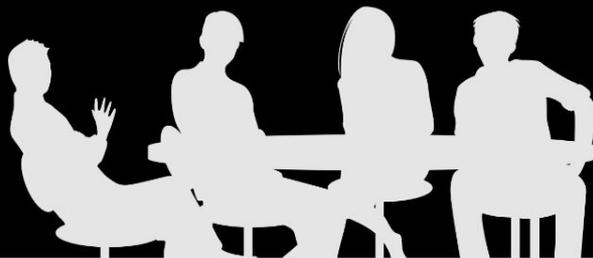




WELCOME



HS ADVISORY & PLANNING COMMITTEE



NOVEMBER 30, 2022 - MEETING AGENDA

1. Opening Remarks from **Argyle ISD Superintendent Dr. Telena Wright**
2. Review Committee's Charter and Meeting Schedule
3. Meeting Norms
4. Table discussion for Facilities & Share
5. Presentation From **Argyle ISD Construction Manager Jeff Koehn**
 - a. Question & Answer with Jeff Koehn
6. Review Evaluation Score Sheet
7. Complete Scoring
 - a. Evaluate Options A, B, C, D, and E
 - Table Discussion and Share Out
 - Complete Score Sheet
8. Next Steps
9. Adjourn





Facilities Impact

High School Advisory & Planning Committee
November 30, 2022



Current Facilities Overview



Hilltop Elementary

1050 Harrison Lane
Argyle, TX

- 97,112 SF
- 700 student capacity
- Opened 2005
- Funded by 2002 bond





West Elementary

1741 Old Justin Road
Argyle, TX

- 107,324 SF
- 850 student capacity
- Opened 2019
- Funded by 2017 bond





South Elementary

11800 Denton Creek Blvd.
Flower Mound, TX

- 104,812 SF
- 850 student capacity
- Opened 2022
- Funded by 2017 bond





Argyle Intermediate School (Currently Closed)

800 Eagle Drive
Argyle, TX

- 77,485 SF (both buildings)
- 650 student capacity
- Opened 1966-original hallway (old admin)
- Opened 1991-as new elementary school
- Major renovation in 2008 to the elementary building
- Currently closed for renovations to be open 8/23
- Future 6th grade center





Argyle Middle School

191 S. Hwy. 377

Argyle, TX

- 216,521 SF (main building only)
- 1,150 student capacity
- Opened 1999 as a high school
- Middle School addition in 2000
- Varsity gym in 2001
- Aux. gym, auditorium and band hall in 2004
- Choir room in 2004
- Twelve Classroom addition in 2018





Argyle High School

6601 Canyon Falls Drive
Flower Mound, TX

- 326,515 SF (main building only)
- 1,750 student capacity
- Opened 2016 as a middle school
- Phase 2 addition in 2021





Facilities Considerations



Key Assumptions for All Scenarios*

2024/25
Current HS exceeds capacity (1,750)

2025/26
Open new MS
Utilize current MS as a 9th grade center (1,150)
HS campus becomes 10-12 grade configuration (1,750)

2026/27
9-10 combined exceeds 9th grade center capacity (1,150)

2027/28
10-12 combined exceeds current HS capacity (1,750)

2029/30
9-10 combined exceeds potential 9th grade center potential capacity (1,750)
10-12 combined exceeds potential capacity of HS campus (2,250)

Year (OCT)	6th	7th	8th	7-8 Total	9th	10th	11th	12th	HS Total
2022/23	396	401	371	772	416	379	355	331	1,481
2023/24	459	475	471	946	453	453	398	355	1,659
2024/25	561	552	546	1,098	543	479	462	398	1,882
2025/26	676	674	635	1,309	623	554	479	457	2,113
2026/27	663	785	741	1,526	699	635	554	465	2,353
2027/28	743	743	848	1,591	800	713	635	543	2,691
2028/29	796	832	802	1,634	916	800	684	622	3,022
2029/30	806	891	899	1,790	866	916	784	670	3,236
2030/31	826	902	962	1,864	971	866	898	768	3,503
2031/32	883	925	974	1,899	1,039	971	849	880	3,739
2032/33	929	989	999	1,988	1,052	1,039	952	832	3,875

Peak High School enrollment is not expected to exceed 4,000 students

*based on current enrollment forecast, current facility capacities, current bond program facilities, and potential facility capacities through future bond projects



Key Points

- Costs presented are an opinion of probable cost and include all costs of design, construction, technology infrastructure and furnishing.
- Range of probable cost is based on a moderate to conservative inflation table
 - Moderate being a higher rate early on which decreases over time
 - Conservative being the higher rate applied consistently
- Typically, an inflation rate of $\frac{1}{2}$ % per month has been used in the past 10 plus years. That has changed over the last two years. Currently, some sources indicate inflation rates of almost 1% per month.



Scenario A – Move to two 9-12 HS campuses in 2029/30

- Convert current MS into 9th grade center with capacity of 1,150
- Projected total 9 = 623
- Use existing HS for 10-12 grade campus with capacity of 1,750
- Projected total 10-12 = 1,490
- Bond proposal for HS expansion at both campuses

- 9th grade center remains 1,150 capacity
- Projected total 9th grade = 800
- Expand 10-12 campus to 2,250 capacity
- Projected total 10-12 = 1,891

- Expand 9th grade center to 1,750 capacity
- Projected total 10-12 = 2,370 and exceeds capacity
- Divide into 2 HS zones appropriately to best utilize capacities of 2,250 and 1,750 and accommodate future growth

- Projected total 9-12 = 3,875
- Total district 9-12 capacity = 4,000

Year (OCT)	9th	10th	11th	12th	HS Total
2022/23	416	379	355	331	1,481
2023/24	453	453	398	355	1,659
2024/25	543	479	462	398	1,882
2025/26	623	554	479	457	2,113
2026/27	699	635	554	465	2,353
2027/28	800	713	635	543	2,691
2028/29	916	800	684	622	3,022
2029/30	866	916	784	670	3,236
2030/31	971	866	898	768	3,503
2031/32	1,039	971	849	880	3,739
2032/33	1,052	1,039	952	832	3,875



2 High Schools: Both 9th-12th Grades

- Argyle Middle School
 - Addition of 600 seats = 1,750 capacity
 - 97,300 SF of additional building space
 - Additional parking of 100 to 200 spaces is anticipated
 - Athletic and fine arts improvements for equity of both campuses
 - \$83,285,707 to \$103,307,991
 - Cost based on opening in 2029

- Argyle High School
 - Addition of 500 seats = 2,250 capacity
 - 60,000 SF of additional building space
 - Additional parking not required due to planned additions with the stadium and IAC facilities approved in the last bond
 - Athletic and fine arts improvements for equity of both campuses
 - \$60,260,294 to \$70,234,976
 - Cost based on opening in 2027



Scenario B – Change HS grade configuration to a two campus 9th and 10-12

- Convert current MS into 9th grade center with capacity of 1,150
- Projected total 9th grade = 623
- Use existing HS for 10-12 with capacity of 1,750
- Projected total 10-12 = 1,490
- Bond proposal for HS expansion at 10-12 campus

- Expand 10-12 campus to 2,250 capacity
- Projected total 10-12 = 1,891

- Projected total 10-12 = 2,370 and exceeds capacity

- Projected total 10-12 = 2,823 and exceeds capacity
- 9th grade center remains under capacity of 1,150
- Projected total 9th = 1,052

Year (OCT)	9th	10th	11th	12th	HS Total
2022/23	416	379	355	331	1,481
2023/24	453	453	398	355	1,659
2024/25	543	479	462	398	1,882
2025/26	623	554	479	457	2,113
2026/27	699	635	554	465	2,353
2027/28	800	713	635	543	2,691
2028/29	916	800	684	622	3,022
2029/30	866	916	784	670	3,236
2030/31	971	866	898	768	3,503
2031/32	1,039	971	849	880	3,739
2032/33	1,052	1,039	952	832	3,875



1 High School: 9th Campus & 10th - 12th Campus

- Argyle Middle School
 - Becomes the 9th grade campus
 - No addition is required

- Argyle High School
 - Addition of 1,100 seats = 2,850 capacity
 - 148,700 SF of additional building space
 - Additional parking not required due to planned additions with the stadium and IAC facilities approved in the last bond
 - \$120,503,271 to \$147,697,479
 - Cost based on opening in 2027



- Convert current MS into 9th and 10th grade center with capacity of 1,150
- Projected total 9-10 = 1,177
- Use existing HS for 11th and 12th grade campus with capacity of 1,750
- Projected total 11-12 = 936
- Bond proposal for HS expansion at both campuses

- Expand 9-10 campus to 1,750 capacity
- Projected total 9-10 = 1,513
- 10-11 campus remains 1,750 capacity
- Projected total 11-12 = 1,178

- Projected total 9-10 = 1,782 and exceeds capacity

- Projected total 9-10 = 2,091 and exceeds capacity
- Expand 11-12 campus to 2,250 capacity
- Projected total 11-12 = 1,784

Scenario C – Change HS grade configuration to a two campus 9-10 and 11-12

Year (OCT)	9th	10th	11th	12th	HS Total
2022/23	416	379	355	331	1,481
2023/24	453	453	398	355	1,659
2024/25	543	479	462	398	1,882
2025/26	623	554	479	457	2,113
2026/27	699	635	554	465	2,353
2027/28	800	713	635	543	2,691
2028/29	916	800	684	622	3,022
2029/30	866	916	784	670	3,236
2030/31	971	866	898	768	3,503
2031/32	1,039	971	849	880	3,739
2032/33	1,052	1,039	952	832	3,875



1 High School: 9th - 10th Campus & 11th - 12th Campus

- Argyle Middle School becomes the 9-10 campus
 - Addition of 900 seats = 2,050 capacity
 - 145,800 SF of additional building space
 - Additional parking not required
 - \$110,171,467 to \$134,223,365
 - Cost based on opening in 2027
- Argyle High School becomes the 11-12 campus
 - No addition is required (34 students over capacity by the numbers)



Scenario D – Move to 9-12 HS campus & STEM/CTE Choice HS campus

- Convert current MS into 9-12 HS (377) with capacity of 1,150 with STEM Academy and CTE Center at this campus of choice
- Projected total 9-12 STEM/CTE at ~ 400*
- Use existing HS (Canyon Falls) for 9-12 grade campus with capacity of 1,750
- Projected total 9-12 ~ 1,700
- Bond proposal for HS expansion at both campuses

- 377 campus remains at ~ 400*
- Canyon Falls campus would serve all other 9-12 students
- Projected total 9-12 ~ 1,950

- Expand Canyon Falls campus to 2,250 capacity
- Projected total ~ 2,290

- Canyon Falls campus exceeds capacity
- Projected total ~ 2,600

Year (OCT)	9th	10th	11th	12th	HS Total
2022/23	416	379	355	331	1,481
2023/24	453	453	398	355	1,659
2024/25	543	479	462	398	1,882
2025/26	623	554	479	457	2,113
2026/27	699	635	554	465	2,353
2027/28	800	713	635	543	2,691
2028/29	916	800	684	622	3,022
2029/30	866	916	784	670	3,236
2030/31	971	866	898	768	3,503
2031/32	1,039	971	849	880	3,739
2032/33	1,052	1,039	952	832	3,875

*based on STEM academy programs in other DFW districts



2 High Schools: STEM/CTE Campus & 9th-12th Campus

- Argyle Middle School becomes the STEM/CTE campus
 - Limit attendance to 400
 - No addition is required
- Argyle High School
 - Addition of 1,850 seats = 3,600 capacity
 - Not enough space to accommodate an addition of this size and remain connected to the existing building



- Convert current MS into 9-12 HS (377) with capacity of 1,150 with 9th and 10th graders from the new zone for this campus
- Projected total 9-10 ~ 350
- Use existing HS (Canyon Falls) for 9-12 grade campus with capacity of 1,750 with 9th and 10th graders from the new zone and all 11th and 12th graders in the district
- Projected total 9-12 ~ 1,760
- Bond proposal for HS expansion at both campuses

- 377 campus expands grades to 9-11
- Projected total 9-11 ~ 655
- Canyon Falls campus would serve 9-11 students from its zone and all 12th graders in the district
- Projected total 9-12 ~ 1,695

- Both campuses serve 9-12 students in their zone
- Projected 377 campus total ~ 935
- Projected Canyon Falls campus total ~ 1,765

- Open new 9th grade center with capacity of 800 – 900 students for Canyon Falls zone
- 9th grade projected total ~ 575
- Canyon Falls campus moves to 10-12 config
- Projected total 10-12 ~ 1,425
- Projected 377 campus total ~ 1,000

Scenario E – Move to one 9-12 HS campus and one 10-12 campus with 9th grade center

Year (OCT)	9th	10th	11th	12th	HS Total
2022/23	416	379	355	331	1,481
2023/24	453	453	398	355	1,659
2024/25	543	479	462	398	1,882
2025/26	623	554	479	457	2,113
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2029/30	866	916	784	670	3,236
2030/31	971	866	898	768	3,503
2031/32	1,039	971	849	880	3,739
2032/33	1,052	1,039	952	832	3,875



2 High Schools: Smaller 9th-12th & Larger 10th-12th w/9th Campus

- Argyle Middle School
 - Becomes a high school serving 9-12
 - Maintain attendance at current capacity
 - No addition is required
 - Athletic and fine arts improvements for equality of both campuses
 - Allow \$10,000,000 to \$15,000,000 for athletic and fine arts improvements



2 High Schools: Smaller 9th-12th & Larger 10th-12th w/9th Campus

- Argyle High School
 - Addition of 500 seats = 2,250 capacity
 - 60,000 SF of additional building space
 - Additional parking not required due to planned additions with the stadium and IAC facilities approved in the last bond
 - Athletic and fine arts improvements for equity of both campuses
 - \$83,916,496 to \$104,051,269
 - Cost based on opening in 2031
 - Construct new stand alone 9th Grade Center campus adjacent to the current high school
 - Requires acquisition of land - not included in this cost
 - 162,036 SF
 - 900 student capacity
 - \$144,164,609 To \$195,265,509
 - Cost based on opening in 2028



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