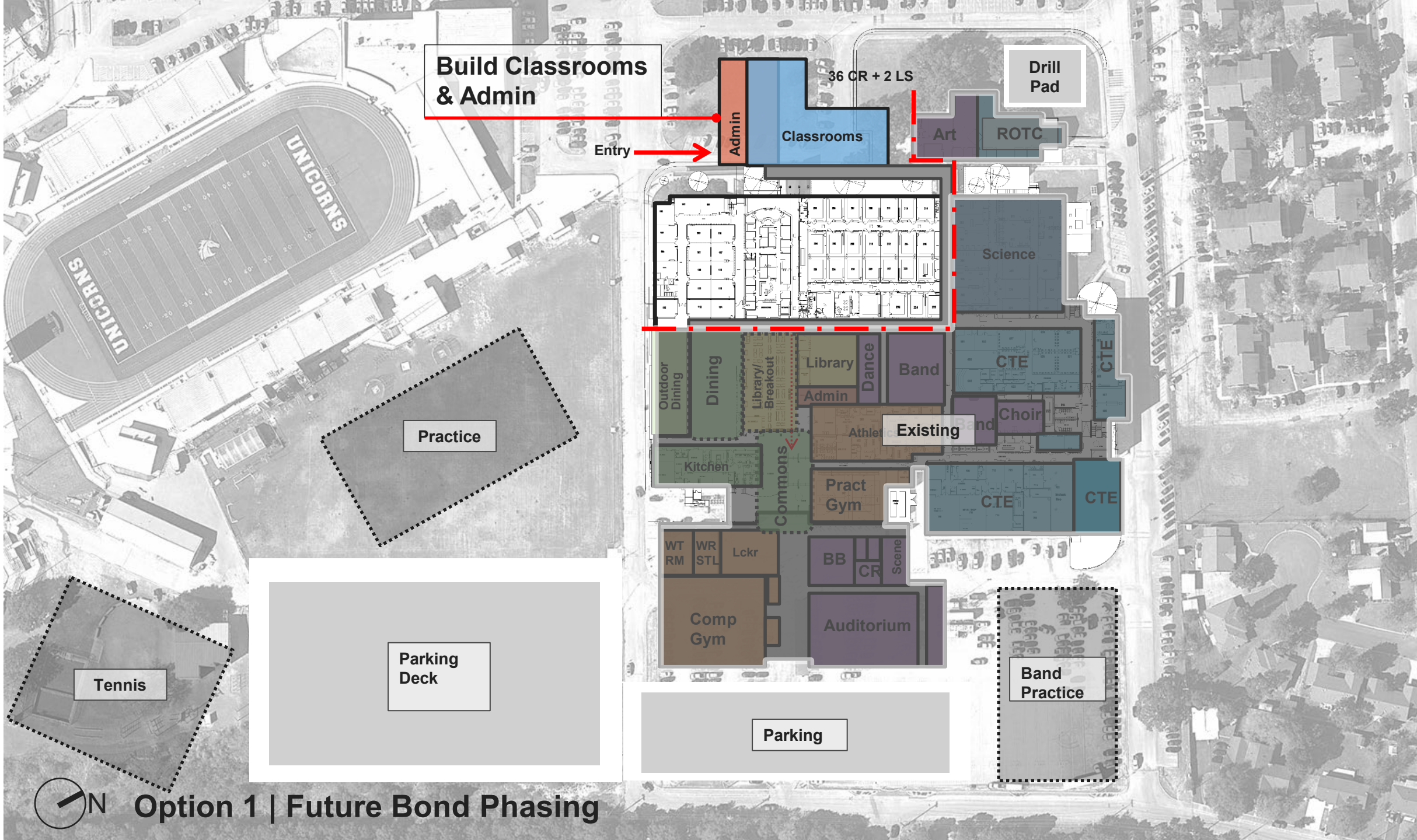




<b>Option 1   Bond 2021</b>	
Cost	\$71.6m
Completion Date	Fall 2026
Overall Parking	1,300



Option 1 | Bond 2021 Complete



**Build Classrooms & Admin**

Entry

36 CR + 2 LS

Drill Pad

Admin

Classrooms

Art

ROTC

Science

Practice

Outdoor Dining  
Dining

Library/  
Breakout

Library

Dance

Band

Admin

Choir

CTE

CTE

Existing

Athlet

Kitchen

Commons

Pract Gym

CTE

CTE

WT RM

WR STL

Lckr

BB

CR

Scene

Tennis

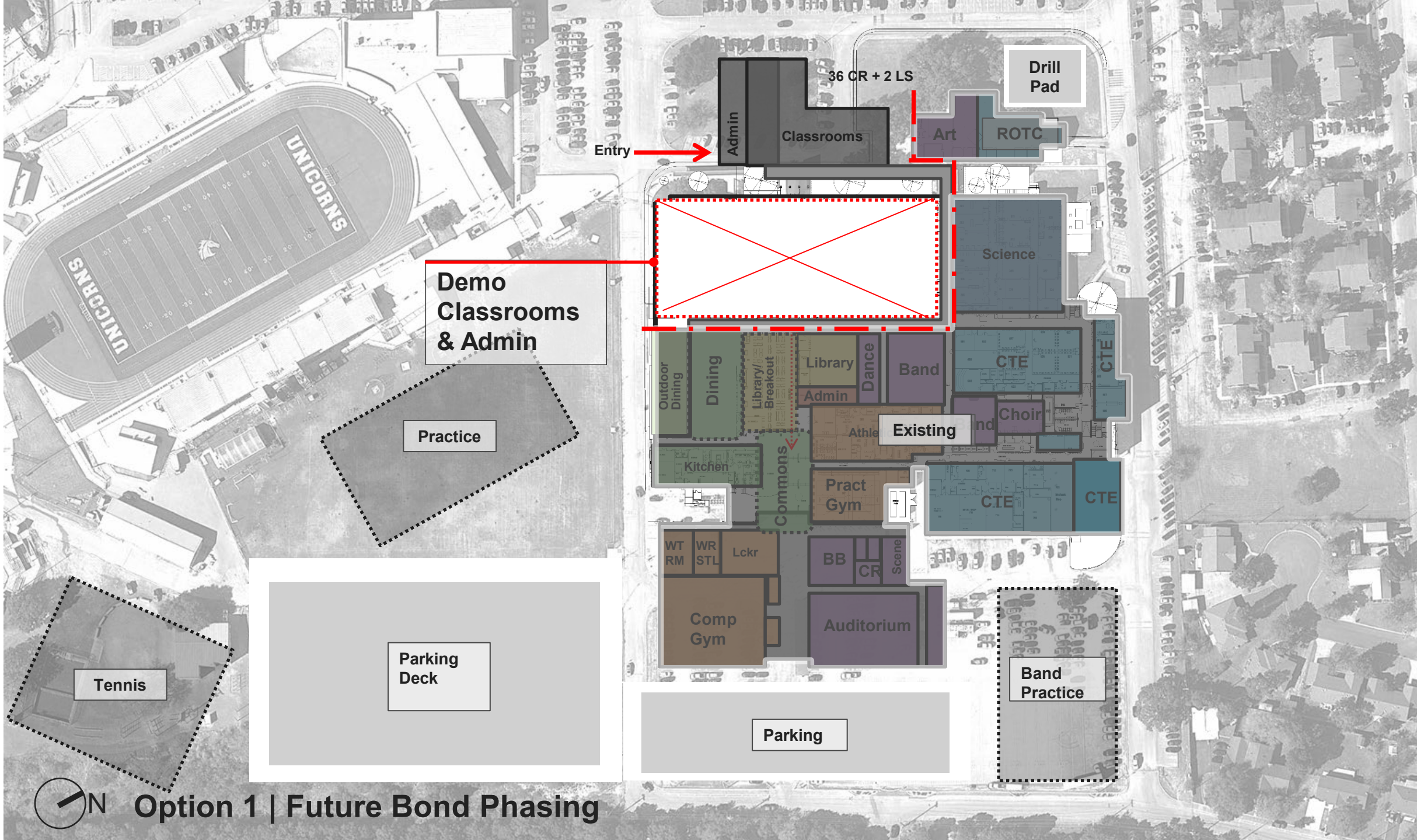
Parking Deck

Parking

Band Practice



**Option 1 | Future Bond Phasing**



**Demo Classrooms & Admin**

36 CR + 2 LS

Drill Pad

Entry

Admin

Classrooms

Art

ROTC

Science

Practice

Outdoor Dining

Dining

Library/ Breakout

Library

Dance

Band

Admin

Choir

CTE

CTE

Existing

Kitchen

Commons

Athle

Pract Gym

CTE

CTE

WT RM

WR STL

Lckr

BB

CR

Scene

Comp Gym

Auditorium

Band Practice

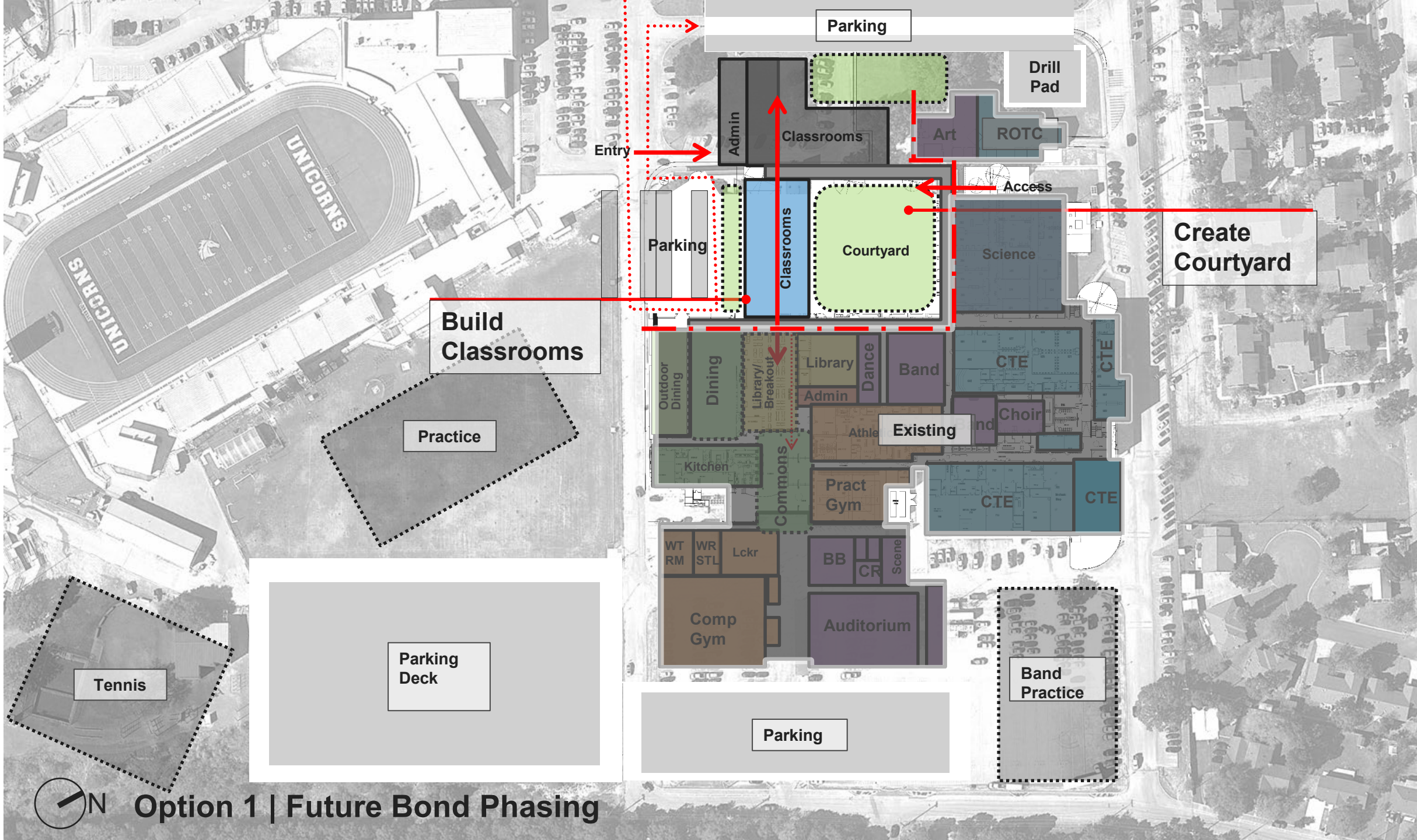
Parking Deck

Parking

Tennis



**Option 1 | Future Bond Phasing**



**Build Classrooms**

**Create Courtyard**

**Tennis**

**Parking Deck**

**Band Practice**

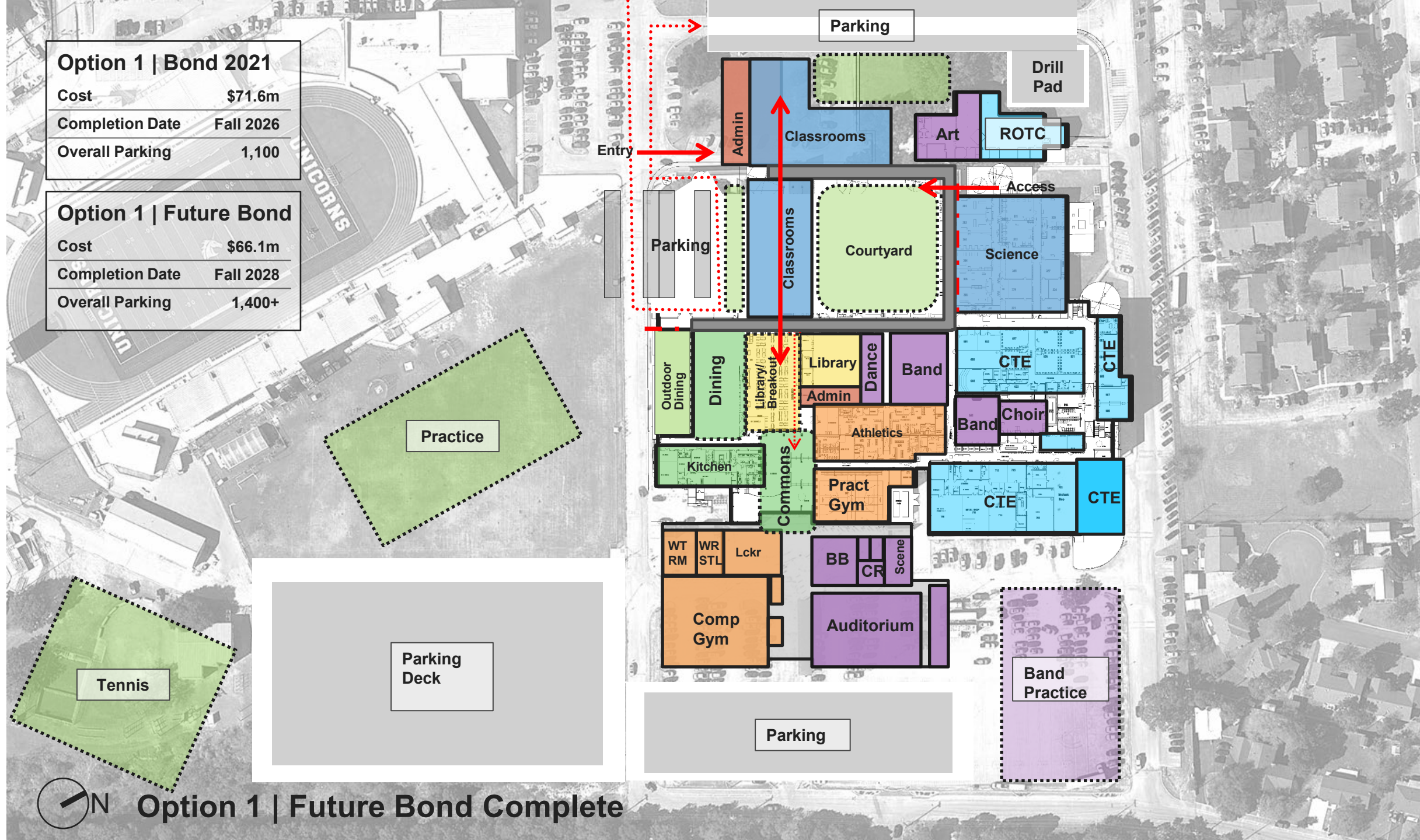


**Option 1 | Future Bond Phasing**

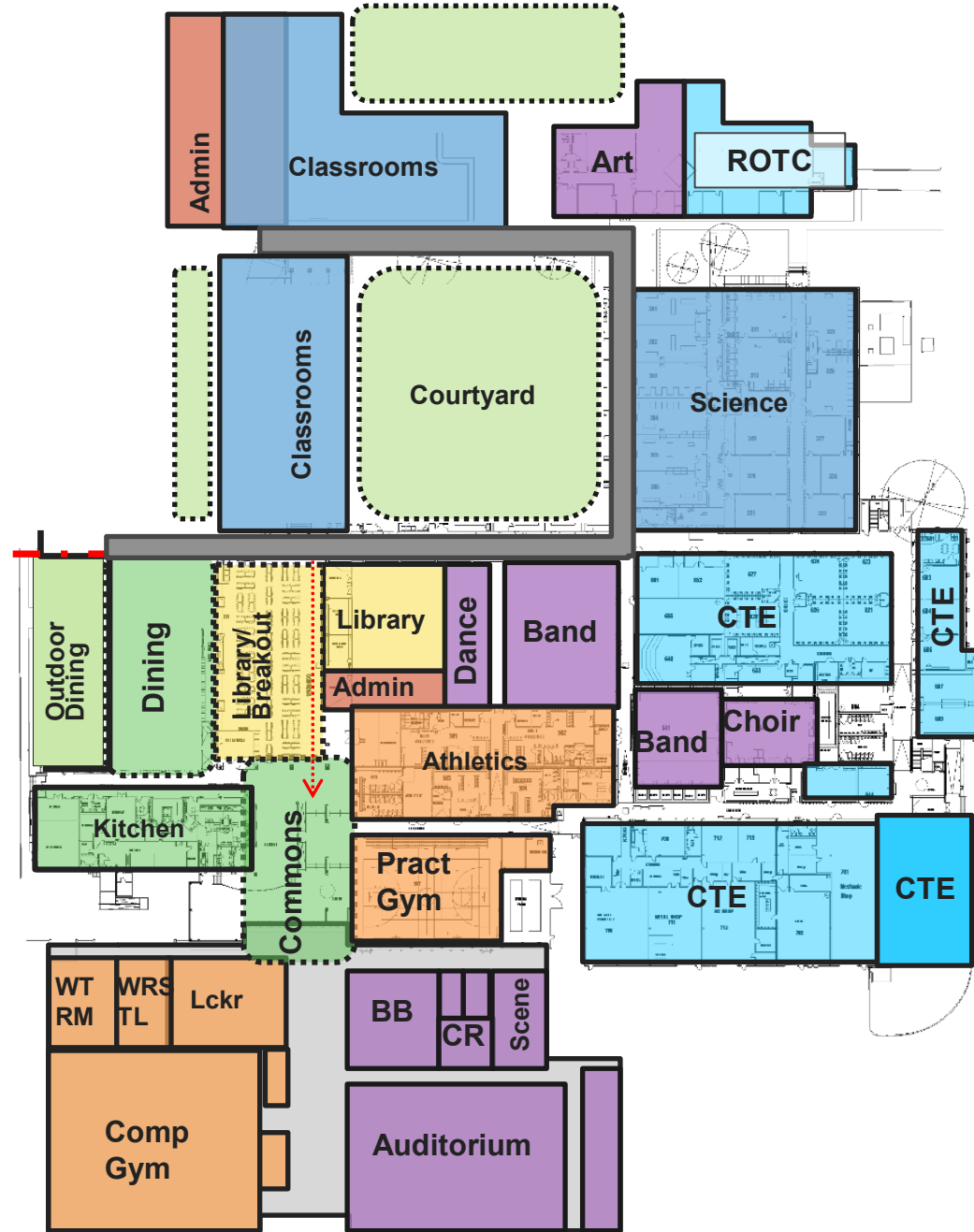


Option 1   Bond 2021	
Cost	\$71.6m
Completion Date	Fall 2026
Overall Parking	1,100

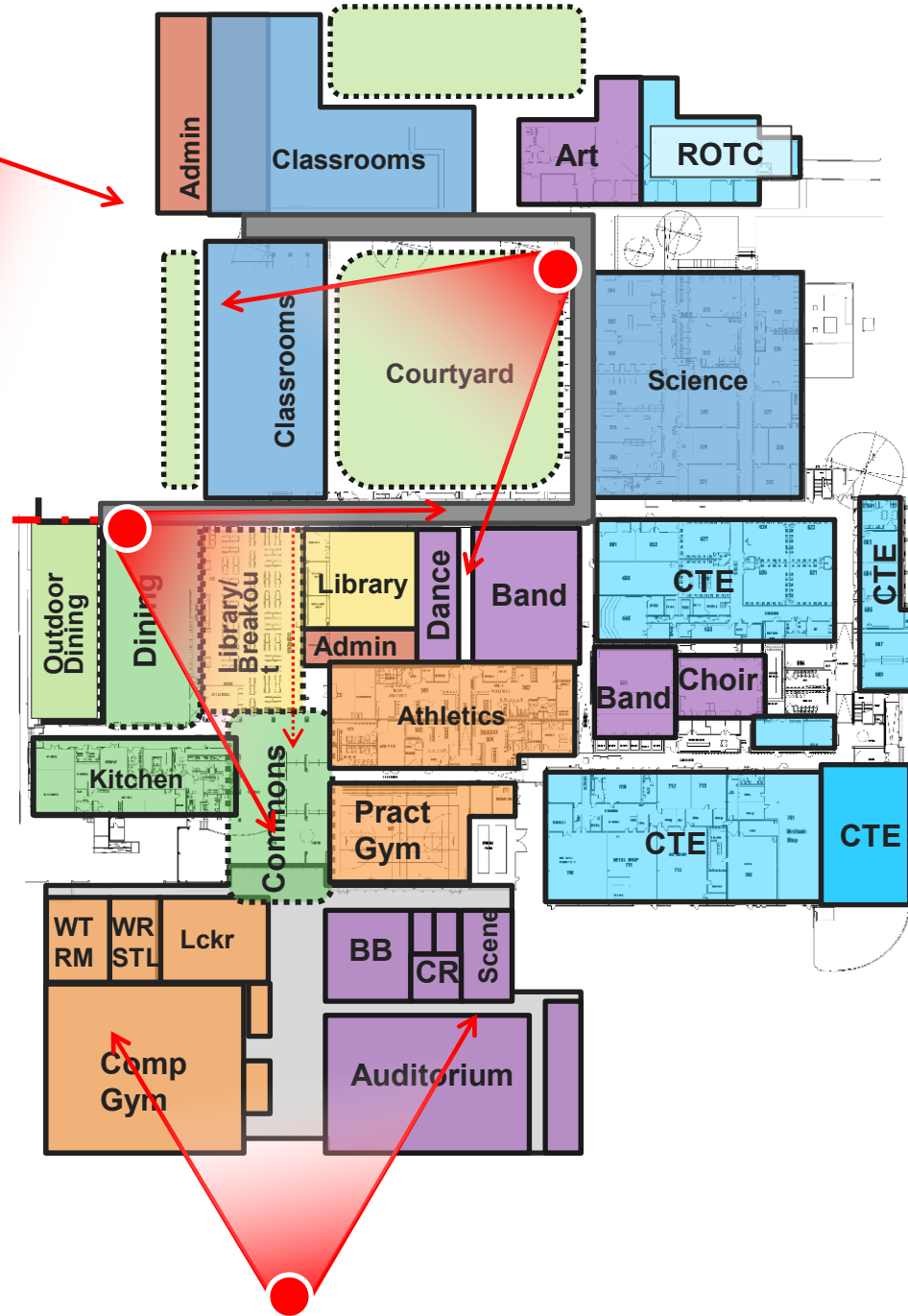
Option 1   Future Bond	
Cost	\$66.1m
Completion Date	Fall 2028
Overall Parking	1,400+



Option 1 | Future Bond Complete



Option 1 Floor Plan



### Option 1 | Views



Option 1 | View





Option 1 | View



NEW BRAUNFELS

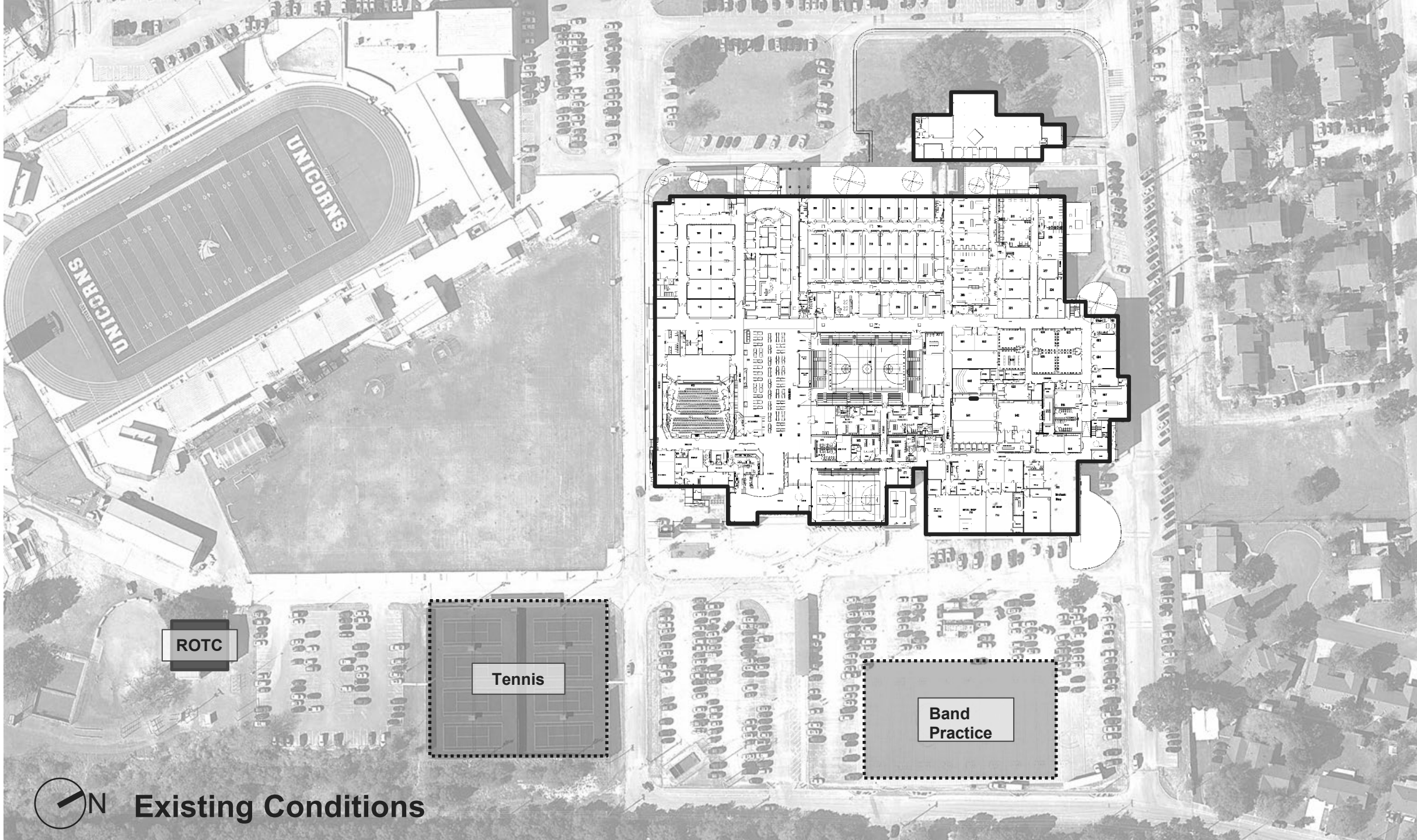
Option 1 | View



Option 1 | View



# Option 3



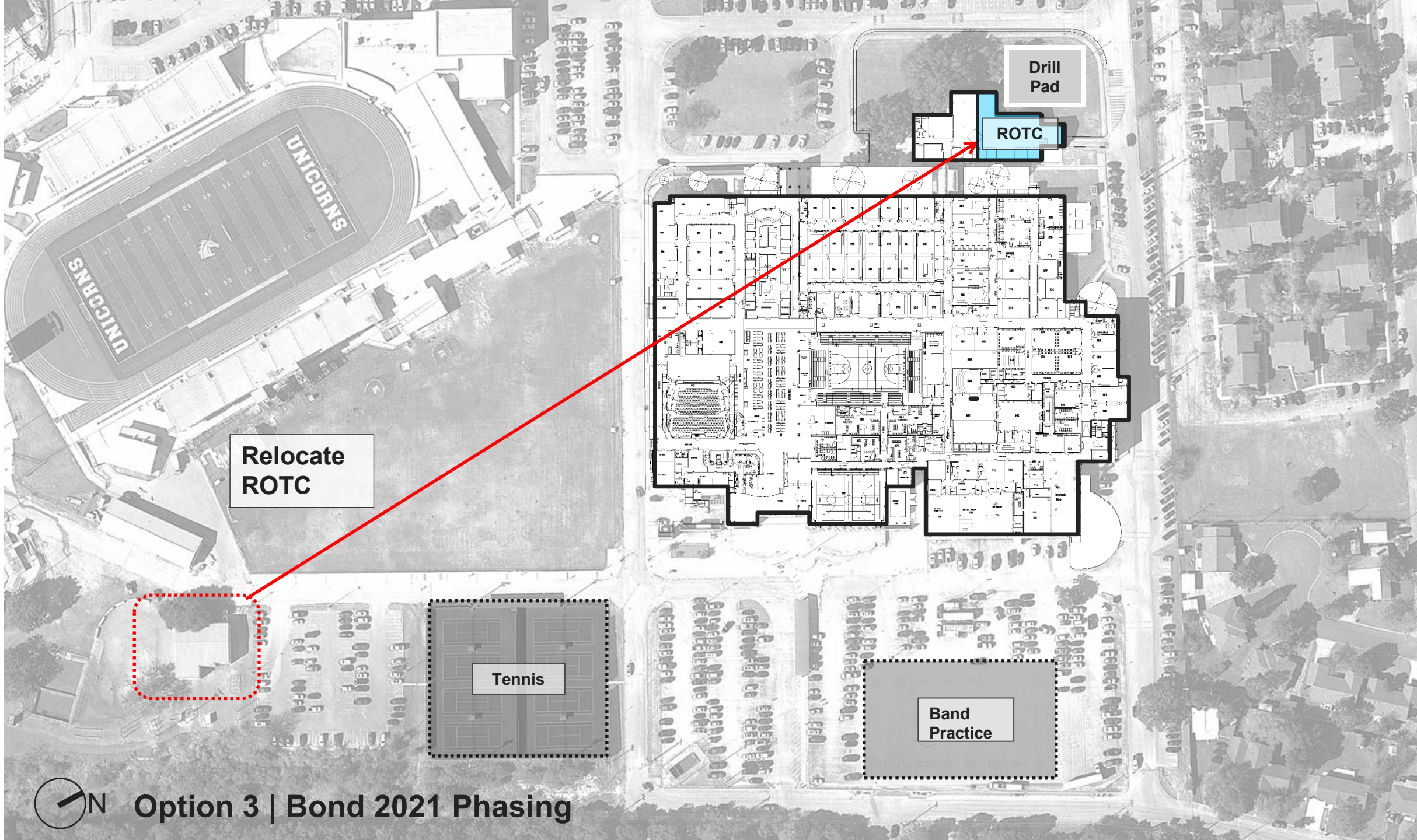
ROTC

Tennis

Band Practice



Existing Conditions



Relocate ROTC

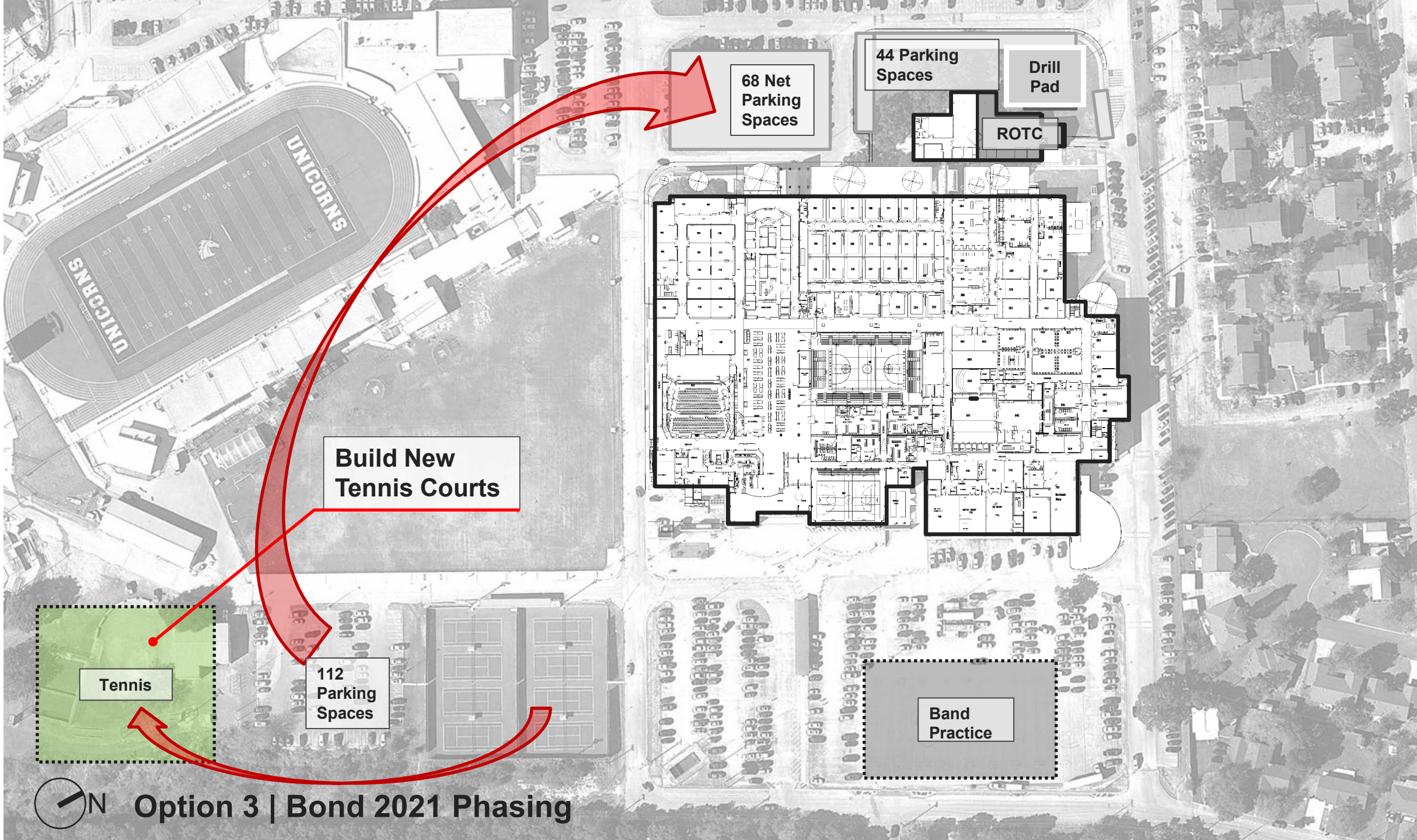
Drill Pad

ROTC

Tennis

Band Practice





68 Net Parking Spaces

44 Parking Spaces

Drill Pad

ROTC

Build New Tennis Courts

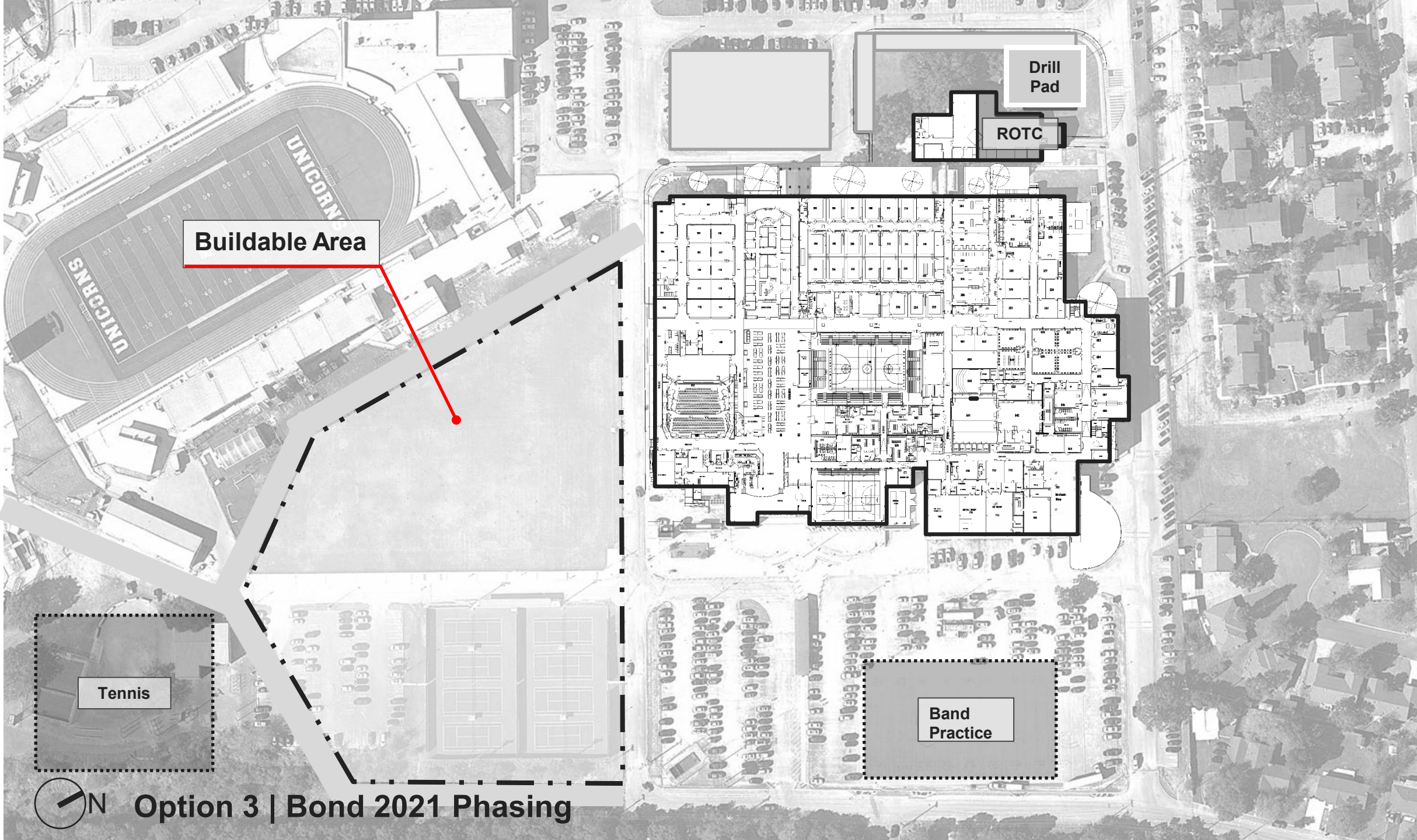
Tennis

112 Parking Spaces

Band Practice



Option 3 | Bond 2021 Phasing



**Buildable Area**

**Drill Pad**

**ROTC**

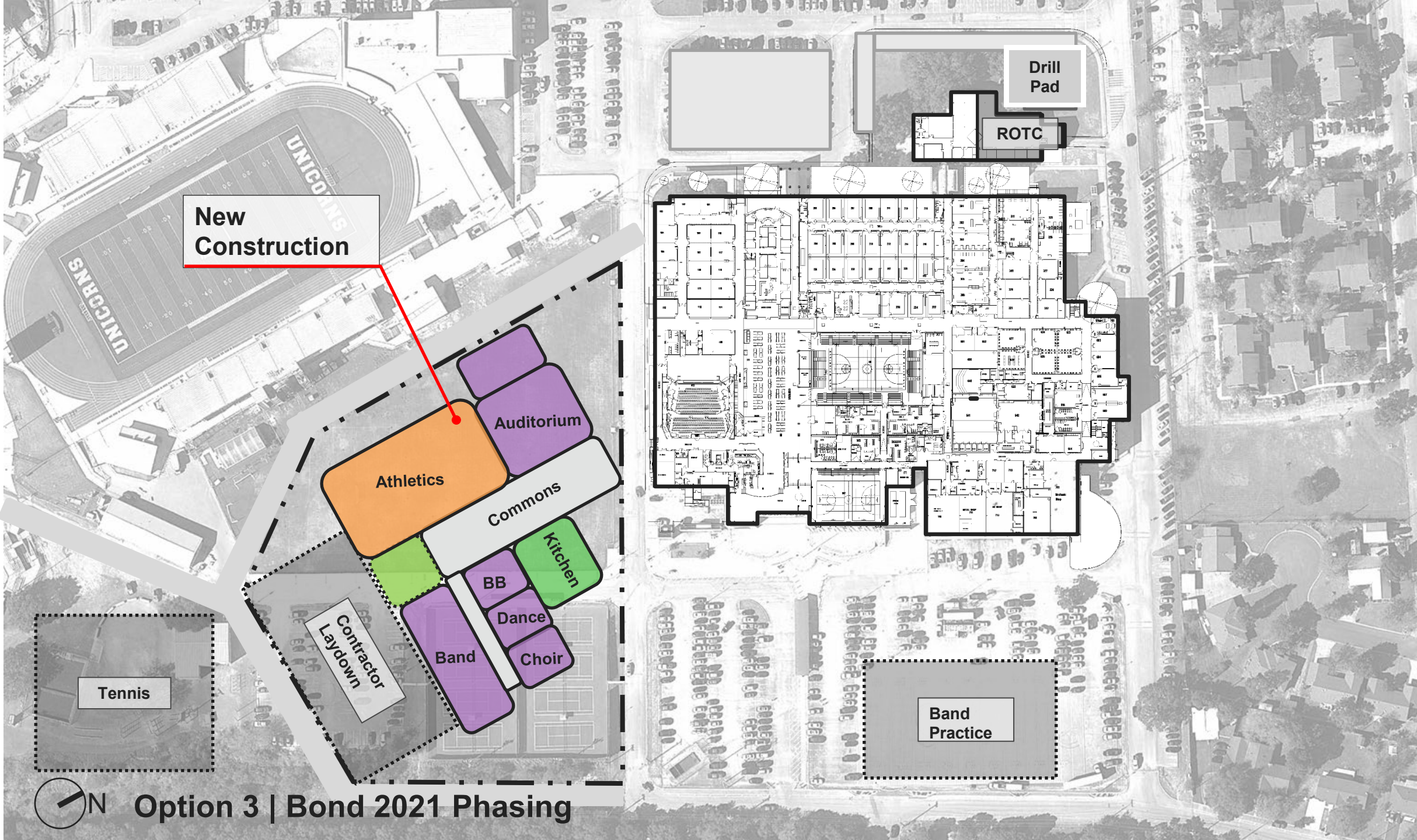
**Tennis**

**Band Practice**



**Option 3 | Bond 2021 Phasing**





**New Construction**

Drill Pad

ROTC

Tennis

Contractor Laydown

Athletics

Auditorium

Commons

Kitchen

Band

BB

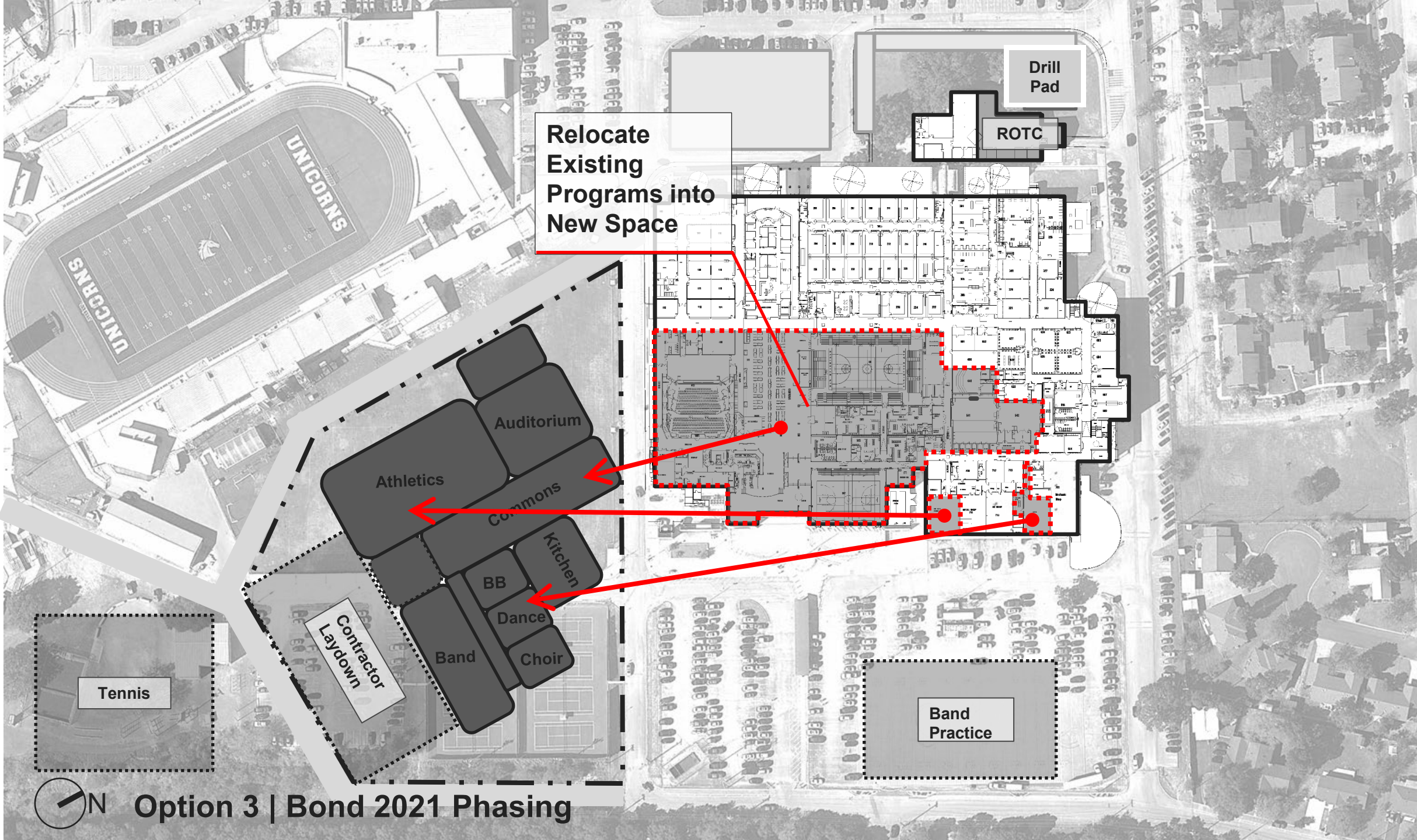
Dance

Choir

Band Practice



**Option 3 | Bond 2021 Phasing**



Relocate Existing Programs into New Space

Drill Pad

ROTC

Auditorium

Athletics

Commons

Kitchen

BB

Dance

Band

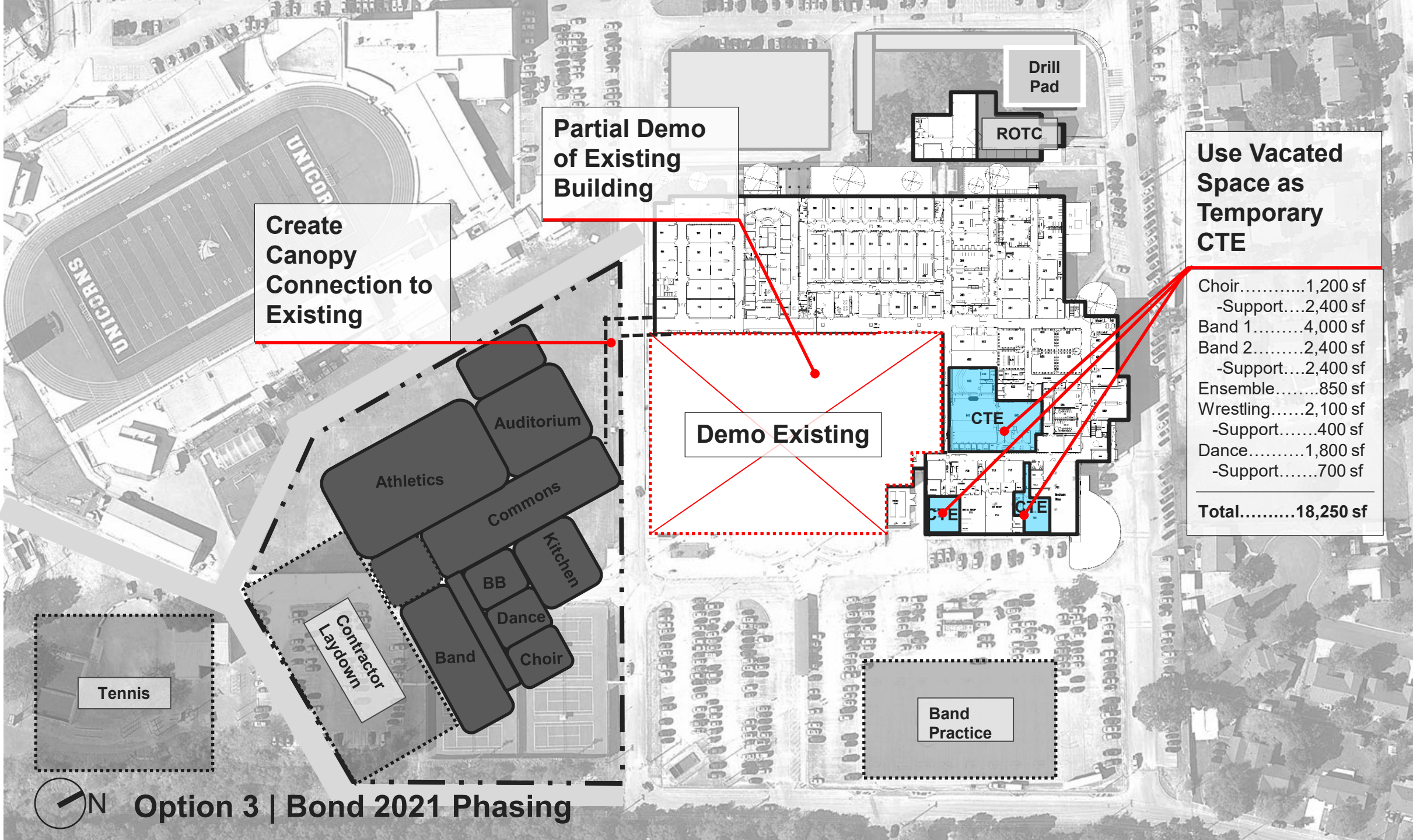
Choir

Tennis

Contractor Laydown

Band Practice





Create Canopy Connection to Existing

Partial Demo of Existing Building

Demo Existing

Use Vacated Space as Temporary CTE

Choir.....	1,200 sf
-Support....	2,400 sf
Band 1.....	4,000 sf
Band 2.....	2,400 sf
-Support....	2,400 sf
Ensemble.....	850 sf
Wrestling.....	2,100 sf
-Support.....	400 sf
Dance.....	1,800 sf
-Support.....	700 sf
<b>Total.....</b>	<b>18,250 sf</b>

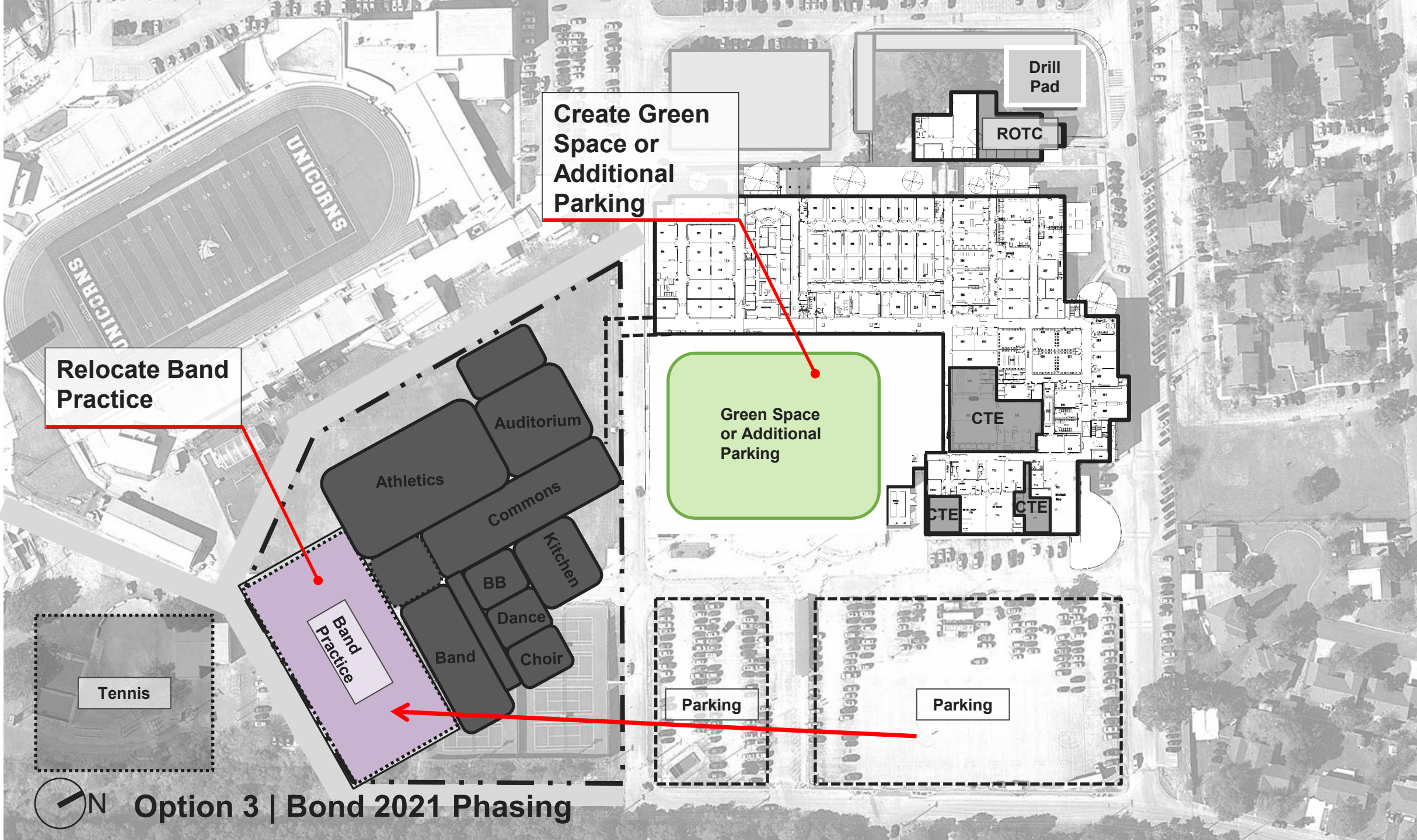
Tennis

Contractor Laydown

Auditorium  
Athletics  
Commons  
Kitchen  
BB  
Dance  
Choir  
Band

Band Practice





Drill Pad

ROTC

Create Green Space or Additional Parking

Relocate Band Practice

Green Space or Additional Parking

CTE

CTE

CTE

Auditorium

Athletics

Commons

Kitchen

BB

Dance

Band

Choir

Band Practice

Tennis

Parking

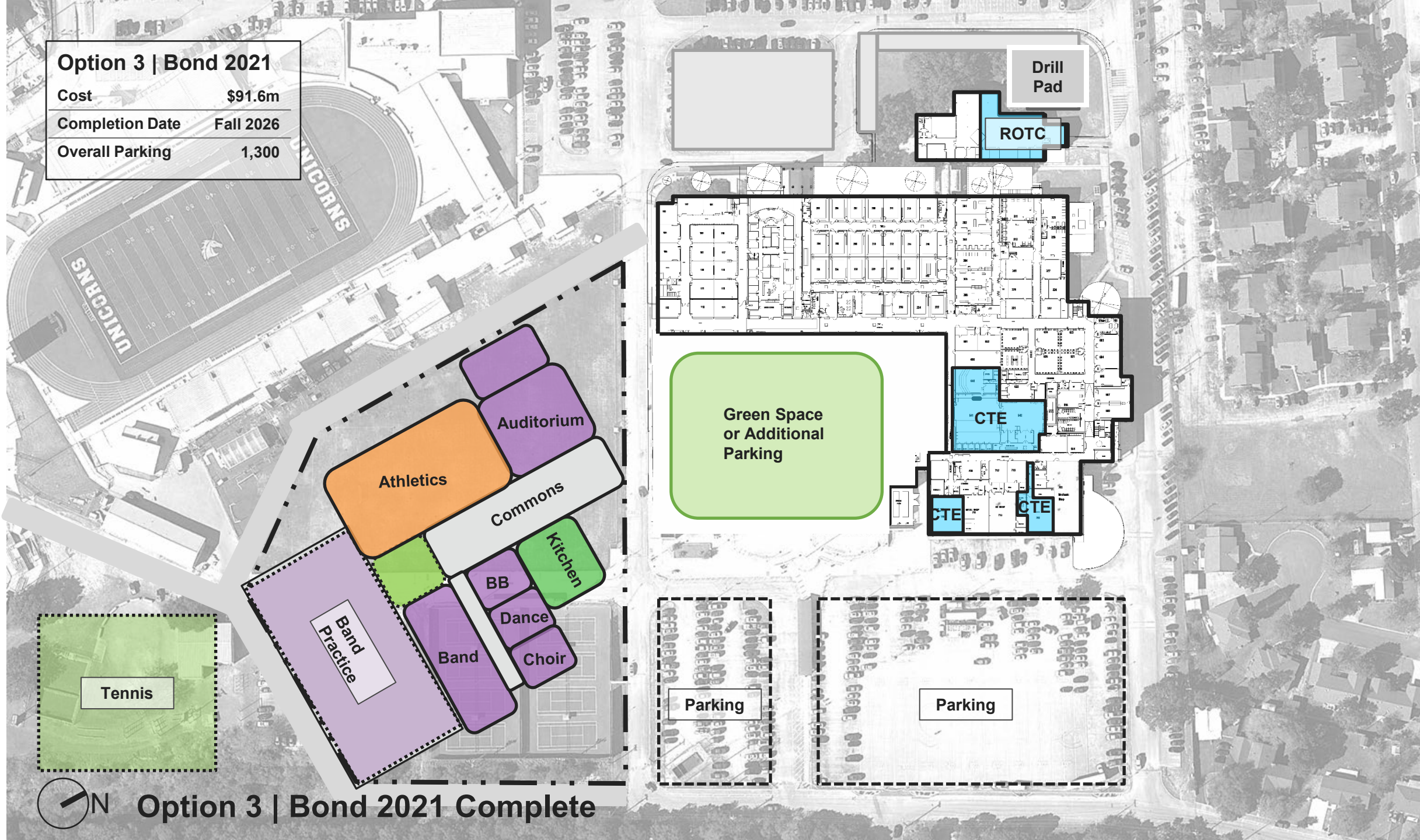
Parking



Option 3 | Bond 2021 Phasing



<b>Option 3   Bond 2021</b>	
Cost	\$91.6m
Completion Date	Fall 2026
Overall Parking	1,300



Drill Pad

ROTC

Green Space or Additional Parking

CTE

CTE

CTE

Auditorium

Athletics

Commons

Kitchen

BB

Dance

Choir

Band

Band Practice

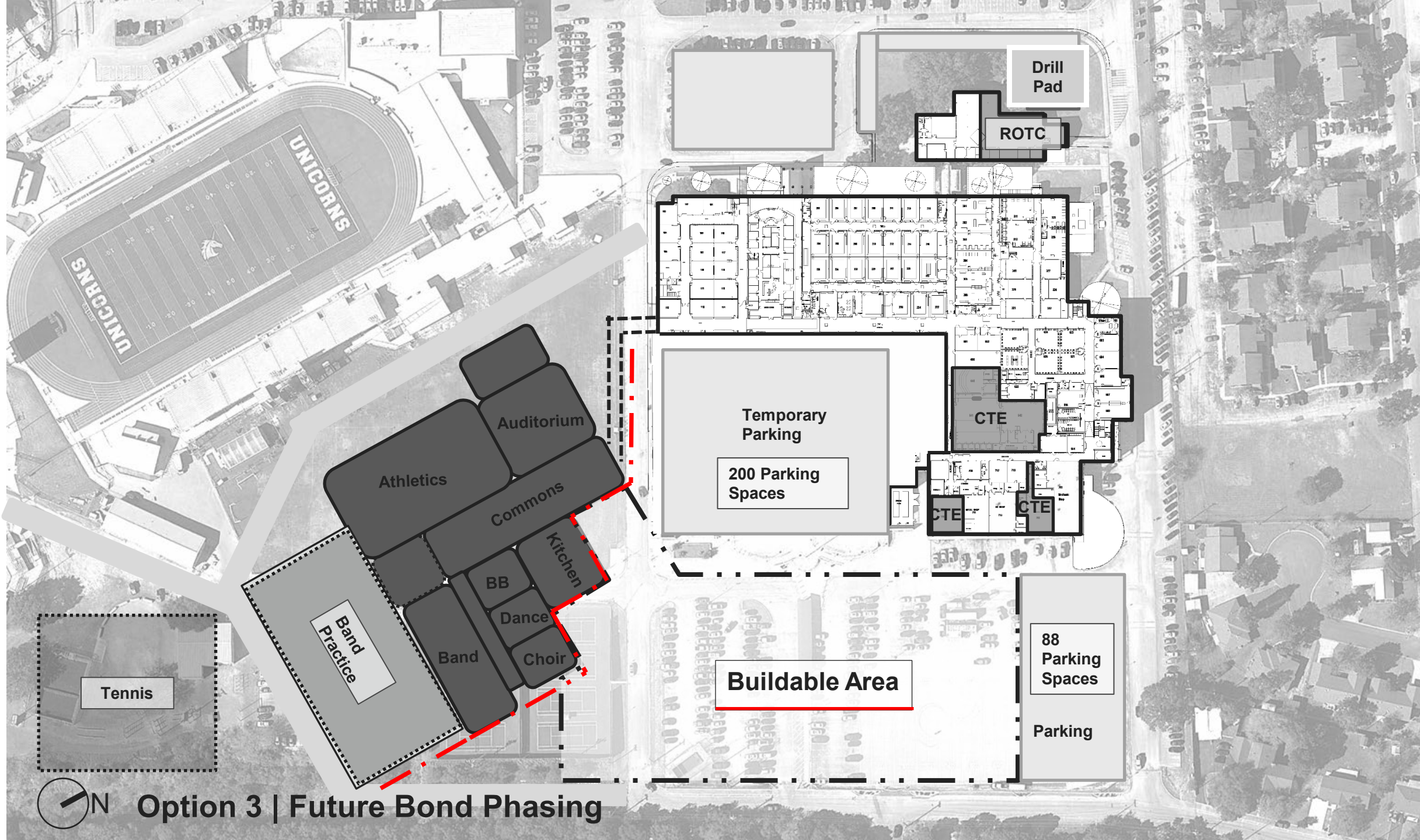
Tennis

Parking

Parking



Option 3 | Bond 2021 Complete



Drill Pad

ROTC

Temporary Parking

200 Parking Spaces

CTE

CTE

CTE

88 Parking Spaces

Parking

Auditorium

Athletics

Commons

Kitchen

BB

Dance

Band

Choir

Band Practice

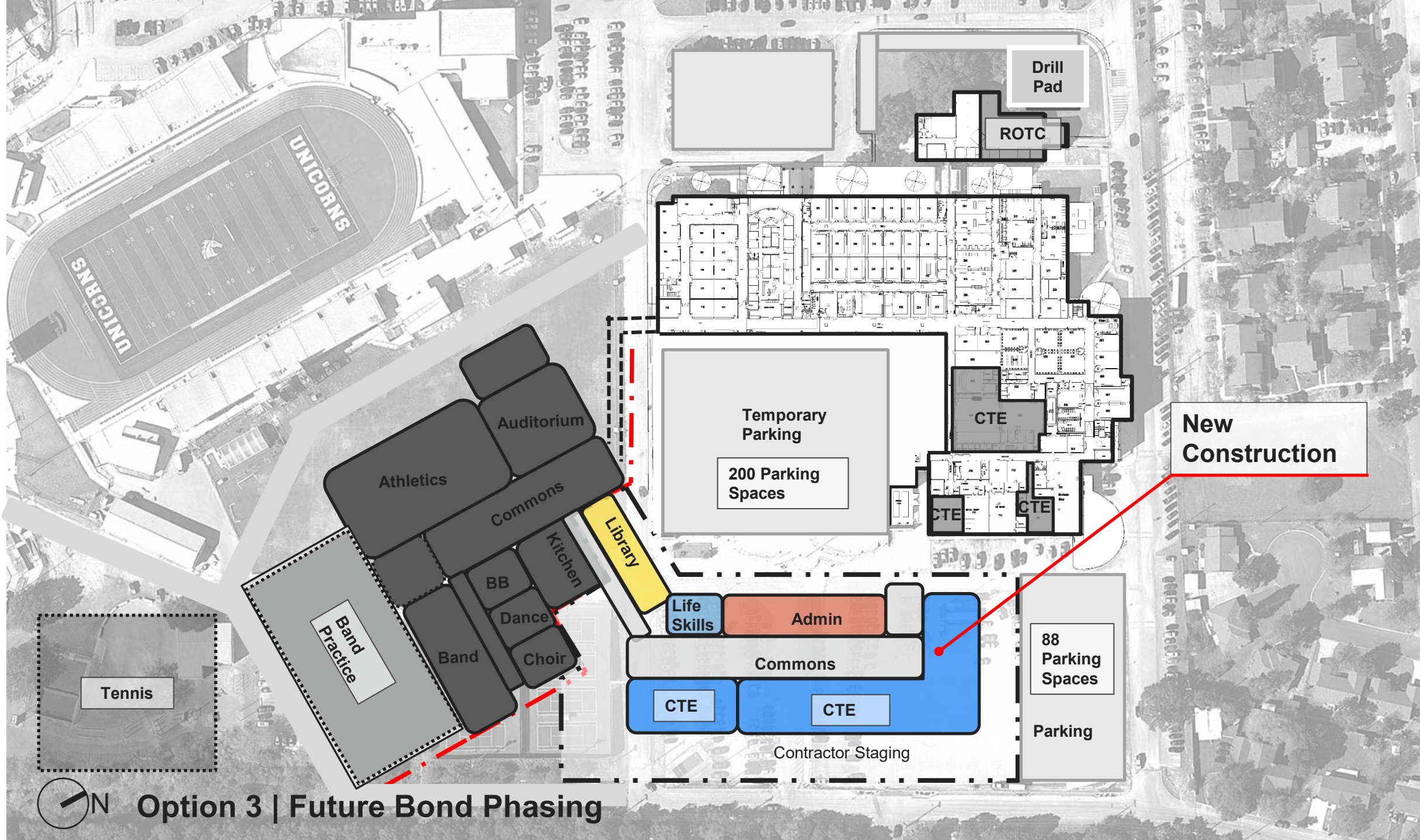
Tennis

Buildable Area

UNICORNS



Option 3 | Future Bond Phasing



Drill Pad

ROTC

Temporary Parking

200 Parking Spaces

New Construction

Auditorium

Athletics

Commons

Kitchen

Library

BB

Dance

Band

Choir

Band Practice

Tennis

Life Skills

Admin

Commons

88 Parking Spaces

Parking

Contractor Staging

CTE

CTE

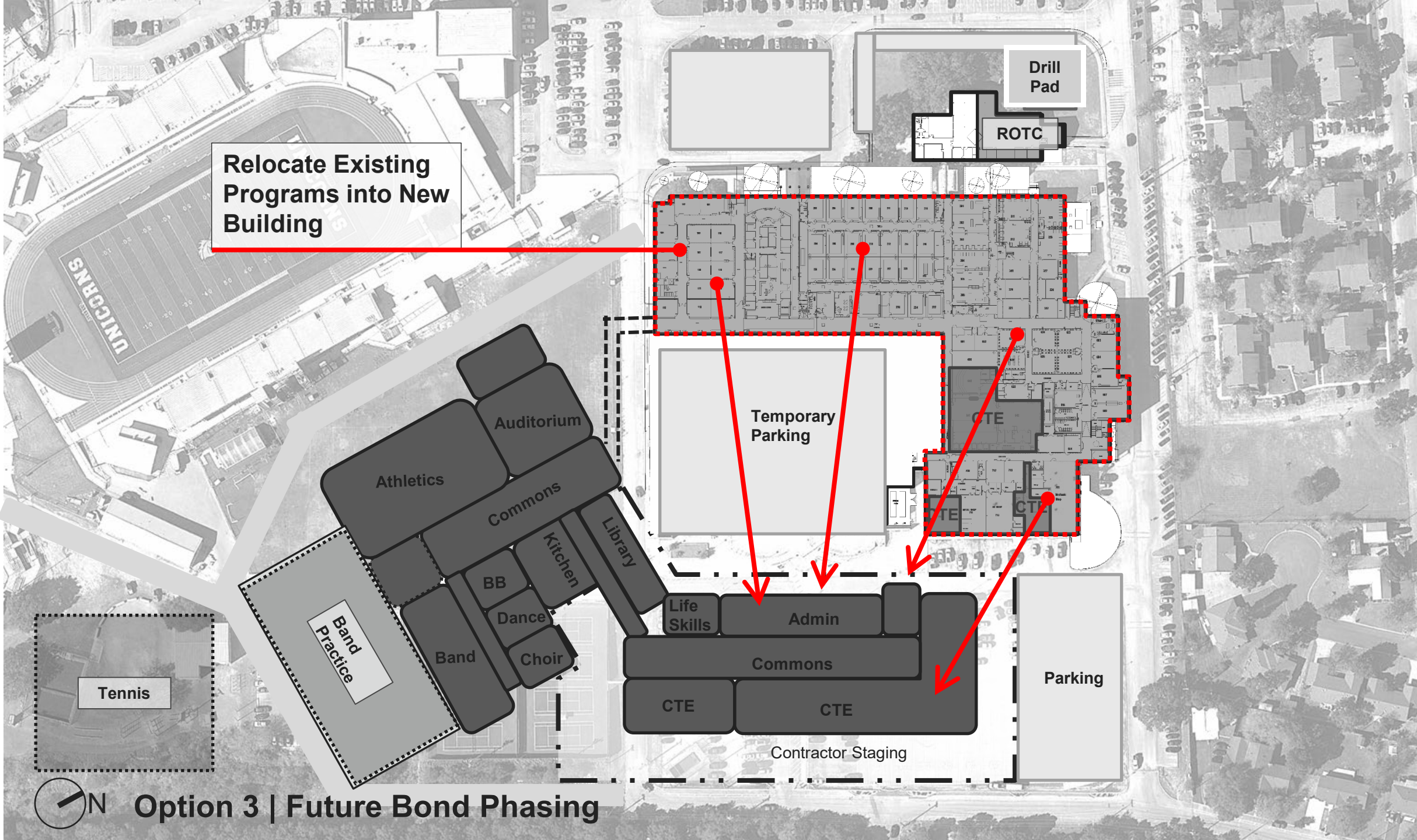
CTE

CTE

CTE



### Option 3 | Future Bond Phasing



**Relocate Existing Programs into New Building**

Drill Pad

ROTC

Temporary Parking

Parking

Tennis

Band Practice

Auditorium

Athletics

Commons

Kitchen

Library

BB

Dance

Band

Choir

Life Skills

Admin

Commons

CTE

CTE

Contractor Staging



**Option 3 | Future Bond Phasing**





300 Parking Spaces (off slide)

Demolish Existing High School

84 Parking Spaces

36 Parking Spaces

Drill Pad

ROTC

New Practice Field

Practice Field

Create New Parking & Drives

512 Parking Spaces

120 Parking Spaces

Auditorium

Athletics

Commons

Kitchen

Library

BB

Dance

Life Skills

Admin

Band Practice

Band

Choir

CTE

Commons

CTE

72 Parking Spaces

88 Parking Spaces

Tennis

100 Parking Spaces

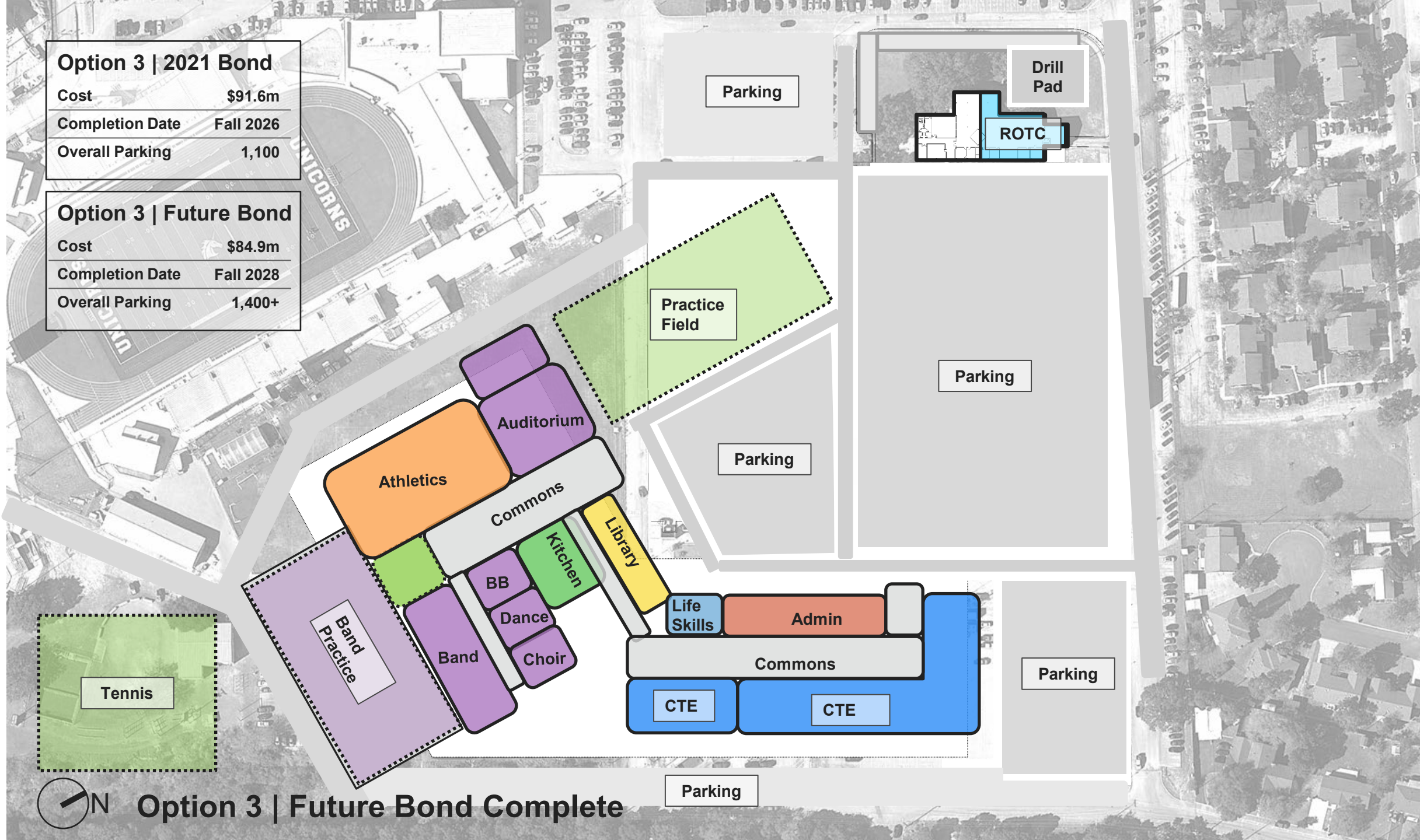


# Option 3 | Future Bond Phasing

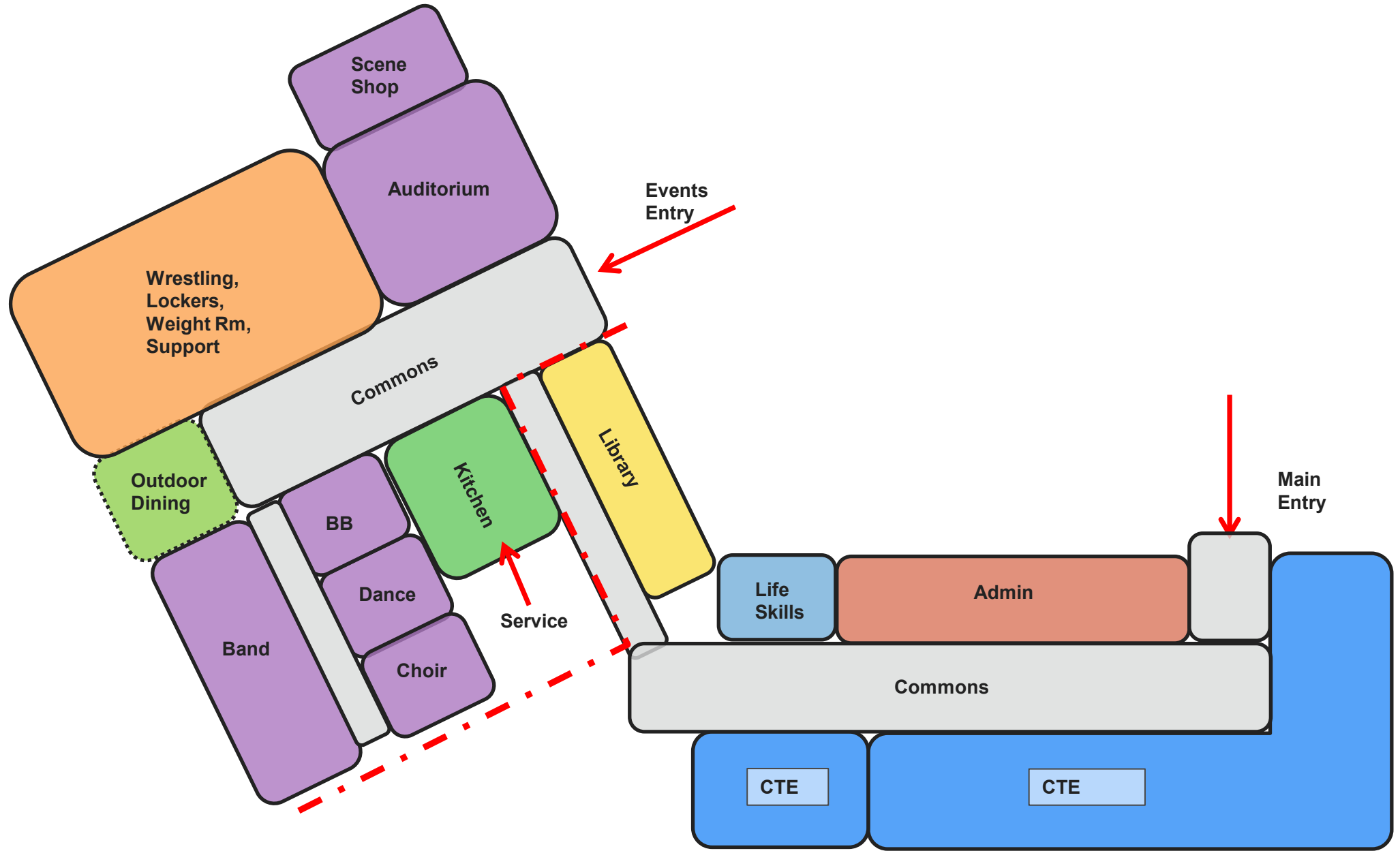


<b>Option 3   2021 Bond</b>	
Cost	\$91.6m
Completion Date	Fall 2026
Overall Parking	1,100

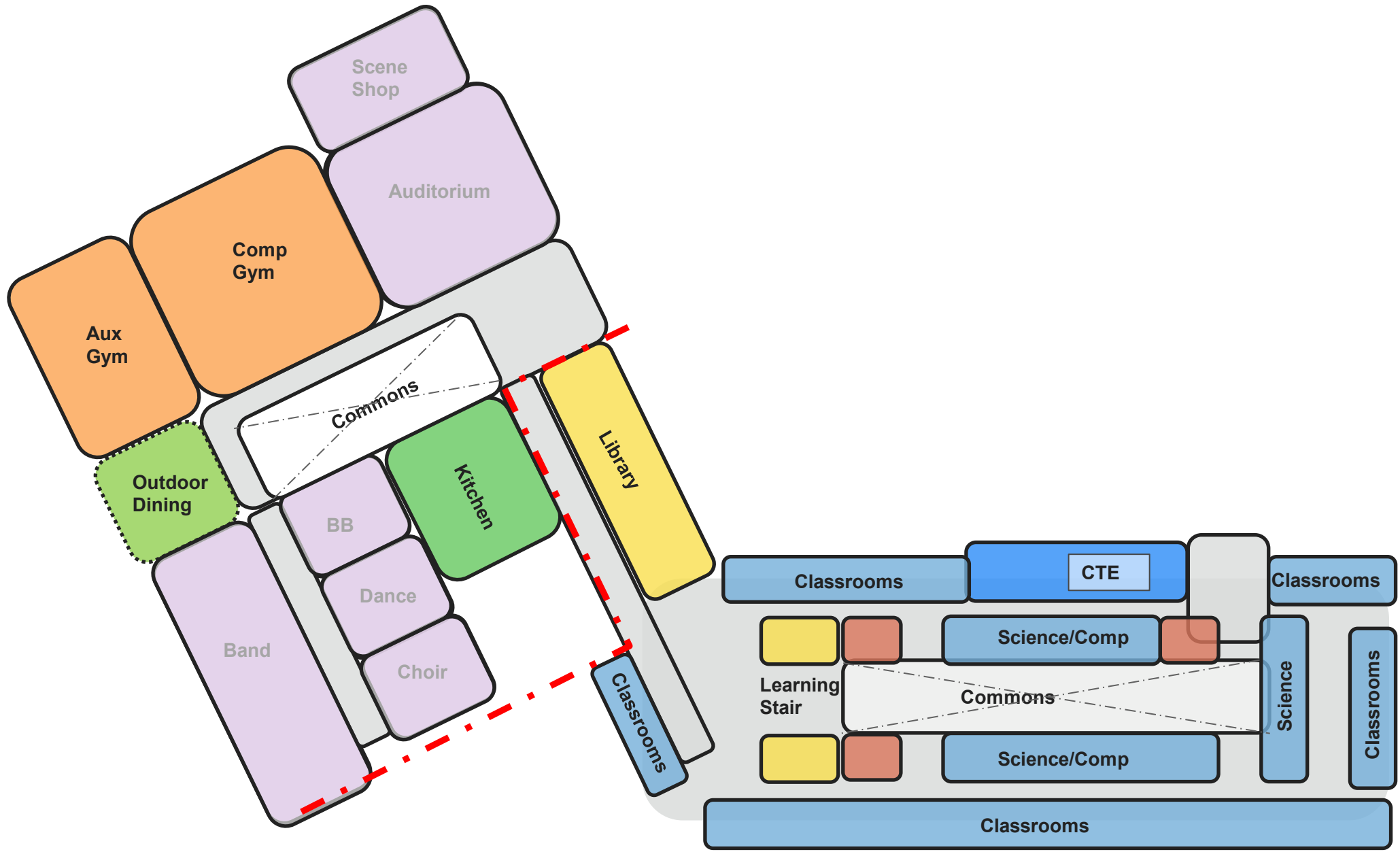
<b>Option 3   Future Bond</b>	
Cost	\$84.9m
Completion Date	Fall 2028
Overall Parking	1,400+



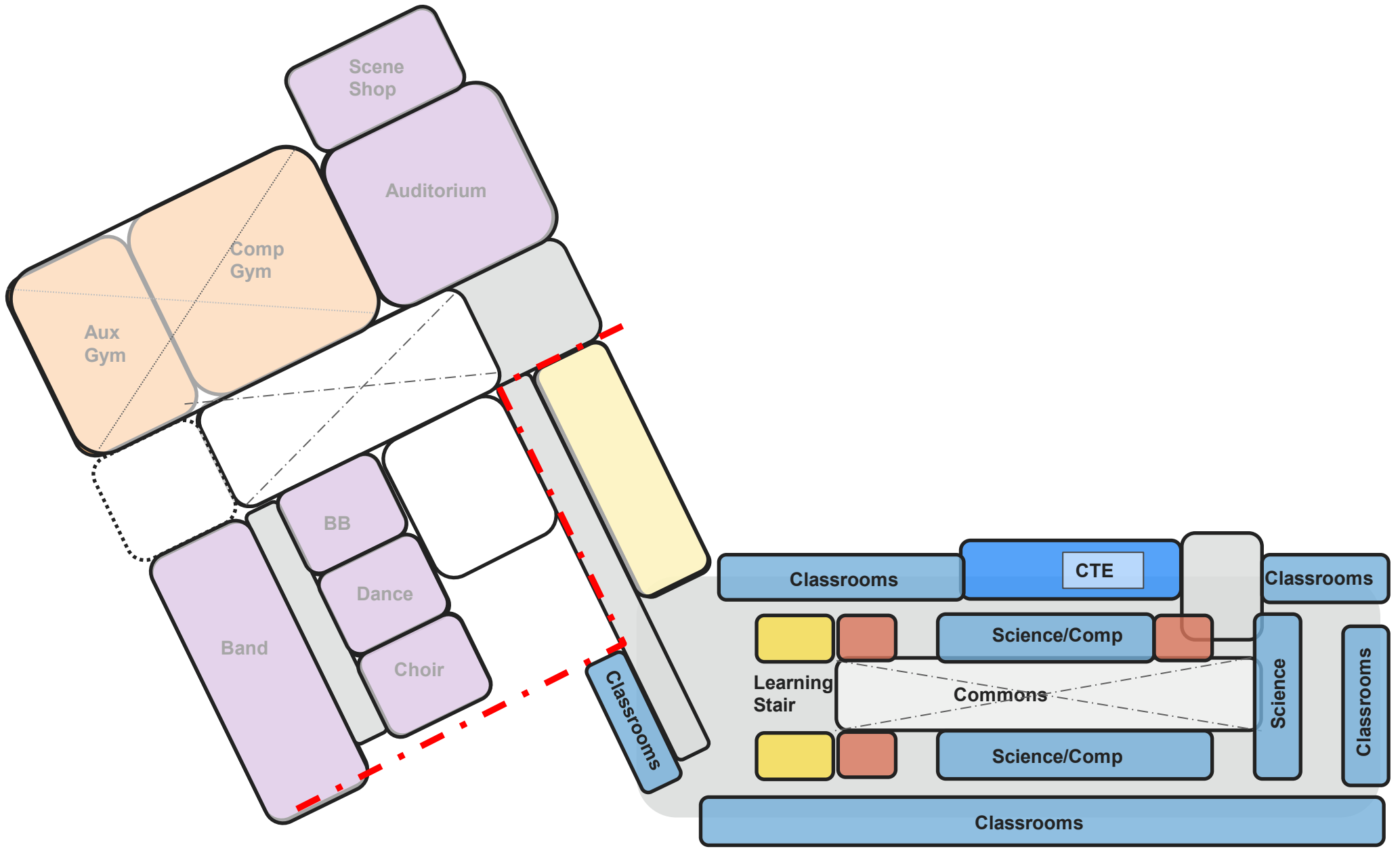
# Option 3 | Future Bond Complete



### Option 3 | Level 1



### Option 3 | Level 2



### Option 3 | Level 3



Option 3 | View



Option 3 | View



Option 3 | View





Option 3 | View



Option 3 | View



Option 3 | View

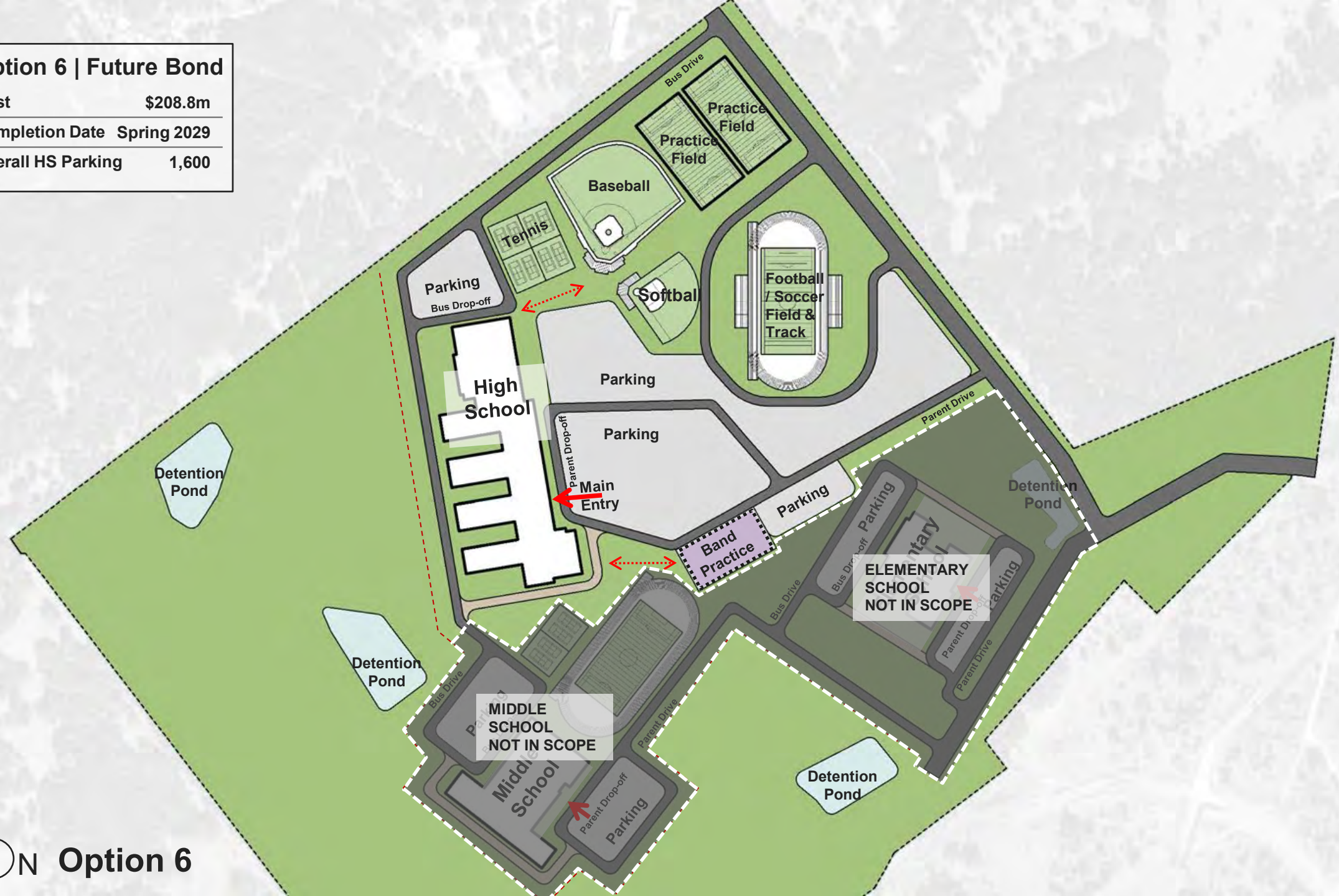


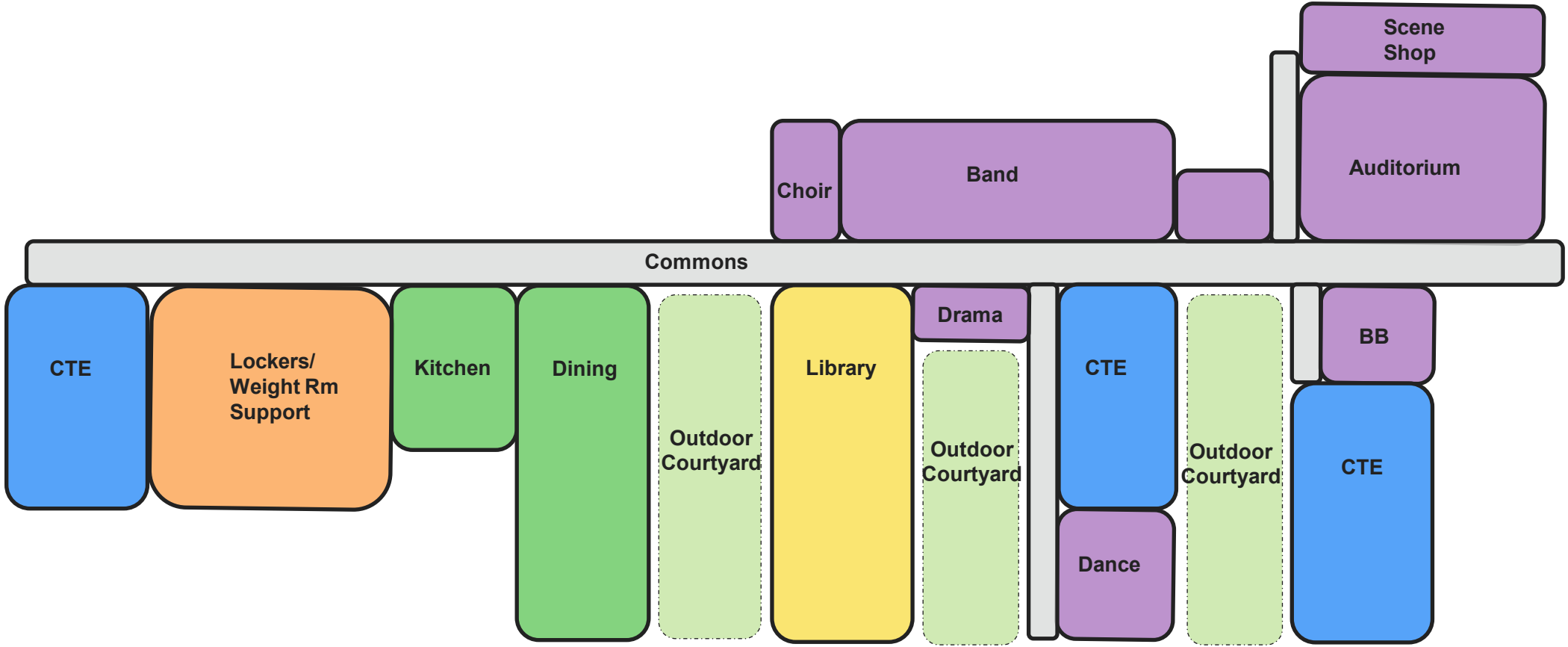
# Option 6



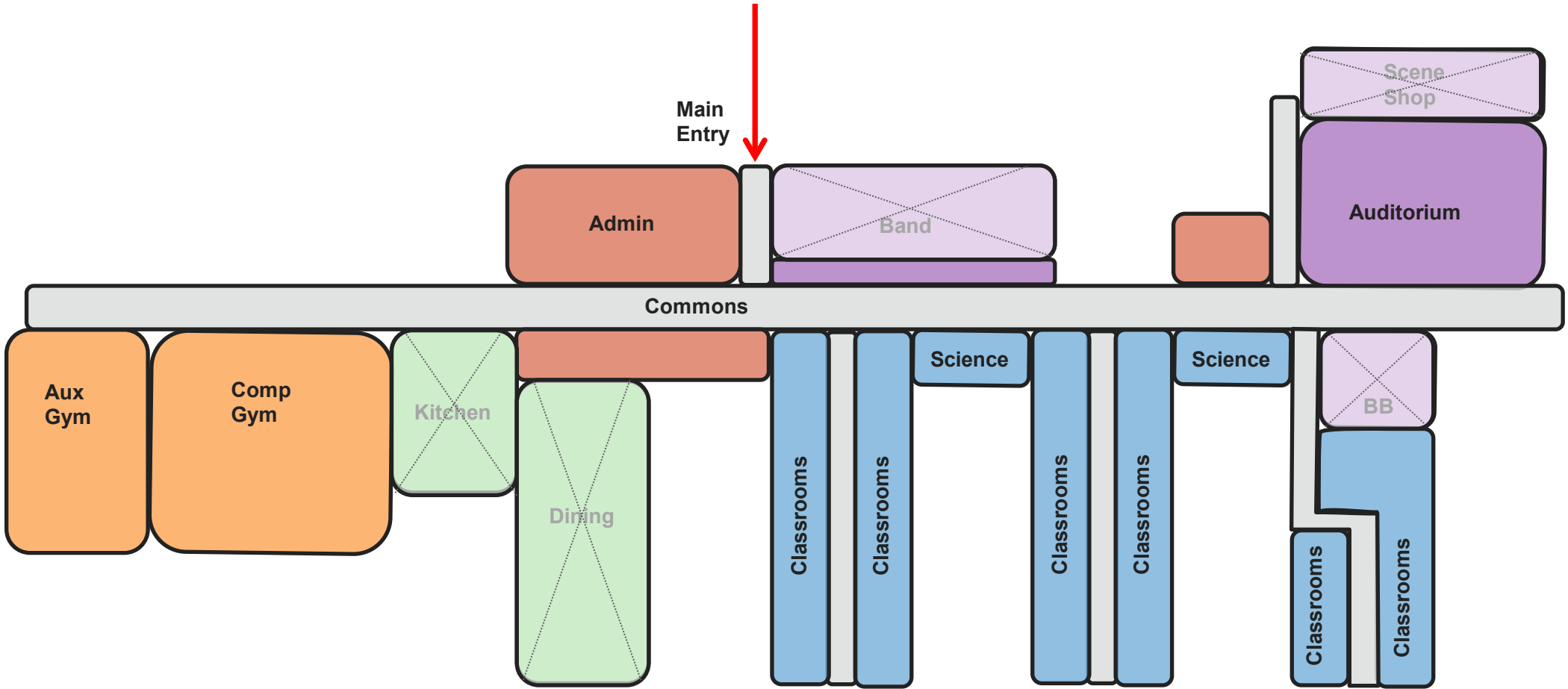
### Option 6 | Future Bond

Cost	\$208.8m
Completion Date	Spring 2029
Overall HS Parking	1,600

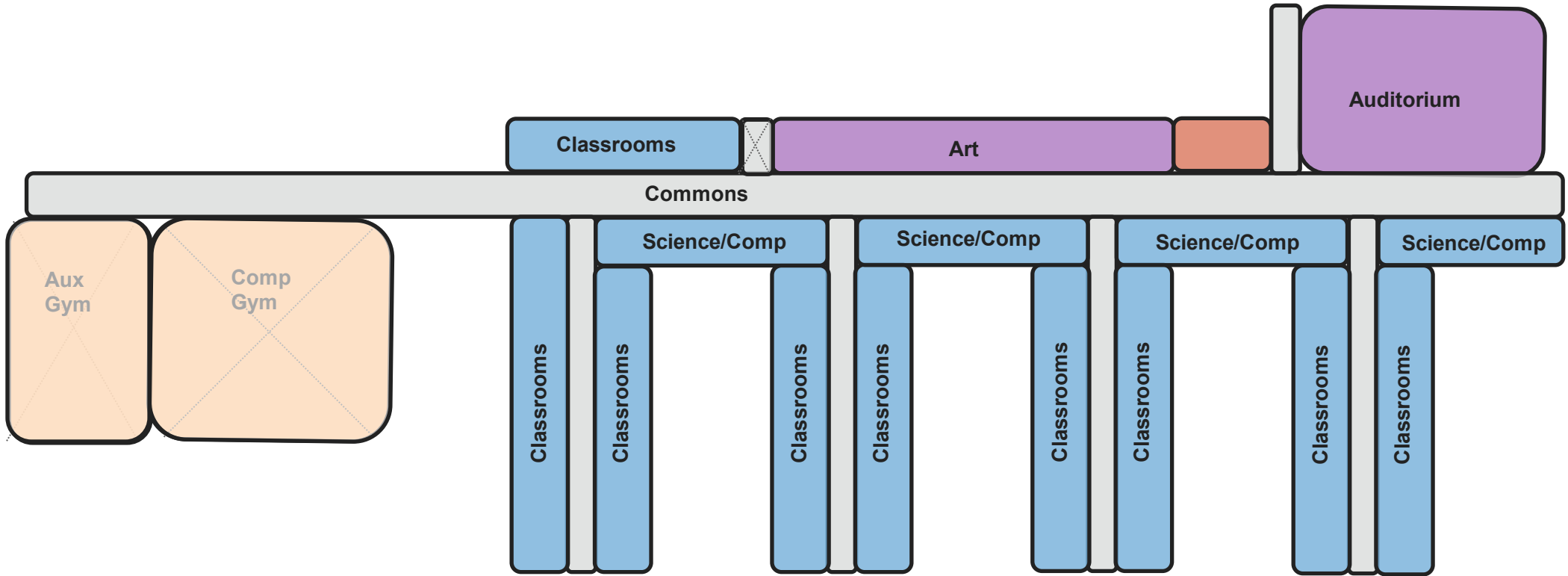




Option 6 Floor Plan | Level 1



Option 6 Floor Plan | Level 2



Option 6 Floor Plan | Level 3





## Option 1 Addition/Renovation



\$137.7m

Completion Date: 2026-2028

Multiple Phases

Students Remain on Campus

Bond **2021** & Potentially **2025**

New Parking: **1,400**

**2 Levels**

Original Facility + Add/Reno

## Option 3 On-Site Replacement



\$176.6m

Completion Date: 2026-2028

Multiple Phases

Students Remain on Campus

Bond **2021** & Potentially **2025**

New Parking: **1,400**

**3 Levels**(Requires Variance)

New Building, Tennis & Practice Fields

## Option 6 New Site



\$208.8m

Completion Date: 2028-2029

Single Phase

Students Remain at NBHS

Potentially **2025**

New Parking: As Desired

**3 Levels**

New Site, Campus & Athletics



## Option 1 Addition/Renovation



\$137.7m

Pros:	Cons:
\$ Cost	Parking Deck
Students Stay on Campus	Unforeseen Complications in Construction
Priority 1 Items Built 1st	Restrictions of existing Structure
	Phased Timeline
	Not Ideal Space Adjacencies

## Option 3 On-Site Replacement



\$176.6m

Pros:	Cons:
No Parking Garage	Setback From Road (Opinion)
Students Stay on Campus	Phased Timeline
Ideal Space Adjacencies	Practice Field
Priority 1 Items Built 1st	

## Option 6 New Site



\$208.8m

Pros:	Cons:
Clean Canvas	\$ Cost
Minimal Restrictions	Paying Extra for Utilities without City Contribution
Use NBHS Site for Something More Suitable	Need to address NBHS Campus Re-Use
Students Stay on NBHS Campus until New School Complete	



# Agenda

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<b>TIME</b>	<b>AGENDA ITEM</b>
2 mins	Schedule/Scope
5 mins	Existing NBHS Site & Building Analysis
5 mins	Community Survey Recap
10 mins	Program Analysis – NBHS & Long Creek HS
10 mins	Design Options

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Q & A