

| OCTOBER 26, 2023

KAUFMAN ISD

LRFP COMMITTEE MEETING NO. 2



VLK|ARCHITECTS

AGENDA

Process Overview

Campus Overview

Early Childhood Facilities

Elementary School Campuses

Junior High School Campuses

High School Campuses

Church Property



PROCESS OVERVIEW

PROCESS OVERVIEW - VLK | LINK®



VLK | CURATION®



**Education
Specifications**



Safety & Security



**Programming &
Capacity Analysis**



**Educational Adequacy
Assessment**

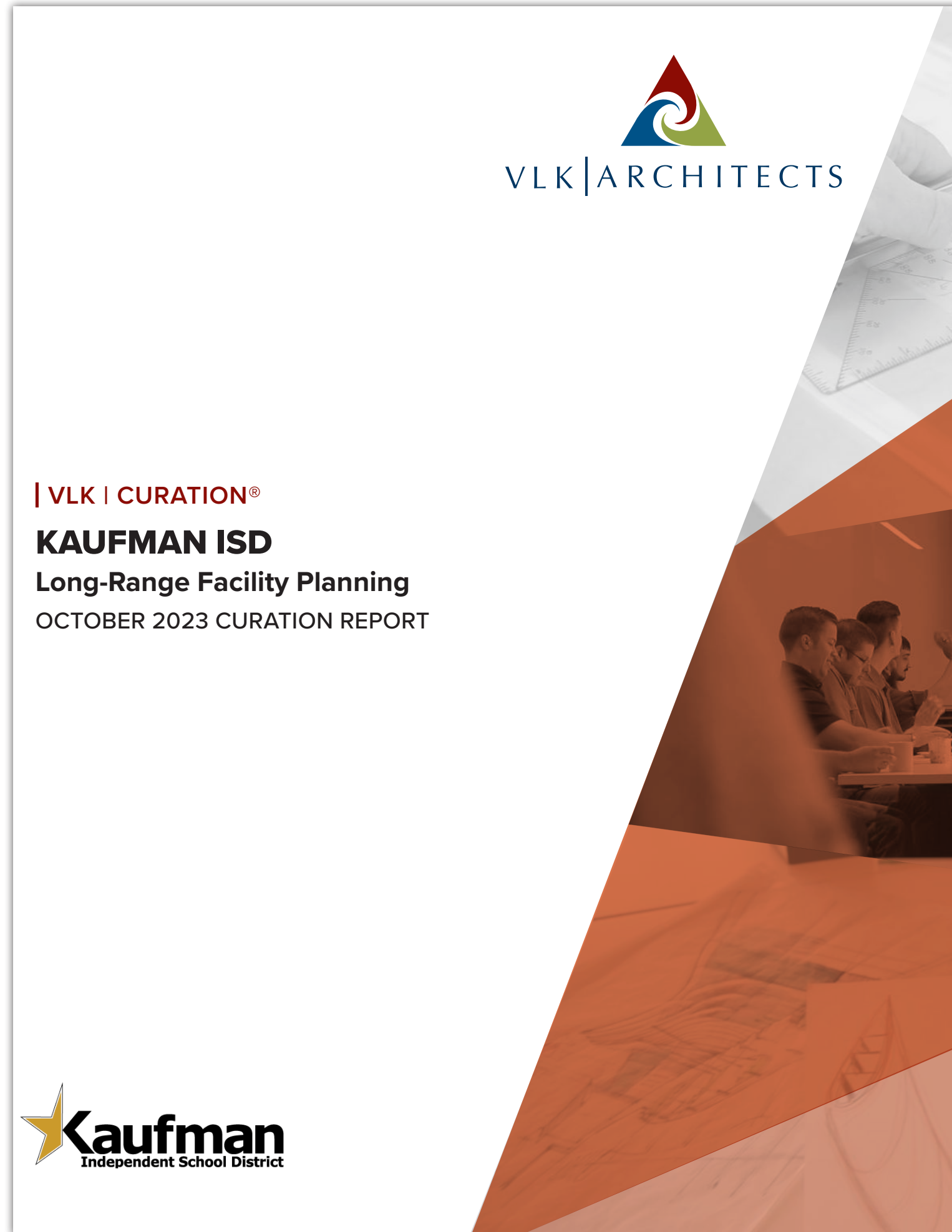


**Facility Conditions
Assessment**



Demographics


PROCESS OVERVIEW - VLK | CURATION®



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

- Initial meetings began October 17, 2023
- Process involved Superintendent and other district leaders to establish district goals and objectives

PROCESS OVERVIEW - CAPACITY STUDY


<div></div> <div>Capacity Summary<div>10/20/2023</div><div>Kaufman Independent School District</div></div>					
				9/8/2023	
School Name	Teaching Stations	Maximum Capacity	Functional Capacity	Current Enrollment	% Functional
Helen Edwards Early Childhood Ctr.	26	572	515	464	90%
Lucille Nash Elementary School	32	722	650	637	98%
Monday Elementary School	40	892	803	483	60%
Phillips Elementary School	34	763	687	493	72%
Total ES		3,636	4,731	2,080	
Norman Junior High	52	1,300	1,138	944	83%
Total JH		1,300	1,138	944	
Kaufman High School	65	1,486	1,300	1,347	104%
Gary Campbell High School	8	200	175	65	37%
Total HS		1,686	1,475	1,412	
District Total		6,622	7,344	4,436	

A Capacity Study determines the available number of seats in a school. In the process, the existing capacity will be compared with developed programs needed for each facility.

Factors Affecting School Capacity:

- Student : Teacher Ratio
- Available Square Footage per Instructional Space, Class Scheduling
- Specialized Class Offerings
- Lunch Rotation

PROCESS OVERVIEW - EDUCATIONAL ADEQUACY ASSESSMENT



EDUCATIONAL ADEQUACY INDEX (EAI)

School: _____ District: _____ Date: _____

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

SITE

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

Total score for this section: _____

ENTRY/LOBBY/CORRIDORS/COMMON SPACES/COLLABORATION SPACES

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

Total score for this section: _____

Educational Adequacy scores are used to determine if the facility is appropriately sized and includes spaces necessary to deliver instruction that meet student’s needs. Multiple items in each of the categories listed above are evaluated based on the following scoring scale: 1=Poor 2=Below Standard 3=Meets Standard 4=Exceeds Standard 5=Extravagant. The assignment of scores are based on the District’s Standards and Operational Policy, Texas Education Agency Guidelines, Association for Learning Environments best practices, and VLK’s institutional knowledge of district facilities. Scores for each section are averaged and scores for each campus are averaged to produce this rating.

- A checklist was utilized by VLK Architects from site visits during **September 12-13** to evaluate the Educational Adequacy of each campus using floor plans, aerial imagery, and building walk-throughs
- Findings will be used to evaluate the future use of each campus

PROCESS OVERVIEW - FACILITY CONDITIONS ASSESSMENT



KAUFMAN ISD FACILITY ASSESSMENT CHECKLIST

Facility: _____

BLDG #: _____

Principal: _____

- Take a few good pictures of the school marquis and front entry. These may be needed for future presentations to the district.
- Does the school have a secure vestibule that takes you into the administration area prior to accessing the remaining school?
Yes No Comments: _____
- Is the front door easily identifiable?
Yes No First impression of school/reception area: _____
- Create flooring finish map of entire facility using floor finish legend.
- Create roof type map (when there is more than one roofing type)
- Doors and door hardware
 - Note door types, condition, and if repairs, repainting, or replacement is needed
 - Note door hardware condition and if replacement is needed
 - Note if classroom (instruction space) door hardware has lockdown function for security threats
 - Note where existing access control (for example card readers) are and if any additional are believed to be needed
- Corridors:
 - Flooring —Material: _____ Condition: Good Fair Needs Replacement
 - Ceiling —Material: _____ Condition: Good Fair Needs Replacement
 - Lighting — Has lighting been updated with LED's? Yes No
 - Does the building have a sprinkler system? Yes No
 - Are the corridors rated? (doors w/closures, 20 min. labels, walls sealed to deck) Yes No

A Facility Condition Assessment is conducted in order to evaluate the current condition of building systems, finishes, materials, and site conditions. This information is used to formulate plans for not only current maintenance/repair needs, but also to prepare a long term plan for the buildings evaluated.

- VLK staff conducted a facility walk through to verify TAS Facility Assessment and document existing conditions. Life safety, maintenance items, life cycle replacement items, sub-standard education conditions, safety and security, non-compliant conditions were reviewed.
- Cost information was identified for each deficiency and is used to determine future needs.

CAMPUS OVERVIEW

EARLY CHILDHOOD FACILITIES

CAMPUS OVERVIEW - HELEN EDWARDS EARLY CHILDHOOD CENTER



BUILT: 2003 | 2015 | 2016
TOTAL BUILDING AREA: 81,840 SF
EDUCATIONAL ADEQUACY SCORE (EAI): -5
AS USED FUNCTIONAL CAPACITY: 475
STUDENTS AT 90% EFFICIENCY
POTENTIAL FUNCTIONAL CAPACITY: 515
STUDENTS - GROSS

PROJECTED ENROLLMENT

470 (2023/2024)	610 (2028/2029)
488 (2024/2025)	644 (2029/2030)
499 (2025/2026)	685 (2030/2031)
533 (2026/2027)	732 (2031/2032)
566 (2027/2028)	778 (2032/2033)

CAMPUS OVERVIEW - HELEN EDWARDS EARLY CHILDHOOD CENTER

FACILITY CONDITION ASSESSMENT

Upgrades – Site

- Security fencing upgrades
- Covers on playgrounds
- Sidewalk repairs/replacement
- Paving repairs/replacement
- Irrigation control
- Erosion
- Site sealant
- Drainage, including at entries, paved play, site areas holding water or sloped to building

Upgrades – Exterior

- Building sealant
- Clean brick
- Repair and Paint entry canopies
- Paint exterior metal
- Repair perimeter grade-beams

Upgrades – Interior

- Replace damaged ceiling
- Provide urinal screens
- Repaint door frames
- Repair cracking CMU & Sheetrock
- Security film

Mechanical, Plumbing, Electrical

- Mechanical- 20 year replacement of DX Split System with fan-powered boxes and rooftop package units original to building
- Plumbing- water pressure issues
- Plumbing- sewer smells
- Network, Emergency Call and Security Camera Upgrades



ELEMENTARY SCHOOL CAMPUSES

CAMPUS OVERVIEW - MONDAY ELEMENTARY SCHOOL



BUILT: 1965 | 1993 | 2002
TOTAL BUILDING AREA: 141,500 SF
EDUCATIONAL ADEQUACY SCORE (EAI): -26
AS USED FUNCTIONAL CAPACITY: 526
STUDENTS AT 60% EFFICIENCY
POTENTIAL FUNCTIONAL CAPACITY: 803
STUDENTS - GROSS

PROJECTED ENROLLMENT

484 (2023/2024)	665 (2028/2029)
498 (2024/2025)	733 (2029/2030)
527 (2025/2026)	798 (2030/2031)
576 (2026/2027)	859 (2031/2032)
619 (2027/2028)	927 (2032/2033)

CAMPUS OVERVIEW - MONDAY ELEMENTARY SCHOOL

FACILITY CONDITION ASSESSMENT

Upgrades – Site

- Site circulation/Parking
- Sidewalk repairs/replacement/clean
- Paving repairs/replacement
- Irrigation control
- Erosion
- Site sealant
- Provide accessible ramp to Special Ed Department
- Replace retaining wall

Upgrades – Exterior

- Building sealant
- Clean and seal/coat block
- Security Glass
- Remove unused devices
- Replace gutters downspouts, tie into storm line
- Paint exterior metal doors, frames, trim
- Repair perimeter grade beams where spalling and at form-ties

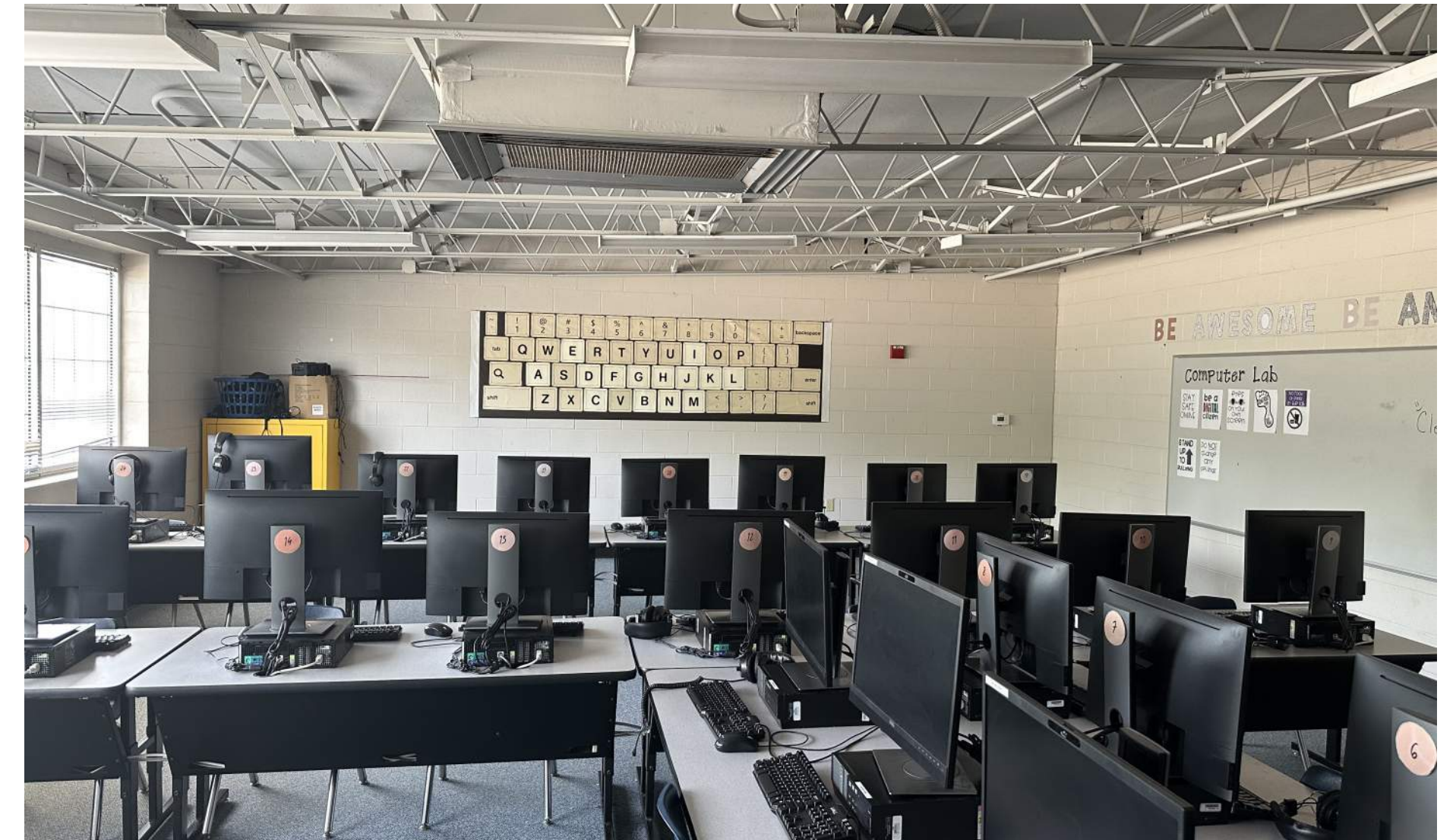
Upgrades – Interior

- Provide accessible handrails at stairs
- Update elevator
- Reseal control joints
- Flooring repair/replacement at expansion joints
- Replace damaged/sagging ceiling
- Repaint door frames
- Security film
- Add conditioning to vestibule
- Update Library

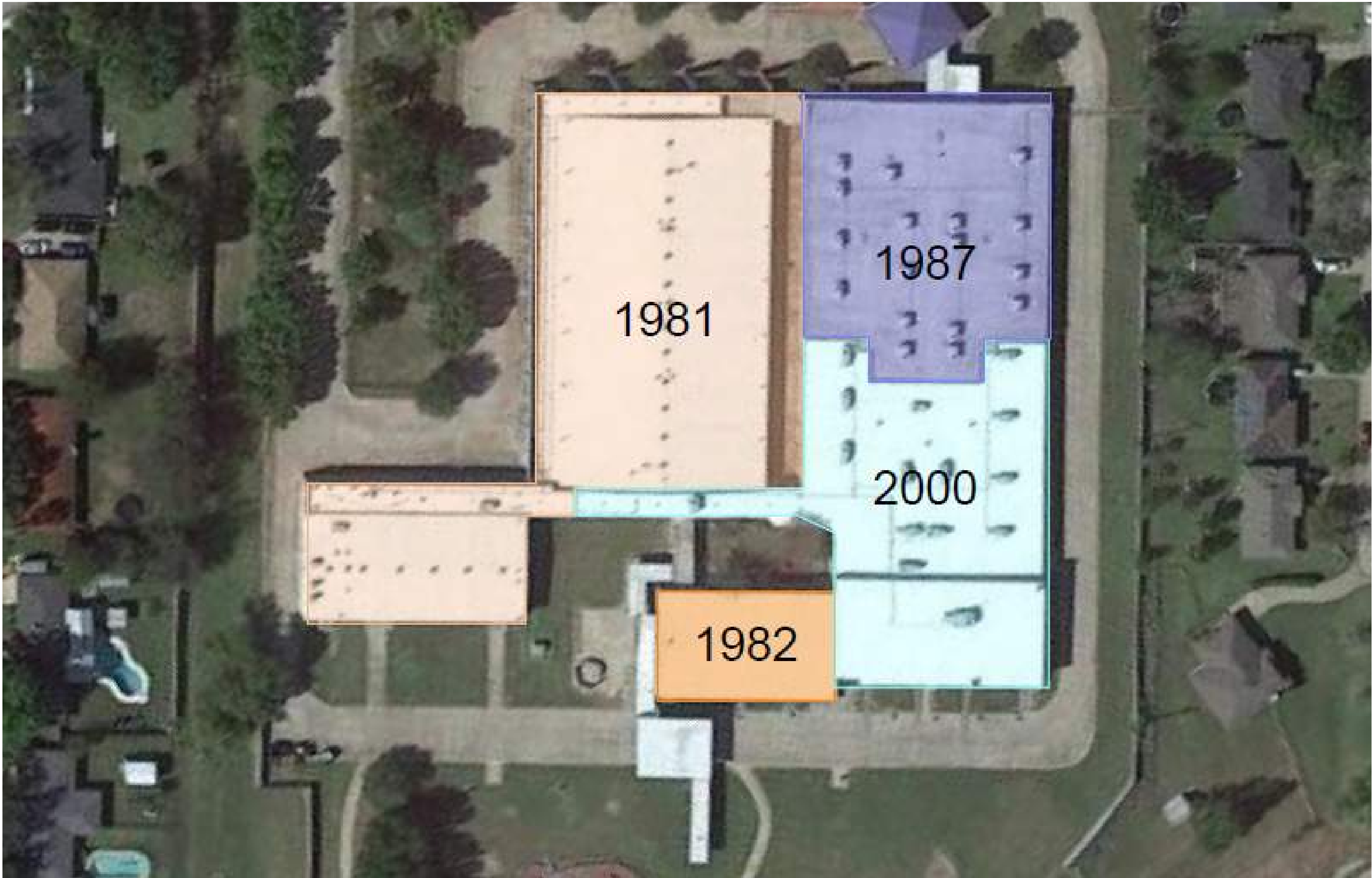
- Update & Expand Cafeteria
- Update Stem Lab
- Replace toilet partitions and counters at restrooms
- ADA Slope into some Restroom
- Repaint Gym
- Replace curtain, ceiling, and lighting and refinish floor at stage
- Replace water fountains ADA

Upgrades – Mechanical, Plumbing, Electrical

- Mechanical- Remove unused mechanical units
- Mechanical- Replace rooftop units exceeding lifespan
- Electrical- Replace lighting
- Plumbing- Replace restroom sinks ADA
- Network, Emergency Call and Security Camera Upgrades



CAMPUS OVERVIEW - PHILLIPS ELEMENTARY SCHOOL



BUILT: 1981 | 1987 | 2000 | 2003
TOTAL BUILDING AREA: 88,500 SF
EDUCATIONAL ADEQUACY SCORE (EAI): -31
AS USED FUNCTIONAL CAPACITY: 509
STUDENTS AT 72% EFFICIENCY
POTENTIAL FUNCTIONAL CAPACITY: 687
STUDENTS - GROSS

PROJECTED ENROLLMENT

497 (2023/2024)	596 (2028/2029)
500 (2024/2025)	644 (2029/2030)
509 (2025/2026)	692 (2030/2031)
526 (2026/2027)	744 (2031/2032)
555 (2027/2028)	800 (2032/2033)

CAMPUS OVERVIEW - PHILLIPS ELEMENTARY SCHOOL

FACILITY CONDITION ASSESSMENT

Upgrades – Site

- Security Fencing
- Rework drainage/grading at all exits/entries, provide accessible ramps
- Replace canopies, rework entry at front door
- Sidewalk repairs/replacement/clean/regrade (significant degradation & movement)
- Paving repairs/replacement/Restripe/regrade (significant degradation & movement)
- Irrigation control
- Erosion
- Site sealant
- Replace exterior athletic equipment
- Covers for Playground
- Replace canopies
- Upgrade landscape around building, remove unused fencing
- Dumpster screen
- Low power to building above fire lane

Upgrades – Exterior

- Building sealant
- Replace and reflash storefront
- Repair recoat plaster
- Clean reseal brick
- Security Glass
- Replace exterior windows
- Replace gutters/downspouts
- Paint exterior metal doors, frames, trim
- Repair brick corners where spalling and cracked
- Replace exterior canopies

- Remove unused exterior devices
- Replace door hardware that is not accessible
- Replace soffit at exterior bus drive
- Clean up courtyard

Upgrades – Interior

- Replace flooring, including terrazzo
- Replace 2x4 ceiling
- Replace wood doors and hardware not accessible
- Replace restrooms in older portions, upgrade to ADA
- Replace wood casework
- Rework surface-mounted power/data
- Replace water-fountains
- Replace classroom sinks
- Update library
- Replace gym, moisture, age, accessibility

Upgrades – Mechanical, Plumbing, Electrical

- Electrical- Replace lighting
- Electrical- Replace exterior lighting
- Plumbing- ADA upgrades
- Network, Emergency Call and Security Camera Upgrades
- Replace HVAC units over lifespan



CAMPUS OVERVIEW - LUCILLE NASH ELEMENTARY SCHOOL



BUILT: 1987 | 1996 | 2002 | 2016

**Gym predates 1940*

TOTAL BUILDING AREA: 98,500 SF

EDUCATIONAL ADEQUACY SCORE (EAI): -27

AS USED FUNCTIONAL CAPACITY: 610

STUDENTS AT 98% EFFICIENCY

POTENTIAL FUNCTIONAL CAPACITY: 650

STUDENTS - GROSS

PROJECTED ENROLLMENT

641 (2023/2024)	776 (2028/2029)
649 (2024/2025)	846 (2029/2030)
679 (2025/2026)	910 (2030/2031)
718 (2026/2027)	983 (2031/2032)
748 (2027/2028)	1,053 (2032/2033)

CAMPUS OVERVIEW - LUCILLE NASH ELEMENTARY SCHOOL

FACILITY CONDITION ASSESSMENT

Upgrades – Site

- Site Circulation Security Fencing/Parking
- Sidewalk repairs/replacement/clean
- Accessible path to play area
- Replace basketball goals
- Paving repairs/replacement/Restripe
- Irrigation
- Remove unused fencing
- Replace gutters and downspouts, tie into storm
- Address erosion
- Replace sealant
- Provide accessible ramps at entry/exit doors
- Dumpster screen
- Address traffic flow

Upgrades – Exterior

- Replace exterior windows
- Replace sealant
- Repaint exterior steel doors and metal

Upgrades – Interior

- Replace flooring at corridors
- Replace ceiling at entry
- Replace restrooms not ADA
- Replace water fountains
- Replace wood doors and hardware not ADA
- Repaint door frames
- Replace damaged ceiling
- Replace wood casework
- Replace damaged raised floor at high density shelving

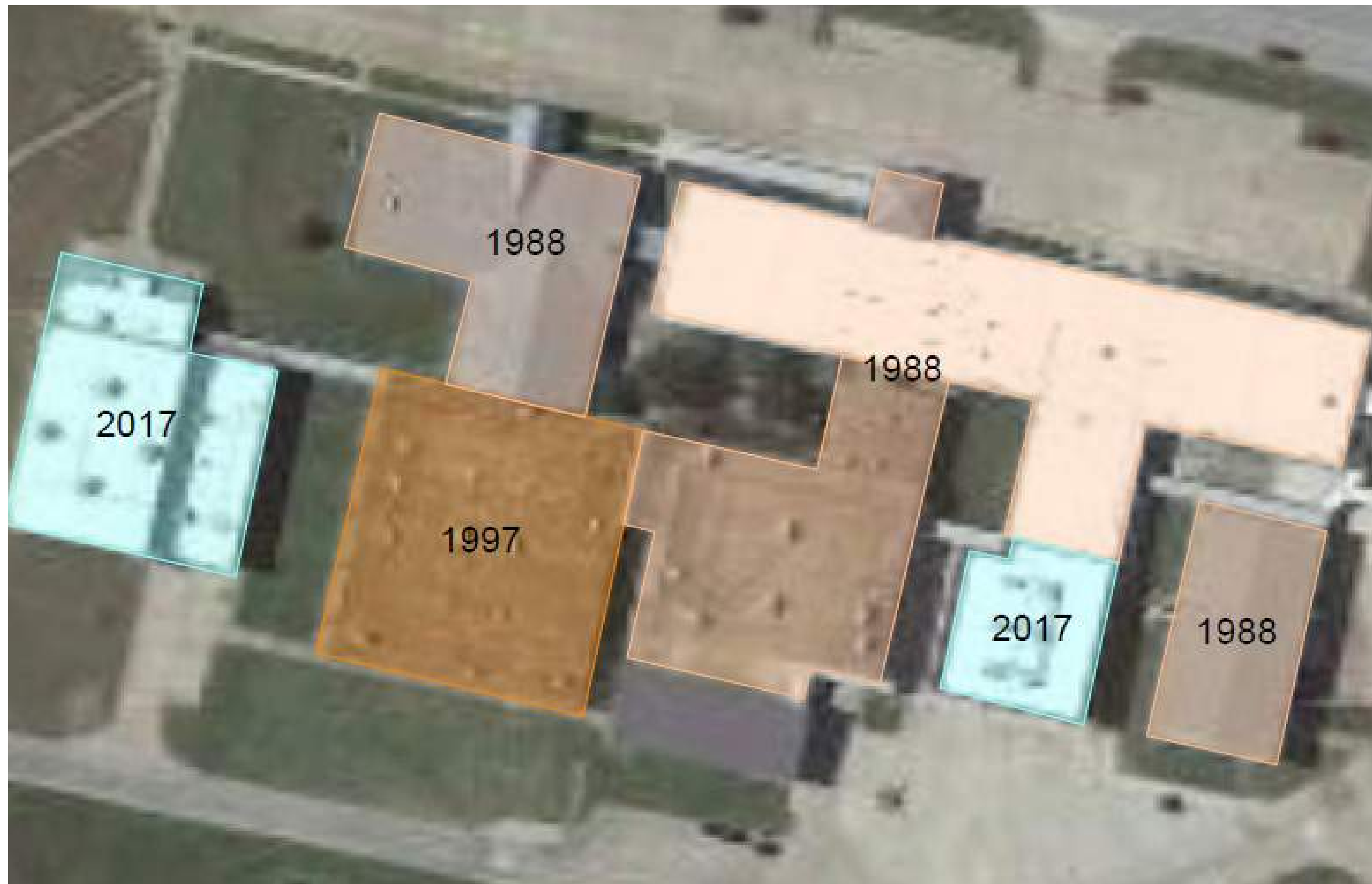
Upgrades – Mechanical, Plumbing, Electrical

- Electrical- Replace exterior lighting
- Fire Alarm- Replace
- Provide Sprinkler
- PA- Replace Exterior
- Plumbing- significant issues with cast iron sanitary
- Network, Emergency Call and Security Camera Upgrades



JUNIOR HIGH SCHOOL CAMPUSES

CAMPUS OVERVIEW - NORMAN JR. HIGH SCHOOL



BUILT: 1988

TOTAL BUILDING AREA: 111,500 SF

EDUCATIONAL ADEQUACY SCORE (EAI): -26

AS USED FUNCTIONAL CAPACITY: 1,094

STUDENTS AT 83% EFFICIENCY

POTENTIAL FUNCTIONAL CAPACITY: 1,138

STUDENTS - GROSS

PROJECTED ENROLLMENT

948 (2023/2024)	1,255 (2028/2029)
973 (2024/2025)	1,296 (2029/2030)
1,040 (2025/2026)	1,360 (2030/2031)
1,099 (2026/2027)	1,431 (2031/2032)
1,162 (2027/2028)	1,565 (2032/2033)

CAMPUS OVERVIEW - NORMAN JR. HIGH SCHOOL

FACILITY CONDITION ASSESSMENT

Upgrades – Site

- Water backs up into building at front
- Sidewalk repairs/replacement/clean
- Paving repairs/replacement
- Irrigation
- Replace gutters and downspouts, tie into storm
- Address erosion
- Replace sealant

Upgrades – Exterior

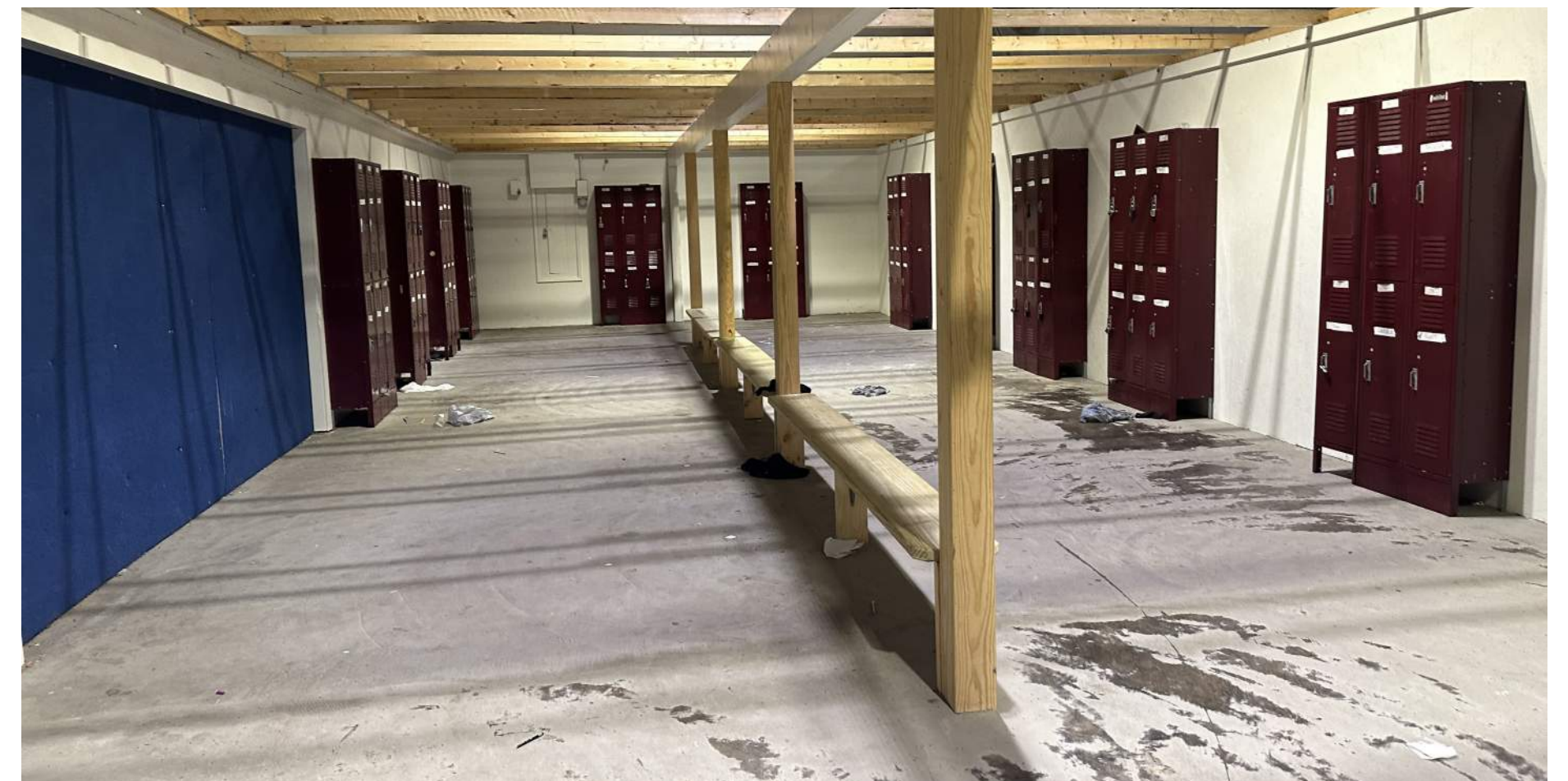
- Replace exterior aluminum doors and older windows
- Replace sealant
- Repaint exterior steel doors and metal

Upgrades – Interior

- Replace VCT flooring at corridors
- Replace ceilings
- Replace restroom sinks not ADA, replace ceilings
- Replace wood doors and hardware at closets of classrooms
- Repaint door frames

Upgrades – Mechanical, Plumbing, Electrical

- Electrical- Replace exterior lighting
- Fire Alarm- Replace
- Provide Fire Sprinkler
- Plumbing areas with no cleanouts
- Network, Emergency Call and Security Camera Upgrades



HIGH SCHOOL CAMPUSES

CAMPUS OVERVIEW - KAUFMAN HIGH SCHOOL



BUILT: 1987 | 1995 | 1996 | 2016
TOTAL BUILDING AREA: 265,000 SF
EDUCATIONAL ADEQUACY SCORE (EAI): -19
AS USED FUNCTIONAL CAPACITY: 1,300
STUDENTS AT 104% EFFICIENCY
POTENTIAL FUNCTIONAL CAPACITY: 1,300
STUDENTS - GROSS

PROJECTED ENROLLMENT

1,333 (2023/2024)	1,415 (2028/2029)
1,353 (2024/2025)	1,485 (2029/2030)
1,354 (2025/2026)	1,586 (2030/2031)
1,336 (2026/2027)	1,712 (2031/2032)
1,350 (2027/2028)	1,759 (2032/2033)

CAMPUS OVERVIEW - KAUFMAN HIGH SCHOOL

FACILITY CONDITION ASSESSMENT

Upgrades – Site

- Sidewalk repairs/replacement at oldest portion
- Paving repairs/replacement at oldest portion & dock
- Replace site sealant at flatwork
- Security Fencing/Gates site access & speedbumps
- Address maintainability of planting beds near building where grass is taking over
- Repair/Replace batting cages
- Repair/Replace goal-posts at practice fields
- Repair/Replace fencing at stadium

Upgrades – Exterior

- Replace exterior aluminum doors and older windows
- Replace sealant at flatwork
- Repaint exterior steel doors and metal
- Security glazing
- Replace/repair roofing above 1987 portion
- Repair damaged metal panel

Upgrades – Interior 1987

- Repair/Replace Terrazzo flooring where cracked
- Replace ceiling
- Replace classroom sinks where not accessible
- Replace doors and hardware where not accessible and beyond lifecycle
- Replace restroom finishes and fixtures serving 1987 portion where not accessible and beyond lifecycle
- Replace finishes in cafeteria
- Repair/replace flooring at stage in cafeteria (being used as classrooms)
- Replace finishes in corridors and rooms around cafeteria

Upgrades – Interior 1995 Classroom Addition

- Replace epoxy resin science lab counters and fixtures
- Replace doors and hardware
- Replace finishes and fixtures in restrooms
- Repair/replace cracked terrazzo

- Replace ceilings
- Replace wall finishes not already done
- Replace flooring

Upgrades – Interior 1996 Gym/Dance/Lockers

- Replace ceilings
- Repaint doors and frames
- Replace laminate doors in locker areas with steel
- Replace damaged doors in public areas
- Address uneven settling, doors out of alignment, cracking
- Upgrade storage
- Upgrade weight room
- Replace lockers, provide enough space for athletes
- Replace elevator
- Replace finishes and fixtures at showers and lockers and public restrooms
- Replace water coolers beyond lifecycle
- Upgrade fire alarm
- Provide fire sprinkler
- Repair damaged flooring
- Provide restrooms on second floor
- Replace finishes on second floor
- Replace glazing where seals broken
- Replace roof
- Provide fire sprinkler

Upgrades – General

- Replace damaged ceiling tile, repair leak
- Address temporary offices
- Address temporary classrooms
- CTE Shop- upstairs classroom not accessible

Upgrades – Mechanical, Plumbing, Electrical

- Provide LED fixtures at softball
- Replace HVAC beyond lifecycle
- Repair fire sprinkler at as noted

Tennis Building

- Address accessibility
- Provide fire sprinkler, fire alarm, PA
- Upgrade lockers and seating
- Provide new finishes

Tennis Courts

- Replace fencing/screen
- Address accessibility for spectator access
- Address cracking at sidewalk between courts
- Replace lighting
- Replace sealant, repair cracks, resurface where required

Baseball

- Provide turf
- Pressbox not accessible
- Address cracking at CMU on pressbox
- Replace flatwork around bleachers
- Bleachers not accessible
- Replace batting cages

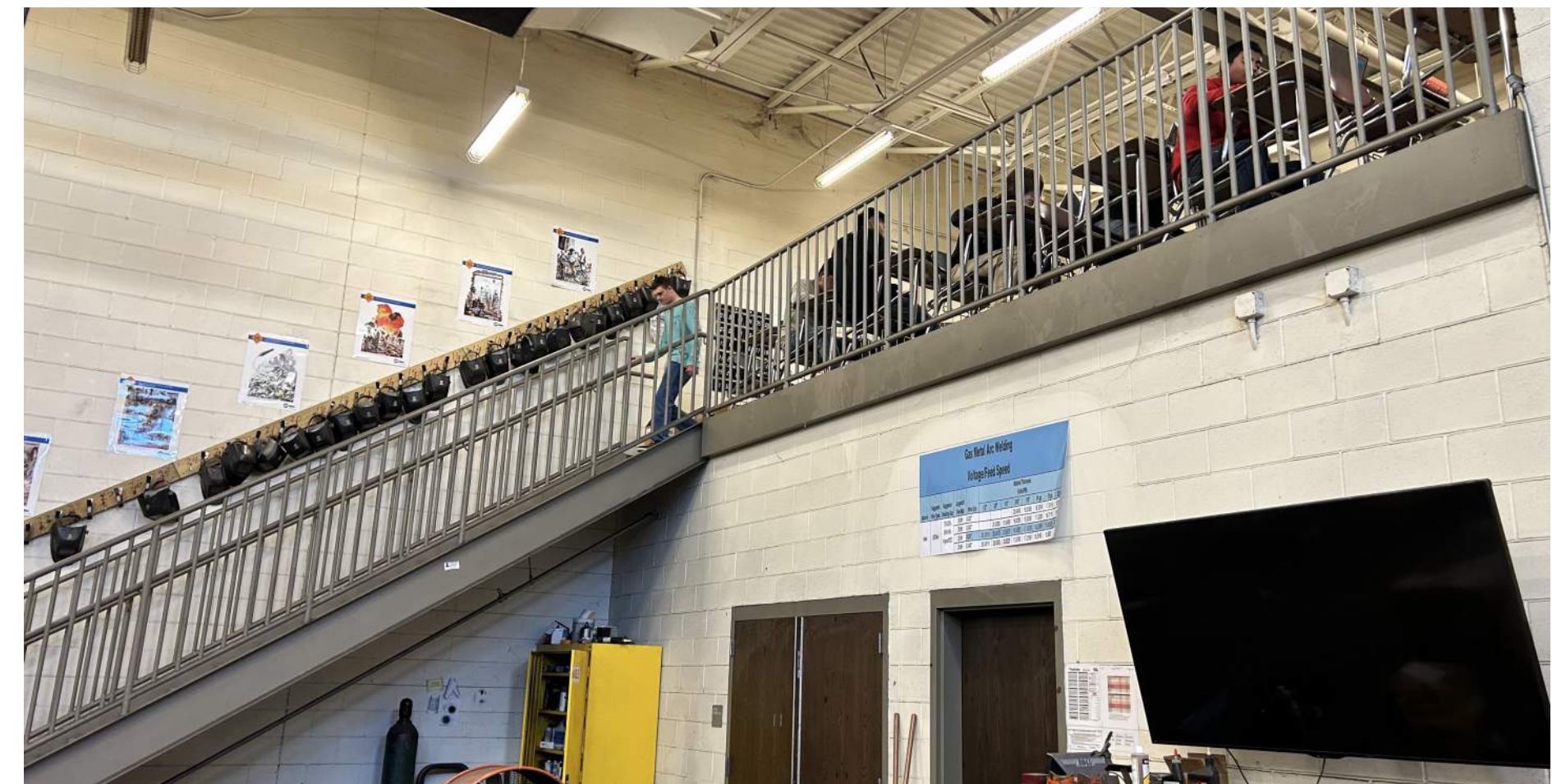
Fieldhouse

- Replace damaged doors and hardware
- Replace damaged and sagging ceiling tile and grid
- Address building settlement, cracking doors misaligned
- Repaint door frames
- Enclose electrical panels, fire riser, and network equipment
- Replace fixtures beyond lifecycle

AG (Livestock) Building

- Provide unit heaters
- Provide fire sprinkler
- Upgrade enclosures
- Upgrade plumbing/drainage
- Provide fan

CAMPUS OVERVIEW - KAUFMAN HIGH SCHOOL



CAMPUS OVERVIEW - GARY W. CAMPBELL HIGH SCHOOL



BUILT: 2016
TOTAL BUILDING AREA: 16,650 SF
EDUCATIONAL ADEQUACY SCORE (EAI): N/A
AS USED FUNCTIONAL CAPACITY: 175
STUDENTS AT 37% EFFICIENCY
POTENTIAL FUNCTIONAL CAPACITY: 175
STUDENTS - GROSS

PROJECTED ENROLLMENT

26 (2023/2024)	26 (2028/2029)
26 (2024/2025)	26 (2029/2030)
26 (2025/2026)	26 (2030/2031)
26 (2026/2027)	26 (2031/2032)
26 (2027/2028)	26 (2032/2033)

CHURCH PROPERTY

CAMPUS OVERVIEW - CHURCH PROPERTY



CAMPUS OVERVIEW - CHURCH PROPERTY

FACILITY CONDITION ASSESSMENT

Upgrades – Site

- Replace paving
- Provide compliant fire access to all buildings
- Regrade and replace sidewalk to provide accessible access to all buildings
- Security Fencing/Gates site access

Upgrades – Exterior

- Replace all doors and windows and hardware to be accessible
- Repair Cracked CMU, address foundation settlement
- Repaint all exterior
- Security glazing
- Replace roofing
- Replace awnings
- Replace damaged metal panel

Upgrades – Interior

- Replace majority of flooring, carpet and VCT
- Replace ceilings
- Replace restrooms, update to current code and accessibility standards
- Replace doors and hardware to be accessible
- Repaint all walls
- Replace casework

Upgrades – Mechanical, Plumbing, Electrical

- Electrical- Replace exterior and interior lighting
- Fire Alarm- Provide/replace
- Provide Fire Sprinkler
- Replace HVAC
- Replace hot water service
- Network, Emergency Call and Security Camera Upgrades
- Replace electrical service, transformer, panels, etc. to meet current code



THANK YOU!



VLK|ARCHITECTS