



Long Range Facilities & Bond Planning Committee

April 13, 2023

AGENDA

- WELCOME
- NORMS & PROCESS OVERVIEW
- DEMOGRAPHICS
- FACILITY ASSESSMENT
- CLOSING



TRANSCEND⁴

Collaboration | Communication | Critical Thinking | Creativity

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Facilitator

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COMMITTEE CHARTER

PURPOSE:

The purpose of the 2023 Long Range Facilities and Bond Planning Committee is to review the District's need for a bond referendum to support areas including, but not limited to: facilities, renovations, deferred maintenance, buses, athletics, fine arts, land acquisition, technology, and other capital needs.

Committee Responsibilities:

Based upon a review of the District's debt capacity and needs described above, the 2023 Bond Planning Committee will make a recommendation to the Board of Trustees on whether to pursue a bond election, as well as the potential timing and scope to be included in the bond program.

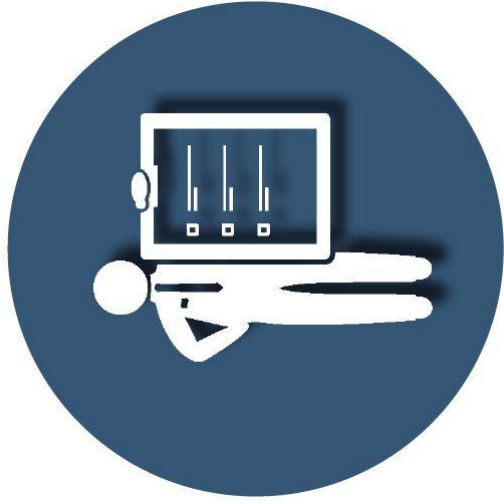


HOUSEKEEPING

- All relevant materials and information will be distributed to you as handouts.
- Due to time constraints, no breaks have been scheduled. Please take care of your personal needs on your own.
- The College Station ISD Leadership Team is here to serve you and to be a resource. Ask questions.
- Your attendance at every meeting will help yield optimum results for this committee and your community.



GROUND RULES



- Only one speaker at a time
- Respect the person who is speaking
- Listen with a desire to contribute & learn
- Engage in the ENTIRE meeting

Q&A PROCESS

- Each table will discuss the information presented and select one question to ask.
- Unanswered questions or concerns will be placed on the ‘parking lot’ to be answered later via email or website post.



MEETING OVERVIEW

Meeting #1

Process, timeline, vision, end goal
Charge from Board of Trustees
Gradients of Decision Making Model
Review of projects since prior bond
School Finance 101

Meeting #2

Demographic Report
Facility Needs Assessment

Meeting #3

Facility Tours

Meeting #4

Project Priority Presentation
Project Priority Worksheet

Meeting #5

Financial Advisor Presentation
Project Priority Worksheet and Mock Vote

Meeting #6

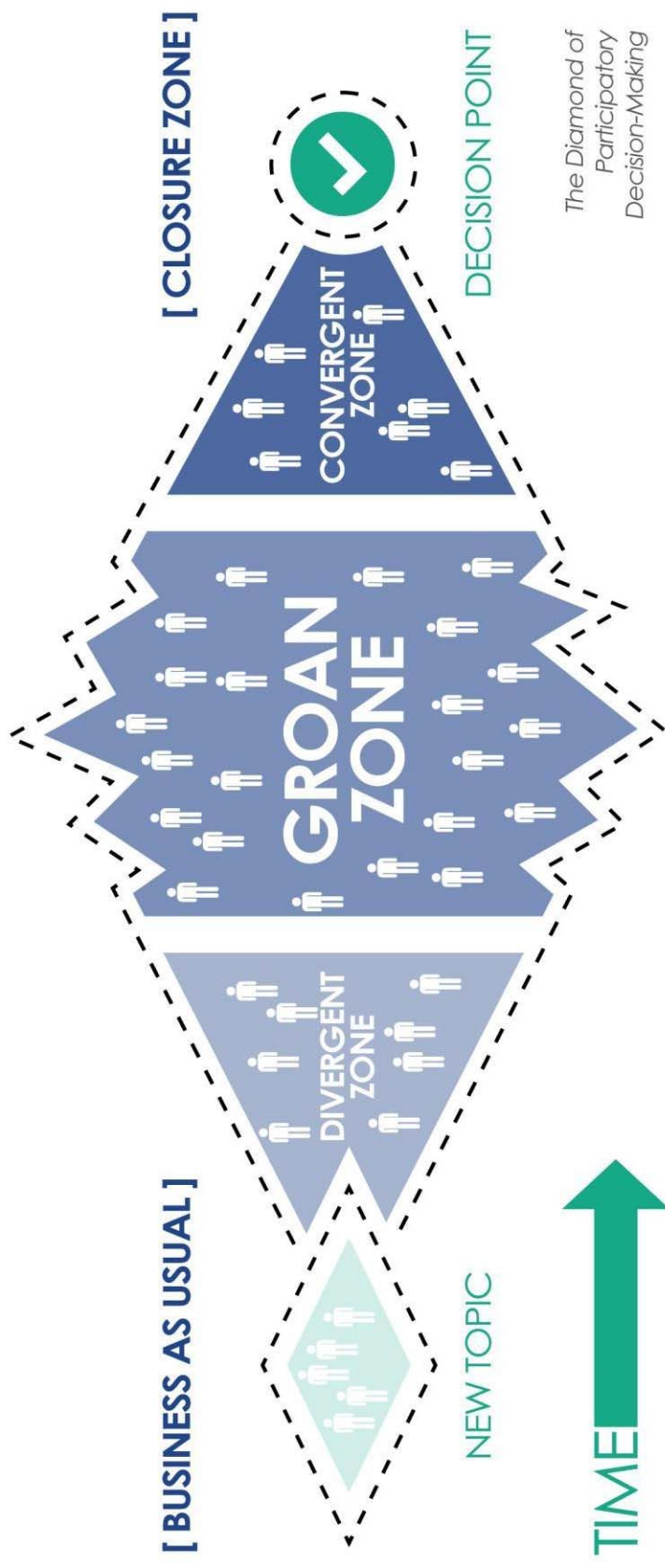
Bond Package Development with CoVoice
SWOT Analysis regarding potential bond

CONSENSUS & GRADIENTS OF AGREEMENT

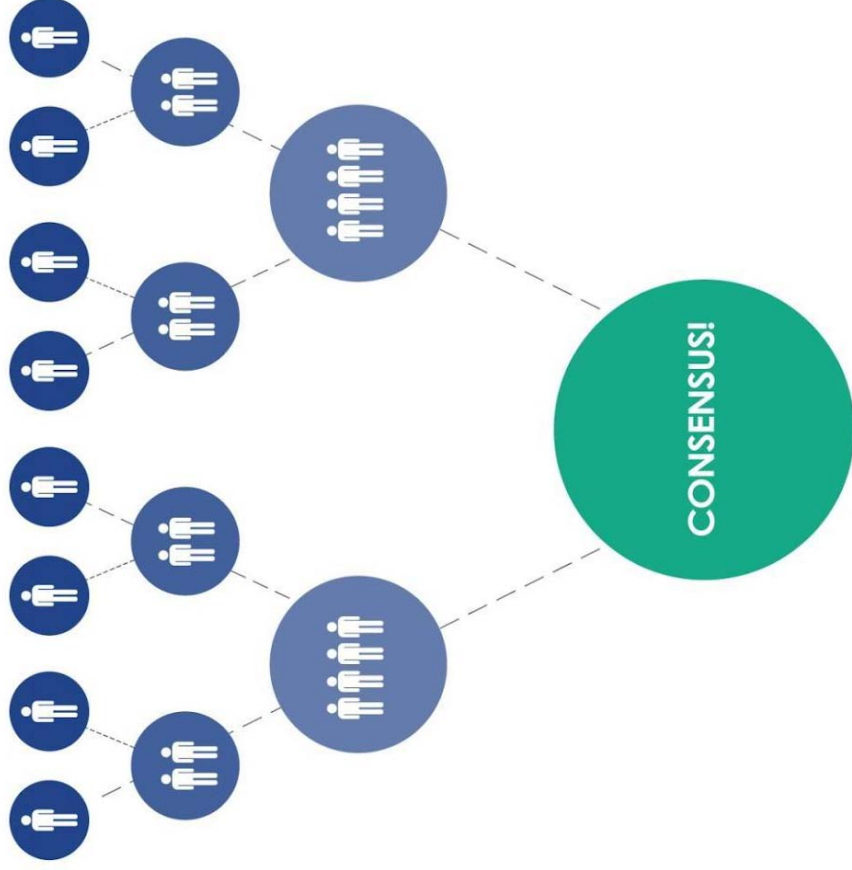
ENDORSEMENT "I like it."	ENDORSEMENT WITH A MINOR POINT OF CONTENTION "Basically, I like it."	AGREEMENT WITH RESERVATIONS "I can live with it."	ABSTAIN "I have no opinion."	STAND ASIDE "I don't like this, but I don't want to hold up the group."	FORMAL DISAGREEMENT, BUT WILLING TO GO WITH THE MAJORITY "I want my disagreement noted in writing, but I'll support the decision."	FORMAL DISAGREEMENT, WITH REQUEST TO BE ABSOLVED OF RESPONSIBILITY "I don't want to stop anyone else, but I don't want to be involved in implementing it."	BLOCK "I veto this proposal."
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This scale makes it easier for participants to be honest. Using it, members can register less-than-whole hearted support without fearing that their statement will be interpreted as a veto.

DYNAMICS OF GROUP DECISION-MAKING



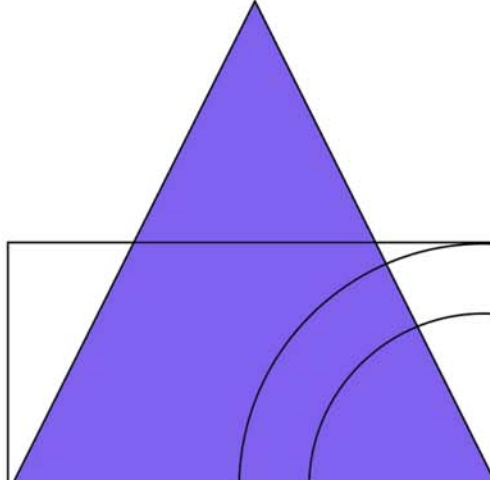
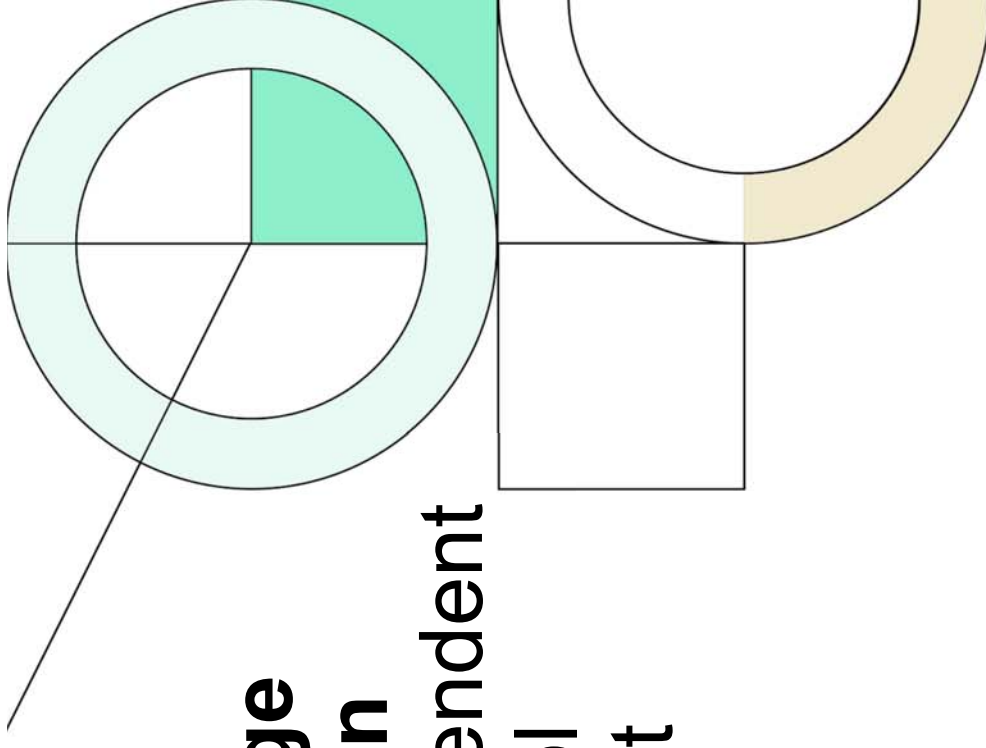
CONSENSUS BUILDING MODEL





College Station Independent School District

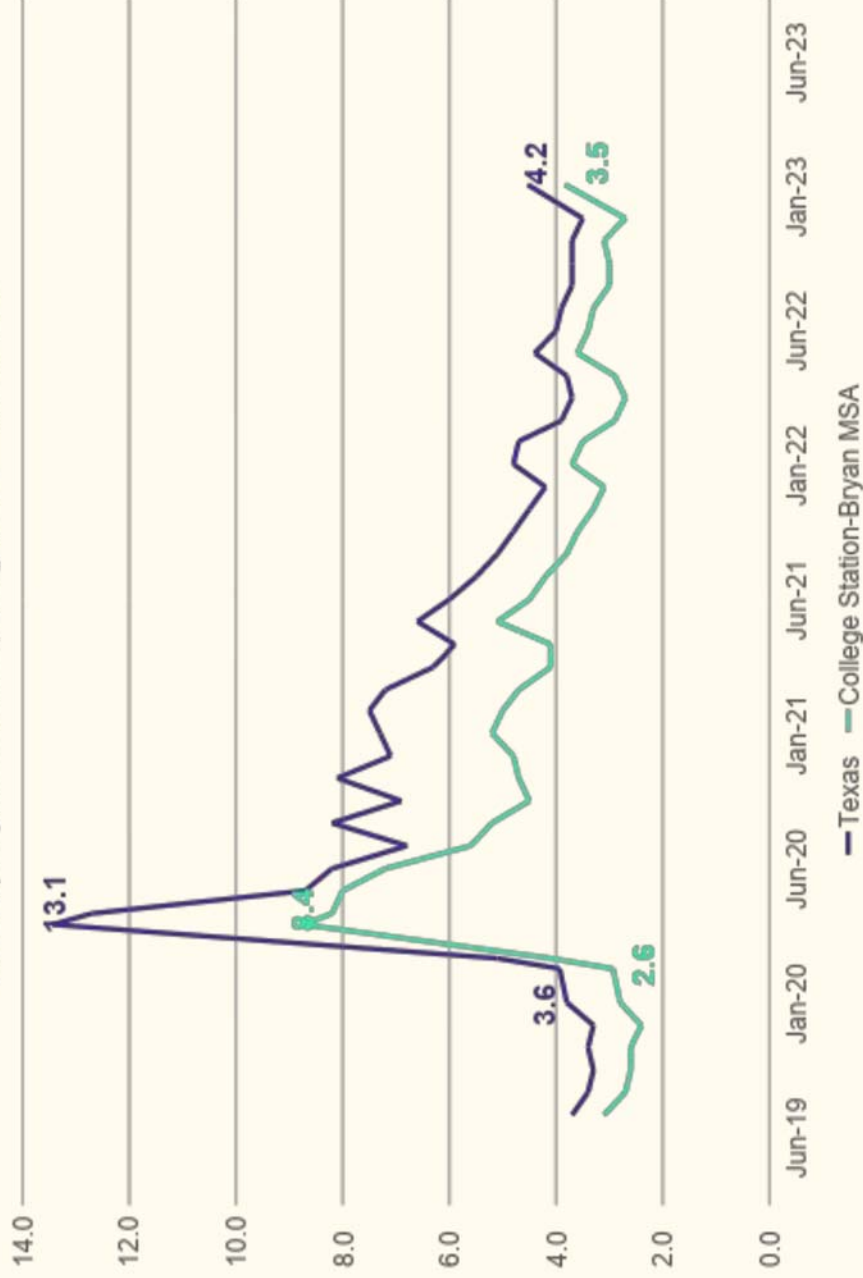
Spring 2023 Demographic Report





Local Economic Conditions

Unemployment Rate, Aug 2019 – Jan 2023



Unemployment Rate, Year Over Year





Local Economic Conditions

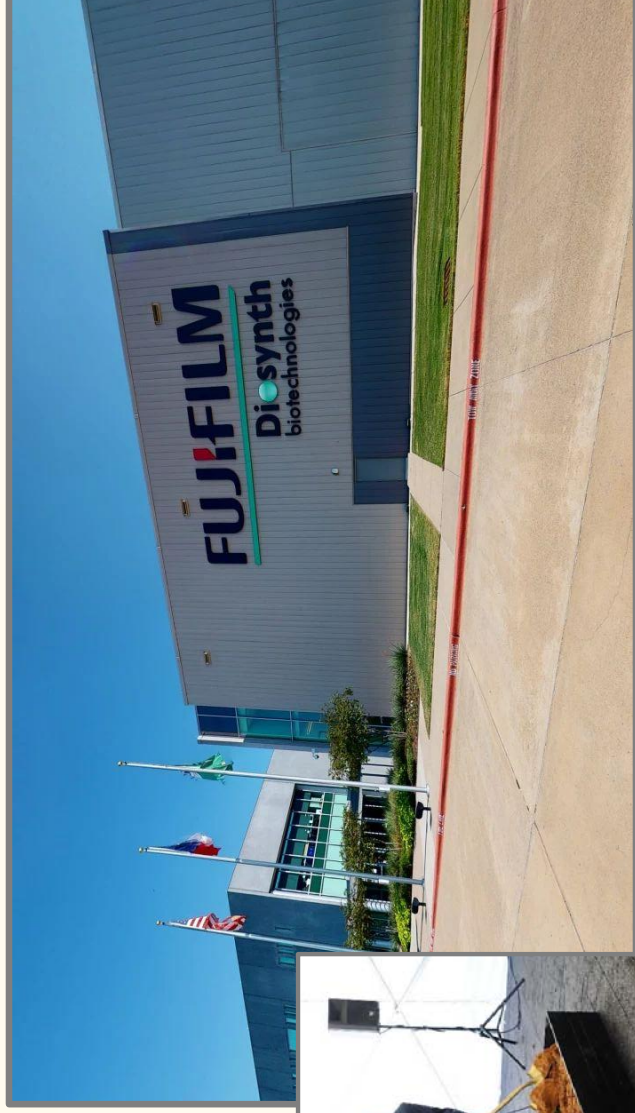


CertainTeed Manufacturing Plant

- Construction on new state-of-the-art CertainTeed roofing manufacturing & distribution center expected to begin late 2023
- Located at Texas Triangle Park on Highway 6 and FM 2818 in Bryan
- Will bring 130 new jobs to the Bryan-College Station area
- Expected to create approximately \$140 million in capital investment



Local Economic Conditions



Fujifilm Diosynth Biotechnology Facility

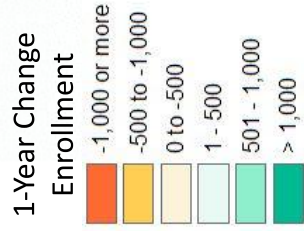
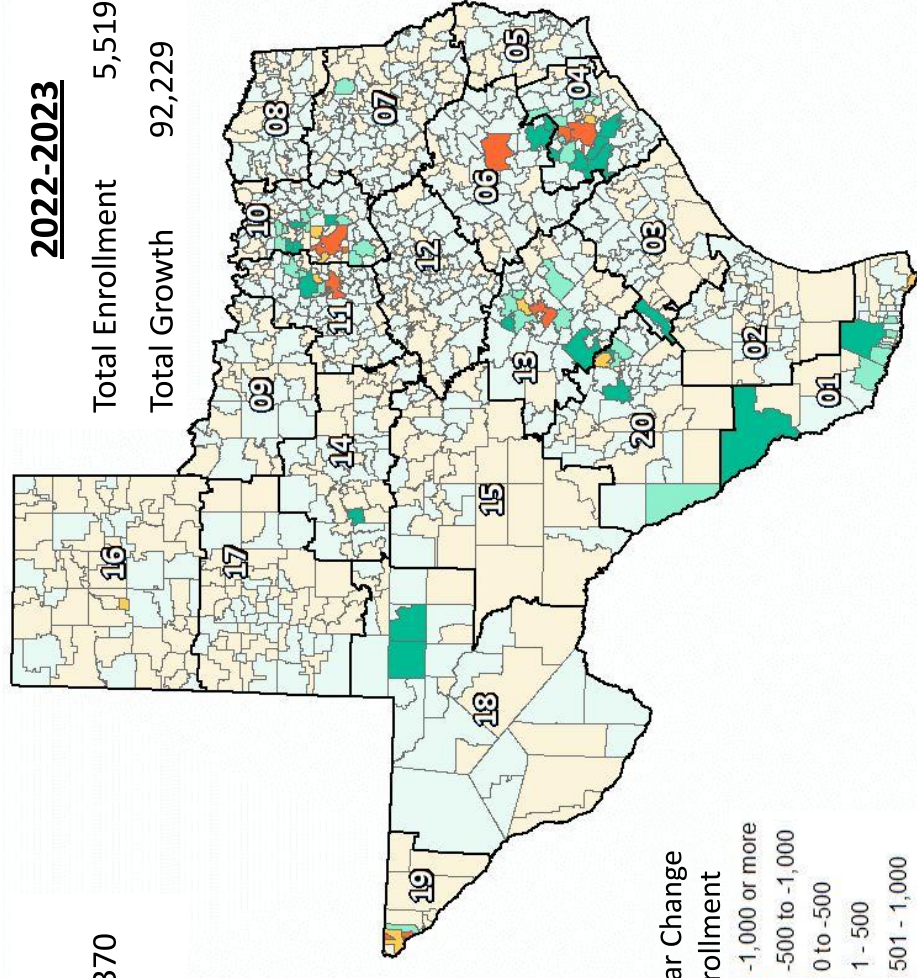
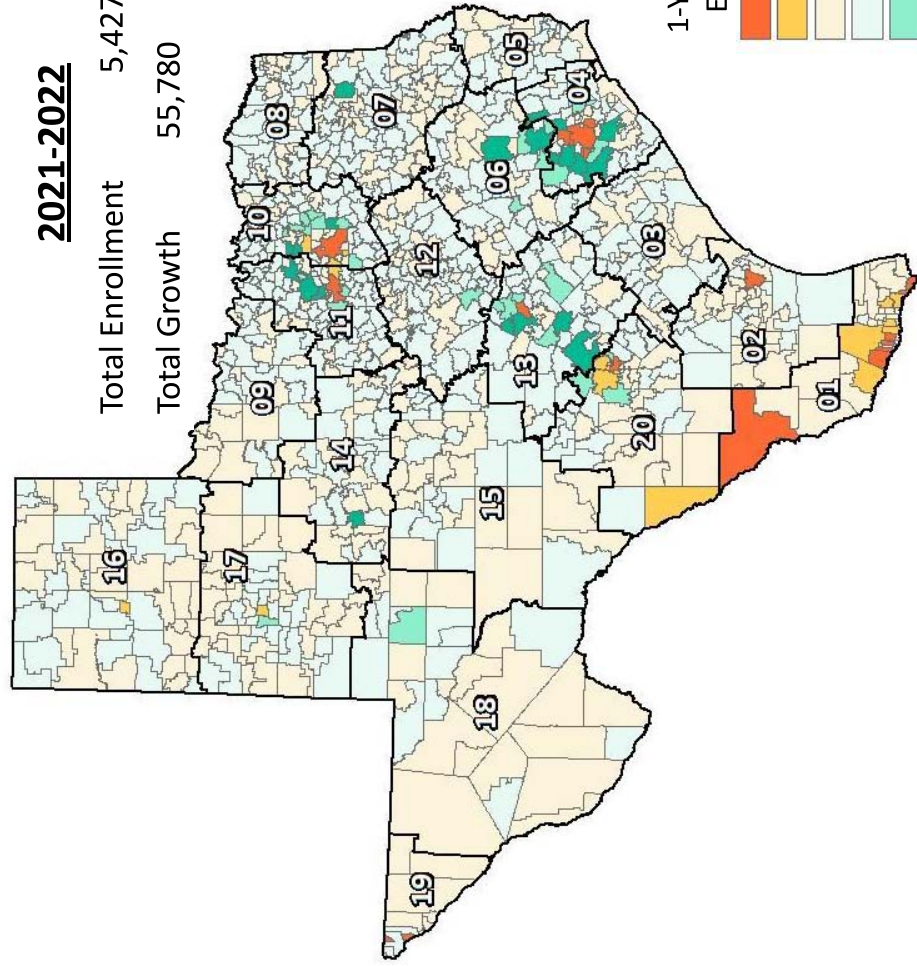
- Held groundbreaking for single-use manufacturing expansion at College Station campus in October 2022
- Adds new production facility that will be operational in 2024
- Aim to develop & manufacture recombinant biopharmaceuticals & viral gene therapies
- Investing \$300 million in expansion
- Expected to create 150 new jobs

Source: Texas EDC, Brazos Valley EDC



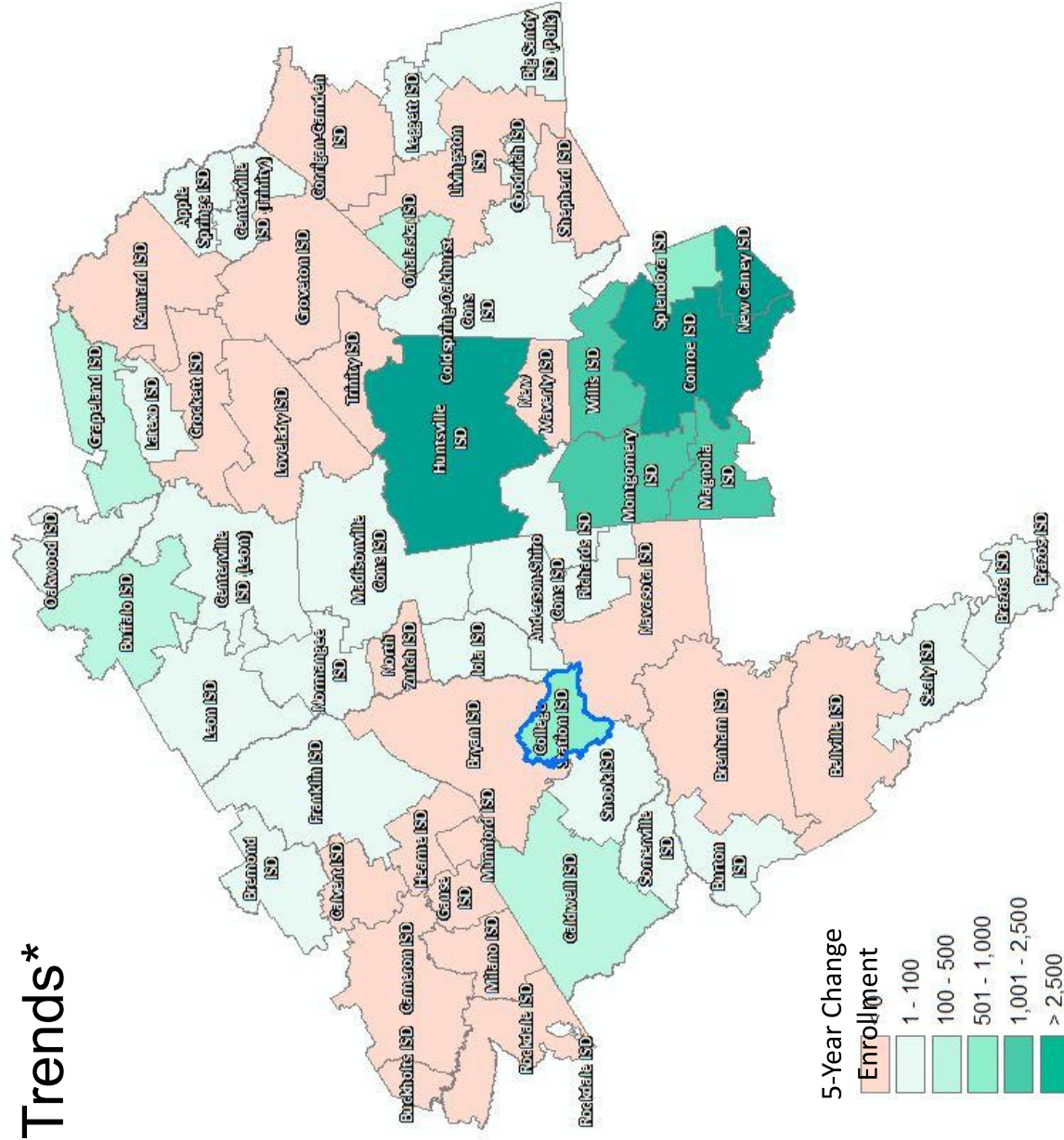
State Enrollment Trends*

(*Preliminary Enrollment Data, TEA April 2023)





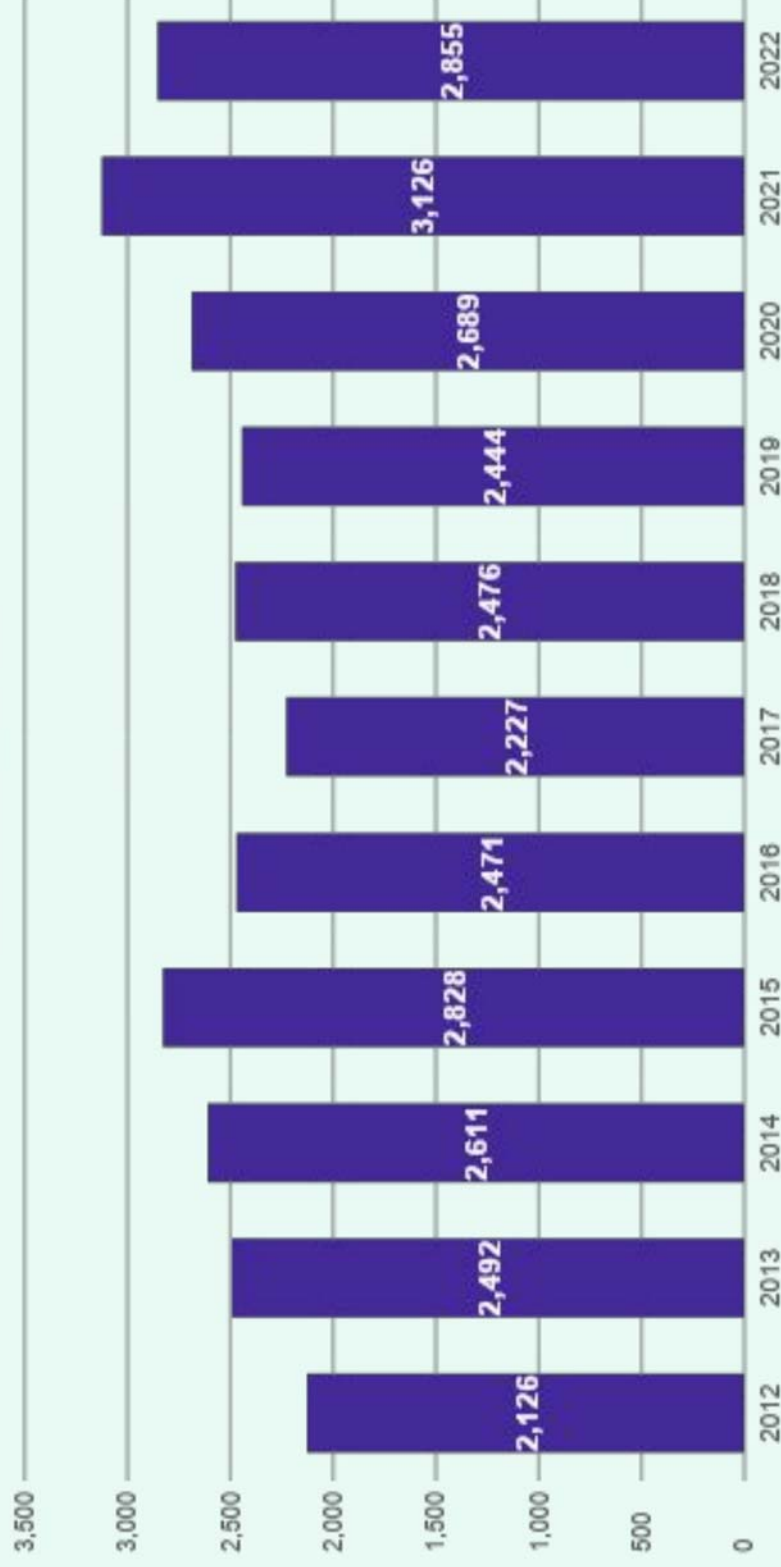
- College Station ISD enrollment has risen by 894 students between 2017/18 and 2022/23, an increase of 6.5%
- CSISD enrollment has increased by 277 students, or 1.9%, since 2021/22
- Region 6 has seen a 5 year enrollment increase of 24,093 students, a 11.7% increase





College Station ISD Historical Home Sales

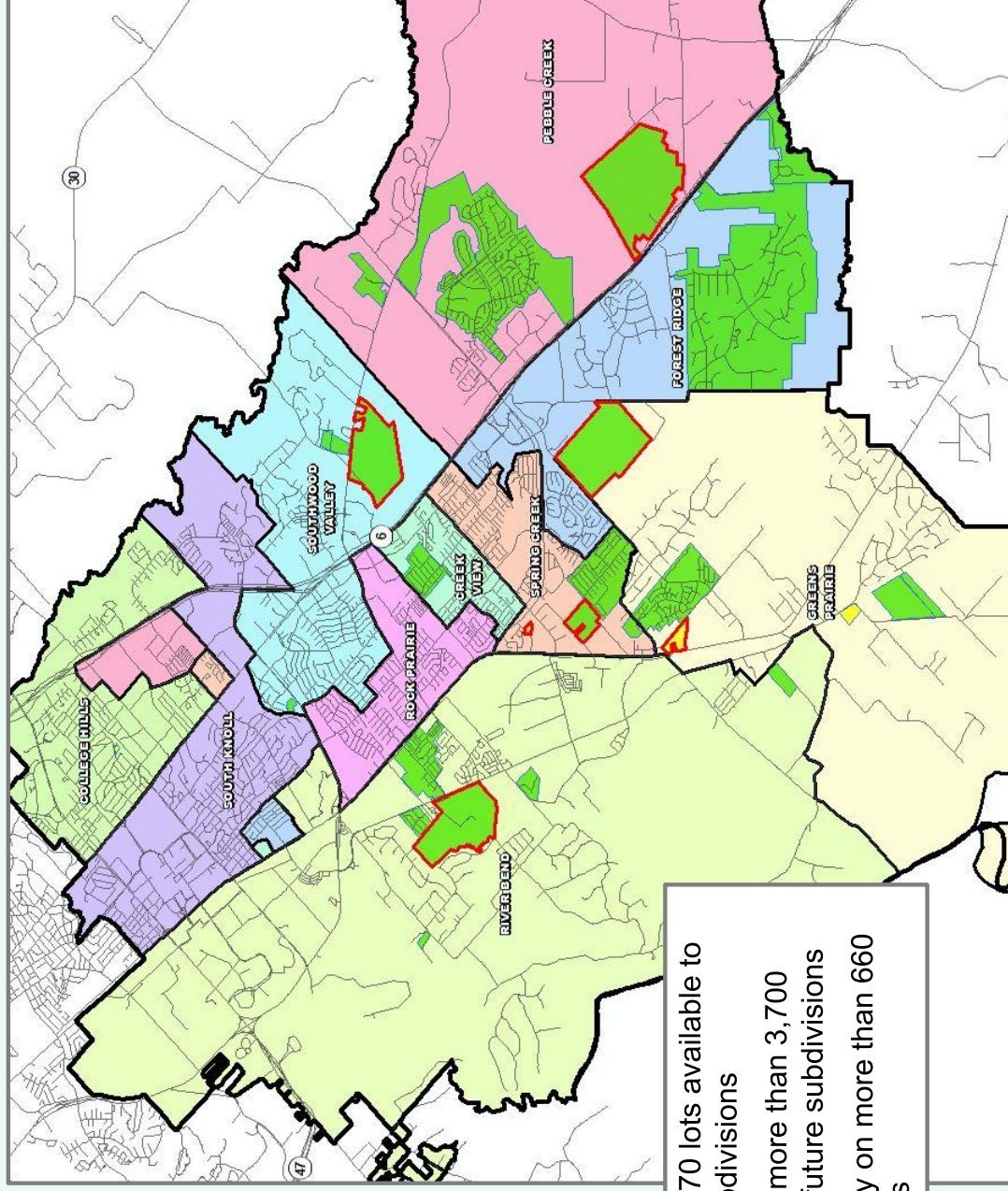
Annual District Home Sales



- College Station ISD had more than 2,850 total home sales in 2022
- New home sales in the district have increased by more than 45% in the last 5 years
- New home sales in 2022 account for roughly 18% of the total district home sales



District Housing Overview



- The district has nearly 570 lots available to build on in 22 active subdivisions
- Within CSISD there are more than 3,700 planned future lots in 5 future subdivisions
- Groundwork is underway on more than 660 lots within 7 subdivisions

Subdivisions

ACTIVE

FUTURE

Groundwork Underway



Residential Activity

Southern Pointe

- 1,994 total SF lots
- Approx. 1,587 future lots
- Approx. 270 occupied homes
- Approx. 81 homes under construction
- Approx. 56 vacant developed lots
- Closed 116 homes in the last 12 months
- Permitted 40 new homes in the last 6 months
- \$270K+
- Current student yield = 0.429

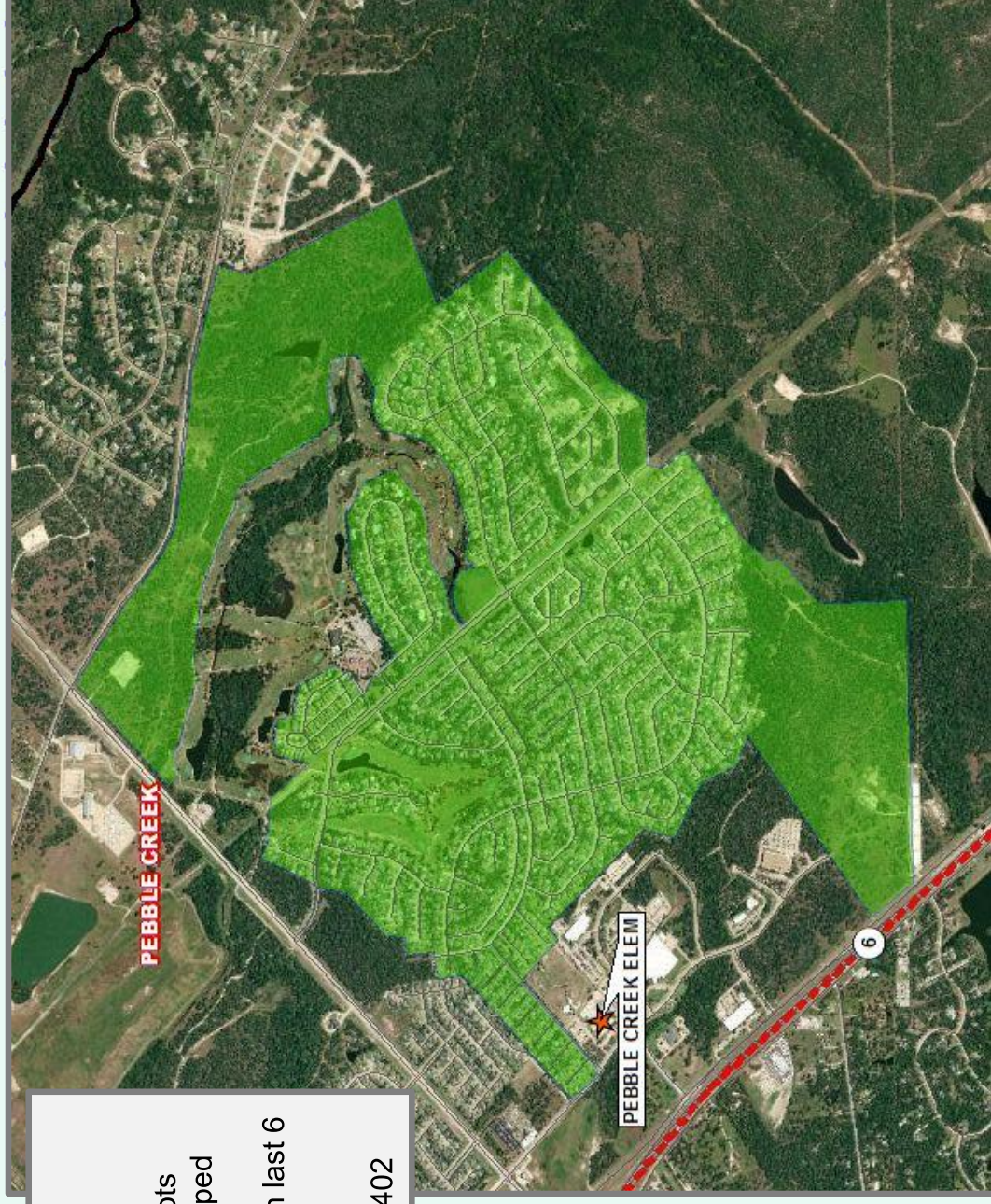




Residential Activity

Pebblecreek

- 1,800 total lots
- Approx. 327 future lots
- Approx. 1,419 occupied lots
- Approx. 54 vacant developed lots
- Permitted 7 new homes in last 6 months
- \$200K+
- Current student yield = 0.402



Residential Activity

Brewster Pointe

- 290 total lots
- Approx. 181 future lots
- Approx. 106 occupied homes
- Approx. 1 home under construction
- Approx. 2 vacant developed lots
- Anticipate 91 lots delivered for homebuilding April 2023
- Remaining 90 lots in planning stages
- Estimated build out mid 2024
- Anticipate building 50 homes per year
- \$250K+
- Current student yield = 0.594



Residential Activity



Creek Meadows

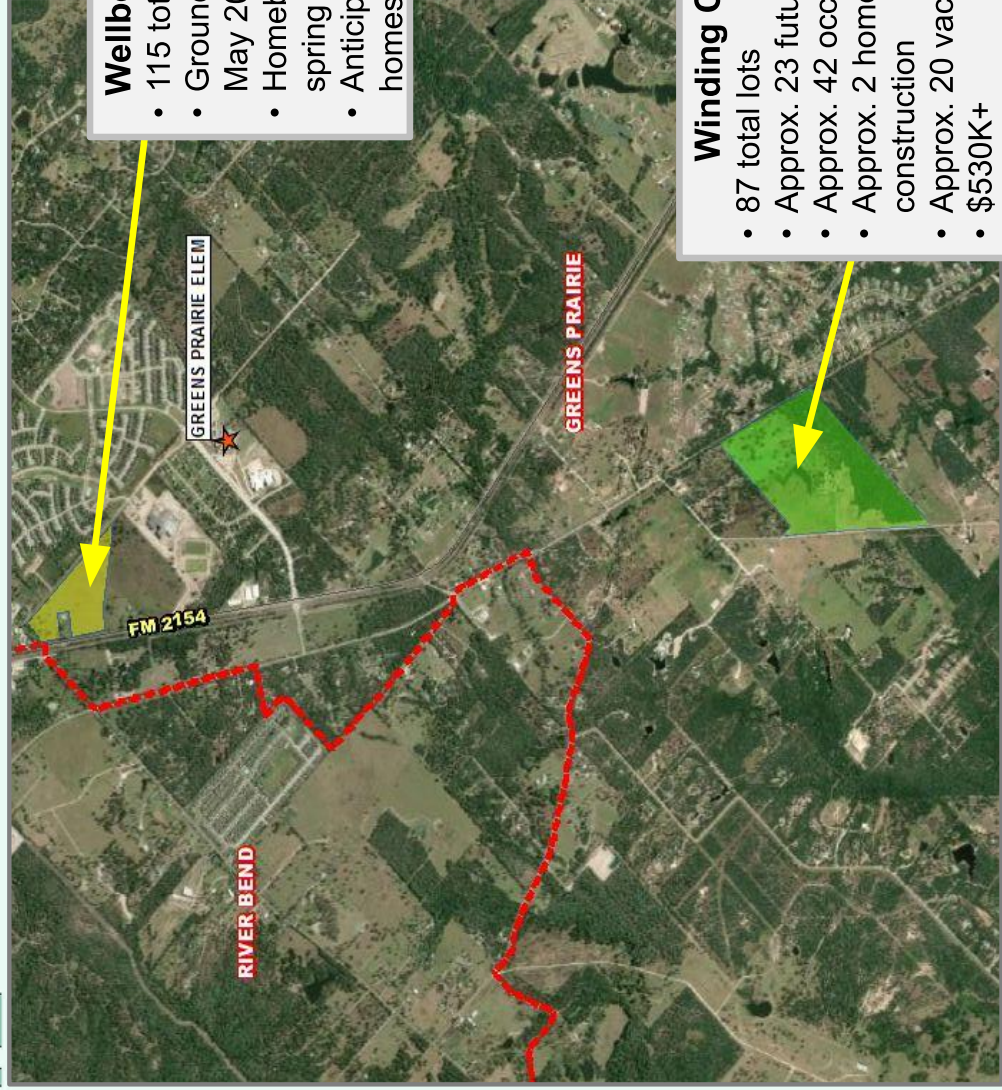
- 1,005 total lots
- Approx. 891 occupied homes
- Approx. 114 vacant developed lots
- Permitted 3 homes in last 6 months
- Avg price \$280K
- Current student yield = 0.709

Greens Prairie Reserve

- 906 total lots
- Approx. 780 future lots
- Approx. 82 occupied homes
- Approx. 44 vacant developed lots
- Permitted 9 new homes in last 6 months
- Anticipate building 40 – 60 homes per year
- \$350K+
- Current student yield = 0.329



Residential Activity



Wellborn Settlement

- 115 total future lots
- Groundwork underway May 2022
- Homebuilding anticipated spring 2023
- Anticipate building ~20 homes per year



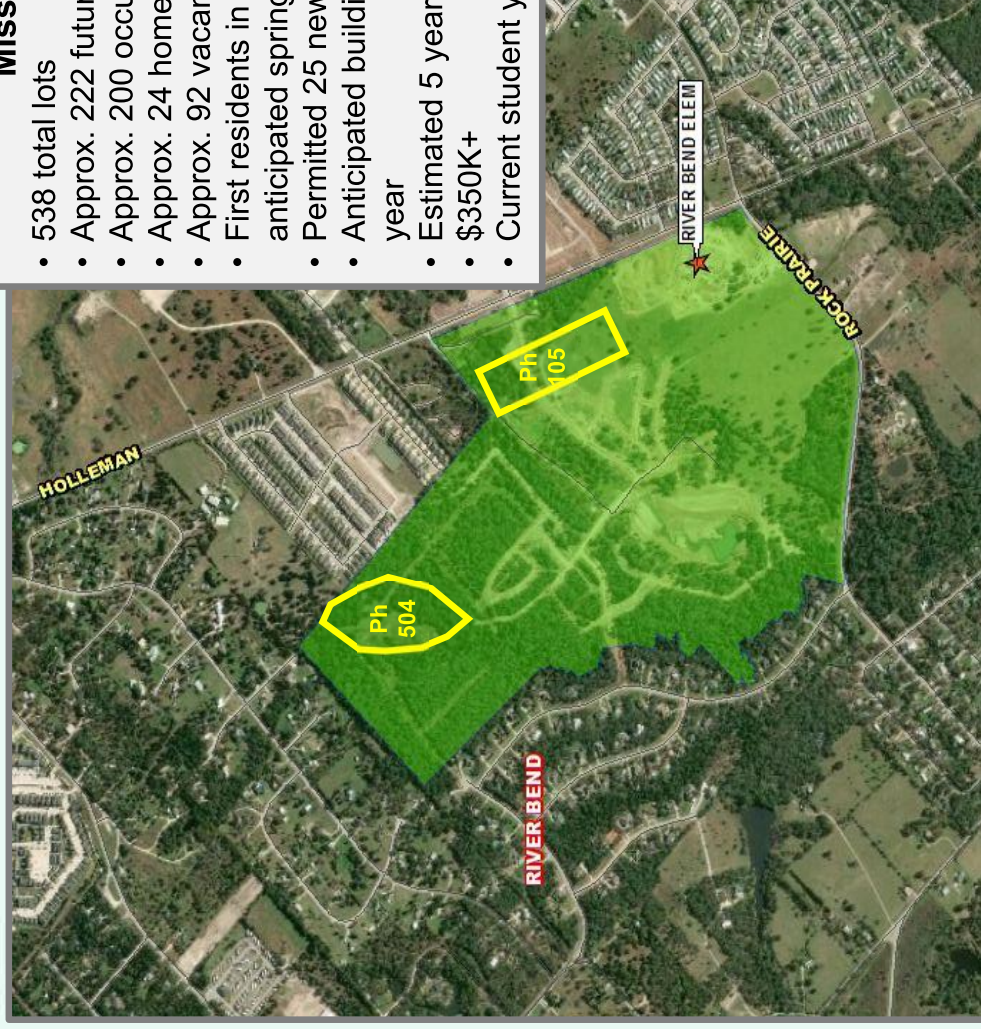
Winding Creek Estates

- 87 total lots
- Approx. 23 future lots
- Approx. 42 occupied homes
- Approx. 2 homes under construction
- Approx. 20 vacant developed lots
- \$530K+
- Current student yield = 0.50



Residential Activity

- Mission Ranch**
- 538 total lots
 - Approx. 222 future lots
 - Approx. 200 occupied homes
 - Approx. 24 homes under construction
 - Approx. 92 vacant developed lots
 - First residents in Phase 504 & 105 anticipated spring 2024
 - Permitted 25 new homes in last 6 months
 - Anticipated building 50 – 70 homes per year
 - Estimated 5 year build out
 - \$350K+
 - Current student yield = 0.425

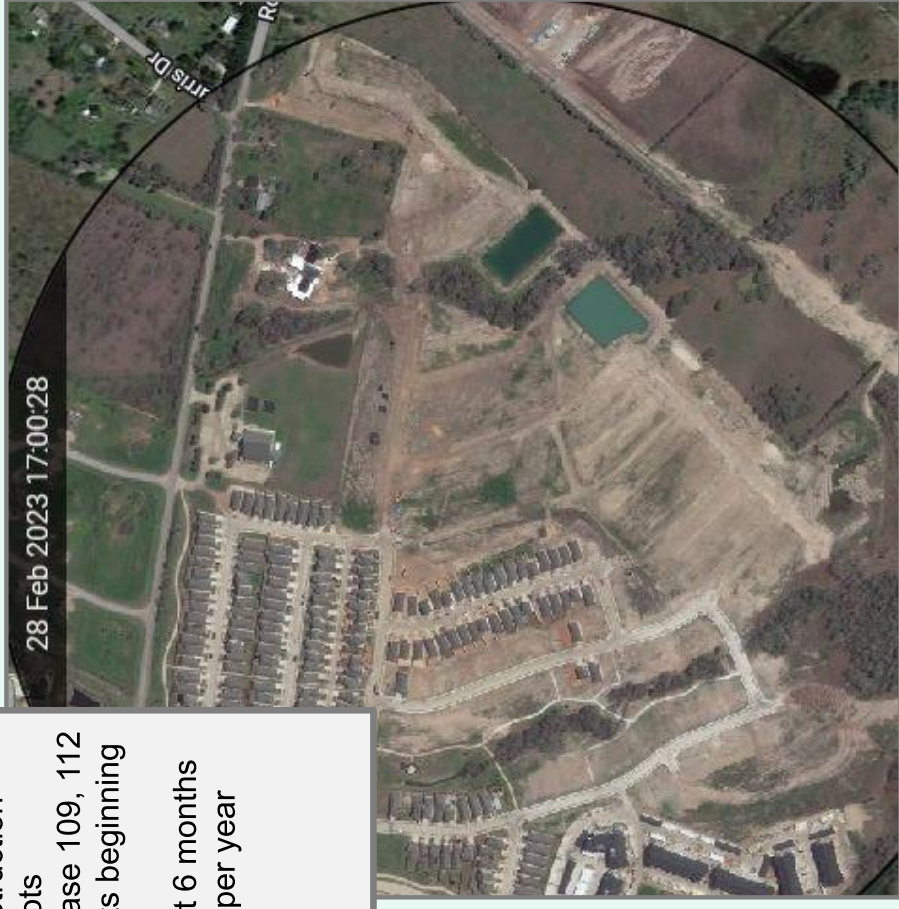




Residential Activity

Midtown Reserve

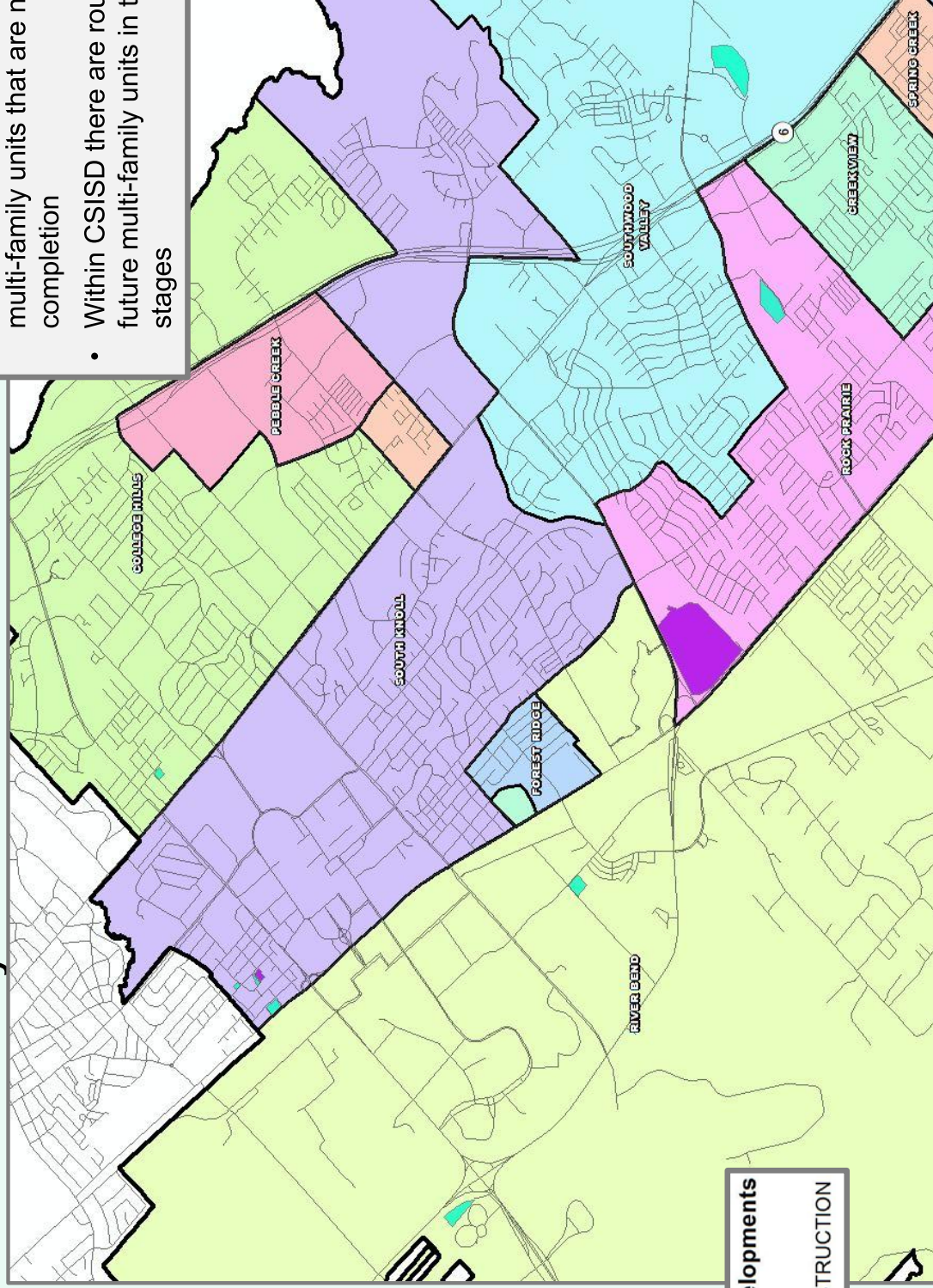
- 724 total lots
- Approx. 409 future lots
- Approx. 255 occupied homes
- Approx. 58 homes under construction
- Approx. 3 vacant developed lots
- Groundwork underway on Phase 109, 112 & 404; anticipate first residents beginning 2024
- Permitted 4 new homes in last 6 months
- Estimate building ~80 homes per year
- \$220K+
- DR Horton
- Current student yield = 0.161





District Multi-Family Overview

- Within the district there are nearly 900 multi-family units that are nearing completion
- Within CSISD there are roughly 1,000 future multi-family units in the planning stages





Ten Year Forecast by Grade Level

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Total %
2018/19	141	355	963	1,019	977	1,036	1,073	1,081	1,048	982	998	1,059	991	910	907	13,540		
2019/20	142	425	1,032	1,015	1,019	1,011	1,024	1,091	1,104	1,079	994	1,103	1,014	982	901	13,936	396	2.9%
2020/21	95	384	986	1,025	942	980	998	1,005	1,053	1,089	1,064	1,066	1,053	958	966	13,664	-272	-2.0%
2021/22	80	452	1,058	1,047	1,066	962	1,006	1,035	1,043	1,099	1,112	1,202	1,045	1,009	990	14,206	542	4.0%
2022/23	100	500	982	1,109	1,032	1,078	999	1,008	1,058	1,086	1,116	1,230	1,163	1,013	1,015	14,489	283	2.0%
2023/24	100	500	980	1,031	1,121	1,045	1,096	1,031	1,028	1,101	1,105	1,256	1,173	1,143	1,006	14,717	228	1.6%
2024/25	100	500	988	1,040	1,046	1,152	1,060	1,125	1,049	1,071	1,121	1,243	1,198	1,149	1,131	14,973	256	1.7%
2025/26	100	500	1,041	1,043	1,043	1,068	1,172	1,088	1,146	1,094	1,090	1,258	1,185	1,174	1,140	15,141	168	1.1%
2026/27	100	500	1,040	1,099	1,049	1,067	1,093	1,206	1,110	1,185	1,112	1,226	1,199	1,162	1,162	15,310	169	1.1%
2027/28	100	500	1,054	1,094	1,105	1,076	1,091	1,122	1,226	1,149	1,205	1,251	1,168	1,175	1,150	15,466	156	1.0%
2028/29	100	500	1,069	1,113	1,101	1,133	1,101	1,121	1,149	1,269	1,168	1,351	1,194	1,147	1,163	15,679	213	1.4%
2029/30	100	500	1,086	1,129	1,123	1,129	1,158	1,132	1,143	1,187	1,291	1,312	1,289	1,172	1,135	15,886	207	1.3%
2030/31	100	500	1,106	1,143	1,139	1,151	1,154	1,191	1,155	1,176	1,208	1,443	1,252	1,263	1,160	16,140	255	1.6%
2031/32	100	500	1,121	1,164	1,154	1,169	1,178	1,189	1,215	1,188	1,196	1,310	1,379	1,227	1,249	16,339	199	1.2%
2032/33	100	500	1,137	1,182	1,176	1,185	1,199	1,213	1,212	1,250	1,209	1,298	1,253	1,352	1,214	16,480	142	0.9%

Green box = second largest grade per year



Ten Year Forecast by Primary Campus

		85%	110%		Fall	ENROLLMENT PROJECTIONS										
	Capacity	Capacity	Capacity	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	
Campus																
College Hills Elementary	660	561	726	575	600	613	615	608	610	600	600	602	604	607	610	
Creek View Elementary	640	544	704	476	476	475	466	468	471	476	479	478	475	474	471	
Forest Ridge Elementary	640	544	704	537	516	511	511	507	497	503	512	516	519	524	531	
Greens Prairie Elementary	660	561	726	542	559	560	566	579	582	608	636	661	677	696	718	
Pebble Creek Elementary	620	527	682	528	580	610	624	672	698	737	785	845	895	950	1,004	
River Bend Elementary	660	561	726	526	524	550	561	579	574	584	590	599	605	610	617	
Rock Prairie Elementary	620	527	682	619	609	598	580	581	578	583	587	590	596	605	615	
South Knoll Elementary	660	561	726	613	618	607	591	587	582	581	574	574	568	563	558	
Southwood Valley Elementary	660	561	726	625	657	678	694	699	708	709	714	721	722	726	730	
Spring Creek Elementary	660	561	726	630	661	671	678	687	648	639	640	639	632	631	625	
ELEMENTARY TOTAL	6,480			5,671	5,800	5,873	5,886	5,967	5,948	6,020	6,117	6,225	6,293	6,386	6,479	
Elementary Absolute Growth				261	129	73	13	81	-19	72	97	108	68	93	93	
Elementary Percent Growth				4.82%	2.27%	1.26%	0.22%	1.38%	-0.32%	1.21%	1.61%	1.77%	1.09%	1.48%	1.46%	
Cypress Grove Intermediate	920	782	1,012	543	515	542	599	622	639	636	610	606	619	624	623	
Oakwood Intermediate	920	782	1,012	728	720	671	706	723	725	766	776	775	797	821	835	
Pecan Trail Intermediate	925	786	1,018	807	831	846	869	889	951	946	884	895	930	959	968	
INTERMEDIATE SCHOOL TOTAL	2,765			2,078	2,066	2,059	2,174	2,234	2,316	2,348	2,270	2,275	2,346	2,404	2,426	
Intermed. School Absolute Growth				20	-12	-7	115	60	82	32	-78	6	71	58	22	
Intermed. School Percent Growth				0.97%	-0.58%	-0.33%	5.57%	2.76%	3.68%	1.37%	-3.33%	0.25%	3.11%	2.46%	0.91%	

Yellow box = exceeds 110% capacity



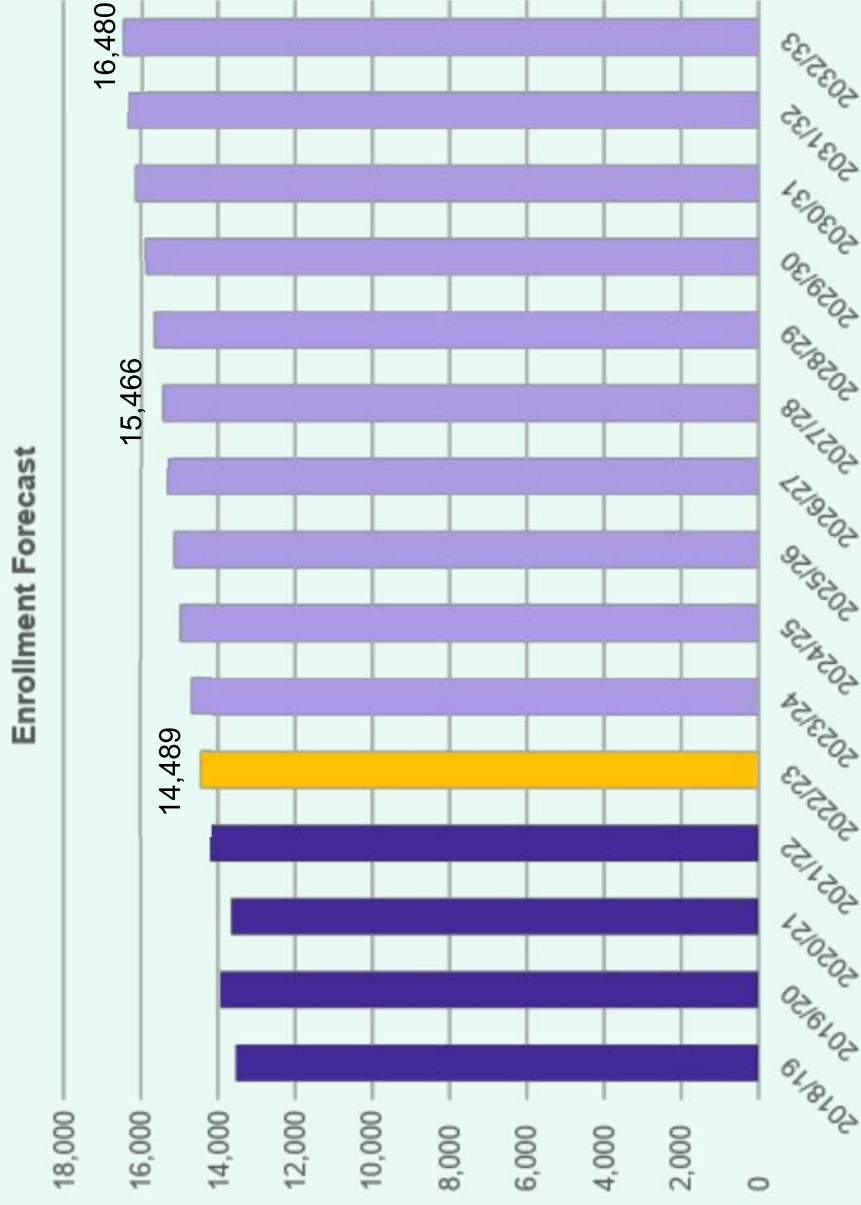
Ten Year Forecast by Secondary Campus

		85%	110%		Fall	ENROLLMENT PROJECTIONS										
Campus	Capacity	Capacity	Capacity	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	
	A&M Consolidated Middle School	920	782	1,012	709	713	750	726	674	713	726	728	771	780	778	800
	College Station Middle School	940	799	1,034	659	648	584	552	580	631	649	665	662	635	631	645
	Wellborn Middle School	925	786	1,018	841	840	871	914	929	952	978	1,044	1,044	968	975	1,013
	MIDDLE SCHOOL TOTAL	2785			2,209	2,201	2,205	2,191	2,183	2,296	2,353	2,436	2,477	2,383	2,383	2,458
Middle School Absolute Growth				56	-8	4	-14	-9	114	57	83	40	-94	1	75	
Middle School Percent Growth				2.60%	-0.36%	0.20%	-0.63%	-0.40%	5.21%	2.47%	3.54%	1.65%	-3.80%	0.04%	3.13%	
A&M Consolidated High School	2,350	1,998	2,585	2,092	2,141	2,220	2,281	2,313	2,358	2,351	2,403	2,414	2,518	2,527	2,487	
College Station High School	1,950	1,658	2,145	2,071	2,131	2,188	2,240	2,244	2,191	2,193	2,252	2,294	2,400	2,438	2,430	
College View High School				82	149	170	200	200	200	200	200	200	200	200	200	
College Station JJAEP				3	1	1	1	1	1	1	1	1	1	1	1	
HIGH SCHOOL TOTAL	4,300			4,248	4,422	4,579	4,722	4,758	4,750	4,745	4,856	4,909	5,119	5,166	5,118	
High School Absolute Growth				205	174	157	143	36	-8	-5	111	53	210	47	-48	
High School Percent Growth				5.07%	4.10%	3.56%	3.11%	0.76%	-0.17%	-0.11%	2.34%	1.09%	4.28%	0.92%	-0.93%	
DISTRICT TOTALS				14,206	14,489	14,717	14,973	15,141	15,310	15,466	15,679	15,886	16,140	16,339	16,480	
District Absolute Growth				542	283	228	256	168	169	156	213	207	255	199	142	
District Percent Growth				3.97%	1.99%	1.57%	1.74%	1.12%	1.12%	1.02%	1.38%	1.32%	1.60%	1.23%	0.87%	

Yellow box = exceeds 110% capacity



Key Takeaways



- The College Station economic and housing market continues to experience growth
- District has nearly 570 lots available to build on and more than 3,700 planned future lots
- District enrollment is likely to exceed 15,400 by 2027/28 school year
- By 2032/33 district enrollment could exceed 16,400 students



Table Talk Q&A Process

| APRIL 13, 2023

COLLEGE STATION ISD

LONG-RANGE FACILITY AND BOND PLANNING
COMMITTEE MEETING NO. 2



VLK|ARCHITECTS

AGENDA

Process Overview

Campus Overview

ELEMENTARY SCHOOLS

INTERMEDIATE & MIDDLE SCHOOLS

HIGH SCHOOLS

DISTRICT SUPPORT FACILITIES

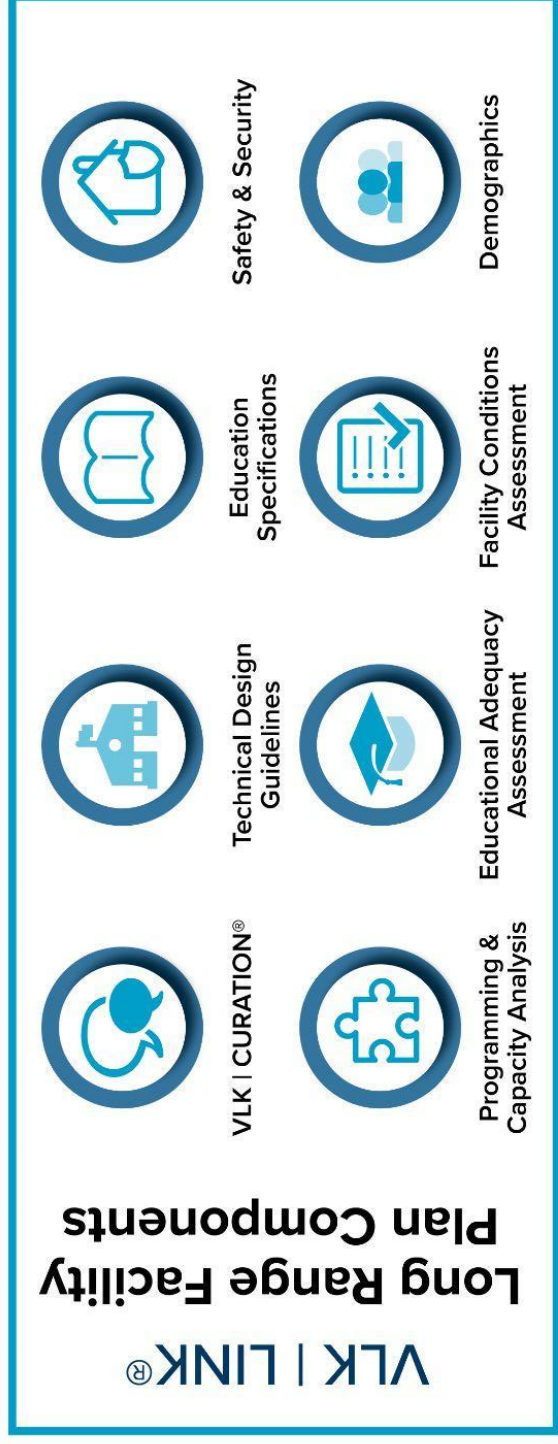
PROCESS OVERVIEW



LONG RANGE FACILITY PLAN

Components

VLK | LINK® facilitates the vision of a district and fully addresses all needs, culminating in a bond program. It aligns the community's expectations with the district's actions, and comprehensively captures educational needs, physical condition needs, capacity needs, leadership goals, and curriculum plans, resulting in a true long-range plan for future readiness.



LONG RANGE FACILITY PLAN

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 thought including the Educational Specifications that will define expectations for future design needs in the district.

Participants included district administration, directors, and board members.

- The College Station ISD Curation Team met on **November 29, 2022**

LONG RANGE FACILITY PLAN

Educational Specifications



Educational Specifications are defined as the design standards and concepts to be used by the district to guide new facility construction and major space renovations to create engaging and effective learning environments aligned with district learning goals. The specifications define (both narratively and graphically) how learning may occur and establish performance expectations for district facilities by incorporating principles and strategies for successful teaching and learning within the built environment.

This will be an evolving document as TEA Requirements are continually being updated.

PROCESS OVERVIEW - CAPACITY STUDY

Our functional capacity study includes student-to-teacher ratios, class schedules, class offerings, special learning concepts, lunch rotation, and available square footage per instructional space in order to determine an accurate functional capacity.

Capacity Summary						
College Station Independent School District						
Date: 2/10/2023						
VLK ARCHITECTS						
School Name	Teaching Stations	Maximum Capacity	Functional Capacity	2032/33 Projection	Current Enrollment	% Funct. Cap.
College Hills ES	37	814	733	610	600	82%
Creek View ES	32	704	634	471	476	75%
Forest Ridge ES	32	704	634	531	515	81%
Greens Prairie ES	34	748	673	718	559	83%
Peablie Creek ES	32	704	634	1,004	580	92%
River Bend ES	33	726	653	617	524	80%
Rock Prairie ES	32	704	634	615	609	90%
South Knoll ES	38	836	752	558	618	82%
Southwood Valley ES	33	726	653	740	657	101%
Spring Creek ES	34	748	673	625	661	98%
Total ES		7,414	6,673	6,479	5,800	
Cypress Grove IS	41	1,039	890	623	515	58%
Darwood IS	38	958	830	835	750	87%
Pecan Trail IS	35	878	767	948	831	106%
Total IS		2,925	2,507	2,426	2,066	
A&M Consolidated MS	44	1,154	989	800	713	72%
College Station MS	43	1,118	958	645	648	68%
Wellborn MS	47	1,214	1,040	1,013	840	81%
Total MS		3,486	2,988	2,458	2,201	
A&M Consolidated HS	113	2,795	2,395	2,487	2,141	89%
College Station HS	96	2,369	2,030	2,430	2,131	105%
College View HS	14	333	285	700	149	52%
Total HS		5,497	4,711	5,117	4,421	

LONG RANGE FACILITY PLAN

Educational Adequacy

This assessment reviews how well a school supports the teaching and learning goals of the district. The form includes over 100 data points which involves a physical walk-through of every space. A combination of TEA Standards, Education Specifications and the districts educational mission serve as the base for comparison. Sample items include: Are the rooms the correct size? Are corridors wide enough for efficient traffic flow? Do classrooms have natural light? Is the furniture flexible?



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:

LONG RANGE FACILITY PLAN

Facility Conditions Assessment

As part of the Long-Range Facility Plan, VLK performed facility conditions assessments of instructional campuses, administrative buildings, maintenance warehouse, and transportation facilities. These assessments include the reviewing of as-built drawings, conducting site visits, reviewing district standards for new construction, applying knowledge of current building codes and architectural barriers rules (accessibility requirements).

Priority 1 – MUST DO: Legal, Safety Reasons or Critical Replacements – Life Expectancy 0 – 2 years.

Deficiencies or conditions that directly affect the school's ability to remain open, or deliver the educational curriculum.

Priority 2 – SHOULD DO: Curricular, Instructional, Program Needs & System Replacements – Life Expectancy 3 – 5 years.

These items are needs that are necessary to the mission of the school, but may not require immediate attention. These items should be considered as necessary improvements requiring incorporation in order to maximize efficiency and usefulness of the facility including additions, site improvements and improvements related to the educational curriculum.

Priority 3 – WOULD LIKE TO DO: Curricular, Instructional, Program Needs & System Replacements – Life Expectancy 5 – 10 years.

Items or systems which are likely to require attention within the next 5 years, or would be considered an enhancement to the instructional environment. The enhancements may be aesthetic or may provide greater functionality.

Priority 4 – FUTURE CONSIDERATION: Not to be addressed with bond funding at this time – Life Expectancy 10 plus years.

Priority M – MAINTENANCE ITEM: To be addressed with Maintenance or Other Funding Sources

ROCK PRAIRIE ELEMENTARY SCHOOL

Date Reviewed: October 14, 2023[illegible]

EXTERIOR	Replace building sealants and thru-wall flashings	80,000	SF
EXTERIOR	Replace weatherstripping at exterior doors	25	EA
EXTERIOR	Pressure wash building exterior	1	LS
EXTERIOR	Replace window frames, glazing and flashing	2,331	SF
EXTERIOR	Repair exterior handrails and exposed structure	1	LS

INTERIOR	Recesses - Reconcile all recesses, new finishes, tulle partitions, tulle recesses, pluming fixtures	3,200	SF
INTERIOR	Building - Replace throughout	75,067	SF
INTERIOR	Building - Replace casework	15	SF
INTERIOR	Building - Replace hardware	117	EA
INTERIOR	Building - Replace ceiling	28,378	SF
INTERIOR	Building - Replace carpet	48,000	SF
INTERIOR	Main Corridors - Provide the vacuum and vinyl wallcovering above	8,970	SF
INTERIOR	Main Corridors - Provide the vacuum and vinyl wallcovering above	8,970	SF
INTERIOR	Building - Replace ceilings	75,067	SF
INTERIOR	Building - Paint below metal doors and frames	10	EA
INTERIOR	Building - Replace blinds	2,331	SF
INTERIOR	Building - Replace doors	1	SF
INTERIOR	Replace acoustical panels	1	L3
INTERIOR	Replace the flooring with epoxy flooring	1,860	SF
INTERIOR	Replace library furniture shelving	1	L3
INTERIOR	Replace library furniture shelving	1	L3
INTERIOR	Kitchen, Gym, Repair CMU walls, paint	1,420	SF
INTERIOR	Room 305 - Replace chablock with markerboard	1	EA
INTERIOR	Remove door semi-recessed electrical panels in Kitchen	1	L3
INTERIOR	Remove door semi-recessed electrical panels in Kitchen	20	SF
INTERIOR	Carrollton Rooms - Install HOF at ceiling areas	150	SF
INTERIOR	Replace damaged gypsum board along areas	320	SF
INTERIOR	Casework - Remove tiling pattern, replace with mud wall	30	SF
INTERIOR	Adrian area - tape, seal and paint damaged wall area	1	SF

MECHANICAL	Replace original Air Handling Units (1988)	1	L3
MECHANICAL	Replace Building Management and Control System	1	L3
MECHANICAL	Replace original Genes VAV Terminal Units (1988)	1	L3
MECHANICAL	Replace original chilled water pumps	1	L3
MECHANICAL	Replace chilled water pumps	1	L3
MECHANICAL	Replace air cooled chiller (2005 R-22 Refrigerant)	1	L3
MECHANICAL	Replace original exhaust fans including kitchen exhaust and ensure correct exhaust	1	L3
MECHANICAL	Fit interlocks in BMCS	1	L3
MECHANICAL	Add exhaust fan to admin. restroom	1	L3
MECHANICAL	Replace original exhaust fans	1	L3

CAMPUS OVERVIEW





ELEMENTARY SCHOOLS

CAMPUS OVERVIEW - COLLEGE HILLS ELEMENTARY

Originally Constructed: 2009 | Renovations: N/A

FACILITY CONDITION ASSESSMENT

Upgrades – Site

- **Add egress hardware to exterior gates**
 - Sidewalk repairs
 - Accessible routes to playgrounds
 - Extend canopy
 - Playground equipment and site furniture replacements
 - Widen entrance/ exit driveway
- ### Upgrades – Exterior
- **Replace building sealants**
 - Replace mowstrip
 - Pressure wash building exterior
 - Replace glazing mullions
 - Replace damaged downspout drains at canopies
 - Replace roof
- ### Upgrades – Interior
- Classrooms - replace folding partitions with permanent walls
 - Throughout - replace vinyl wallcovering, wayfinding and room signage, ceiling tiles, resilient flooring
 - Restrooms - Replace mirrors
 - Stage - Replace stage curtain

Upgrades – Mechanical, Plumbing, Electrical

- **Mechanical - RTU replacements**
- **Mechanical - Exhaust Fan replacements**
- Mechanical - Add dedicated cooling to IDF rooms
- Mechanical - Test and Balance
- Mechanical - Replace all grilles and diffusers
- **Electrical - Add safety devices, additional outlets**
- **Electrical - Cafeteria - Add exit signage**
- **Electrical – Site lighting and emergency lighting replacements**
- **Plumbing - Replace clinic sink and fixtures**
- Plumbing - Replace domestic hot water circulation pump
- Plumbing - Replace gas water heater



CAMPUS OVERVIEW - CREEK VIEW ELEMENTARY

Originally Constructed: 2009 | Renovations: 2014 (Site Work)

FACILITY CONDITION ASSESSMENT

Upgrades – Site

• Add egress hardware to exterior gates

- Reseal pavement joints
- Replace canopy columns
- Sidewalk replacements
- Repaint fire lane and parking striping

Upgrades – Exterior

• Replace building sealants

• Replace mowstrip

• Replace roof

- Replace window frames, glazing and flashing
- Pressure wash building exterior
- Paint plaster soffits

Upgrades – Interior

- Throughout - replace vinyl wallcovering, wayfinding and room signage, ceiling tiles, resilient flooring, carpet, horizontal blinds, repaint hollow metal doors and frames

• Corridors – Install corner guards

- Restrooms – Renovate: new finishes, toilet partitions, toilet accessories and plumbing fixtures

Upgrades – Mechanical, Plumbing, Electrical

• Mechanical - RTU replacements

• Mechanical - Exhaust Fan replacements

- Mechanical - Add dedicated cooling to IDF rooms

- Mechanical - Test and Balance

• Electrical - Add safety/ GFCI devices, additional outlets

• Electrical – Add additional exit signage

• Electrical – Add lighting in Kitchen

- Plumbing - Replace clinic sink and fixtures
- Plumbing – Reroute condensate piping
- Plumbing - Replace electric water heaters



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CAMPUS OVERVIEW - FOREST RIDGE ELEMENTARY

Originally Constructed: 2005 | Renovations: N/A

FACILITY CONDITION ASSESSMENT

Upgrades – Site

- **Add egress hardware to exterior gates**
- Grading improvements
- Reseal pavement joints
- Parent drop-off/ queuing lane improvements
- Sidewalk replacements
- Repaint fire lane and parking striping

Upgrades – Exterior

- **Replace building sealants**
- **Replace mowstrip**
- Replace window frames, glazing and flashing
- Pressure wash building exterior
- Paint plaster soffits
- Paint exterior exposed steel and handrails
- Paint exterior hollow metal doors and frames

Upgrades – Interior

- Throughout - replace vinyl wallcovering, repaint walls, wayfinding and room signage, ceiling tiles, resilient flooring, carpet, horizontal blinds, repaint door frames
- Corridors – Install corner guards
- Restrooms – Renovate: new finishes, toilet

partitions, toilet accessories and plumbing fixtures

- Stage – Replace stage curtain
- Classrooms – Replace window sills
- **Upgrades – Mechanical, Plumbing, Electrical**
- **Mechanical – Chiller replacements**
- **Mechanical – Chilled and hot water pump replacements**
- **Mechanical - RTU and AHU replacements**
- **Mechanical - Exhaust Fan replacements**
- **Mechanical – Replace VRF system**
- **Mechanical – Replace chemical feeders, reinsulate piping**
- **Mechanical - Add dedicated cooling to IDF rooms**
- **Electrical - Add safety/ GFCI devices, additional outlets**
- **Electrical – Add additional exit signage**
- **Electrical – Replace and add emergency lighting**
- **Electrical – Replace surge suppression devices**
- **Electrical – Replace site lighting with LED**
- **Plumbing - Replace clinic sink and fixtures**
- **Plumbing – Repaint gas piping**



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CAMPUS OVERVIEW - GREENS PRAIRIE ELEMENTARY

Originally Constructed: 2011 | Renovations: N/A

FACILITY CONDITION ASSESSMENT

Upgrades – Site

• **Add egress hardware to exterior gates**

- Grading improvements
- Repaint fire lane striping
- Replace paving sealants

Upgrades – Exterior

• **Replace building sealants**

- Install canopy over exterior door
- Replace roof
- Pressure wash building exterior

Upgrades – Interior

- Gym – Repaint ceiling
- Throughout - replace vinyl wallcovering, repaint walls, wayfinding and room signage, ceiling tiles, resilient flooring, carpet, horizontal blinds, repaint door frames
- Restrooms – Renovate: new finishes, toilet partitions, toilet accessories and plumbing fixtures
- Corridors – Install corner guards
- Stage – Replace stage curtain

Upgrades – Mechanical, Plumbing, Electrical

- Mechanical - RTU replacements
- Mechanical - Add dedicated cooling to IDF rooms
- Electrical - Add additional outlets
- Electrical – Add additional exit signage
- **Electrical –Add emergency egress lighting**
- Electrical – Replace surge suppression devices
- Electrical – Replace parking lot lighting with LED
- **Plumbing – Clinic – Add emergency eye wash**
- Plumbing – Repaint gas piping
- Plumbing – Replace electric water heaters



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CAMPUS OVERVIEW - PEBBLE CREEK ELEMENTARY

Originally Constructed: 1996 | Renovations: 2014, 2016, Upcoming Summer 2023

FACILITY CONDITION ASSESSMENT

Upgrades – Site

- **Add egress hardware to exterior gates**

- Resurface playground track
- Replace paving sealants
- Grading improvements
- Replace sidewalks

Upgrades – Exterior

- **Replace building sealants**

- **Replace roof**

- Pressure wash building exterior
- Seal and repaint canopies
- Provide canopy over front sidewalks
- Repoint brick

Upgrades – Interior

- Kitchen – Replace flooring, repaint, replace laundry and restroom doors
- Classrooms – replace sill pan, window sills
- Restrooms – Renovate: new finishes, toilet partitions, toilet accessories and plumbing fixtures

Upgrades – Mechanical, Plumbing, Electrical

- **Mechanical – Split system replacements**

- **Mechanical – RTU replacement**

- **Mechanical – Gym – Replace exposed ductwork**

- Mechanical - Add dedicated cooling to IDF rooms

- Electrical – Replace conduit throughout

- **Electrical - Add safety/ GFCI devices**

- Electrical – Replace surge suppression devices

- Electrical – Replace stage lighting

- **Plumbing – Replace gas water heater**

- **Plumbing – Replace electric water heaters**

- Plumbing – Replace valve at water entry

- Plumbing – Kitchen Custodian – Add floor sink



GENERAL RENOVATIONS WERE INCLUDED IN THE 2021 BOND



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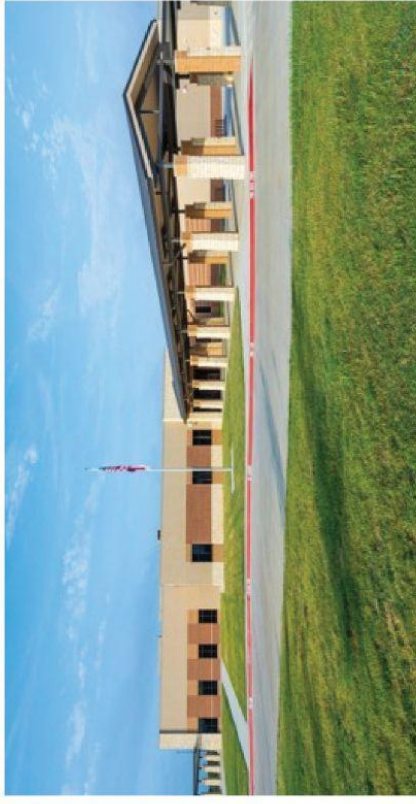
CAMPUS OVERVIEW - RIVER BEND ELEMENTARY

Originally Constructed: 2019 | Renovations: N/A

FACILITY CONDITION ASSESSMENT

Upgrades – Site

- **Replace building sealants**
- Replace roof sealants



CAMPUS OVERVIEW - ROCK PRAIRIE ELEMENTARY

Originally Constructed: 1989 | Renovations: 2010, 2014, 2015

FACILITY CONDITION ASSESSMENT

- Upgrades – Site
 - **Replace building sealants**
 - Replace roof sealants
- Upgrades – Exterior
 - **Replace building sealants**
 - Replace window frames, glazing and flashing
 - Pressure wash building exterior
 - Paint exterior exposed steel and handrails
 - Replace roof
- Upgrades – Interior
 - **Throughout - replace vinyl wallcovering, repaint walls, wayfinding and room signage, ceiling tiles, resilient flooring, carpet, horizontal blinds, repaint door frames, replace casework**
 - **Corridors – Install corner guards and tile wainscot**
 - **Restrooms – Renovate: new finishes, toilet partitions, toilet accessories and plumbing fixtures**
 - Stage – Replace stage curtain
 - Library – Replace shelving
 - Custodial – Install FRP at mop sinks
 - Classrooms – Remove folding partitions and provide permanent wall
- Upgrades – Mechanical, Plumbing, Electrical
 - **Mechanical – Chiller replacements**
 - **Mechanical – Reinsulate chilled and hot water piping**
- **Mechanical – AHU and VFD replacements**
- **Mechanical – Replace Building Management System**
- **Mechanical – Chilled water pump replacements**
- **Mechanical - Exhaust Fan replacements**
- **Mechanical – Replace VRF system**
- **Mechanical – Test and Balance**
 - Mechanical – Add OA to AHU
 - Mechanical – Add dedicated cooling to IDF rooms
 - Mechanical – Replace kitchen air curtain
- **Electrical - Add safety/ GFCI devices, additional outlets**
- **Electrical – Add additional exit signage**
- **Electrical – Replace and add emergency lighting**
- **Electrical – Replace lighting with LED**
- **Electrical – Replace motor control center**
 - Electrical – Replace panelboards
 - Electrical – Replace surge suppression devices
 - Electrical – Replace switchboard meter
- **Plumbing – Custodian – Replace valve and hose connections**
- **Plumbing – Kitchen – Replace floor sinks**
- **Plumbing – Classrooms – Provide ADA compliant sinks**
- **Plumbing – Clinic - Replace sink and fixtures**
 - Plumbing – Repaint gas piping
 - Plumbing – Replace electric drinking fountains
 - Plumbing – Replace electric water heaters



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CAMPUS OVERVIEW - SOUTH KNOLL ELEMENTARY

Originally Constructed: 1967 | Renovations: 2018, 2019

FACILITY CONDITION ASSESSMENT

Upgrades – Site

- **Add site fencing**
- **Add egress hardware to exterior gates**
- Resurface track
- Reseal pavement joints
- Repaint fire lane striping
- Provide accessible route to playground
- Replace wood deck boards
- Replace site signage
- Parent drop-off/ queuing lane improvements
- Upgrades – Exterior
 - **Replace roof – Gym building**
 - **Roof repairs – Main building**
 - Replace building sealants
 - Repair and repaint spalled gym building exterior
 - Replace hollow metal glazed opening with aluminum storefront
 - Replace sidewalk sealants
 - Install downspout boots
 - Front façade upgrades
 - Pressure wash building exterior
- Upgrades – Interior
 - Kitchen – Repaint walls
 - Kitchen – Replace double ovens
 - Classrooms – Replace glazing
 - Cafeteria – Provide handrails at stage
 - Restrooms – Renovate: new finishes, toilet partitions, toilet accessories and plumbing fixtures
 - Gym Building – Install platform for maintenance access to equipment

equipment

- Gym – Repaint walls
- Corridors – Install corner guards and tile wainscot
- Stage – Replace stage curtains
- Upgrades – Mechanical, Plumbing, Electrical
 - **Mechanical – Supply air diffuser replacements**
 - **Mechanical – Condensate drain piping repairs**
 - **Mechanical – Add CO monitor to gas fired heater flue duct**
 - **Mechanical – Add return air ductwork from Storage to Gym**
 - **Mechanical - Exhaust Fan replacements**
 - Mechanical – Replace refrigerant piping insulation and add pipe supports
 - Mechanical – Test and Balance
 - Mechanical - Add dedicated cooling to IDF rooms
 - Mechanical – Add Kitchen air curtain
 - Mechanical – Test and Balance
 - Mechanical – DX AHU and split system replacements
 - **Electrical - Add safety/ GFCI devices, additional outlets**
 - **Electrical – Add additional exit signage**
 - **Electrical – Replace and add emergency lighting**
 - **Electrical – Replace building exterior lighting with LED**
 - **Electrical – Replace switchboard**
 - Electrical – Replace panelboard
 - Electrical – Replace surge suppression devices
 - Electrical – Replace building interior lighting with LED
 - Plumbing – Replace insulation kits
 - Plumbing – Repaint gas piping
 - Plumbing – Replace domestic hot water circulating pump



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CAMPUS OVERVIEW - SOUTHWOOD VALLEY ELEMENTARY

Originally Constructed: 1983 | Renovations: 2014, 2017, 2022, Upcoming Summer 2023

FACILITY CONDITION ASSESSMENT

Upgrades – Site

- **Replace canopy to portables**
- **Add site fencing**
- **Add egress hardware to exterior gates**
- Expand parking area
- Replace wood shade structure with aluminum canopy
- Replace kitchen ramp
- Sidewalk replacements
- Replace perimeter and sidewalk sealants
- Upgrades – Exterior
- Repoint brick
- Upgrades – Interior
- Kitchen – Replace double ovens and pass-thru coolers/warmers
- Kitchen – Repaint walls
- Stage – Replace stage curtains
- Upgrades – Mechanical, Plumbing, Electrical
- **Mechanical – AHU replacements**
- **Mechanical – Building Management Control System replacement**
- **Mechanical – VAV terminal unit and FCU replacements**
- **Mechanical – Chiller replacements**
- **Mechanical – Expansion tank replacements**

- **Mechanical – Reinsulate all chilled and hot water piping**
- **Mechanical – Boiler replacements**
- **Mechanical – Test and Balance**
- Mechanical – Exhaust fan replacements
- Mechanical – Underground piping replacement from service yard to building
- **Electrical - Add safety/ GFCI devices, disconnect switches**
- **Electrical – Replace kitchen and gym lighting with LED**
- **Electrical – Replace motor control center**
- **Electrical – Replace electrical distribution equipment (switchboards, panelboards, transformers)**
- Electrical – Add parking lot lighting
- Electrical – Replace surge suppression devices
- Electrical – Add egress lighting to portables
- **Plumbing – Provide a sample well to the grease trap**
- **Plumbing – Kitchen – add floor sinks**
- **Plumbing – Central Plant – Provide acid neutralizer on condensate line**
- Plumbing – Replace mop sinks and faucets
- Plumbing – Repaint gas piping



GENERAL RENOVATIONS WERE INCLUDED IN THE 2021 BOND



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CAMPUS OVERVIEW - SPRING CREEK ELEMENTARY

Originally Constructed: 2015 | Renovations: N/A

FACILITY CONDITION ASSESSMENT

Upgrades – Site

- **Add egress hardware to exterior gates**
- Grading improvements
- Sidewalk replacements
- Replace perimeter and sidewalk sealants

Upgrades – Exterior

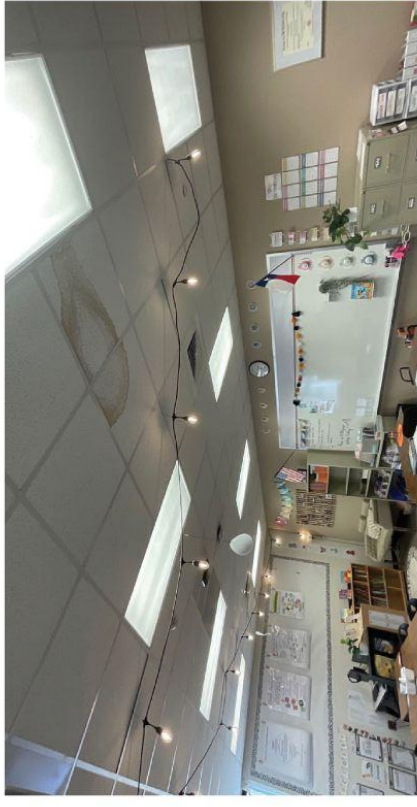
- **Replace building sealants**
- **Replace roof**
- Pressure wash building exterior

Upgrades – Interior

- **Replace water-damaged ceiling tiles**
- Classroom – replace countertop and backsplash
- Classroom – replace window sill
- Gym – Replace rubber base
- Throughout – Replace vinyl wallcovering, horizontal blinds
- Stage – Replace stage curtains

Upgrades – Mechanical, Plumbing, Electrical

- Mechanical – RTU replacements
- Mechanical – Add dedicated cooling to IDF rooms
- Mechanical – Test and Balance
- **Electrical - Add exit signage**
- Electrical – Add additional receptacles
- **Plumbing – Provide acid neutralizer on condensate line**
- Plumbing – Add eye wash at clinic sink



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INTERMEDIATE AND MIDDLE SCHOOLS

CAMPUS OVERVIEW - CYPRESS GROVE INTERMEDIATE SCHOOL

Originally Constructed: 1999 | Renovations: 2009 (Additions), 2014, 2017

FACILITY CONDITION ASSESSMENT

Upgrades – Site

- **Add egress hardware to exterior gates**
- **Add site fencing**
- Grading improvements
- Sidewalk replacements
- Replace perimeter and sidewalk sealants

Upgrades – Exterior

- **Replace building sealants**
- **Replace glass block**
- **Replace roof**
- Provide canopy over exterior doors
- Reseal windows and repair brick
- Paint steel lintels
- Paint metal coping

Upgrades – Interior

- Kitchen – Repaint serving line wall, supply and return grilles
- Throughout – Replace flooring in kitchen and wet areas with epoxy
- Replace water damaged ceiling tiles and grid
- Gym – Replace wall pads

Upgrades – Mechanical, Plumbing, Electrical

- **Mechanical – RTU replacements**
- **Mechanical – Exhaust fan replacements**
- **Mechanical – Test and Balance**
- **Electrical - Add safety/ GFCI devices, additional outlets**
- **Electrical – Add additional exit signage**
- **Electrical – Replace and add emergency lighting**
- Electrical – Replace all lighting with LED
- Electrical – Replace surge suppression devices
- **Plumbing – Provide washing machine box in Custodial room**
- **Plumbing – Provide ADA compliant sinks**
- **Plumbing – Replace electrical drinking fountain**
- Plumbing – Add eye wash at clinic sink
- Plumbing – Add sump pump system in crawl space
- Plumbing – Add floor sinks
- Plumbing – Repaint gas piping
- Plumbing – Provide hot and cold water to Art and restrooms



GENERAL RENOVATIONS WERE INCLUDED IN THE 2021 BOND



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CAMPUS OVERVIEW - OAKWOOD INTERMEDIATE SCHOOL

Originally Constructed: 1979 | Renovations: 1998 (Additions), 2010, 2011 (Additions), 2016, 2017

FACILITY CONDITION ASSESSMENT

Upgrades – Site

- Provide gates at parking entrances
- Provide chain link gate near Holik/Anna St intersection
- Provide accessible ramp
- Grading improvements
- Retaining wall replacements

Upgrades – Exterior

- **Replace building sealants**
- **Provide roof fall protection**
- **Replace remaining roof areas**

- Replace gutters
- Paint handrails

- Paint remainder to concrete tilt wall panels
- Pressure wash building exterior
- Paint steel lintels
- Paint downspouts
- Paint soffits

Upgrades – Interior

- Replace door hardware for ADA accessible compliance
- Cafeteria – Replace window sills
- Kiln – Replace ceiling insulation at roof deck
- Corridor – Replace slab; foundation repairs
- Replace remaining VCT with non-wax flooring
- Throughout - Replace flooring in kitchen and wet areas with epoxy
- Offices – Replace carpet
- Kitchen – Replace ceiling tiles, provide ramp,

replace lockers

- Clinic – Privacy curtains
- Throughout – Repaint, replace blinds, replace acoustic panels
- Stage – Replace stage curtains

Upgrades – Mechanical, Plumbing, Electrical

- **Mechanical – Provide kitchen air curtain**
- **Mechanical – RTU replacements**
- **Mechanical – Test and Balance**
- Mechanical – Exhaust fan replacements
- Mechanical – Add dedicated cooling to IDF rooms
- **Electrical - Add safety/ GFCI devices, additional outlets**
- **Electrical – Add additional exit signage**
- **Electrical – Replace and add emergency lighting**
- **Electrical – Replace all lighting with LED**
- Electrical – Replace surge suppression devices
- Electrical – Upgrade fire alarm system with voice evacuation
- **Plumbing – Kitchen – Add floor sink**
- **Plumbing – Provide ADA compliant sinks**
- **Plumbing – Replace electrical drinking fountain**
- **Plumbing – Add eye wash at clinic sink**
- Plumbing – Repair gas piping
- Plumbing – Replace gas water heater
- Plumbing – Replace and relocate domestic hot water circulating pumps
- Plumbing – Replace electric water heaters
- Plumbing – Provide hot and cold water to restrooms



CAMPUS OVERVIEW - PECAN TRAIL INTERMEDIATE SCHOOL

Originally Constructed: 2017 | Renovations: N/A

FACILITY CONDITION ASSESSMENT

Upgrades – Site

- **Add site fencing**

Upgrades – Exterior

- **Replace building sealants**

• Replace roof

Upgrades – Interior

- Provide casework, sinks, eyewash in new science classroom
- Gym – Replace VCT floor with non-wax flooring
- Throughout – Replace vinyl wallcovering



CAMPUS OVERVIEW - A&M CONSOLIDATED MIDDLE SCHOOL

Originally Constructed: 1993 | Renovations: 2011 (Additions), 2014, 2016, 2019, 2020

FACILITY CONDITION ASSESSMENT

Upgrades – Site

- **Replace restroom building at athletic field**
- **Provide artificial turf at athletic field**

- Replace bike racks
- Paint exterior guard rails
- Replace splash blocks
- Sidewalk replacements
- Repave visitor parking area
- Add site fencing

- Grading improvements
- Repaint fire lane striping
- Relocate long jump pits

Upgrades – Exterior

• **Replace building sealants**

• **Pressure wash building exterior**

• **Replace roof**

- Paint steel lintels
- Seal gutter joints, repair downspouts

Upgrades – Interior

- Throughout – Reseal concrete floors, replace ceiling grid and tiles, replace VCT and tile with non-wax flooring, replace blinds

• **Kitchen – Replace ovens**

- Restrooms – Renovate: new finishes, toilet partitions, toilet accessories and plumbing fixtures

• **Corridors – Provide tile wainscot**

• **Choir – Repaint ceiling**

• **Weight room – Provide acoustical panels**

• **Kitchen – Repaint walls**

Upgrades – Mechanical, Plumbing, Electrical

- **Mechanical – Reinsulate water piping at cooling tower**
- **Mechanical – Replace condenser water pumps**
- **Mechanical – RTU replacements**
- **Mechanical – Replace diffusers/ grilles**
- **Mechanical – Add exhaust to Custodial Closet**
- **Mechanical – Reinsulate ductwork in mezzanine**
- **Mechanical – Test and Balance**
- **Mechanical – Reinsulate refrigerant piping**
- **Mechanical – Replace DX unit and add OAU at Orchestra building**
- **Mechanical – Replace Energy Recovery Units**
- **Mechanical – Add dedicated cooling to IDF rooms**
- **Mechanical – Replace chemical feeder**
- **Mechanical – Replace condensing units, assoc. AHU and refrigerant piping**
- **Electrical – Add safety/ GFCI devices, additional outlets**
- **Electrical – Add additional exit signage**
- **Electrical – Kitchen – Add lighting**
- **Electrical – Replace and add emergency lighting**
- **Electrical – Add lighting to office areas**
- **Electrical – Replace all lighting with LED**
- **Electrical – Add LED site lighting at driveways, parking areas**
- **Electrical – Replace surge suppression devices**
- **Plumbing – Provide ADA compliant sinks**
- **Plumbing – Replace electrical drinking fountain**
- **Plumbing – Add eye wash at clinic sink**
- **Plumbing – Replace mop sink in Custodial closet**
- **Plumbing – Add floor sinks**
- **Plumbing – Replace electric water heaters**



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CAMPUS OVERVIEW - COLLEGE STATION MIDDLE SCHOOL

Originally Constructed: 1993 | Renovations: 2011 (Additions), 2014, 2016, 2019, 2020

FACILITY CONDITION ASSESSMENT

Upgrades - Site

- **Resurface track**
- **Replace restroom building at athletic field**
- **Provide artificial turf at athletic field**
- Provide ADA accessible parking signage
- Repaint fire lane striping
- Grading improvements
- Sidewalk and curb replacements
- Upgrades - Exterior**
 - **Replace building sealants**
 - Replace/repaint mortar
 - Replace hollow metal window frames
 - Pressure wash building exterior
 - Repaint hollow metal doors and frames at entrance
 - Replace roof (low slope roof)

Upgrades - Interior

- Gym – Replace bleachers
- Gym – Replace backboards
- Custodial – Provide FRP at sinks
- Kitchen – Replace door, pass-thru coolers/warmers, lockers
- Weight Room – Add acoustic panels
- Throughout – Repaint walls, replace ceiling grid and tiles, replace blinds, reseal concrete floors, replace VCT and sheet flooring with non-wax flooring
- Restrooms – Renovate: new finishes, toilet partitions, toilet accessories and plumbing fixtures
- Upgrades - Mechanical, Plumbing, Electrical**
 - **Mechanical – VRF System replacement**
 - **Mechanical – Add CO monitoring station in Boiler room**
 - **Mechanical – Relocate BMCS control panel**

- **Mechanical – AHU replacements**
- **Mechanical – VAV replacements**
- **Mechanical – Test and Balance**
- **Mechanical – Chilled and hot water pump replacements; add VFDs**
- **Mechanical – Provide new chemical treatment**
- **Mechanical – Chiller replacements**
- **Mechanical – Reinsulate all chilled water piping**
- **Mechanical – Exhaust fan replacements**
- Mechanical – Reconfigure ductwork serving Orchestra room
- Mechanical – Add dedicated cooling to IDF rooms
- Mechanical – Replace chemical feeder
- Mechanical – Replace condensensing units, assoc. AHU and refrigerant piping
- **Electrical - Add safety/ GFCI devices, additional outlets**
- **Electrical – Add additional exit signage**
- **Electrical – Grounding**
- **Electrical – Replace and add emergency lighting**
- Electrical – Replace all lighting with LED
- Electrical – Replace surge suppression devices
- **Plumbing – Replace sump pump system**
- **Plumbing – Add floor sinks**
- **Plumbing – Provide ADA compliant sinks**
- **Plumbing – Replace electrical drinking fountain**
- **Plumbing – Replace mop sink in Custodial closet**
- Plumbing – Repaint gas piping
- Plumbing – Provide trench drains under showers
- Plumbing – Add emergency eyewash in Clinic
- Plumbing – Provide cold and hot water to restrooms
- Plumbing – Replace all domestic water piping



CAMPUS OVERVIEW - WELLBORN MIDDLE SCHOOL

Originally Constructed: 2018 | Renovations: N/A

FACILITY CONDITION ASSESSMENT

Upgrades - Site

- **Provide artificial turf at athletic field**
 - Resurface track
- ### Upgrades - Exterior
- Roof repairs
- ### Upgrades - Interior
- Provide casework, sinks, eyewash in new science classroom
 - Gym – Replace backboards
 - Girls Locker – Add (20) lockers
 - Kitchen – Reseal floor
- ### Upgrades - Mechanical, Plumbing, Electrical
- Electrical – Add LED lighting at practice field
 - Electrical – Motorize gym bleachers
 - Plumbing – Add hose bibb at athletic field



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Table Talk Q&A Process

HIGH SCHOOLS



CAMPUS OVERVIEW - A&M CONSOLIDATED HIGH SCHOOL

Originally Constructed: 1977 | Renovations: 1997 (Additions), 2009, 2013, 2015 (Additions), 2022, Upcoming Summer 2023

FACILITY CONDITION ASSESSMENT

Upgrades - Site

- **Restripe and renumber parking lot**
- Reseal paving joints
- Grading improvements
- Sidewalk and curb replacements
- Repaint parking lot light poles
- Replace asphalt area at loading zone
- Repaint bike racks

Upgrades - Exterior

- **Replace building sealants**
- **Provide street number on exterior of building**
- **Replace roof**
- **Replace skylights**
- Replace exterior metal wall panels
- Replace overhead door

Upgrades - Interior

- Repoint brick
- Pressure wash building exterior
- **Replace elevators**
- **Install closers on fire-rated doors**
- **Infill tiered cafeteria**
- Renovate dish room
- Replace kitchen equipment
- Gym - Add side goals
- Gym - Replace backboards and scoreboards
- Gym - Refinish floor
- Kitchen - Replace flooring
- Scenery Shop - Provide vacuum system
- **Mechanical - Mechanical, Plumbing, Electrical**
- **Mechanical - Outside Air Unit replacements**
- **Mechanical - AHU replacements**

- **Mechanical - FCU replacements**
- **Mechanical - Exhaust fan replacements**
- **Mechanical - DX split system replacements**
- **Mechanical - RTU replacements**
- **Mechanical - Test and Balance**
- **Mechanical - Chilled and hot water pump replacements; add VFDs**
- **Mechanical - Replace all chilled water piping insulation**
- **Mechanical - Add dedicated cooling to IDF rooms**
- **Mechanical - Replace 2012 RTU**
- **Mechanical - Replace 2012 DX split systems**
- **Electrical - Add/ replace lighting controls in locker room**
- **Electrical - Add safety/ GFCI devices, additional outlets**
- **Electrical - Replace panelboards and obsolete gear**
- **Electrical - Relocate disconnect switch**
- **Electrical - Replace motor control centers with distribution panels**
- **Electrical - Replace surge suppression devices**
- **Electrical - Upgrade fire alarm system to add voice evacuation**
- **Plumbing - Add floor sinks**
- **Plumbing - Provide trench drains under showers**
- **Plumbing - Replace waste piping**
- **Plumbing - New shower valve**
- **Plumbing - Repaint gas piping**
- **Plumbing - Replace electric water heaters**
- **Plumbing - Add emergency eyewash in Clinic**
- **Plumbing - Provide cold and hot water to restrooms**



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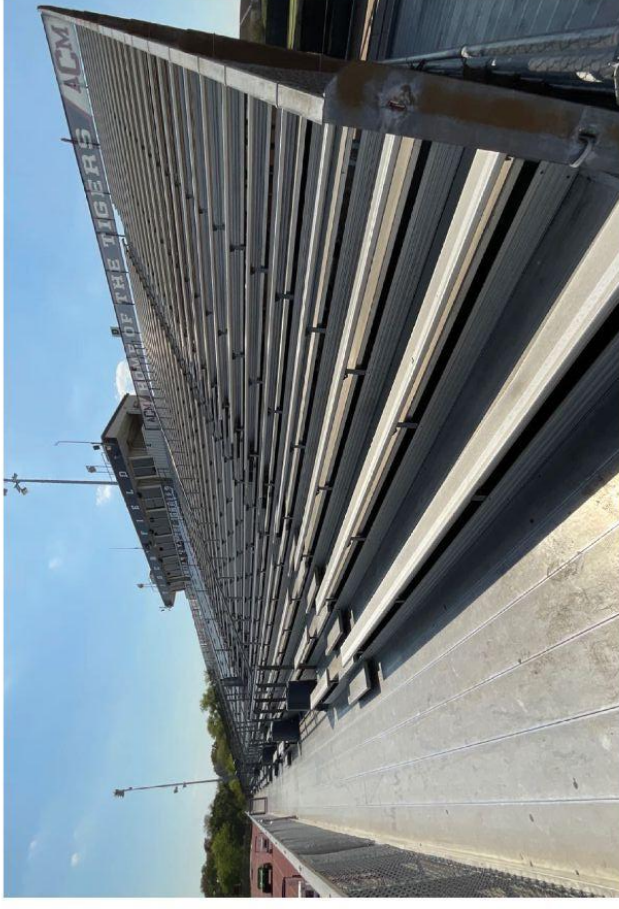
CAMPUS OVERVIEW - AMCHS TIGER STADIUM

Originally Constructed: 1980 | Renovations: 2008, 2021

FACILITY CONDITION ASSESSMENT

Upgrades - Site

- **Resurface track**
 - **Grading improvements**
 - **Replace ticket booths, home and visitor**
 - Provide artificial turf at baseball field
 - Provide artificial turf in (f) D-Zone
 - Provide accessible route/ sidewalk replacements
- Upgrades - Exterior
- **Replace press box, home and visitor restrooms and concessions**
 - **Rebuild tennis facilities**
- Upgrades - Mechanical, Plumbing, Electrical
- **Electrical – Add egress lighting**
 - Electrical – LED lighting at Baseball and Tennis
 - Electrical – Replace scoreboard/ videoboard



CAMPUS OVERVIEW - STADIUM FIELD HOUSE

Originally Constructed: 1988 | Renovations: 2008

FACILITY CONDITION ASSESSMENT

Upgrades - Site

- Reseal pavement joints

Upgrades - Exterior

- **Replace building sealants**
- **Replace roof**

- Pressure wash building exterior

Upgrades - Interior

- Replace ceiling tiles and grid in damaged areas
- Provide walk-off carpet at exterior doors
- Replace weatherstripping at all exterior doors
- Repaint throughout
- Reseal concrete floors
- Replace VCT with non-wax flooring
- Replace weight room rubber flooring
- Replace horizontal blinds
- Replace floor tile
- Repaint interior hollow metal doors and frames

Upgrades - Mechanical, Plumbing, Electrical

- **Mechanical – RTU replacements**
- **Mechanical – Add dedicated cooling to MDF/IDF rooms**
- Mechanical – Test and Balance
- **Electrical - Add safety/ GFCI devices**
- Electrical – Replace exterior building mounted lighting with LED
- Electrical – Replace surge suppression devices
- **Plumbing – Add insulation kits**
- Plumbing – Repaint gas piping
- Plumbing – Insulate exposed copper water piping
- Plumbing – Re-insulate fire entry
- Plumbing – Add floor sink



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CAMPUS OVERVIEW - AMCHS MULTI-SPORT FIELD HOUSE

Originally Constructed: 2008 | Renovations: N/A

FACILITY CONDITION ASSESSMENT

Upgrades - Site

- Provide artificial turf at softball field
- Sidewalk replacements

Upgrades - Exterior

- **Replace building sealants**
- **Replace roof**
- Repaint exterior hollow metal doors and frames
- Softball – replace press box and ticket booth
- Pressure wash building exterior

Upgrades - Interior

- Replace ceiling tiles and grid in damaged areas
- Replace carpet
- Reseal concrete
- Replace floor tile
- Replace mirrors
- Renovate public restrooms
- Repaint interior hollow metal doors and frames

Upgrades - Mechanical, Plumbing, Electrical

- **Mechanical – RTU replacements**
- **Mechanical – OAU replacement**
- Mechanical – Add dedicated cooling to MDF/IDF rooms
- Mechanical – Test and Balance
- **Electrical – Add exit signage and additional egress lighting**
- Electrical – LED lighting at Softball
- Electrical – Provide additional receptacles
- Electrical – Replace all interior and exterior lighting with LED
- Electrical – Replace surge suppression devices
- Plumbing – Add insulation kits



CAMPUS OVERVIEW - COLLEGE STATION HIGH SCHOOL

Originally Constructed: 2011 | Renovations: N/A

FACILITY CONDITION ASSESSMENT

Upgrades - Site

- Restripe parking lot
- Reseal paving joints
- Sidewalk and curb replacements

Upgrades - Exterior

• Below grade waterproofing at staff breakroom

- Replace door seals
- Cafeteria – Replace glazing pane
- Pressure wash building exterior
- Replace roof

Upgrades - Interior

- Replace damaged ceiling tiles
- Cafeteria – Replace floor tiles
- Gym – Refinish floor/ repaint court lines
- Wrestling – Replace flooring
- Throughout – Patch/paint around windows, reseal concrete floors, repaint walls, handrails, exposed structure; repaint hollow metal doors and frames

- Upgrades - Mechanical, Plumbing, Electrical
- **Mechanical – Add CO monitoring station in Boiler room**

- **Mechanical – Replace boiler ductwork**
- Mechanical – Repaint outdoor condenser water piping
- **Electrical – Add/ replace exit signage**
- **Electrical - Add safety/ GFCI devices, additional outlets**
- **Electrical – Add lighting controls**
- Electrical – Replace all lighting with LED
- Electrical – Add three-way lighting controls
- Electrical – Replace surge suppression devices
- Electrical – Upgrade fire alarm system to add voice evacuation
- **Plumbing – Replace electric drinking fountains**
- **Plumbing – Provide fire department hose connections at rear of stage**
- Plumbing – Tempered water to emergency showers in science area



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CAMPUS OVERVIEW - CSHS COUGAR STADIUM

Originally Constructed: 2011 | Renovations: 2021

FACILITY CONDITION ASSESSMENT

Upgrades - Site

- **Resurface track**

- Provide artificial turf in (f) D-Zone

Upgrades - Exterior

- **Press Box – waterproofing repairs**

- **Press Box – replace roof**

Upgrades - Mechanical, Plumbing, Electrical

- Electrical – Replace surge suppression devices
- Electrical – Replace scoreboard/ videoboard



CAMPUS OVERVIEW - CSHS FIELD HOUSE

Originally Constructed: 2011 | Renovations: N/A

FACILITY CONDITION ASSESSMENT

Upgrades - Site

- **Grading improvements**
- **Sidewalk replacements**
- Upgrades - Exterior
 - **Replace building sealants**
 - Replace roof
 - Repaint plaster soffits
 - Repaint exterior columns

Upgrades - Interior

- Replace lockers
- Laundry – Provide additional lockers



CAMPUS OVERVIEW - BASEBALL/ SOFTBALL CONCESSION

Originally Constructed: 2011 | Renovations: N/A

FACILITY CONDITION ASSESSMENT

Upgrades - Site

- **Replace site paving**

- Artificial turf at baseball and softball fields
- Renovate bullpens

Upgrades - Exterior

- **Concession - Replace exterior door**

- Replace roof
- Repoint masonry
- Replace building sealants

Upgrades - Interior

- Replace casework

Upgrades - Mechanical, Plumbing, Electrical

- Electrical – Replace with LED lighting at Baseball, Softball and Tennis



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CAMPUS OVERVIEW - COLLEGE VIEW HIGH SCHOOL

Originally Constructed: 2016 | Renovations: N/A

FACILITY CONDITION ASSESSMENT

Upgrades - Site

- Sidewalk replacements
- Replace asphalt paving with concrete
- Replace perimeter and sidewalk sealants

Upgrades - Exterior

- **Replace building sealants**
- Pressure wash building exterior
- Repoint brick
- Repair concrete stair landing
- Repaint exterior hollow metal doors and frames
- Replace roof
- Upgrades - Interior
- Provide control joints
- Front Office – provide corner guards
- Replace ceiling tiles and grid in damaged areas
- Repaint throughout

Upgrades - Mechanical, Plumbing, Electrical

- Mechanical – RTU replacements
- Mechanical – Add OAU to single zone units
- Mechanical – Replace mini-splits serving MDF/ IDF rooms
- Mechanical – Test and Balance
- **Electrical - Add safety/ GFCI devices, additional outlets**
- **Electrical – Add additional exit signage**
- **Electrical – Add lighting in Kitchen**
- **Plumbing – Add solids interceptors**
- Plumbing – Provide tempered water to emergency shower in science
- Plumbing – Add emergency eye wash at clinic
- Plumbing – Repaint gas piping



DISTRICT SUPPORT FACILITIES



CAMPUS OVERVIEW - BARBARA BUSH PARENT CENTER

Originally Constructed: N/A | Renovations: 2016

FACILITY CONDITION ASSESSMENT

Upgrades - Site

- Replace concrete splash blocks
- Grading improvements

Upgrades - Exterior

- Repair plaster soffit
- Replace window frames, glazing and flashing
- Repair exterior wall; repoint masonry
- Paint exterior hollow metal door frames

Upgrades - Interior

- Install FRP at mop sinks
- Replace doors and hardware
- Replace VCT and sheet flooring with non-wax flooring
- Replace carpet
- Restrooms – Renovate: new finishes, toilet partitions, toilet accessories and plumbing fixtures

Upgrades - Mechanical, Plumbing, Electrical

- **Mechanical – RTU replacement**
- **Mechanical – Add exhaust to Custodial room**
- Mechanical – Reroute condensate
- **Electrical – Replace canopy light fixtures**
- **Electrical - Add safety/ GFCI devices, additional outlets**
- **Electrical – Add additional exit signage**
- Electrical – Replace all lighting with LED
- Electrical – Replace panel boards
- **Plumbing – Add fire sprinkler system**
- **Plumbing – Add apron on electric drinking fountain**
- **Plumbing – Provide ADA compliant sink**
- Plumbing – Replace mop sink faucet



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CAMPUS OVERVIEW - CSISD CENTRAL OFFICE

Originally Constructed: 1982 | Renovations: 2017

FACILITY CONDITION ASSESSMENT

Upgrades - Site

- **Provide handrails at ramp**
- Remove vegetation from front courtyards
- Repaint fire lane and parking lot striping
- Concrete paving repairs
- Upgrades - Exterior
- **Building envelope repairs**
- **Safety & Security Upgrades**
- Corridor/ canopy connection between buildings
- Pressure wash/ repaint building exterior
- Replace metal soffit
- Paint hollow metal doors and frames
- Replace exterior storefront and glazing systems

Upgrades - Interior

- **Replace door hardware**
- **Create security vestibule**
- Replace room and wayfinding signage
- Replace carpet
- Replace ceiling tiles and grid
- Replace throughout
- Replace blinds
- Restrooms – Renovate: new finishes, toilet partitions, toilet accessories and plumbing fixtures
- Replace vinyl wallcovering
- Install corner guards
- Replace VCT with non-wax flooring
- Replace casework

Upgrades - Mechanical, Plumbing, Electrical

- **Mechanical – DX split systems replacement**
- **Mechanical – New VRF system**
- **Mechanical – Test and Balance**
- **Mechanical – Exhaust fan replacements**
- **Mechanical – Add exhaust to Custodial room**
- **Mechanical – Add FCU condensate overflow switches**
- **Electrical –Add emergency egress lighting**
- **Electrical - Add safety/ GFCI devices, additional outlets**
- **Electrical – Add additional exit signage**
- **Electrical – Replace all lighting with LED**
- **Plumbing – Add fire sprinkler system**
- **Plumbing – Add apron on electric drinking fountain**
- **Plumbing – Provide ADA compliant sinks**
- **Plumbing – Reroute condensate**
- **Plumbing – Provide a fire sprinkler system**



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CAMPUS OVERVIEW - FACILITIES & MAINTENANCE COMPLEX

Renovations: 2018

FACILITY CONDITION ASSESSMENT

Upgrades - Site

- Add striping for accessible route
- Add egress hardware to exterior gates
- Grading improvements
- Add area drain
- Repave parking lot

Upgrades - Exterior

- Repaint underside of metal canopy
- Replace metal wall panels
- Enclose PEMB roof with metal panels
- Upgrades - Mechanical, Plumbing, Electrical

• Mechanical – Exhaust system repairs

- Mechanical – DX system replacements
- Mechanical – Unit heater replacements
- Mechanical – Replace dust collector

• Electrical - Add receptacles

- Electrical – Add additional exit signage
- Electrical – Replace all lighting with LED
- Electrical – Emergency generator
- Electrical – Replace surge suppression devices
- Electrical – Replace all electrical panels
- Electrical – Add lighting to outdoor covered storage areas
- Electrical – Add building mounted site/security lighting
- Plumbing – Provide tempered water to emergency eyewash
- Plumbing – Add backflow preventer to ice machine
- Plumbing – Provide hot water to service sink in shop
- Plumbing – Repaint gas piping



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CAMPUS OVERVIEW - PURCHASING BUILDING

Originally Constructed: 2015 | Renovations: N/A

FACILITY CONDITION ASSESSMENT

- Upgrades - Site
 - Repaint fire lane and crosswalk striping
- Upgrades - Exterior
 - Pressure wash building exterior
 - Relocate load leveler
 - Add concrete ramp
- Upgrades - Interior
 - Building expansion joint
 - Upgrades - Mechanical, Plumbing, Electrical
- **Electrical – Connect HVLS fans to fire alarm system**
- **Electrical – Add additional exit signage**
- **Electrical – Provide additional receptacles**



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CAMPUS OVERVIEW - TECHNOLOGY BUILDING

Renovations: 2017

FACILITY CONDITION ASSESSMENT

- Upgrades - Interior
 - Acoustics in conference room
- Upgrades - Mechanical, Plumbing, Electrical
 - Plumbing — Provide floor sink



CAMPUS OVERVIEW - TRANSPORTATION FACILITY

Renovations: 2017

FACILITY CONDITION ASSESSMENT

Upgrades - Site

- **Seal pavement joints**
- Expand bus parking lot
- Provide gate controller
- Replace gates
- Repaint concrete pavement
- Paving and curb repairs and replacements
- Repaint fuel tanks

Upgrades - Exterior

- Repaint hollow metal doors and frames, and window frames

Upgrades - Interior

- Repaint throughout
- Building expansion joint
- New bus lifts

Upgrades - Mechanical, Plumbing, Electrical

- **Mechanical – DX split systems replacements**
- **Mechanical – Add exhaust to Custodial closet**
- **Mechanical – Unit heater replacements**
- **Mechanical – Replace vehicle exhaust hoses**
- **Electrical – Add safety/ GFCI devices, additional outlets**
- **Plumbing – Provide tempered water to emergency shower**
- **Plumbing – Gas Tankless water heater replacements**



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THANK YOU!





Table Talk Q&A Process

TELLING THE STORY....



LIKES & WISHES

**Offer up any
Likes and
Wishes to
assist us in
improving
each meeting**



NEXT MEETING INFORMATION

Tuesday, April 25th

5:30 pm Dinner

6pm-8pm Meeting

CSISD Board Room

