



ELGIN ISD

ONE TOWN • ONE TEAM • ONE FAMILY

Elgin High School: Classroom Additions

Design Meeting #1

March 10, 2022



S & P

introductions

Talking Points

Project Overview and Scope

Capacity & Program Review

Visioning Session: campus priorities and needs

Tour of Industry: 21st century learning environments

Discussion of Initial Floor Plan Concepts

Recap TEA Standards

Project Overview and Scope



ELGIN HIGH SCHOOL IMPROVEMENTS DESIGN & CONSTRUCTION SCHEDULE - REV. 03/04/2022

YEAR	2022												2023												2024											
WORK ITEM	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
Design Phase (02/2022 - 06/2022)																																				
Schematic Design : February - April 2022																																				
Project Kick-Off Meeting - 02/15/2022																																				
Programming Meeting - 02/24/2022																																				
Design Meeting No. 1 - 03/10/2022																																				
Design Meeting No. 2 - 03/31/2022																																				
Design Meeting No. 3 - 04/21/2022																																				
Design Development : May - June 2022																																				
Department Meeting No. 1 - Week of 05/02/2022																																				
Department Meeting No. 2 - Week of 05/23/2022																																				
50% VE Review - 06/06/2022																																				
Department Meeting No. 3 - Week of 06/20/2022																																				
Construction Documents Phase (07/2022 - 11/2022)																																				
50% Hard copies to the EISD & LAN - 09/12/2022																																				
LAN VE Review - Week of 09/26/2022																																				
75% Hard copies to EISD & LAN - 10/17/2022																																				
75% Page Turn Review with EISD & LAN - TBD																																				
95% Hard copies to EISD & LAN - 11/18/2022																																				
95% Page Turn Review with EISD & LAN - TBD																																				
100% Issue for Proposal/Permit - 11/30/2022																																				
Bidding (12/2022 - 01/2023)																																				
Bid Day - TBD																																				
GMP to Elgin ISD - TBD																																				
GMP Board Approval - TBD																																				
Permit (TBD)																																				
Construction Phase (02/2023 - 10/2024)																																				
Closeout Phase (10/2024 - 11/2024)																																				

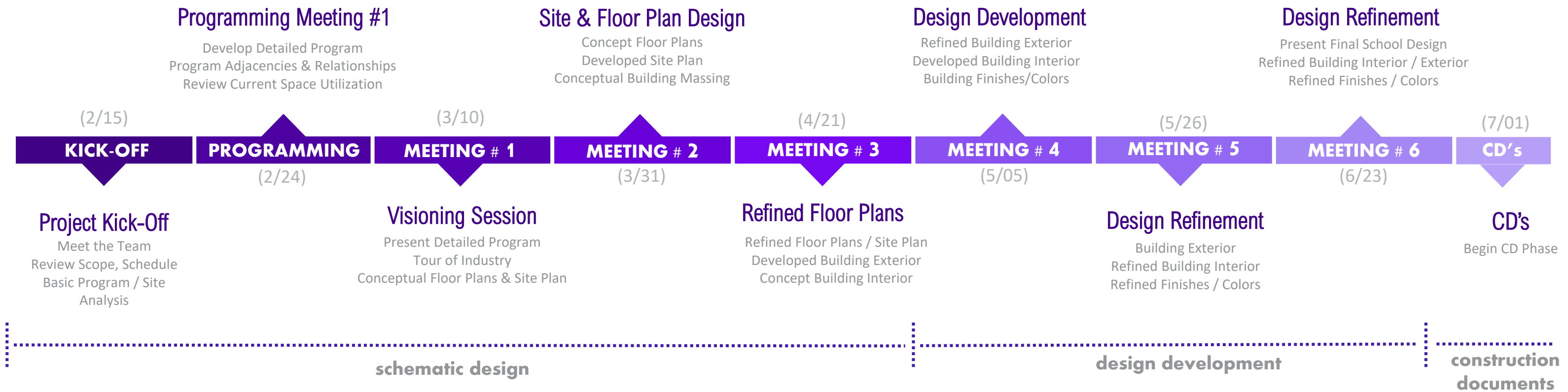




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ELGIN HIGH SCHOOL ADDITIONS AND CTE EXPANSION

DETAILED DESIGN SCHEDULE





Elgin High School Additions and CTE Expansion

Design Meeting #1

March 10, 2022: 8:30 AM - 3:00 PM

Location: Elgin Administration Building, Board Room

Meeting Facilitator: PBK

Invitees: EISD Cabinet, Department Directors, High School Staff, LAN (Program Manager), PBK (Architect), S&P (Construction Manager)

Meeting Purpose: Visioning session with stakeholders, present project scope, timeline and program, identify goals and priorities for the school additions, tour of industry, present initial concept floor plan / site plan and get feedback.

Agenda:

8:30 AM - 10:30 AM	Classrooms / Academics
10:30 AM - 11:30 AM	Cafeteria Additions
11:30 AM - 12:30 PM	Athletics (site discussion for possible discus and shot-put relocation)
12:30 PM - 1:00 PM	Lunch
1:00 PM - 3:00 PM	CTE

*** Fine Arts will be scheduled at a later date.

ELGIN HIGH SCHOOL: OVERALL EXISTING SITE PLAN

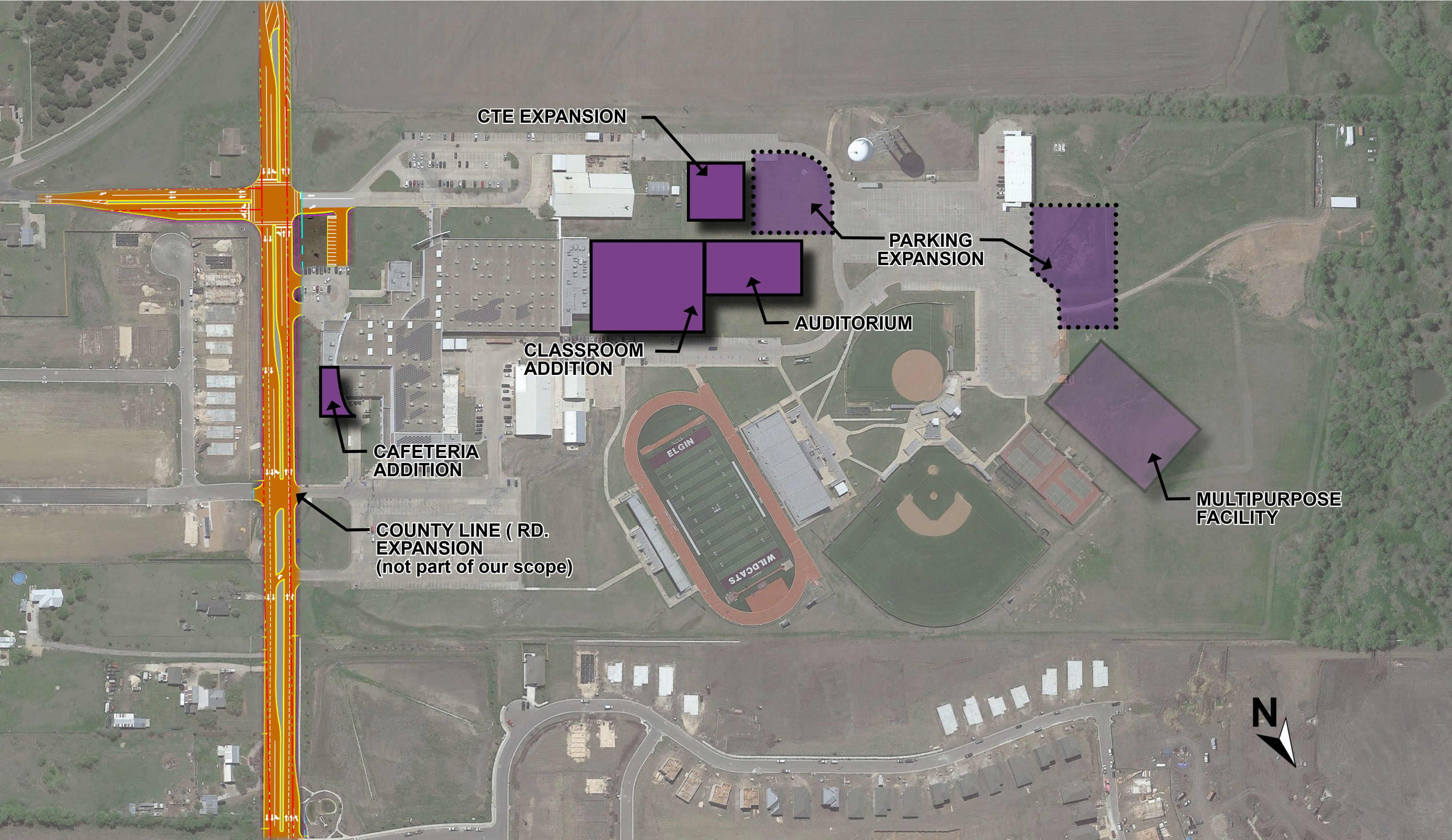


country line rd



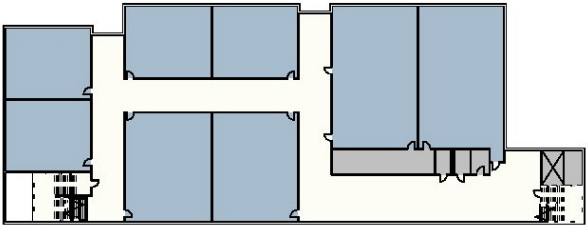
PROJECT SCOPE: OVERALL SITE PLAN PROJECT SCOPE

LOCATIONS ARE ONLY CONCEPTUAL AND
MAY CHANGE AS WE START THE DESIGN

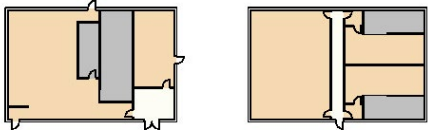


ELGIN HIGH SCHOOL: EXISTING OVERALL FLOOR PLAN

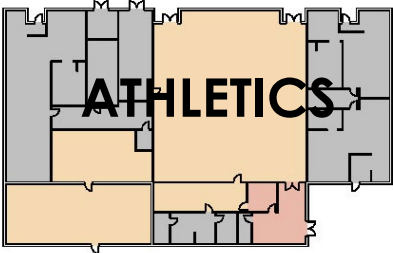
ACADEMICS



SECOND FLOOR



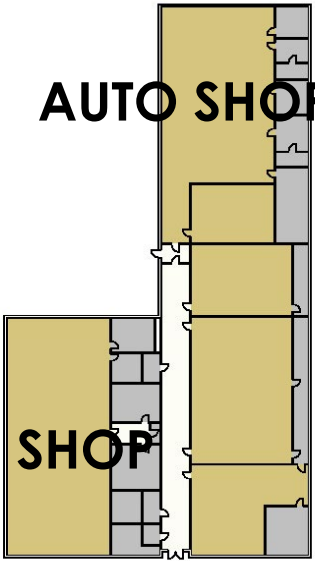
ATHLETICS



ATHLETICS

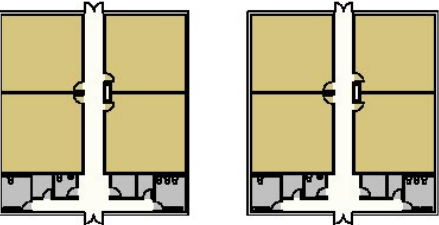
AUTO SHOP

AG SHOP



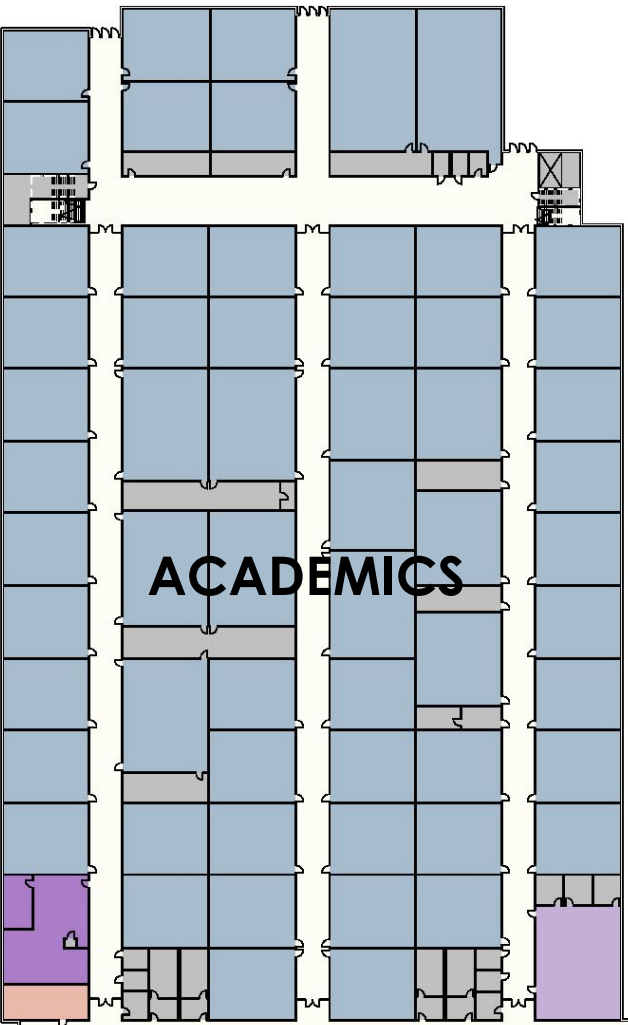
CTE BUILDING

CTE



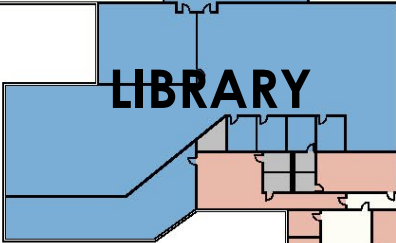
CTE PORTABLES

ACADEMICS

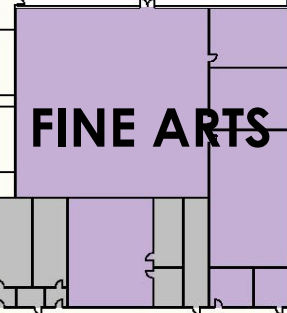


FIRST FLOOR PLAN

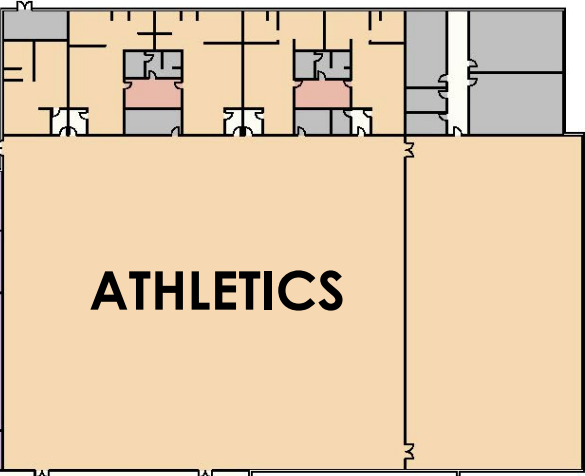
LIBRARY



FINE ARTS

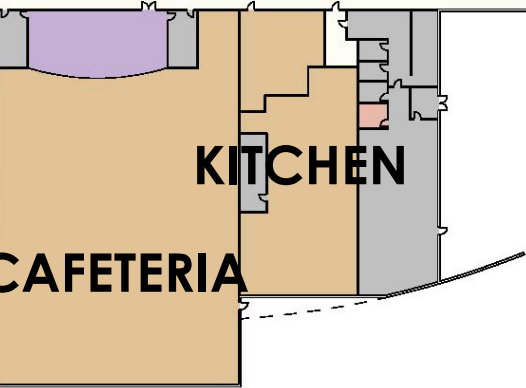


ATHLETICS

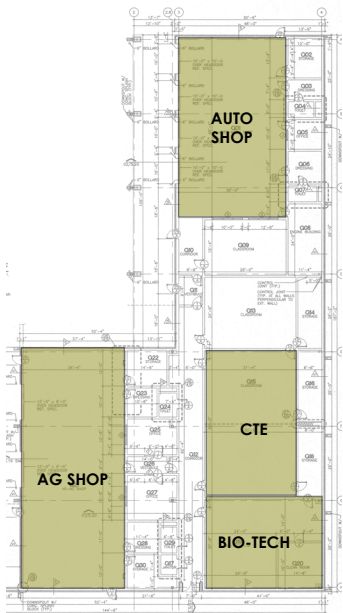


KITCHEN

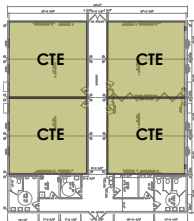
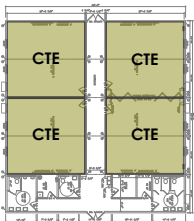
CAFETERIA



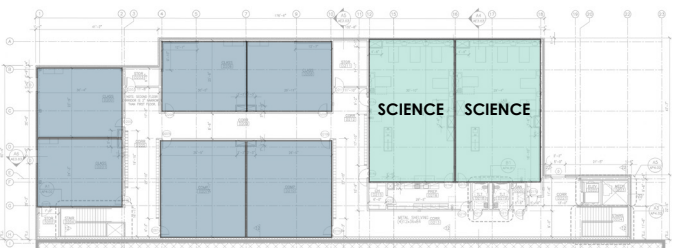
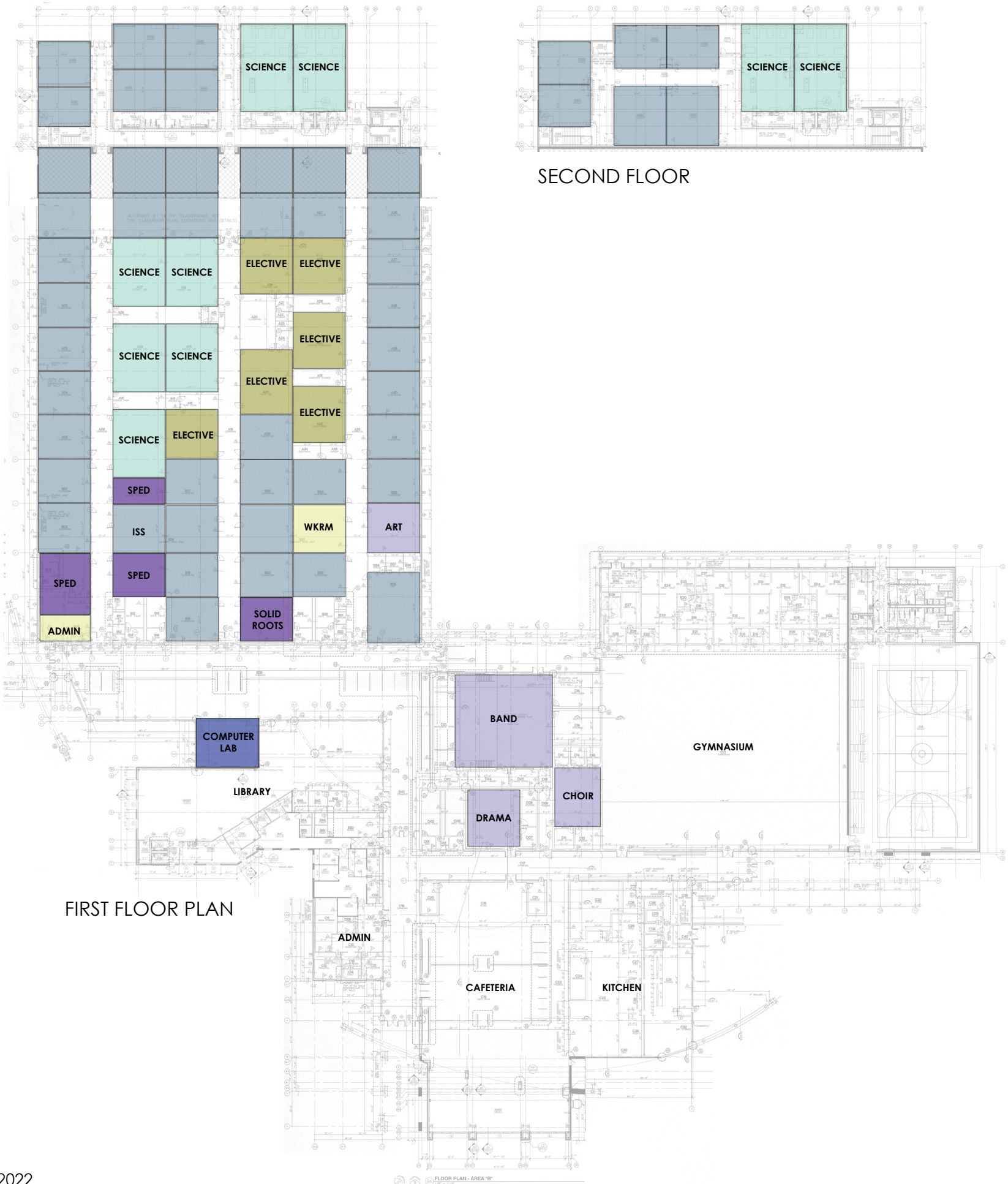
ELGIN HIGH SCHOOL: existing teaching spaces



CTE BUILDING



CTE PORTABLES



- 48 GENERAL CLASSROOMS
- 9 SCIENCE LABS
- 1 COMPUTER LAB
- 1 ART LAB
- 18 CTE/ ELECTIVES

Note: some classroom spaces might be currently used for resource, special ed or teacher workroom spaces; need to verify with campus.

Capacity & Program Review

Elgin High School Additions & CTE Expansion

Capacity Study: Current and Future

Space / Function	Teaching Spaces	Student/Space	% Utilization	Total Students	Notes
Existing Academic Teaching Station					
General Classrooms	48	25	85%	1,020	need to verfiy if all used for classrooms
Science Labs	9	24	85%	184	
Existing Elective / Career Tech Stations					
CTE Classrooms	8	25	85%	170	portables
Elective Classrooms	6	25	85%	128	
Bio-Tech Lab	1	22	85%	19	
Ag Shop	1	25	85%	21	
Auto Tech Lab	1	25	85%	21	
Art Lab	1		85%	-	not counted for capacity
Band	1			-	not counted for capacity
Choir	1			-	not counted for capacity
Drama	1			-	not counted for capacity
Special Ed	1			-	not counted for capacity
Computer Labs	1			-	not counted for capacity
Current Total Student Capacity				1,562	85% Utilization
New Additions					
General Classrooms	20	25	85%	425	
ECHS Classrooms	10	25	85%	213	
Science Labs	8	24	85%	163	
Dance Room	1	40	85%	34	
Art Labs	2		85%	-	not counted for capacity
Total Future Student Capacity				2,397	85% Utilization

ELGIN HIGH SCHOOL: CLASSROOM DRAFT PROGRAM OF SPACES

Space / Function	Quantity	SF/Unit	Total NSF	Notes
Academic Spaces				
General Classrooms	20	800	16,000	25 students / classroom (32 SF/student)
ECHS Classrooms	10	800	8,000	operable partitions/ close to buses
Science Lab Combo	8	1,400	11,200	24 students / lab (58 SF/student)
Science Prep Rooms	4	240	960	minimum TEA
Resource Rooms	2	400	800	
Specialized Classrooms (lifeskills)	1	1,000	1,000	first floor location/ close to bus loop
Lifeskills kitchen / washer/dryer	1	250	250	
Lifeskills restroom / changing	1	200	200	
Art Labs	2	1,200	2,400	school currently has one art lab; need 3 total
Art storage	1	250	250	
Kiln	1	150	150	
Dance Room	1	2,000	2,000	removed 4 classrooms and added dance
Dance Dressing	1	350	350	
Dance Storage	1	150	150	
Total Net Academic			43,710	
Teacher/Admin Spaces				
AP Office	2	150	300	1 AP / 350 students (currently have 5)
Counselors Office	3	175	525	1 counselor / 350 students (currently have 4)
ECHS Office	1	150	150	close to ECHS classrooms
Department Storage	2	200	400	
Teacher Workroom	1	800	800	centrally located
Total Net Teacher/ Admin			2,175	
Building Support				
SRO Office	1	150	150	centrally located
Restrooms	4	280	1,120	
Staff Restrooms	4	100	400	
Custodial Closets	2	120	240	
Custodial General Storage	1	200	200	confirm size requirements
Electrical Room	4	120	480	
IDF Room	4	110	440	
Total Net Building Support			3,030	
Building Total NSF			48,915	
Circulation / Walls			19,566	40.00%
Total Gross Square Feet (GSF)			68,481	

visioning session
campus priorities and needs

Name some things that you think should be a part of the **new learning environment** at Elgin High School?

What do you think are the **biggest safety concerns** at Elgin High School that need to be solved?

What **sustainable features are important** to you that we could include for Elgin High School?

What is your **favorite aspect** of the existing campus you don't want to lose?

What is your **least favorite aspect** of the existing campus that needs to change?

Tour of Industry
21st century learning environments

Sustainability

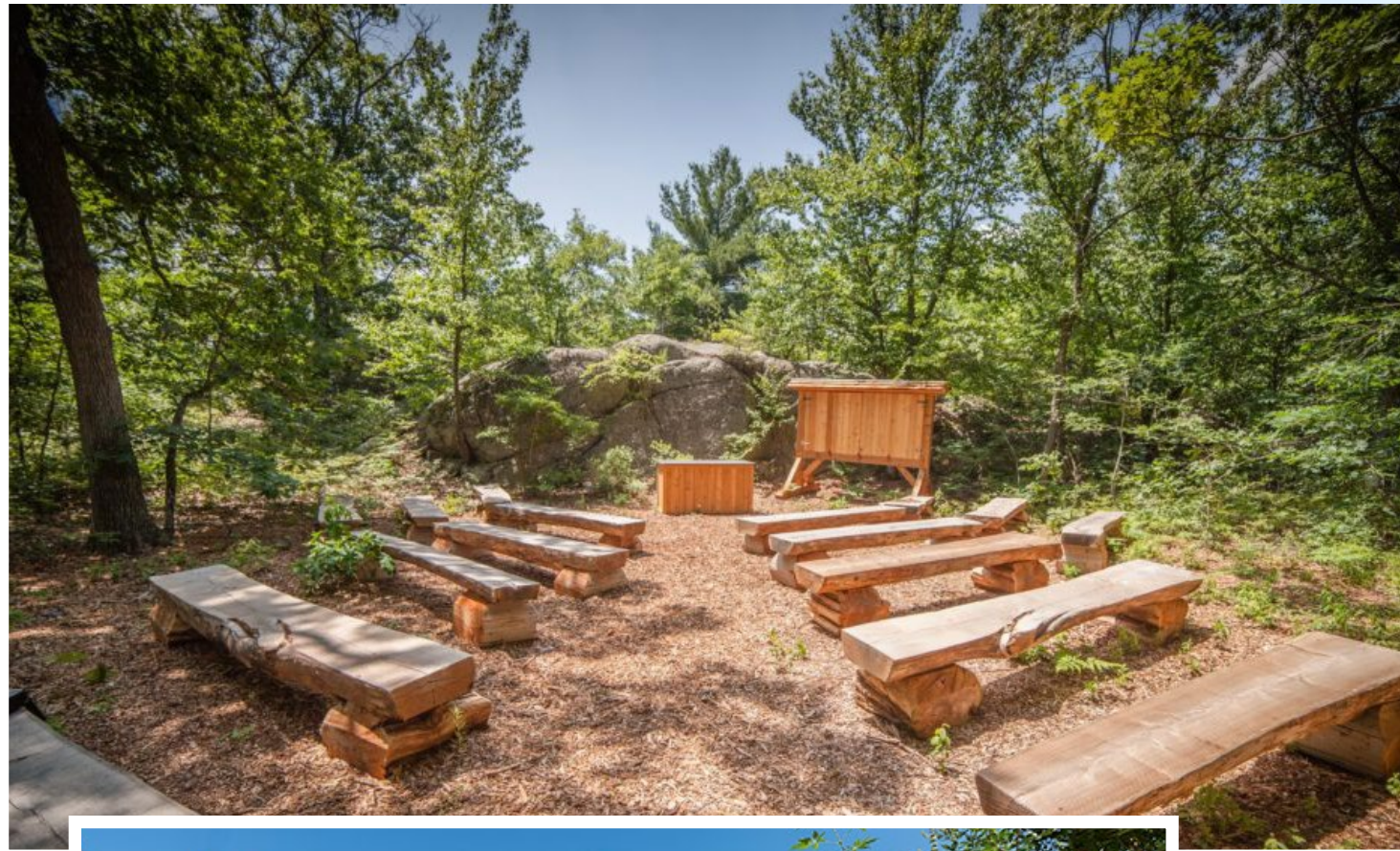
natural, indirect light, + efficiency



FUTURE READY TEACHING SPACES

Outdoor Learning

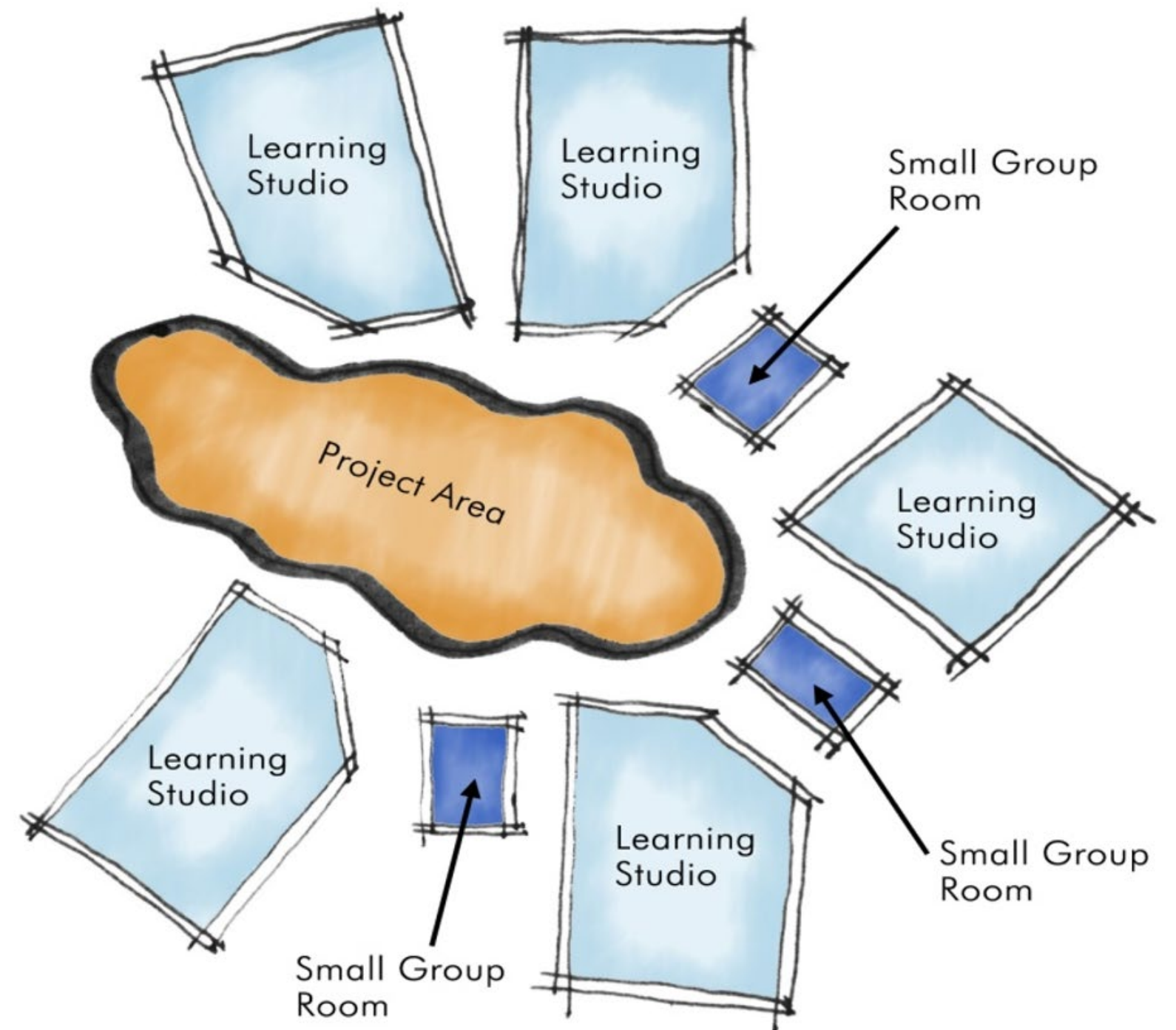
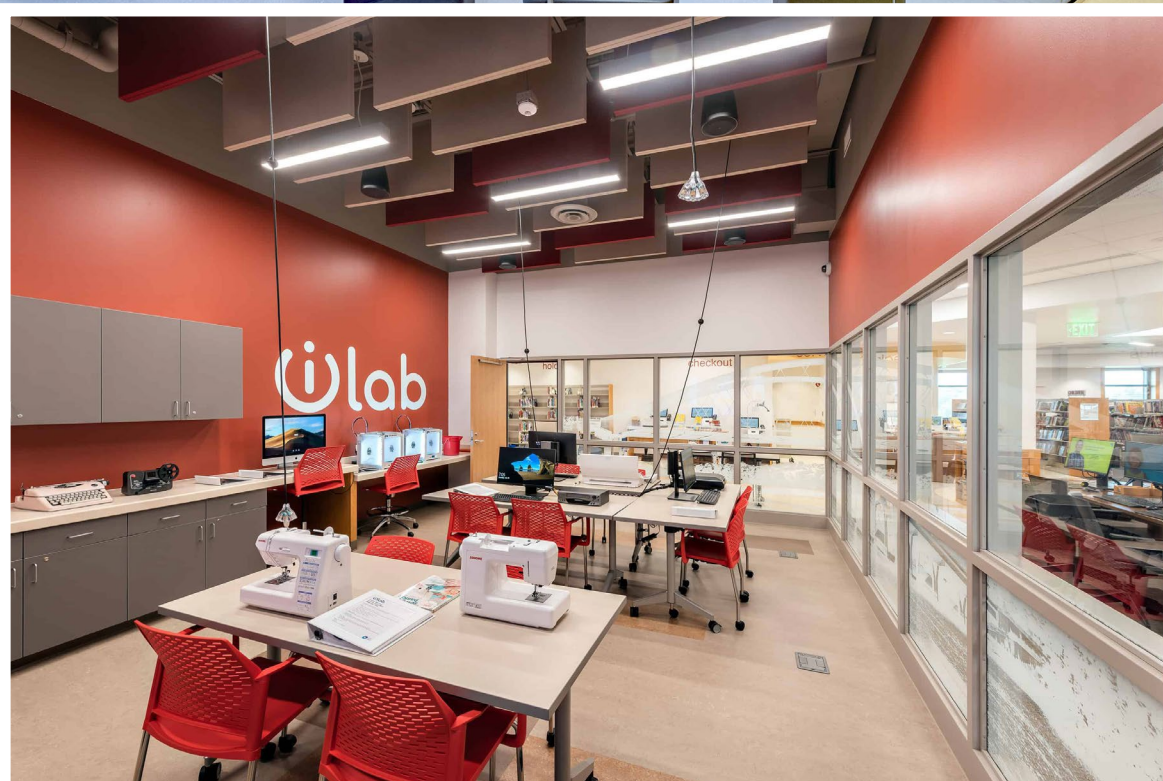
supported learner self-discovery



FUTURE READY TEACHING SPACES

Common Resources

empowerment of learner thinking + solutions



FUTURE READY TEACHING SPACES

21st Century Educational Spaces

1. **PERSONALIZED**
2. LEARNING COMMUNITIES
3. AGILE AND FLEXIBLE
4. MULTI-USE SPACES
5. OUTDOORS = INDOORS





STUDENT EXPERIENCE

Arrival to 21st Century
Learning Environment



Gather



Research



Share



Learn



Collaborate



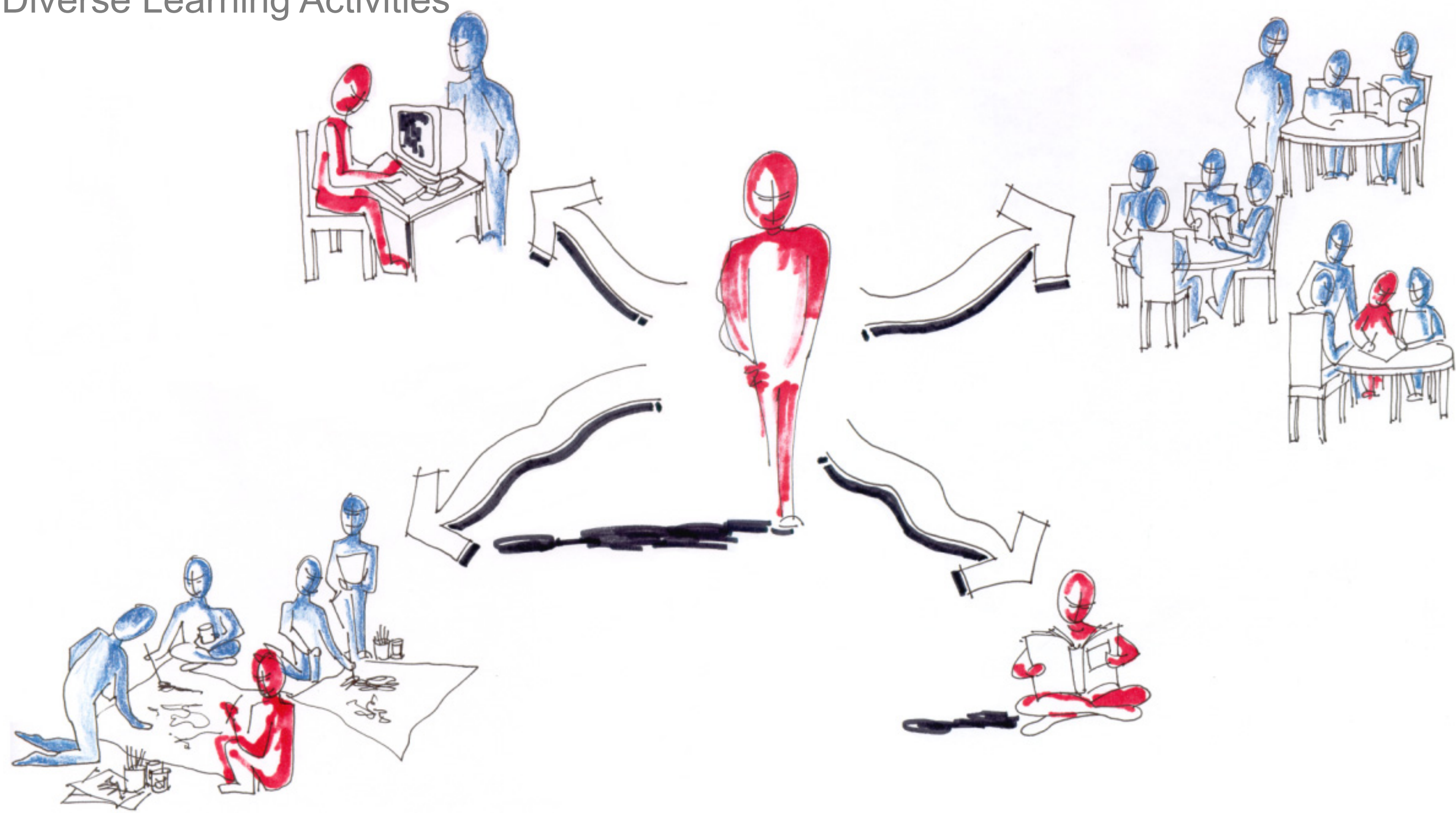
Contribute



Play



Diverse Learning Activities





Classroom – Instructional spaces



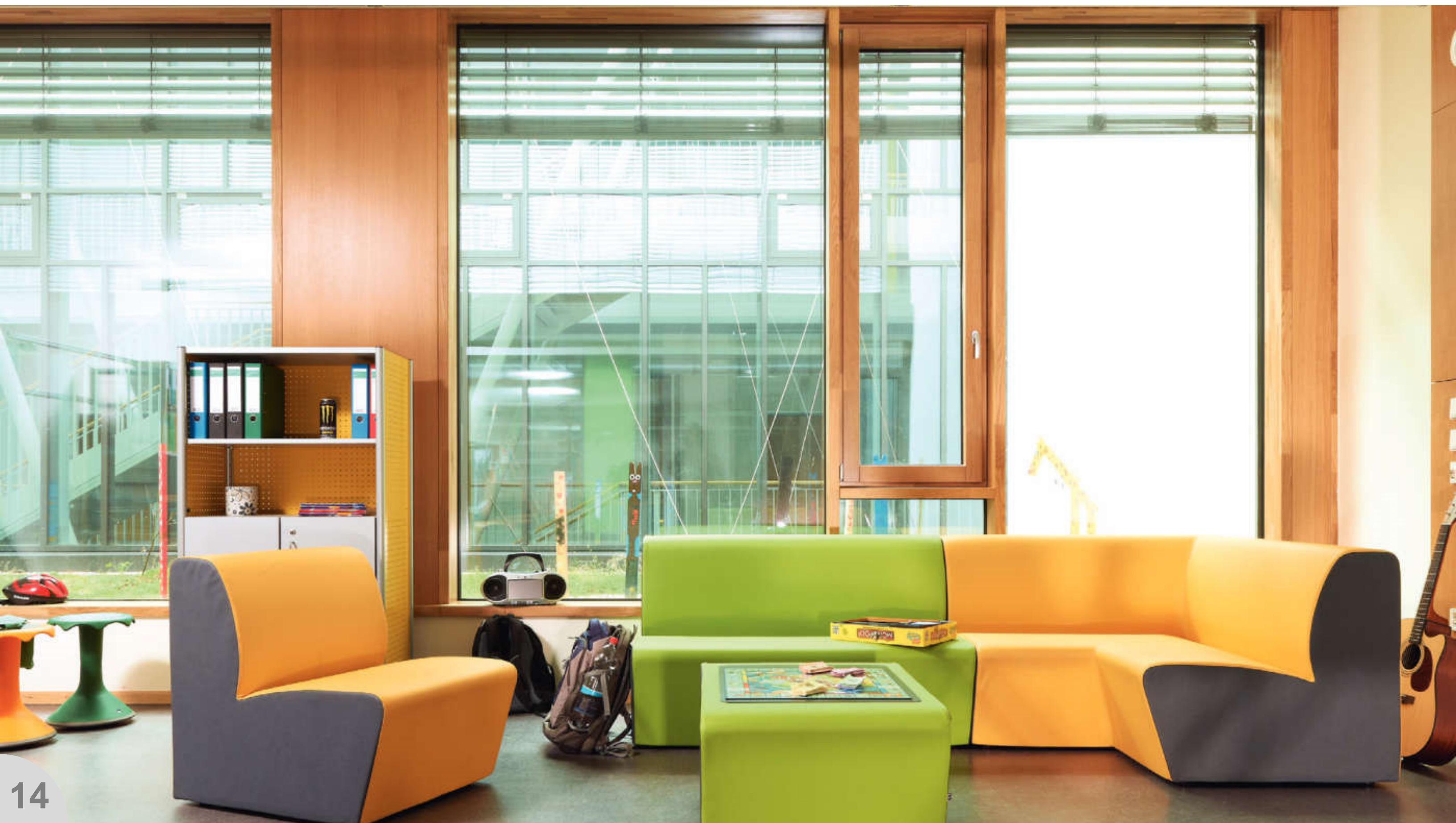








Furniture









Wall Surfaces







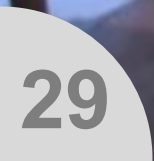








Instructional Technology





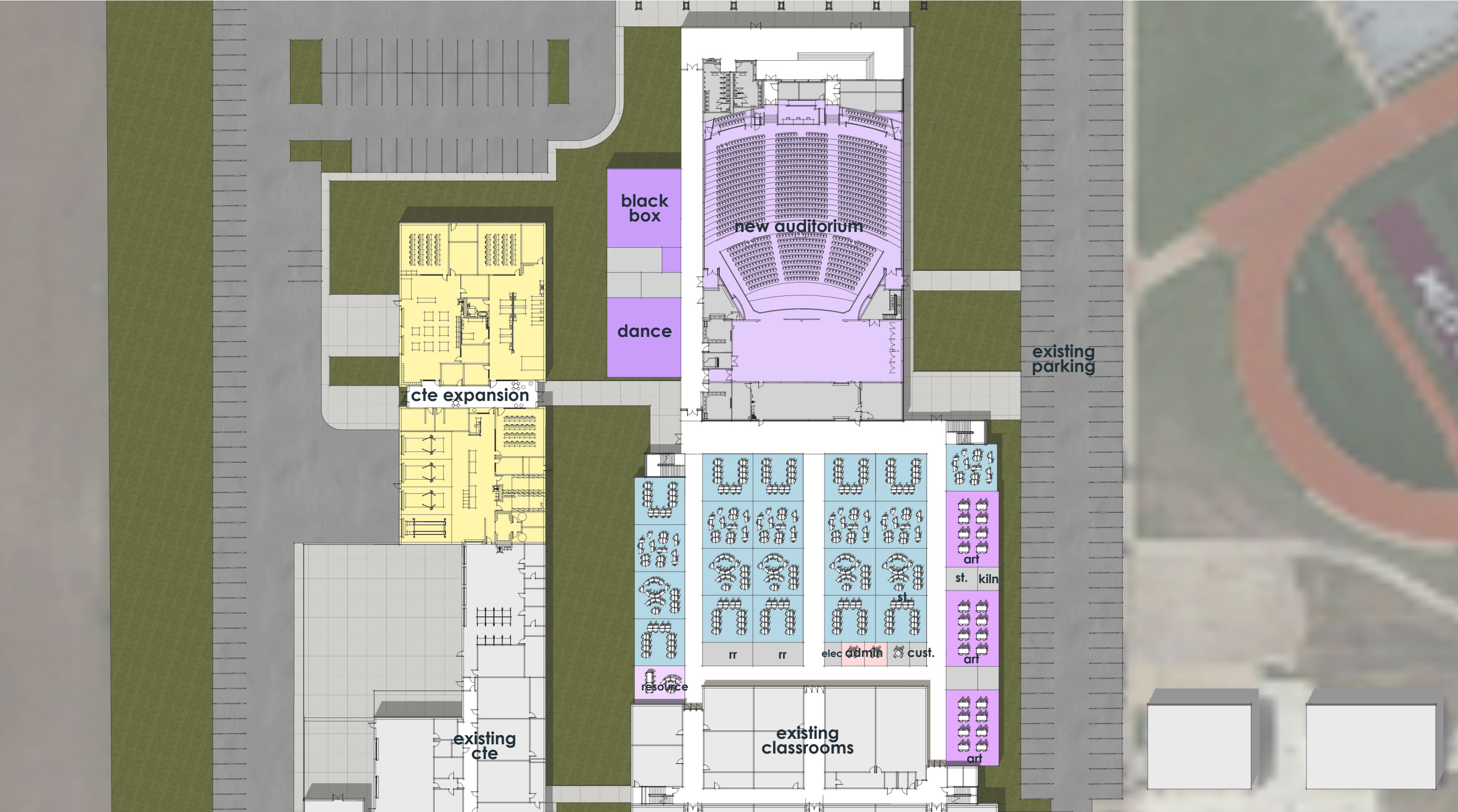




classroom floor plan concepts

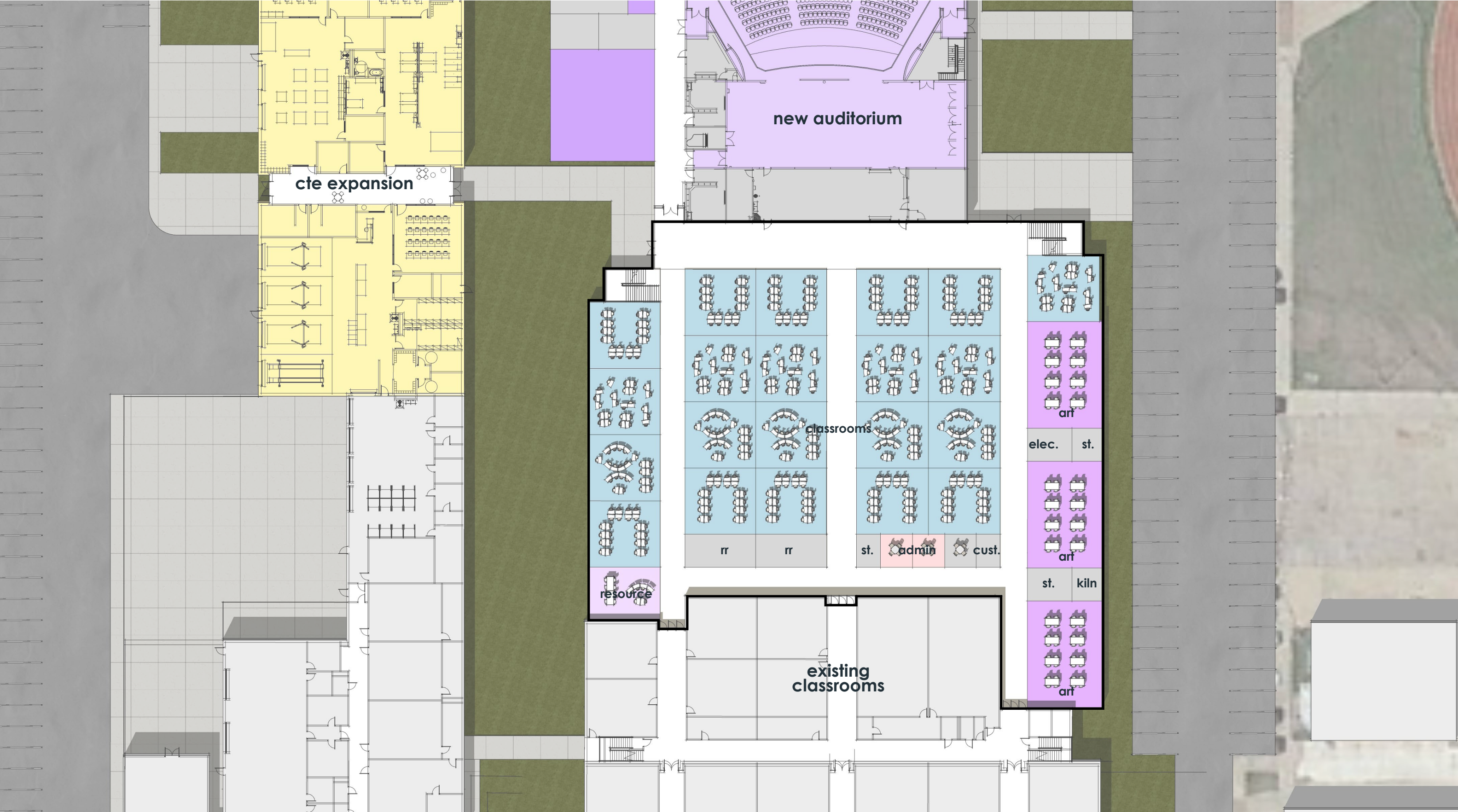
OVERALL SITE PLAN: CONCEPT 1





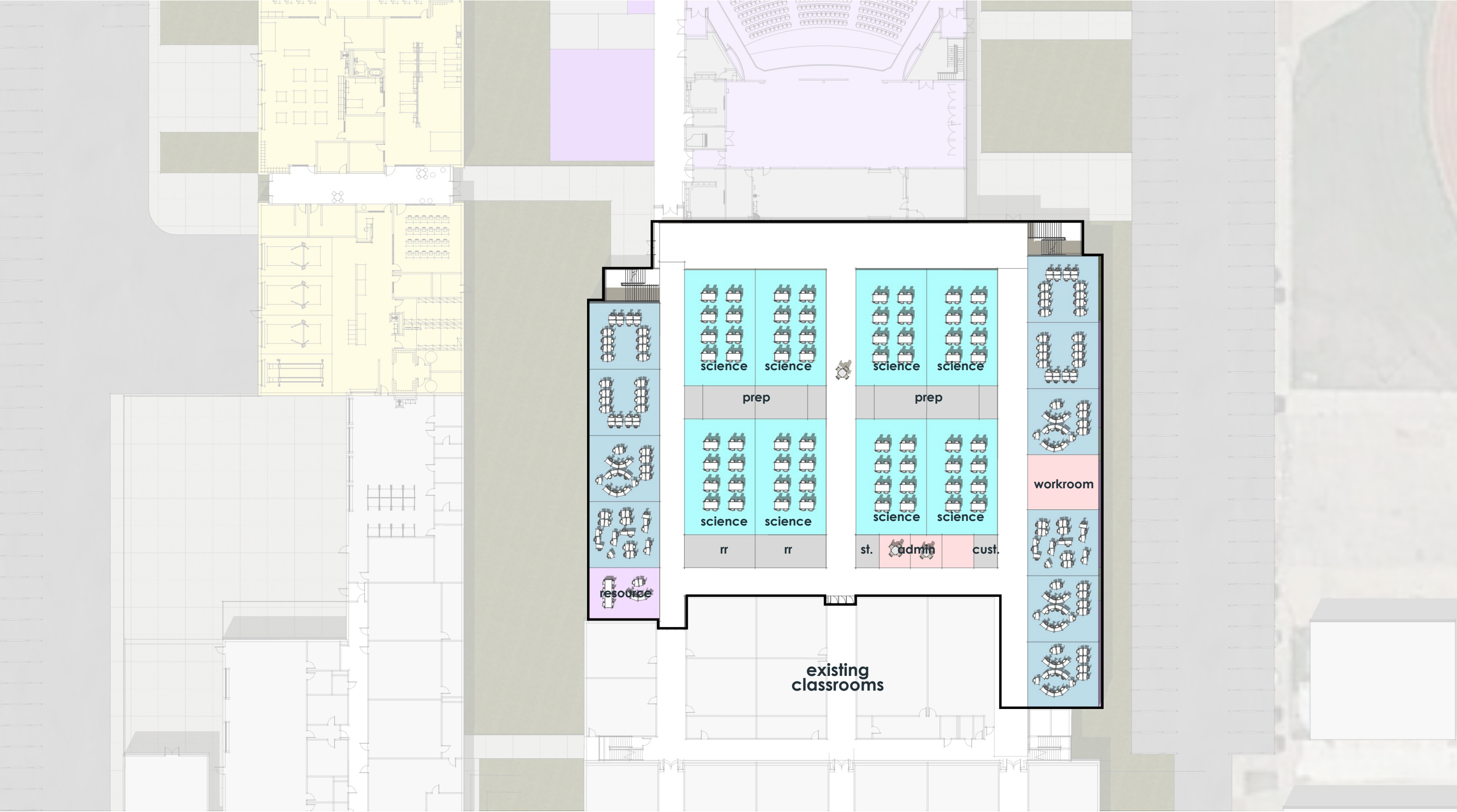
CLASSROOM ADDITION: **CONCEPT 1**

FIRST FLOOR PLAN

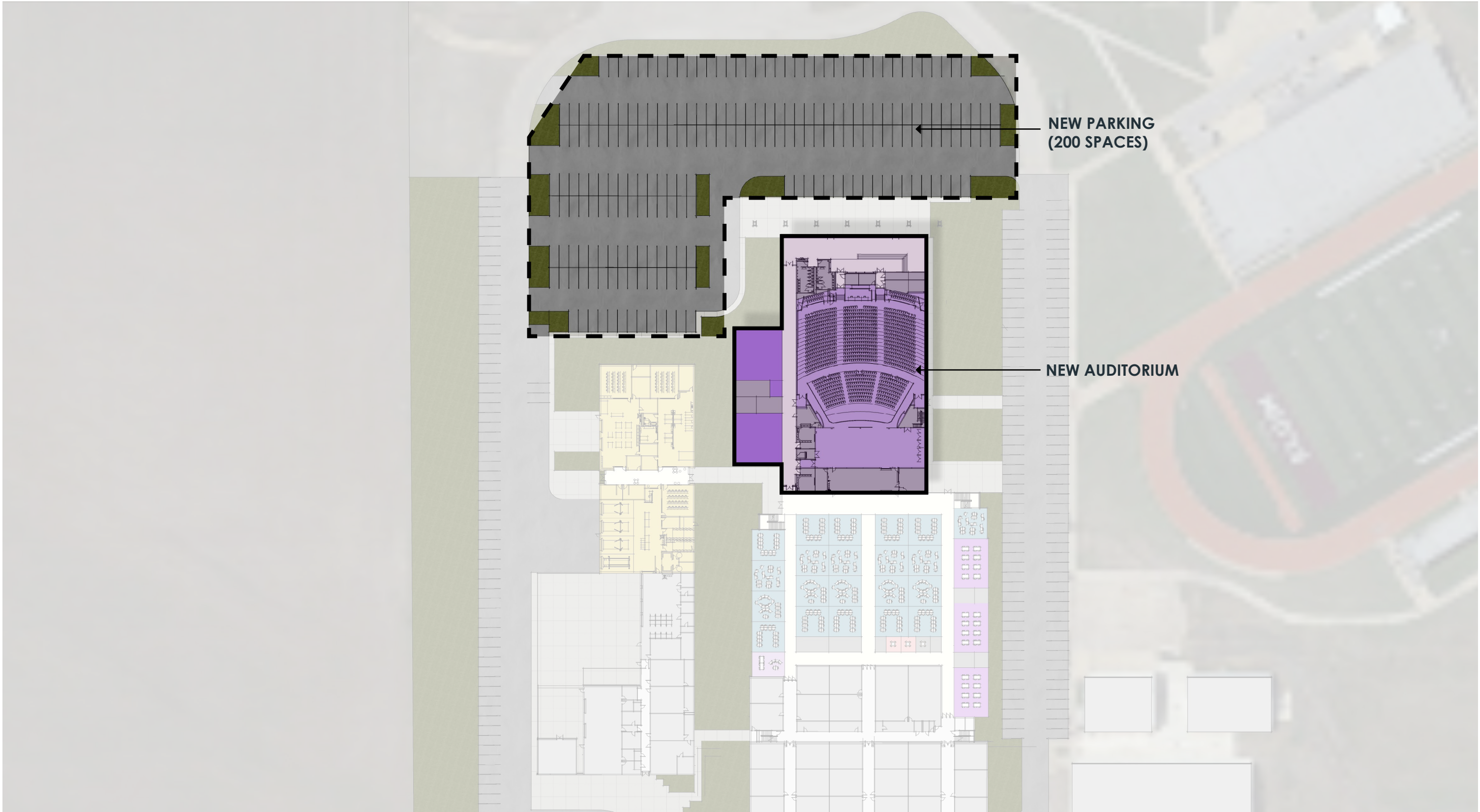


CLASSROOM ADDITION: **CONCEPT 1**

SECOND FLOOR PLAN

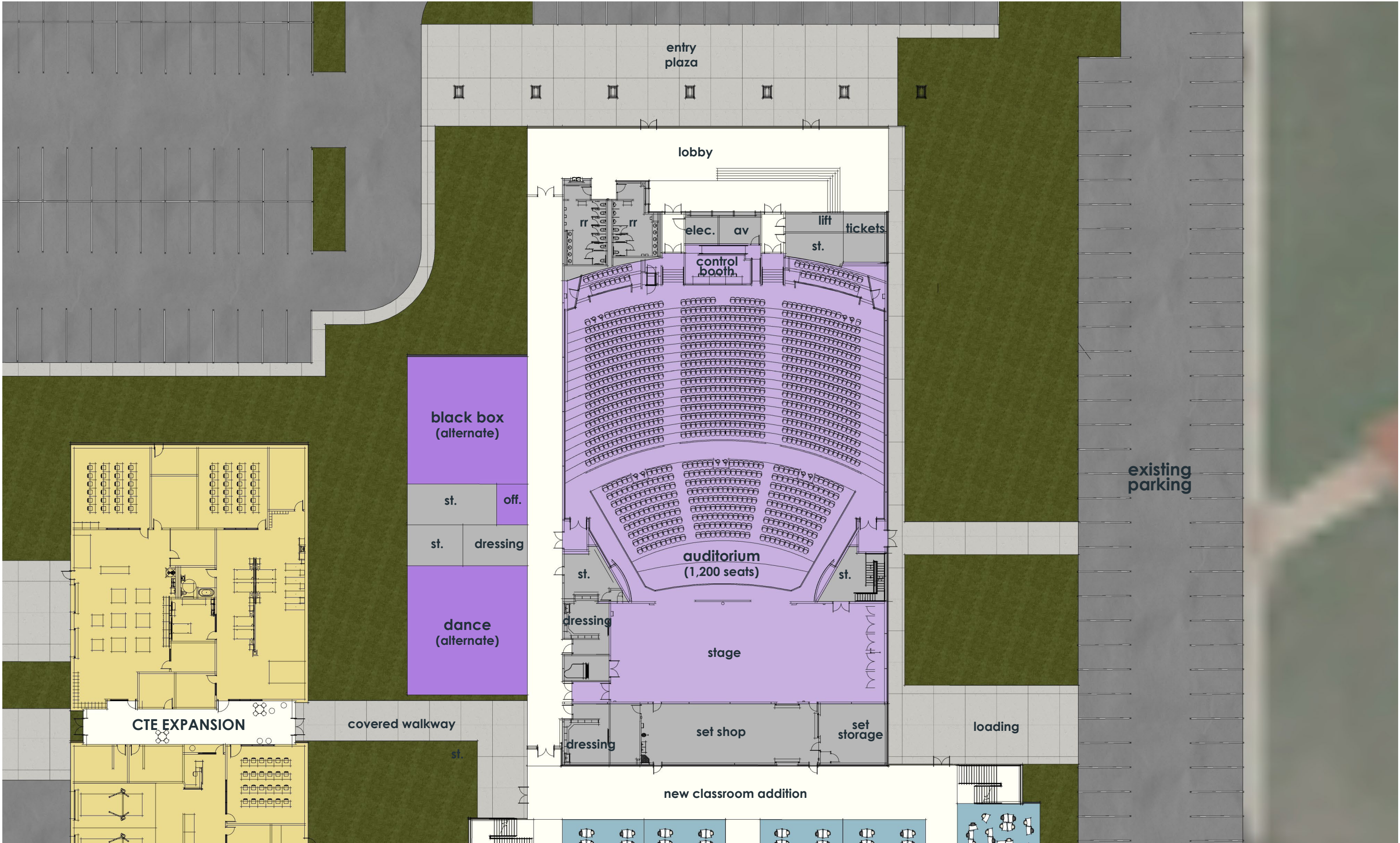


NEW AUDITORIUM: CONCEPT 1

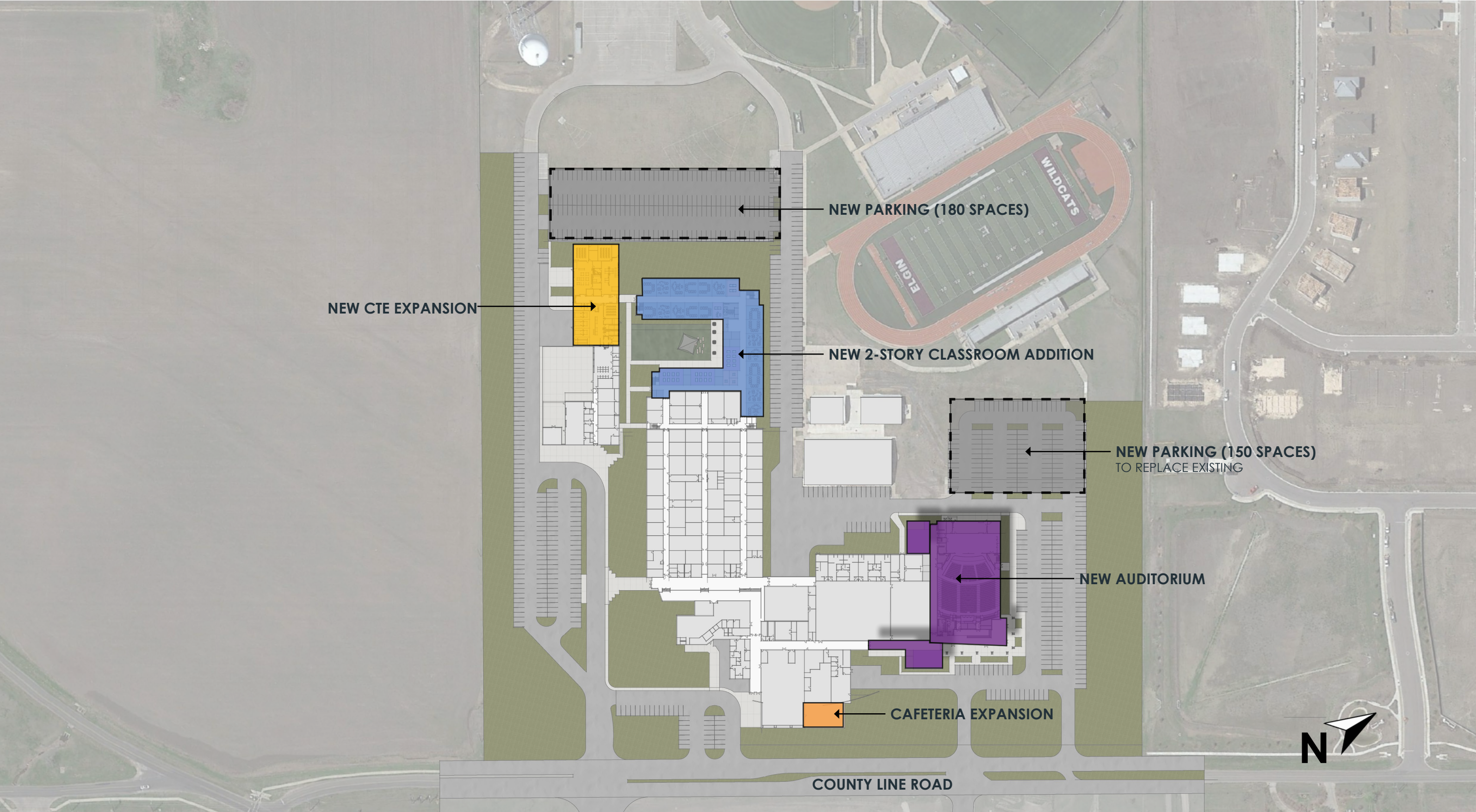


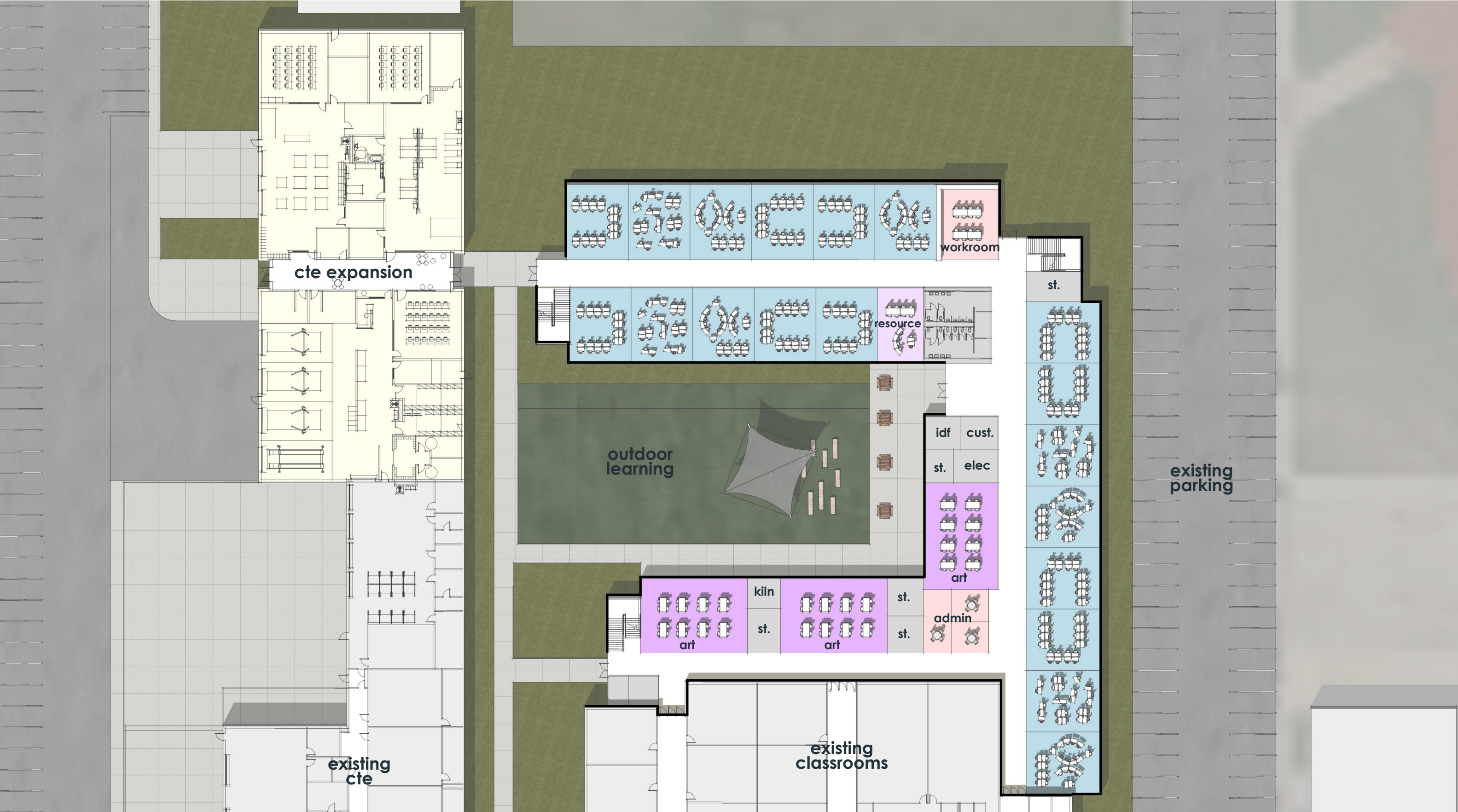
NEW AUDITORIUM: CONCEPT 1

FIRST FLOOR PLAN



OVERALL SITE PLAN: CONCEPT 2



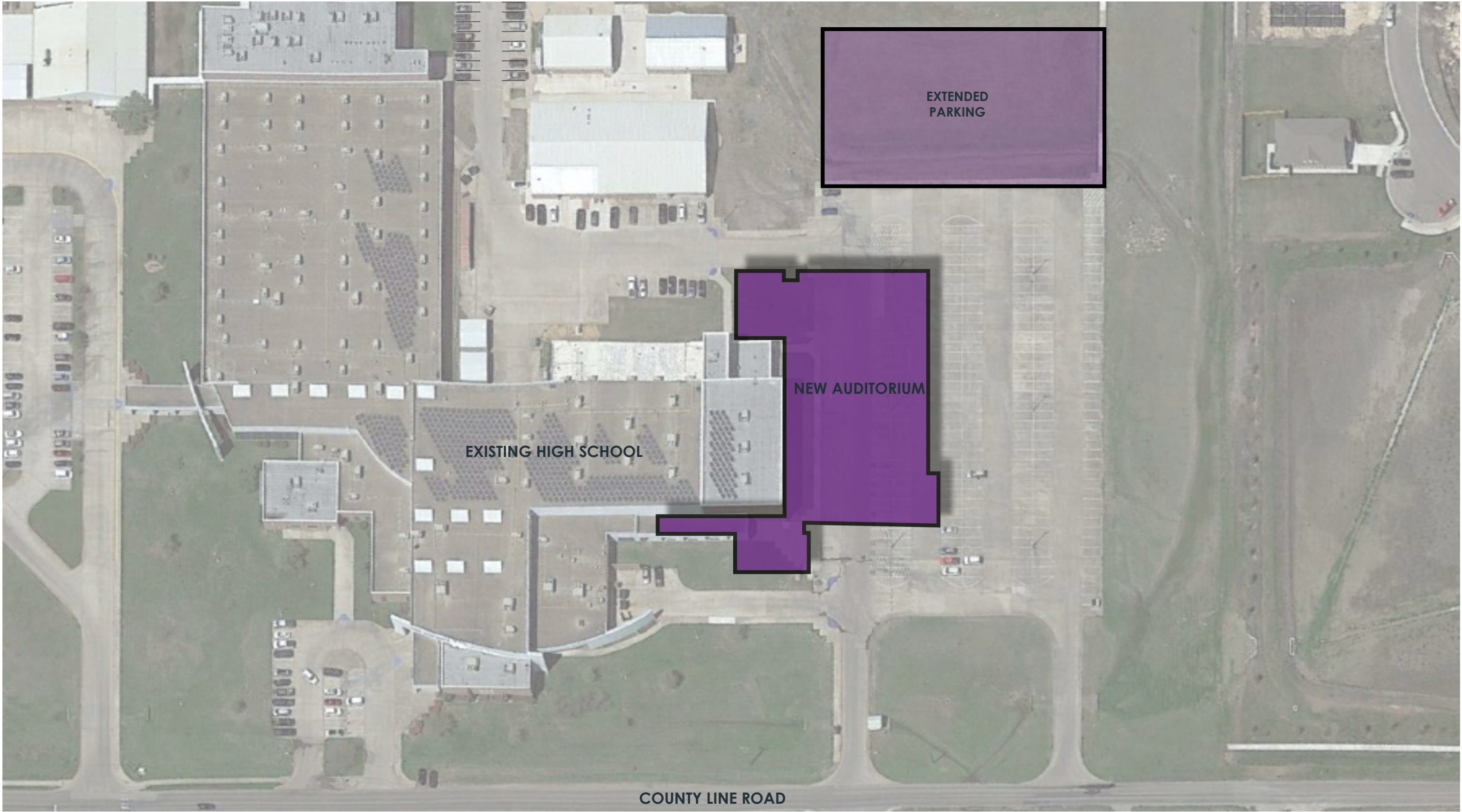




NEW AUDITORIUM: CONCEPT 2 EXISTING SITE

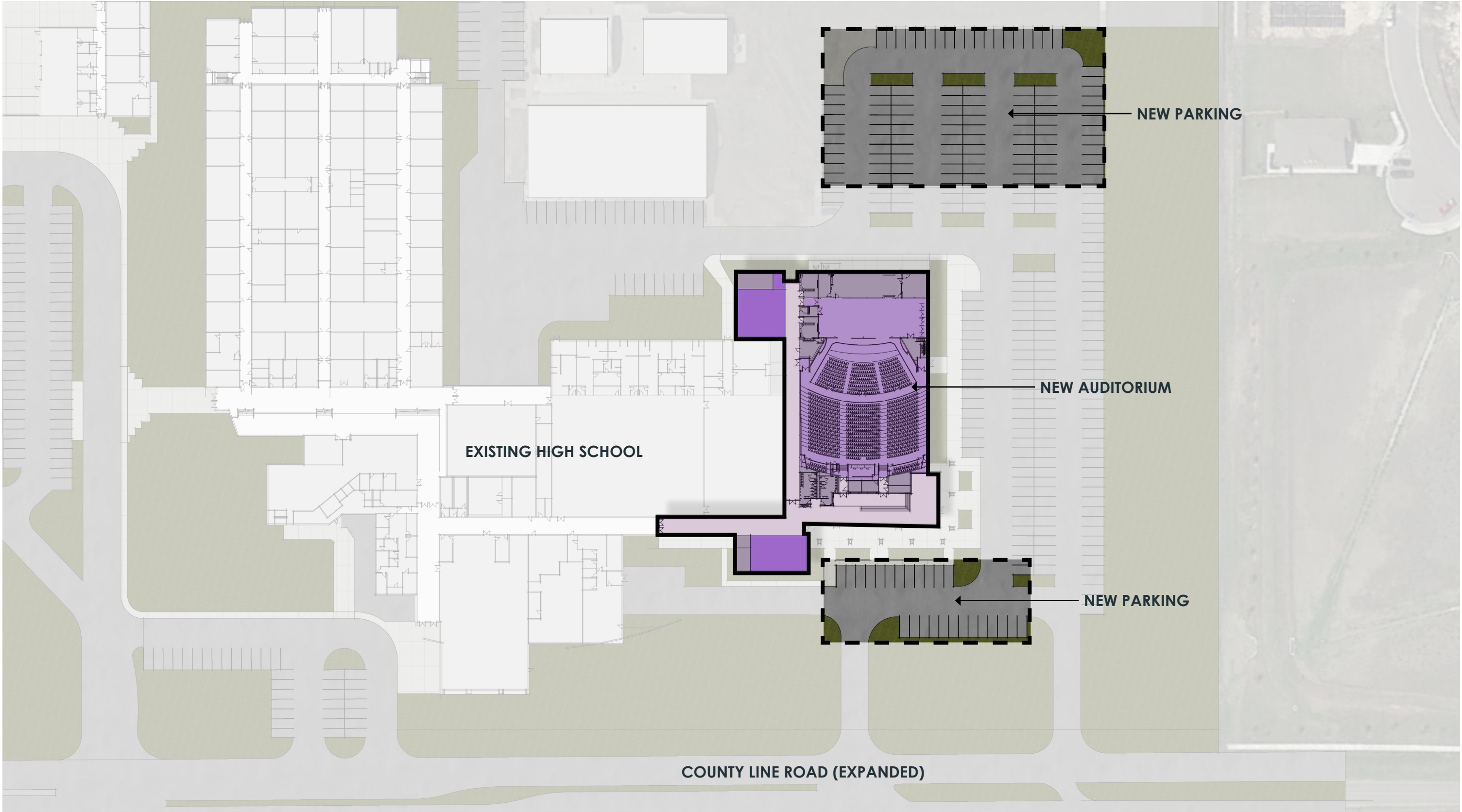


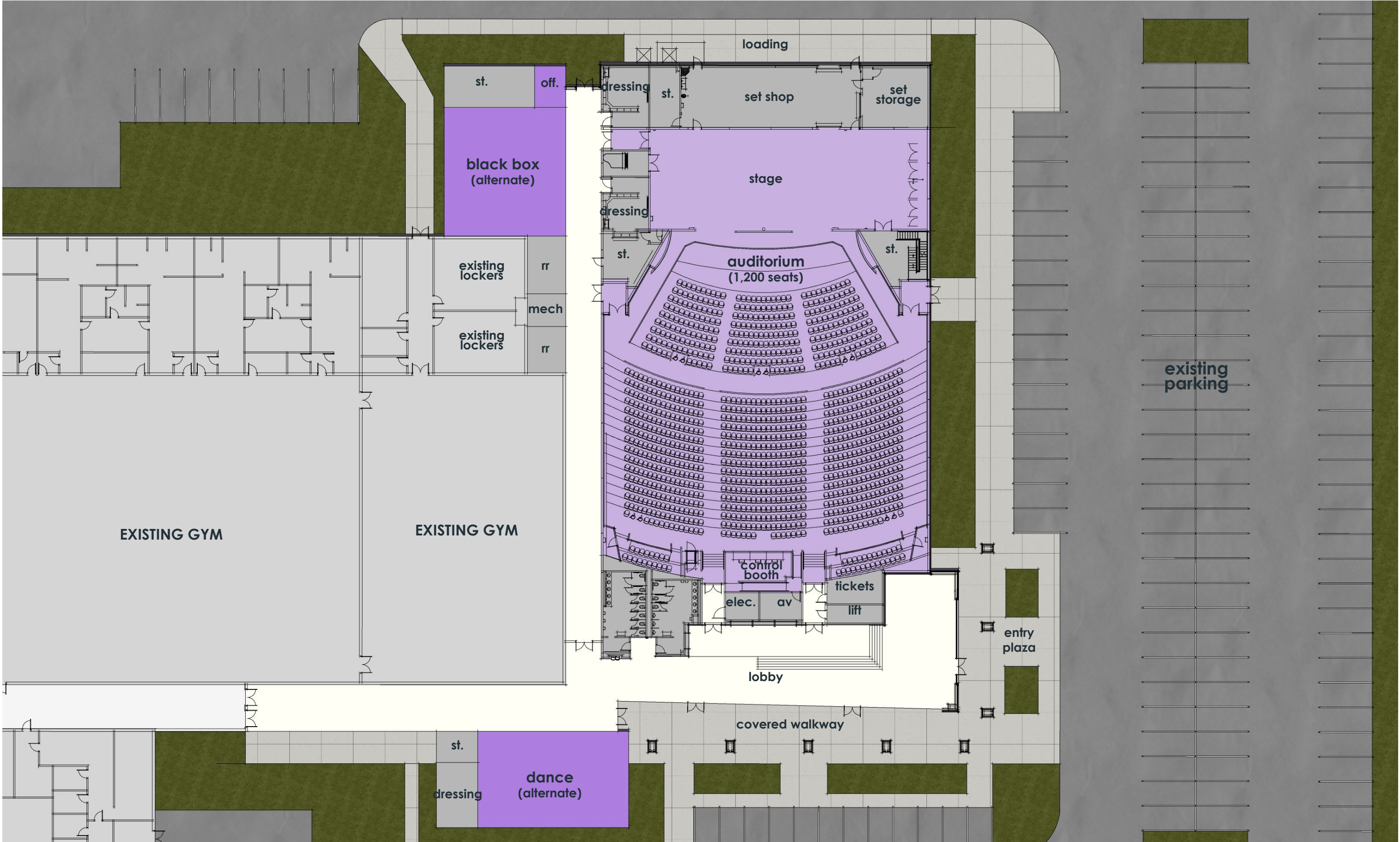
NEW AUDITORIUM: CONCEPT 2



NEW AUDITORIUM: CONCEPT 2

no net loss of parking spaces
relocate 150 spaces





TEA standards review

NEW ITEMS REQUIRING SCHOOL BOARD APPROVAL

SCHOOL BOARDS MUST PRESENT ADOPT A LONG-RANGE FACILITY MASTER PLAN

The requirement for a Long-Range Facility Plan (LRFMP) is met when a school district completes the LRFMP, presents it to the school district board of trustees, and makes it available to the prime design professional for a capital improvement project.

SCHOOL BOARDS MUST APPROVE A METHOD OF COMPLIANCE

A school district board of trustees shall approve compliance with either the qualitative or quantitative method of compliance before the commencement of design development for a capital improvement project for an instructional facility.

SCHOOL BOARDS MUST APPROVE EDUCATIONAL SPECIFICATIONS

Educational specifications are a written document prepared by the school district and approved by the school district board of trustees.

SCHOOL BOARDS MUST APPROVE A LEVEL OF FLEXIBILITY

A school district board of trustees shall approve compliance with one of the four (4) flexibility levels in order to determine the minimum square footage per student for each campus type.

OTHER IMPORTANT SHALLS AND MUSTS

SCHOOL DISTRICTS MUST IMPLEMENT SAFETY & SECURITY UPGRADES

- A capital improvement project of a school district **must** include campus-wide implementation of a communications infrastructure that includes a multi-hazard plan, ensure all employees have access to phones, and develop a document that designates each exterior door as primary, secondary or non-designated entrances.

SCHOOL DISTRICTS SHALL UPDATE THE EDUCATIONAL SPECIFICATIONS

- Educational specifications shall be created for each campus type and must be updated 5 years from the date of approval.

SCHOOL DISTRICTS SHALL UPDATE THE LONG-RANGE MASTER PLAN

- LRFMP **must** be updated every 5 years.

SCHOOL DISTRICTS SHALL UTILIZE THIRD PARTY CODE ENFORCEMENT

- Where a district where it is not enforced by a state or local authority having jurisdiction, a school district **shall** require that a third-party code compliance officer issue a third-party certificate of occupancy.

SCHOOL DISTRICTS SHALL SIGN NEW CERTIFICATES OF COMPLIANCE

- School districts are now required to create 3 new certificates of compliance stating that the the LRFMP and educational specifications where given to the architect in a timely manner, and that the architect has designed the facility in accordance to their goals and expectations.

LONG-RANGE FACILITY MASTER PLAN

- The Long-Range Facility Master Plan (LRFMP) section of the standard focuses on an individual campus and could be combined together with a series of other facilities to create a district LRFMP or if a district LRFMP has been created already it can be used to satisfy this requirement.
- The key requirement is that the plan is presented to the school board. The process of developing the LRFMP shall consider input from teachers, students, parents, taxpayers, and other school district stakeholders.
- Once complete the document must be made available to the prime design professional for a capital improvement project. The LRFMP expires after five years from the date of the final plan presented to the school district board of trustees and must be updated prior to commencement of a subsequent capital improvement project

LONG-RANGE FACILITY MASTER PLAN

1. Existing and proposed instructional programs at the project campus, including special education, dual language, course offerings, and partnerships;
2. The age and condition of all buildings and systems at the project campus;
3. History of completed capital improvement projects at the facility;
4. Site evaluation of the project campus, including, but not limited to, overall site; shape; useable land; suitability for intended use as well as planned improvements; adequate vehicular, pedestrian, and emergency access; queueing; parking; and site amenities
5. The school district's educational specifications. (*See Next Section*)
6. The school district's enrollment projections, maximum student enrollment of the facility, and the facility's maximum instructional capacity, if applicable; and
7. The noncompliance, partial compliance, or full compliance with each of the safety and security standards of this section including the access control document

EDUCATIONAL SPECIFICATIONS

The new standard requires an education specification be written for each new campus or major renovation by type. The language of the law intimates that the Ed Specs are what architects typically call a “program” with a few associated narratives.

The Program should be by campus, campus type, or facility type. Ideally, each project has been identified by the LRFMP and can be brought to the board for approval simultaneously with the LRFMP. Like the LRFMP, the Ed Specs must be updated every 5 years per the new standard.

NOTE: If during the course of a bond, projects arise that were not in the LRFMP or did not receive an Ed Spec, an Ed Spec must be created by the district prior to the project entering Design Development.

EDUCATIONAL SPECIFICATIONS

The critical requirements are as follows:

1. A narrative describing the **mission, vision, goals and pedagogy of the project.**
2. A **program** with details related to the type, grades served, enrollment and required spaces to accommodate these end users.
3. A narrative describing how the district's **Multi Hazard Emergency Operations Plan** will be integrated into the facility
4. A narrative describing the districts design goals, inclusive design concerns will be addressed, how the minimum square footage will comply with the method of compliance selected by the district, and if the qualitative method has been selected a description of the innovative teaching and operational practices to be incorporated into the facility.

Finally, the only two types of projects that do not need an Ed Spec are those projects that are due to a facility receiving catastrophic damage or a situation deemed urgent by the board of trustees that warrants immediate action that if left unresolved would impair the conduct of classes.

QUANTITATIVE COMPLIANCE

Quantitative method of compliance for instructional facility space requirements. A school district board of trustees shall approve compliance with this method or the method of compliance described in the flexibility levels section before the commencement of design development for a capital improvement project for an instructional facility.

To satisfy this method of compliance, the capital improvement project shall meet the minimum aggregate square footage based on the campus's flexibility level as specified in the A-F list on following slide, the SF per student as specified in square foot standards later in the presentation, and the maximum instructional capacity of the campus included in the project's educational specifications.

Cafeterias, gymnasiums, and library space MAY NOT be used to satisfy this method of compliance.

QUANTITATIVE COMPLIANCE

- A. mathematics, English/language arts, and history/social studies classrooms;
- B. combination science classrooms/laboratories;
- C. science classrooms, if the separate science classroom and laboratory layout is used;
- D. special education classrooms;
- E. collaboration areas; and
- F. elective classrooms or laboratories under the following circumstances:
 - (i) if the elective program necessitates a SF per student in excess of the value specified in subsection (h)(3) of this section, a maximum of total square feet for the space shall be used that is equal to the value specified in (h)(3) of this section multiplied by the maximum number of students that shall be safely served in that classroom or laboratory at a time;
 - (ii) if the elective classroom or laboratory is used between 51-100% of the school day, at a factor of 1 and;
 - (iii) if the elective classroom or laboratory is used between 0-50% percent of the school day, at a factor of .5.

QUALITATIVE COMPLIANCE

Qualitative method of compliance for instructional facility space standards. A school district board of trustees shall approve compliance with this method or the method of compliance described in flexibility levels section before the commencement of design development for a capital improvement project for an instructional facility.

To satisfy this method of compliance, the project shall meet the minimum total square footage based on the campus's flexibility level as specified in The A-F list below, the SF per student as specified on pages XX of this brochure, and the adjusted maximum instructional capacity of the campus.

Cafeterias and library space **MAY** be used to satisfy this method of compliance.

Gymnasiums may not be used to satisfy this method of compliance

QUALITATIVE COMPLIANCE

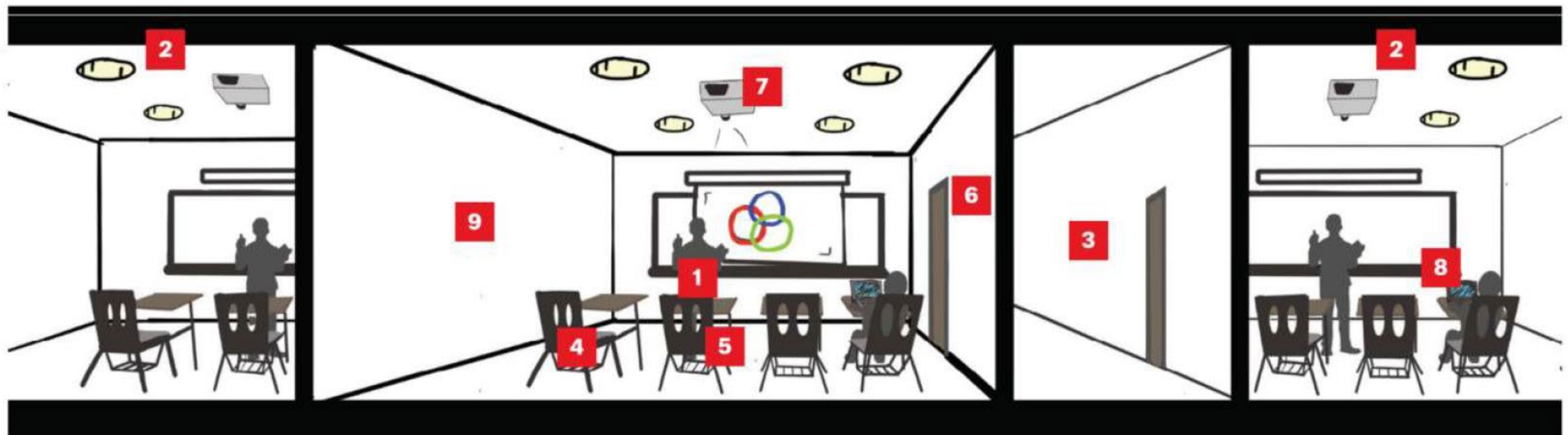
- A. mathematics, English/language arts, and history/social studies classrooms;
- B. combination science classrooms/laboratories;
- C. science classrooms, if the separate science classroom and laboratory layout is used;
- D. special education classrooms;
- E. collaboration areas; and
- F. elective classrooms or laboratories, **libraries, cafeterias**, under the following circumstances:
 - (i) if the elective program necessitates a SF per student in excess of the value specified in subsection (h)(3) of this section, a maximum of total square feet for the space shall be used that is equal to the value specified in (h)(3) of this section multiplied by the maximum number of students that shall be safely served in that classroom or laboratory at a time;
 - (ii) if the elective classroom or laboratory is used between 51-100% of the school day, at a factor of 1 and;
 - (iii) if the elective classroom or laboratory is used between 0-50% percent of the school day, at a factor of .5.

LEVELS OF FLEXIBILITY

- A. Levels of Flexibility determine the per student square footage.
- B. Once the level is selected, perform the following calculation to determine the school's capacity.
 - A. Add the square footages of all the rooms and spaces identified in that method.
 - B. Divide those spaces by the square footage required by the flexibility level.
 - C. Add Science Labs and Special Ed spaces based on their specified square footages.

LEVELS OF FLEXIBILITY

FLEXIBILITY LEVEL 1 (L1)



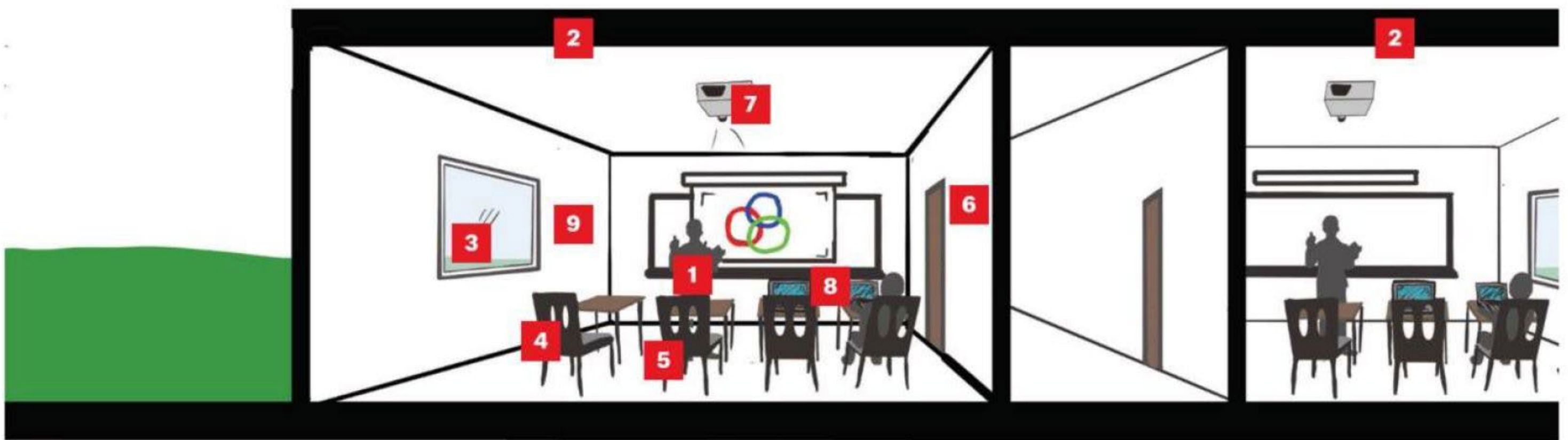
1. Single Presentation Space
2. Compact Organization of Spaces
3. Access to Outdoors Limited

4. Furniture Infrequently Rearranged
5. Desks and Chairs Attached
6. Walls have No Ability to be Reconfigured

7. Teacher Centric Digital Instruction
8. Moderate Access to Mobile Devices
9. Minimal Multi - Functionality of Walls

LEVELS OF FLEXIBILITY

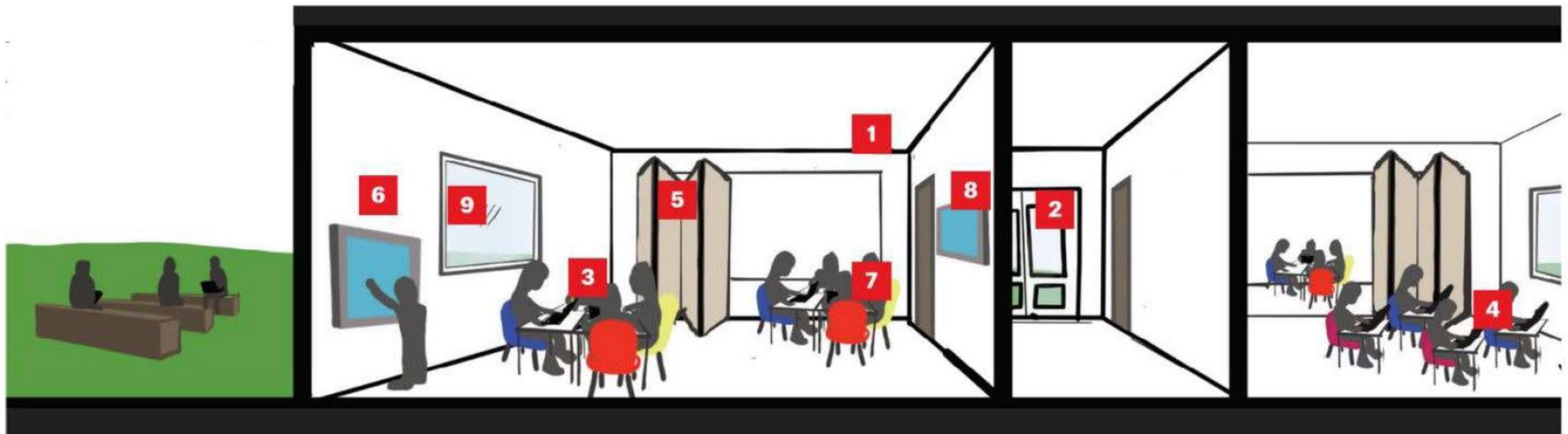
FLEXIBILITY LEVEL 2 (L2)



- 1. Single Presentation Space
- 2. Compact Organization of Spaces
- 3. Access to Outdoors Limited with View to Outside
- 4. Furniture Infrequently Rearranged
- 5. Desks and Chairs Detached
- 6. Walls have No Ability to be Reconfigured
- 7. Teacher Centric Digital Instruction
- 8. Moderate Access to Mobile Devices
- 9. Minimal Multi - Functionality of Walls

LEVELS OF FLEXIBILITY

FLEXIBILITY LEVEL 3 (L3)



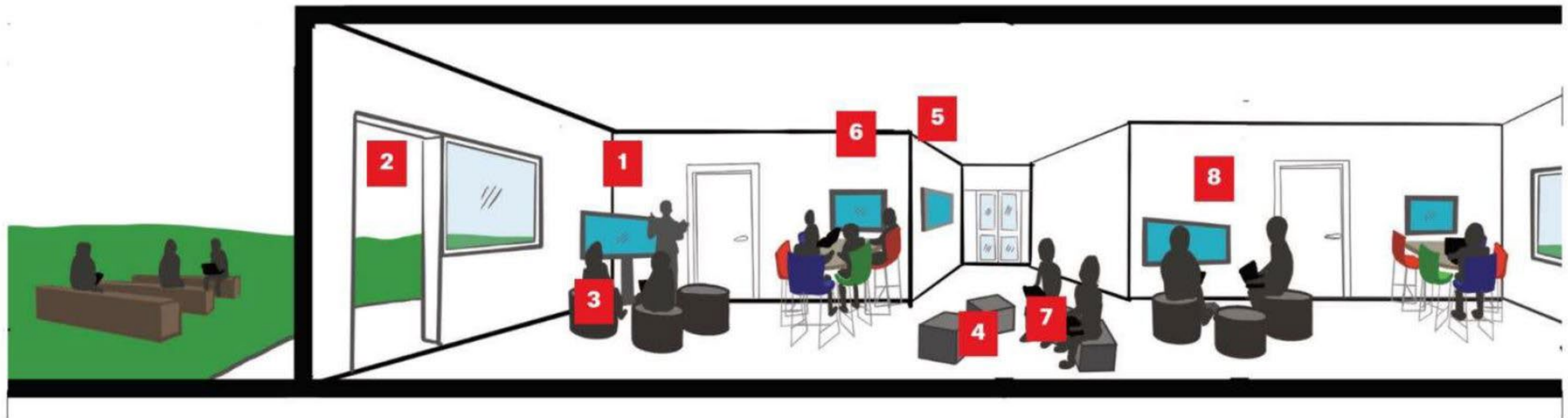
- 1. Multiple Presentation Spaces for Students and Teachers
- 2. Proximal Access to Outside Visible to Classrooms

- 3. Furniture Flexible and Mobile
- 4. Furniture Infrequently Rearranged
- 5. High Use of Multipurpose Walls

- 6. Learner Centric Digital Instruction
- 7. High Access to Mobile Devices
- 8. Digital Touchscreens

LEVELS OF FLEXIBILITY

FLEXIBILITY LEVEL 4 (L4)



**1. Multiple Mobile Presentation Spaces
for Students and Teachers**
2. Direct Access to Outside

3. Furniture Flexible and Mobile
4. Furniture Easily Rearranged
5. High Use of Multipurpose Walls

6. Learner Centric Digital Instruction
7. High Access to Mobile Devices
8. Digital Touchscreens

HIGH SCHOOL

(Grade 9 or 10 thru Grade 12, or only Grade 9)



GENERAL CLASSROOMS / ELECTIVES / COLLABORATION SPACES

Qualitative Compliance Method

Flex Level 1 & 2

32 SF

Per Student

Flex Level 3 & 4

36 SF

Per Student

Quantitative Compliance Method

Flex Level 1 & 2

32 SF

Per Student

Flex Level 3 & 4

36 SF

Per Student

**No minimum room size; Capacity is determined by method of compliance and flexibility level resulting in a prescribed SF per student.

COMBINATION
SCIENCE/CLASSROOM

(Dedicated)

Minimum **

1,392 SF

(24 students)

58 SF/student

** Add 50 SF per additional student in excess of 22 students; must not exceed 25 students.

Lab Prep/
Storage Room

Minimum

240 SF

Chemical Storage



See Chemical
Storage Room Rule

SEPARATE SCIENCE CLASSROOMS
& SCIENCE LABORATORY

Science Classroom
(Dedicated)

Minimum

1,008 SF

42 SF/student

Science Laboratory
(Dedicated)

Minimum

** 900 SF

(24 students)

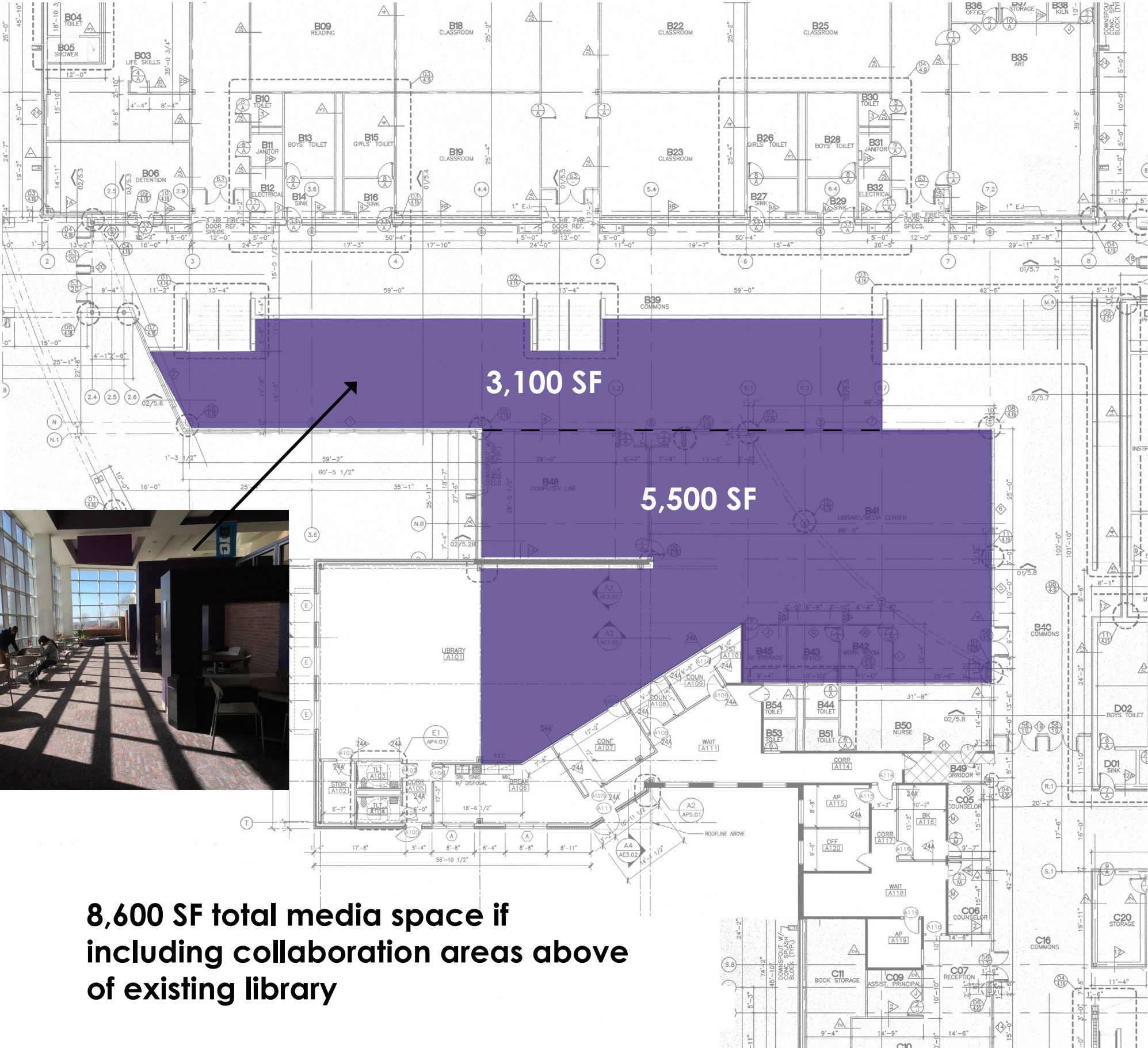
38 SF/student

** Add 42 SF per additional student in excess of 24 students.

The net square footage of a room shall be measured from the inside surface of the room's walls. Science classrooms should be provided at a ratio not to exceed two science classrooms for every science laboratory. Science laboratories shall be located conveniently to science classrooms they serve.

ELGIN HIGH SCHOOL: existing library space

Is the existing library big enough to accomodate new capacity?



TEA Standard:

LIBRARIES

< 100 Students 1,400 SF	< 101-500 Students 1,400 SF + 4 SF/student in excess of 100 students
< 501-2,000 Students 3,000 SF + 3 SF/student in excess of 500 students	+ 2,001 Students 7,500 SF + 2 SF/student in excess of 2,000 students

8,500 SF required for 2,500 students

**The library may be dispersed if necessary under the design model. The sum total footage of all library-related areas shall meet the minimum square feet specified for libraries in paragraph, as noted above.

8,600 SF total media space if including collaboration areas above of existing library

HIGH LEVEL TAKEAWAYS

1. There is no longer a minimum Classroom size requirement.
2. Both Science Labs and Combination Science Labs/Classrooms have increased in minimum square footage requirements at the Middle School Level.
3. There are additional Board action items and approvals needed.
4. Districts must undergo a more challenging and less prescribed analysis to determine student occupancy counts.
5. Safety and Security Standards must be complied with at all instructional facilities campus-wide.



ELGIN ISD

ONE TOWN • ONE TEAM • ONE FAMILY

thank you!