



2021 Citizen's Bond Advisory Committee

Meeting #4

Thursday, May 27

Elgin Middle School

1351 N. Avenue C; Elgin, TX 78621

Committee Charge

To help Elgin ISD plan for the future, the Citizen's Bond Advisory Committee is charged with representing the entire community in the facility planning process; assisting the district in assessing and prioritizing current and long-term facility needs; evaluating growth and capacity, as well as building age, safety and condition; analyzing student and program equity; and considering educational delivery and programs. Taking its findings and considering the district's current financial position and funding methods, the Citizen's Bond Advisory Committee is ultimately charged with developing a recommendation that is fiscally sound and aligns with the district's mission, vision and goals and presenting its recommendation to the Elgin ISD Board of Trustees on how to proceed with a potential bond election.

Agenda

- | | |
|---|-------------|
| 1. Welcome (Dr. Jodi Duron, Superintendent) | 6:00 |
| 2. Address new questions and comments from previous meeting
(Dr. Jodi Duron, Superintendent) | 6:05 |
| 3. Teaching & Learning in Elgin ISD - Junior High and High School
(Elgin ISD Student Panel; Dr. Lisa Goodnow, Assistant Superintendent of Academics and School Improvement) | 6:15 |
| 4. Review identified junior high school needs and proposed projects
(Darrell Pearson, PBK; Luis Salazar, PBK; Courtney Lange, PBK) | 6:30 |
| 5. Review identified high school needs and proposed projects
(Darrell Pearson, PBK; Luis Salazar, PBK; Courtney Lange, PBK) | 6:55 |
| 6. Offer questions, comments and feedback (all) | 7:20 |
| 7. Dismiss | 7:30 |

Handouts

1. Agenda
2. Presentation Slides

Upcoming Meeting Schedule/Content

#1 Thursday, May 6:	Committee Charge and Process; Elgin ISD Bond History; How Did We Get Here?; Public School Finance 101
#2 Thursday, May 13:	Elgin ISD Facilities Tour
#3 Thursday, May 20:	Demographics; Long-Range Facilities Plan and Priority Codes (Facility Assessment)
#4 Thursday, May 27:	Teaching & Learning in Elgin ISD; Junior High School & High School Needs and Proposed Projects
#5 Thursday, June 3:	Teaching & Learning in Elgin ISD; Elementary School & Intermediate School Needs and Proposed Projects
#6 Thursday, June 10:	District-wide Needs and Proposed Projects; Elgin ISD Financial Capacity and Tax Impact; Bond Construction Homework
#7 Thursday, June 17:	Bond Deliberation Night
#8 Thursday, June 24:	Review and Finalize Committee's Work; CELEBRATE; Where Do We Go From Here?
Monday, July 19:	Recommendation to Board of Trustees
Monday, August 16:	LAST DAY TO CALL NOVEMBER 2021 BOND

Notes

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CITIZEN'S BOND ADVISORY COMMITTEE

MEETING #4

Thursday, May 27, 2021

6:00 PM – 7:30 PM

Elgin Middle School

QUESTIONS FROM MEETING #3



MEETING #3 QUESTIONS

Q: WHAT WOULD IT TAKE TO DEMOLISH AN AGING FACILITY LIKE BTW AND REBUILD ON ITS SITE? IS IT POSSIBLE? IF SO, WOULD IT COST MORE THAN THE CURRENT MAINTENANCE EXPENSES TO KEEP THE FACILITY OPERATIONAL?

A: Recent bids for demolishing a school building of similar size ranged between \$3.00 - \$4.00 per square foot. This included removing the foundation to 3' below slab. Other items that would be looked at on a case-by-case basis would be site demolition and asbestos abatement. Elementary school cost worksheets will be discussed in more detail during Meeting #5 on June 3.



TEACHING & LEARNING IN ELGIN ISD



THE GRADUATE PROFILE

Learner Skills, Talents, and Characteristics

Elgin ISD graduates
learn the skills
necessary to thrive in a
competitive and
changing world.



FUTURE READY LEARNING FOR A FUTURE READY GRADUATE

There is no “OR” Anymore! Elgin students are College “AND” Career Ready!



CAREER AND TECHNOLOGY

Career Pathways and Industry Based Certifications

Current Offerings

- Animal Science
- Automotive
- Business Management
- Design and Multimedia Arts
- Digital Communications
- Healthcare Diagnostics
- Healthcare Therapeutic
- Law Enforcement
- Plant Science
- Programming and Software Development
- Teaching and Training
- Welding

Programs Constrained by Facilities

Welding

Senior Students travel to Round Rock for instruction

160 AG Mech Welding Students share shop space with up to 24 P-TECH welders

Health Sciences

24-28 students are packed into a lab designed for a maximum of 20 students

There is no space for clinical practice

Students must travel to Austin for instruction

Automotive

Outdoor shop instruction space does not have proper room to park and maneuver vehicles safely

Future Expansion of Offerings

Current indoor and ramp shop space is beyond capacity with no room to add a high demand manufacturing or construction pathway indicated by current workforce demand



INTRODUCTION TO FACILITIES ASSESSMENT REPORTS



INTRODUCTION TO FACILITIES ASSESSMENT REPORTS

ELGIN MIDDLE SCHOOL



Physical Address:
1351 North Avenue C
Elgin, TX 78621

Original Building Completed: 2008
Total Building Area: 160,000 SF
Site Acreage: 27.89
Enrollment (as of 4/26/21, ESJC): 768

Facilities Condition Assessment // May 27, 2021 (Draft)

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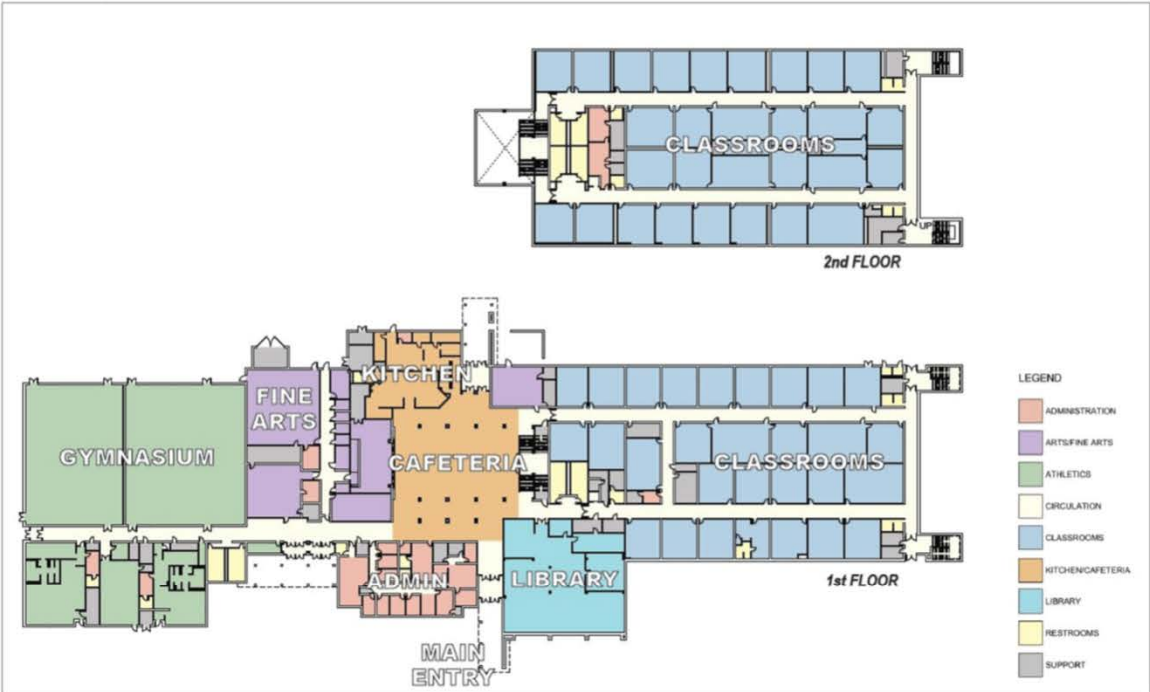
ELGIN MIDDLE SCHOOL SITE AERIAL



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Elgin ISD // Long-Range Facilities Master Plan

ELGIN MIDDLE SCHOOL EXISTING FLOOR PLAN



Facilities Condition Assessment // May 27, 2021 (Draft)

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INTRODUCTION TO FACILITIES ASSESSMENT REPORTS

ELGIN MIDDLE SCHOOL SUMMARY REPORT

Proposed Work Items:
All cost estimates are in 2021 dollars. Totals include soft costs and inflation based on the priority assigned.

Priority	Total Cost
Priority 1	\$2,452,420
Priority 2	\$6,605,282
Priority 3	\$4,136,233
Priority 4	\$7,461,074
Priority TBD	\$401,250

DISCIPLINE	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	PRIORITY TBD	TOTAL COST
Civil	\$564,425	\$21,467	\$0	\$0	\$0	\$585,892
Building Envelope	\$5,798	\$0	\$0	\$172,043	\$0	\$177,841
Architectural	\$71,289	\$115,452	\$2,893,391	\$1,689,294	\$401,250	\$5,170,676
Mechanical	\$423,519	\$2,590,336	\$267,978	\$92,166	\$0	\$3,373,999
Electrical	\$0	\$35,778	\$561,413	\$1,903,282	\$0	\$2,500,473
Plumbing	\$16,719	\$61,538	\$252,665	\$3,604,290	\$0	\$3,935,212
Technology	\$81,989	\$43,148	\$0	\$0	\$0	\$125,137
Life Safety & Security	\$281,544	\$524,686	\$0	\$0	\$0	\$806,230
Athletics/Activities	\$200,625	\$2,010,731	\$0	\$0	\$0	\$2,211,356
Food Service	\$806,513	\$1,202,145	\$160,787	\$0	\$0	\$2,169,444
Priority Totals	\$2,452,420	\$6,605,282	\$4,136,233	\$7,461,074	\$401,250	\$21,056,259

Totals P1	\$2,452,420
Totals P1+P2	\$9,057,702
Totals P1+P2+P3	\$13,193,935
Totals P1+P2+P3+P4	\$20,655,009
Totals P1+P2+P3+P4+TBD	\$21,056,259

ELGIN MIDDLE SCHOOL DETAILED REPORT

Proposed Work Items:
All cost estimates are in 2021 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	LOCATION	SOURCE	TOTAL COST
1142	Replace inglenook provide remote ac					\$245,892
1130	Repair and rehang same locations in p					
1136	Replace inside bel between rollurols building across th					
1137	Replace glass area base of building re shange away fro					
1138	Replace existing d					
1129	Remove and repla laminate cull					
1132	Remove and repla pavement in both along with strip of along front of sch					
1134	Remove and repla pavement other n is located to remou floor area from rou					
1127	Provide slope stail grade sloped an					

ELGIN MIDDLE SCHOOL DETAILED REPORT

Proposed Work Items:
All cost estimates are in 2021 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	LOCATION	SOURCE	TOTAL COST
1238	Replace standard door hardware with fire rated panic hardware in	1	Doors (Hardware Only)	LAB	Consultant Assessment	\$28,088
2002	Replace d' laminate hand rail					
1334	Refinish patch com studio 200					
1375	Renovate restroom gym to allow for full restroom to be use					
527	Add a covered can exterior of building dock					
1762	Provide ADA height sawcut at kitchen					
1779	Remove and repla					
1365	Replace rolled carp					
1384	Replace floor: back Pouches and repa					
1742	Replace toilet partic					
1765	Remove and repla treatment panels in area					
1337	Replace carpeting (VCT) and base thro					
1369	Remove student n					

ELGIN MIDDLE SCHOOL DETAILED REPORT

Proposed Work Items:
All cost estimates are in 2021 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	LOCATION	SOURCE	TOTAL COST
1791	Replace broken window treatments	3	Window Coverings (Blinds, shades, etc.)	Principal Classroom / Interview	Consultant	\$4,125
1962	Replace Lay in Ceiling	4	Ceiling	Campus wide	Consultant	\$748,518
1762	Replace interior d					
148	Expand cafeteria se					

ELGIN MIDDLE SCHOOL DETAILED REPORT

Proposed Work Items:
All cost estimates are in 2021 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	LOCATION	SOURCE	TOTAL COST
254	Replace grilles and diffusers	4	HVAC	Mechanical	Consultant Assessment with District Personnel	\$93,164
249	Provide/replace ECM conditioning					
258	Replace lined duct for return air passag with to deck and re appropriate units					
2029	Provide retro comm HVAC controls					
252	Replace exhaust fan					
253	Replace fan coil unit					
260	Replace rooftop DR					
261	Replace split system					
247	Replace BDC control					
257	Replace kitchen hood					

ELGIN MIDDLE SCHOOL DETAILED REPORT

Proposed Work Items:
All cost estimates are in 2021 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	LOCATION	SOURCE	TOTAL COST
445	Upgrade incandescent stage lighting	2	Lighting	Auditorium Theater	Consultant Assessment with District Personnel	\$35,778
642	Provide interior lighting controls	3	Lighting	Campus wide	Consultant Assessment with District Personnel	\$86,473
643	Replace secondary switchgear					
644	Replace service entrance switch					
641	Replace interior lights with LED lighting					

ELGIN MIDDLE SCHOOL DETAILED REPORT

Proposed Work Items:
All cost estimates are in 2021 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	LOCATION	SOURCE	TOTAL COST
2074	Install Waste One Flow water treatment system					
718	Replace drinking fountains					
720	Replace grease trap					
712	Install grease drain collection garbage disposers in line of sink draining into a floor sink					
722	Replace hot water heater					
724	Replace plumbing fixtures					

ELGIN MIDDLE SCHOOL DETAILED REPORT

Proposed Work Items:
All cost estimates are in 2021 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	LOCATION	SOURCE	TOTAL COST
721	Replace grease waste piping	3	Plumbing	Mechanical	Consultant	\$22,970
717	Replace cold water					
723	Replace hot water					
719	Replace gas piping					
725	Replace waste pi					

ELGIN MIDDLE SCHOOL DETAILED REPORT

Proposed Work Items:
All cost estimates are in 2021 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	LOCATION	SOURCE	TOTAL COST
2011	Provide Hide Away coverings for all de (classrooms)					
1797	Provide additional air intake and and					
1326	Replace existing fire Control System Re gant water-sprinkler technology					
2112	Add intrusion alarm includes a legat					
2080	Install building exit					
1486	Replace fire alarm					

ELGIN MIDDLE SCHOOL DETAILED REPORT

Proposed Work Items:
All cost estimates are in 2021 dollars. Totals include soft costs and inflation based on the priority assigned.

ITEM NO.	ITEM DESCRIPTION	PRIORITY	CLASSIFICATION	LOCATION	SOURCE	TOTAL COST
925	Provide new larger walk in cooler and freezer assemblies that are accessible from the kitchen space	2	Miscellaneous Equipment	Kitchen	Staff Input	\$793,381
926	Install strip curtain at walk-in freezer door to comply with IECC	2	Miscellaneous Equipment	Kitchen	Consultant Assessment with District Personnel	\$5,725
929	Install properly sized air curtain at opening door	2	Miscellaneous Equipment	Kitchen	Consultant Assessment with District Personnel	\$7,156
923	Expand and renovate kitchen area	2	Renovation	Kitchen	Consultant Assessment with District Personnel	\$751,341
928	Expand dry storage area	2	Renovation	Kitchen	Consultant Assessment with District Personnel	\$113,059
930	Renovate scullery area so that access to this area is through the kitchen and not the serving area	3	Renovation	Kitchen	Consultant Assessment with District Personnel	\$160,787

ELGIN MIDDLE SCHOOL DETAILED REPORT

Proposed Work Items:
All cost estimates are in 2021 dollars. Totals include soft costs and inflation based on the priority assigned.

CODE	PRIORITY	TOTAL
1	Must Do: Legal, Safety Reasons of Critical Replacements (Life Expectancy 1-2 years)	\$2,452,420
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy 3-5 years)	\$6,605,282
3	Would Like To Do: Curricular, Instructional, Program Enhancement (Life Expectancy 6-10 years)	\$4,136,233
4	Future Consideration: Not To Be Addressed at this Time (Life Expectancy 11+ years)	\$7,461,074
TBD	To Be Determined / Conditional Requirement	\$401,250
		\$21,056,259



MIDDLE SCHOOL & HIGH SCHOOL POTENTIAL PROJECTS



MIDDLE SCHOOL POTENTIAL PROJECTS

POTENTIAL PROJECT: New 1100 Student Middle School



New 1100 Student Middle School Project Cost Worksheet

Total Construction Cost		\$45,687,600
<i>Construction Non-Contract Cost:</i>	12.0%	\$5,482,512
<i>Furniture & Equipment:</i>	5.0%	\$2,284,380
<i>Technology:</i>	7.0%	\$3,198,132
<i>A & E Fee:</i>	6.0%	\$2,741,256
Total Project Cost 2021 Dollars		\$59,393,880



MIDDLE SCHOOL POTENTIAL PROJECTS

POTENTIAL PROJECT: New 1100 Student Middle School

The following items are included in the estimated Project Cost:

• New Middle School	148,000 est. sq ft	\$294	\$43,512,000
• Project Scope and Estimating Contingency			\$2,175,600



HIGH SCHOOL POTENTIAL PROJECTS

POTENTIAL PROJECT: High School Additions



Elgin High School Additions Project Cost Worksheet

Total Construction Cost		\$44,182,800
Construction Non-Contract Cost:	12.0%	\$5,301,936
Furniture & Equipment:	5.0%	\$2,209,140
Technology:	7.0%	\$3,092,796
A & E Fee:	6.0%	\$2,650,968
Total Project Cost 2021 Dollars		\$57,437,640



HIGH SCHOOL POTENTIAL PROJECTS

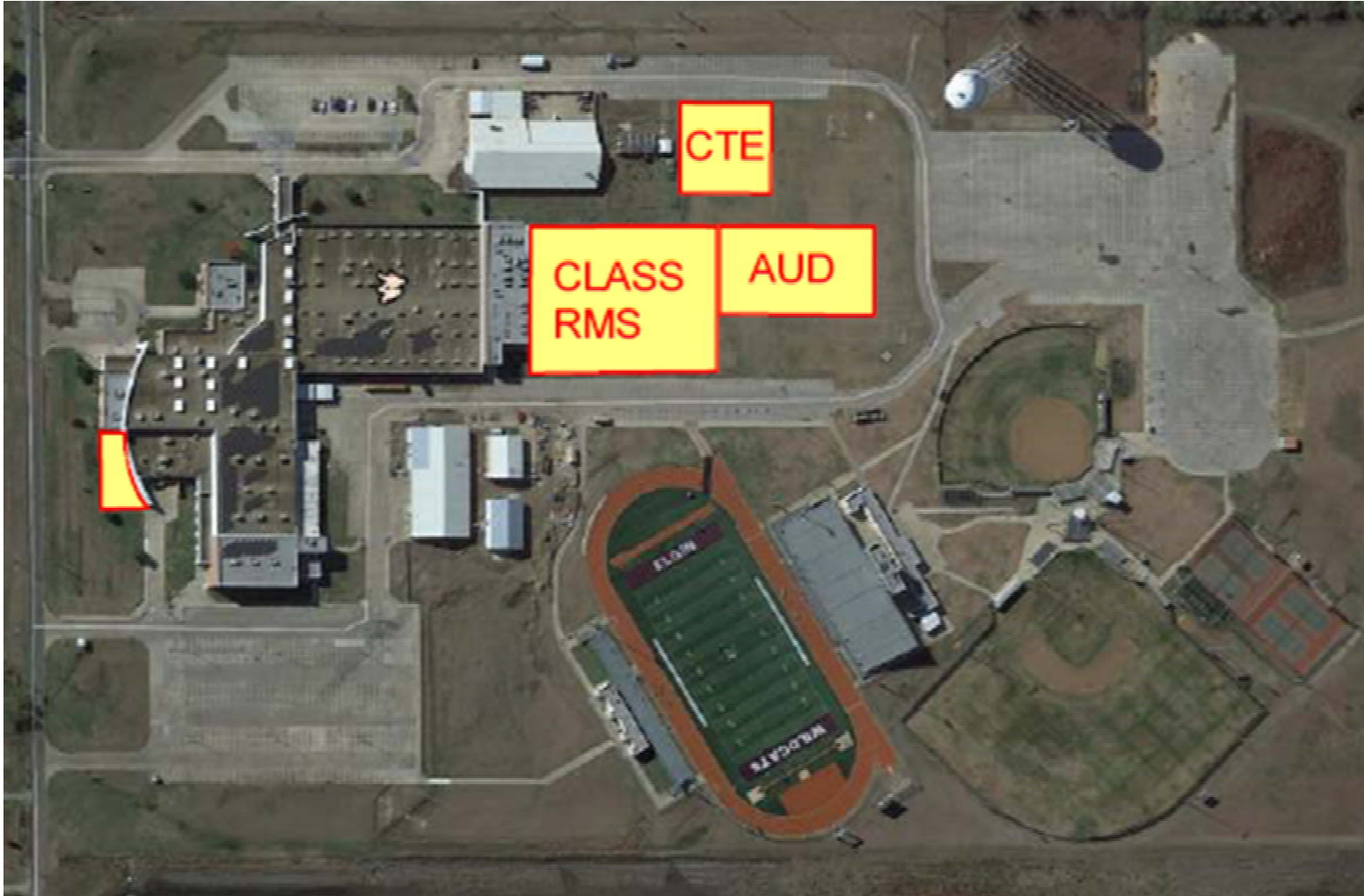
POTENTIAL PROJECT: High School Additions

The following items are included in the estimated Project Cost:

• Cafeteria Addition			\$1,300,000
	5,000 est. sq ft	\$260	
• Classroom Addition (1000 Student)			\$18,360,000
	60,000 est. sq ft	\$306	
• CTE Expansion			\$6,300,000
	18,000 est. sq ft	\$350	
• Auditorium			\$15,750,000
1200 Seats	30,000 est. sq ft	\$525	
• Practice Fields (1 Football; 1 Soccer)			\$900,000
	180,000 est. sq ft	\$5	
• Project Scope and Estimating Contingency			\$1,572,800



HIGH SCHOOL POTENTIAL PROJECTS



POTENTIAL PROJECT: High School Additions

- ✓ Cafeteria Addition
- ✓ Classroom Addition
(1000 students)
- ✓ CTE Expansion
- ✓ Auditorium
(1200 seats)
- ✓ Practice Fields
(1 football, 1 soccer)



HIGH SCHOOL POTENTIAL PROJECTS

POTENTIAL PROJECT: New 1200 Student 11th-12th Grade Facility



New 1200 Student 11th-12th Grade Facility Project Cost Worksheet

<hr/>		
Total Construction Cost		\$73,367,700
Construction Non-Contract Cost:	12.0%	\$8,804,124
Furniture & Equipment:	5.0%	\$3,668,385
Technology:	7.0%	\$5,135,739
A & E Fee:	6.0%	\$4,402,062
Total Project Cost 2021 Dollars		\$95,378,010



HIGH SCHOOL POTENTIAL PROJECTS

POTENTIAL PROJECT: New 1200 Student 11th-12th Grade Facility

The following items are included in the estimated Project Cost:

• Construction of a 11th-12th grade facility with CTE				\$54,124,000
	154,000 est. sq ft		\$306	
	20,000 est. sq ft		\$350	
• Auditorium				\$15,750,000
1200 Seats	30,000 est. sq ft		\$525	
• Project Scope and Estimating Contingency				\$3,493,700



HIGH SCHOOL POTENTIAL PROJECTS



POTENTIAL PROJECT: New 11th-12th Grade Facility

- ✓ Construction of a new
11th-12th Grade Facility
with CTE
- ✓ Auditorium
(1200 seats)



MIDDLE SCHOOL & HIGH SCHOOL FACILITY ASSESSMENT



MIDDLE SCHOOL FACILITY ASSESSMENT

Elgin Middle School Priority Totals

FACILITY NAME	PRIORITY 1 (1-2 YEARS) 2021-2022	PRIORITY 2 (3-5 YEARS) 2023-2025	PRIORITY TBD	TOTAL COST
Elgin Middle School	\$2,452,420	\$6,605,282	\$401,250	\$9,458,952
Grand (Total)	\$2,452,420	\$6,605,282	\$401,250	\$9,458,952
P1 TOTAL				\$2,452,420
P1+P2 TOTAL				\$9,057,702
P1+P2+TBD TOTAL				\$9,458,952



HIGH SCHOOL FACILITY ASSESSMENT

Elgin High School Priority Totals by Building

FACILITY NAME	PRIORITY 1 (1-2 YEARS) 2021-2022	PRIORITY 2 (3-5 YEARS) 2023-2025	PRIORITY TBD	TOTAL COST
Elgin High School	\$7,907,163	\$11,761,838	\$0	\$19,669,000
Main Building	\$6,725,582	\$5,689,363	\$0	\$12,414,945
Agriscience	\$475,749	\$197,878	\$0	\$673,627
Greenhouse	\$6,688	\$0	\$0	\$6,688
CTE Building 1	\$21,668	\$6,011	\$0	\$27,678
CTE Building 2	\$34,354	\$6,011	\$0	\$40,364
Athletics' Storage Shed	\$0	\$71,556	\$0	\$71,556
Boys' Fieldhouse	\$180,081	\$72,630	\$0	\$252,711
Girls' Fieldhouse	\$230,719	\$45,052	\$0	\$275,771
New Fieldhouse	\$8,293	\$0	\$0	\$8,293
Softball/Baseball	\$214,000	\$4,944,537	\$0	\$5,158,537
Tennis	\$0	\$728,800	\$0	\$728,800
Guard Shack	\$10,031	\$0	\$0	\$10,031
Grand (Total)	\$7,907,163	\$11,761,838	\$0	\$19,669,000
P1 TOTAL				\$7,907,163
P1+P2 TOTAL				\$19,669,000
P1+P2+TBD TOTAL				\$19,669,000



HIGH SCHOOL FACILITY ASSESSMENT



QUESTIONS?





THANK YOU!

MEETING #5

Thursday, June 3, 2021

6:00 PM – 7:30 PM

Elgin Middle School