



Waco Independent School District

Community Advisory Committee
(CAC) for the Waco ISD Facilities
Long-Range Master Plan
Meeting 4

03.01.2021



Start/Finish On-Time

- + Meetings begin within 5 mins of start time
- + Timekeepers will move us along
- + Use Chat for comments, questions



Participate/ Communicate

- + All ideas are important
- + Use Chat to share feedback or ideas
- + Please complete any homework



Help Limit Distractions

- + Mute during presentation
- + Use Chat to register questions
- + Use Raise Hand feature for your turn



Parking Lot

- + Capture, or “Park” ideas or questions here for later
- + Keeps track of items not related to current agenda or discussion



Honesty, Courtesy, Respect

- + Golden Rule: Do unto others...
- + Participate as you would in person
- + Listen to others and be engaged



Have Fun

- + Learn new information
- + Meet new people
- + Make an impact on your community!

Meeting Etiquette

Meeting Schedule:

1. ~~January 11~~
2. ~~January 25~~
3. ~~February 8~~
4. ~~March 1~~
5. ~~March 22~~
6. ~~April 12~~
7. ~~May 3~~
8. ~~May 24~~

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Jan 2021	3	4	5	6	7	8	9
	10	11 meeting 1	12	13	14	15	16
	17	18 School Closed	19	20	21	22	23
	24	25 meeting 2	26	27	28	29	30
	31	1	2	3	4	5	6
Feb 2021	7	8 meeting 3	9	10	11	12	13
	14	15 School Closed	16	17	18	19	20
	21	22	23	24	25	26	27
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March 2021	7	8 School Closed	9 School Closed	10 School Closed	11 School Closed	12 School Closed	13
	14	15	16	17	18	19	20
	21	22 meeting 5	23	24	25	26	27
	28	29	30	31	1	2 School Closed	3
April 2021	4	5	6	7	8	9	10
	11	12 meeting 6	13	14	15	16	17
	18	19	20	21	22	23	24
	25	26	27	28	29	30	1
May 2021	2	3 meeting 7	4	5	6	7	8
	9	10	11	12	13	14	15
	16	17	18	19	20	21	22
	23	24 meeting 8	25	26	27	28	29
	30	31 School Closed	1	2	3	4	5

Meeting Schedule



Welcome
2021 Winter Storm Impact
Facility Costs + Types
Key Metrics for High Schools
Waco High School Options
Wrap-Up & Next Steps

Agenda – CAC Meeting 4



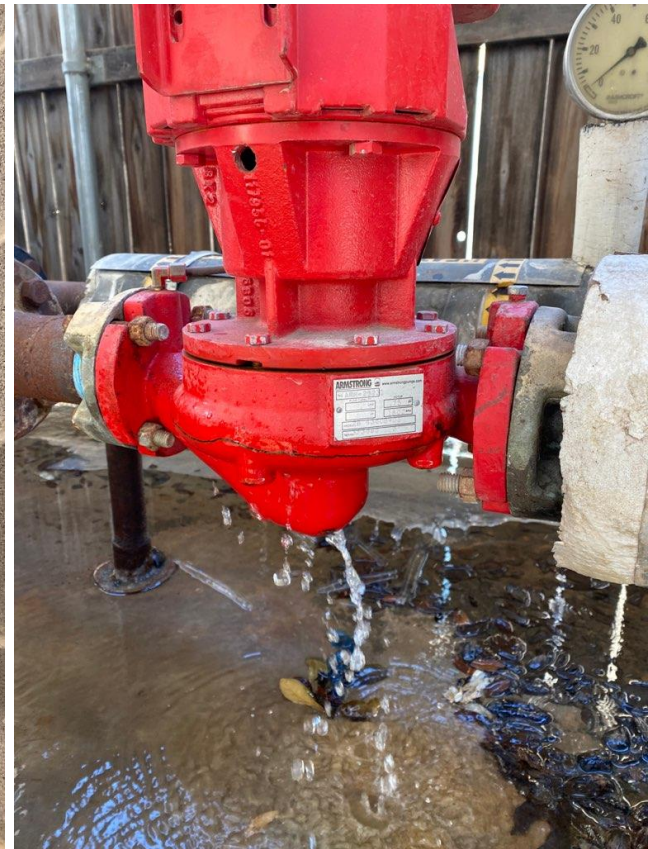


Welcome

2021 Winter Storm Impact



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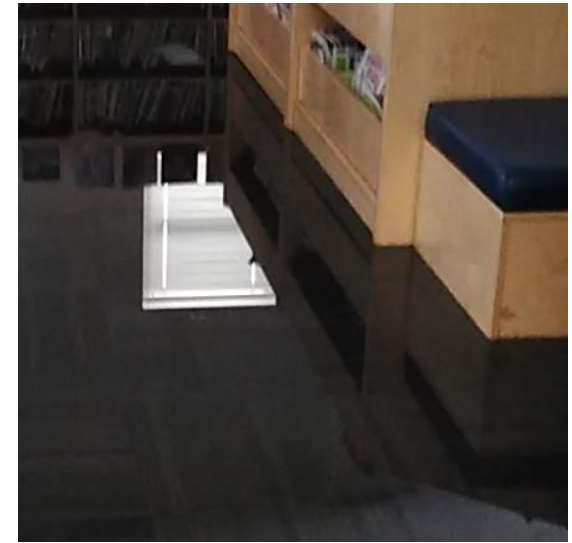
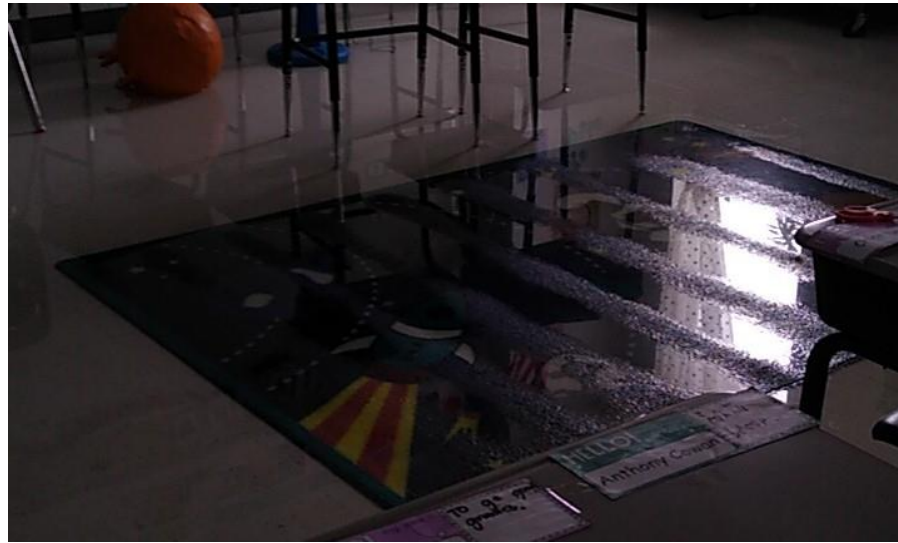
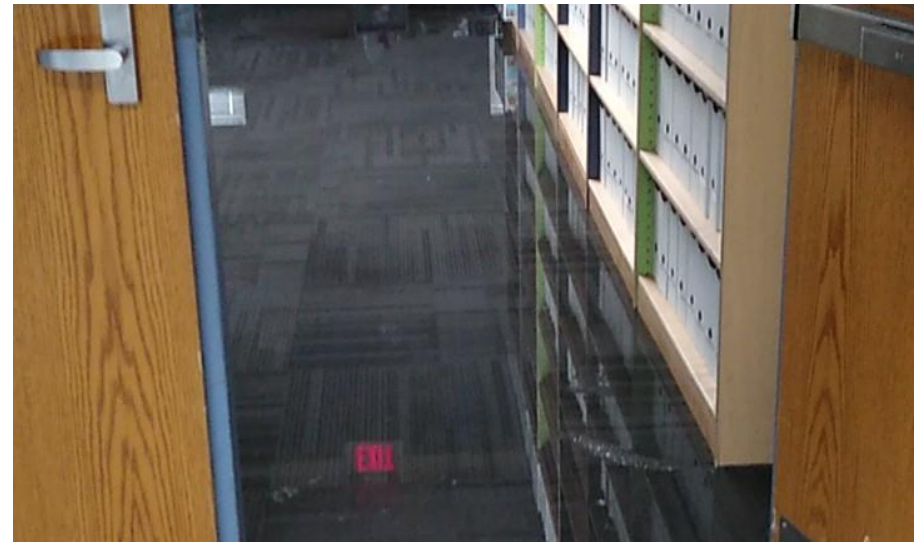
Waco High School – 1 of 2



Waco High School – 2 of 2



GW Carver Middle School



Alta Vista Elementary School

New Schools Costs



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← Site Costs → ± 5% ← Hard Costs → ± 65% ← Soft Costs → ± 30%

Land / Site
• Land Cost
• Closing Costs
• Title Survey
• Env. Site Assessment
• Geotechnical Survey
• Demolition

Building
• Foundations
• Structural Steel
• Exterior Envelope
• Interior Finishes
• Conveying
• HVAC & Plumbing
• Electrical
• Low Voltage Systems
• Fixed Equipment
• Sitework

Interior Elements
• Furniture, Fixtures and Equipment
• Technology

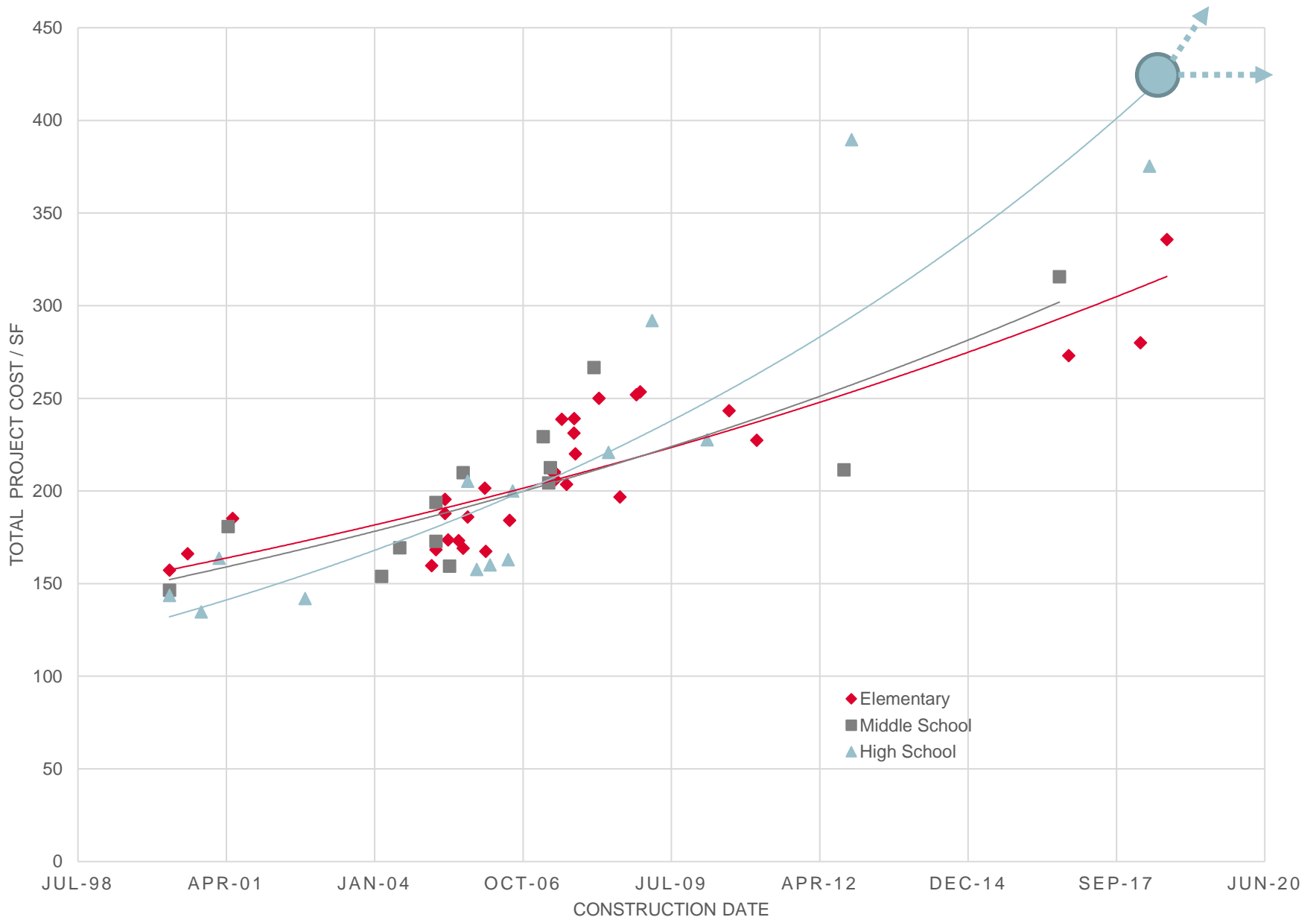
Development
• Design Fees
• Jurisdictional Fees
• Topo Survey
• Geotechnical Testing
• Materials Testing
• Moving Costs

Analysis of Total Project Costs

Typical school cost breakdown

Defines the options of material for Waco ISD

Division	Percentage
2 Sitework	13%
3 Concrete	6%
4 Masonry	4%
5 Metals	8%
6 Wood & Plastics	5%
7 Roofing / Waterproofing	6%
8 Doors & Windows	3%
9 Finishes	14%
10 Specialties	3%
11 Equipment	2%
12 Furnishings	1%
14 Conveying Equipment	1%
15 Mechanical	16%
16 Electrical	13%
General Requirements	5%
TOTAL	100%



Higher Budget

Site	1 Turf Competition / Practice, 2 Natural Practice
Superstructure	Structural Steel Frame
Exterior Materials	Brick / Stone / Metal Panel
Roofing	Built-up Roofing / Standing Seam Metal Roofing
Fenestration	Maximum Daylight Opportunities
Finishes	Terrazzo, LVT, Carpet, Sealed Carpet
	Plastic Laminate Wall Panels / Ceramic Tile
	High level of interior transparency for collaboration
	High NRC Acoustical Panel Ceilings
HVAC	Chilled Water System w/ High Efficiency
Plumbing	Cast-Iron Plumbing throughout
Electric Systems	LED Throughout: Site and Building
	Copper Conductors throughout
Landscape + Outdoor	Full landscape with outdoor spaces
Furniture	Collaborative Furniture Throughout + Soft Seating
Example Facilities	Tom Glenn HS / Success HS / North Belton MS



High School Facility First Cost Comparison

Mid Range Budget

Site	1 Turf Competition, 3 Natural Practice
Superstructure	Structural Steel Frame, Simple Forms
Exterior Materials	Brick / CMU / Stucco / EIFS
Roofing	BUR / S.S. with Conductor Heads / Downspouts
Fenestration	Focused Daylight at Library / Cafeteria, Small windows at Classrooms
Finishes	LVT, Limited Carpet, Sealed Conc
	Wall Protection at Main Corridors
	Key areas of Interior Transparency
	High NRC Acoustical Panel Ceilings at Key Educational Areas
HVAC	Large Package Dx System
Plumbing	Cast-iron / CPVC Plumbing
Electric Systems	LED at optimum locations only
	Aluminum Feeders
Landscape + Outdoor	Key landscaped areas and 1 outdoor space
Furniture	Collaborative Furniture / Soft Seating at Key Areas
Example Facilities	Westwood HS / Lake Belton HS / University HS



High School Facility First Cost Comparison

Lower Budget

Site	All Natural Fields
Superstructure	PEMB / Tilt-wall with Limited Openings
Exterior Materials	CMU / Stucco / EIFS
Roofing	TPO / Single-ply Roof with Conductor Heads / Downspouts
Fenestration	Punched Openings Throughout
Finishes	VCT, Sealed Concrete, Minimal Carpet
	No Wall Protection
	Doors with Sidelites
	Standard Ceilings Throughout
HVAC	Small Package Dx Systems
Plumbing	Maximum use of CPVC
Electric Systems	Flourescent Lights throughout
	Aluminum Feeders and MC Cable
Landscape + Outdoor	Landscape to meet city standards
Furniture	Traditional Furniture
Example Facilities	Lampasas HS / East View HS / Salado HS / Lago Vista HS



High School Facility First Cost Comparison

Facility Types + Examples



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Greenfield Facility

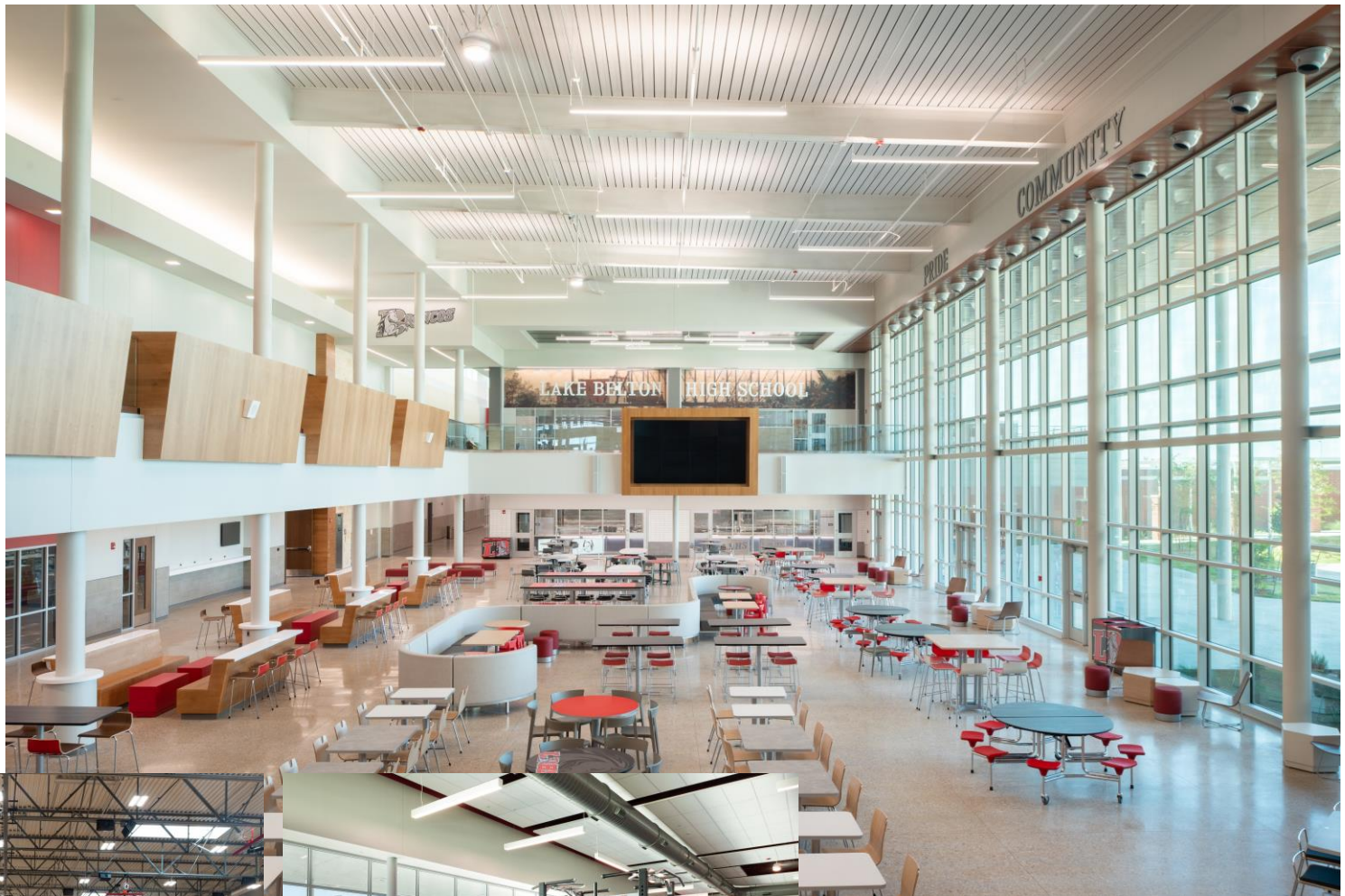


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New 397,000 SF facility
Grades – 9th to 12th grade
Site - 80 acres
Single Phase
Design - 15 months
Construction – 24 months

Lake Belton High School



Lake Belton High School

Replacement Facility



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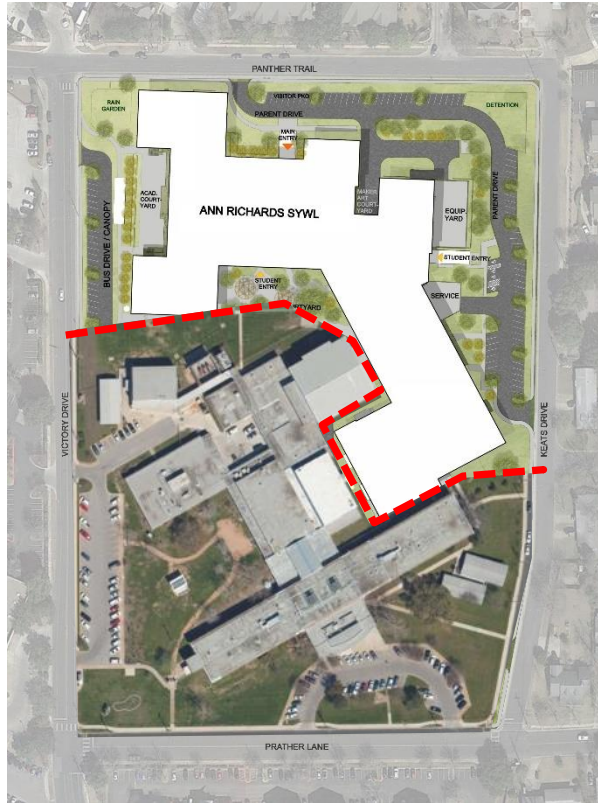
Replacement 205,000 SF facility
Grades – 6th to 12th grade
Site - 14.6 acres
Phased Construction – 5 phases
Design - 15 months
Construction – 28 months

Ann Richards School for Young Women Leaders, Austin ISD





Existing campus



Construction Sequencing



Completed modernized campus



Rogers-O'Brien
CONSTRUCTION

Austin, TX
2019-11-12



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Rogers-O'Brien
CONSTRUCTION

Austin, TX
2019-11-12



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2019-11-12



Renovated Facility



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Ph 1



Phase 1, completed in 2008

- Provided additional classrooms/labs
- Created new secure main entry
- Improved traffic flow + added parking
- Relocated athletic fields

Ph 2



Phase 2, completed in 2009

- Provided additional classrooms
- Relocated and expanded cafeteria
- Established the 9th grade center
- Expanded library, maintained as hub
- Improved site infrastructure

Ph 3



Phase 3, completed in 2016 + 2017

- Renovated, modernized, and expanded CTE spaces, science labs, special ed
- Reorganized classroom wings to co-locate like programs

Ph 4



Phase 4, completed in 2021

- Re-organized, modernized, and expanded fine arts facilities
- Added new gym and dance studios
- Added new classroom wing
- Realigned campus drives



WARRIOR UPDATE
ISSUE No. 11 August 2016

Round Rock Independent School District Westwood High School Phase 3 Design News

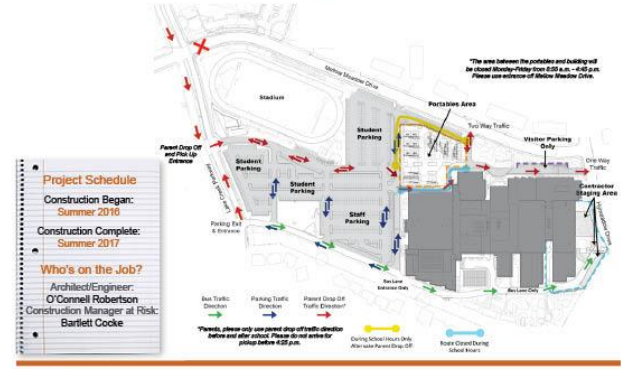
Phase 3 of WHS Master Plan Now Under Construction

Construction has begun on Phase 3 of the Westwood High School Master Plan. This project involves approximately 87,000 square feet of renovations, primarily in the D and E wings.

To provide additional classroom space while construction is going on, portables have been added to the teacher parking lot near the main entry of the school. This has resulted in shifts to the parking areas and traffic flow, as indicated on the graphic below. The parent drop-off/pick-up will be from Lake Creek Parkway.

The work will be completed in four steps to minimize the impact on campus operations as much as possible. Step A, which renovated the north half of the E wing's first and second floors, was completed this summer. Step B, which will renovate the south half of the E wing's second floor, will be under construction this fall and completed by the time students return from Winter Break. Step C, the renovations to the south half of E wing's first floor, will be under construction during Spring 2017 and will be completed during Summer 2017. Step D, which will complete the Westwood High School Phase 3 Plan, will begin after students leave for summer break in 2017.

While we know any construction causes some inconvenience, we are excited about the enhancements that will be made to our general and special education classrooms, CTE areas, science labs, academic support and administration areas. These renovations will provide the 21st century learning environments that will benefit our students and maintain Westwood High School's reputation top educational destination. We appreciate your patience through the construction process.



Total Improvements to Date

- 4 bond elections totaling \$99.4m construction
- 241,000 square feet of renovated space
- 102,000 square feet of new construction

Westwood High School





Westwood High School, Round Rock ISD

After



Before



Westwood High School, Round Rock ISD



Options for addressing High School needs

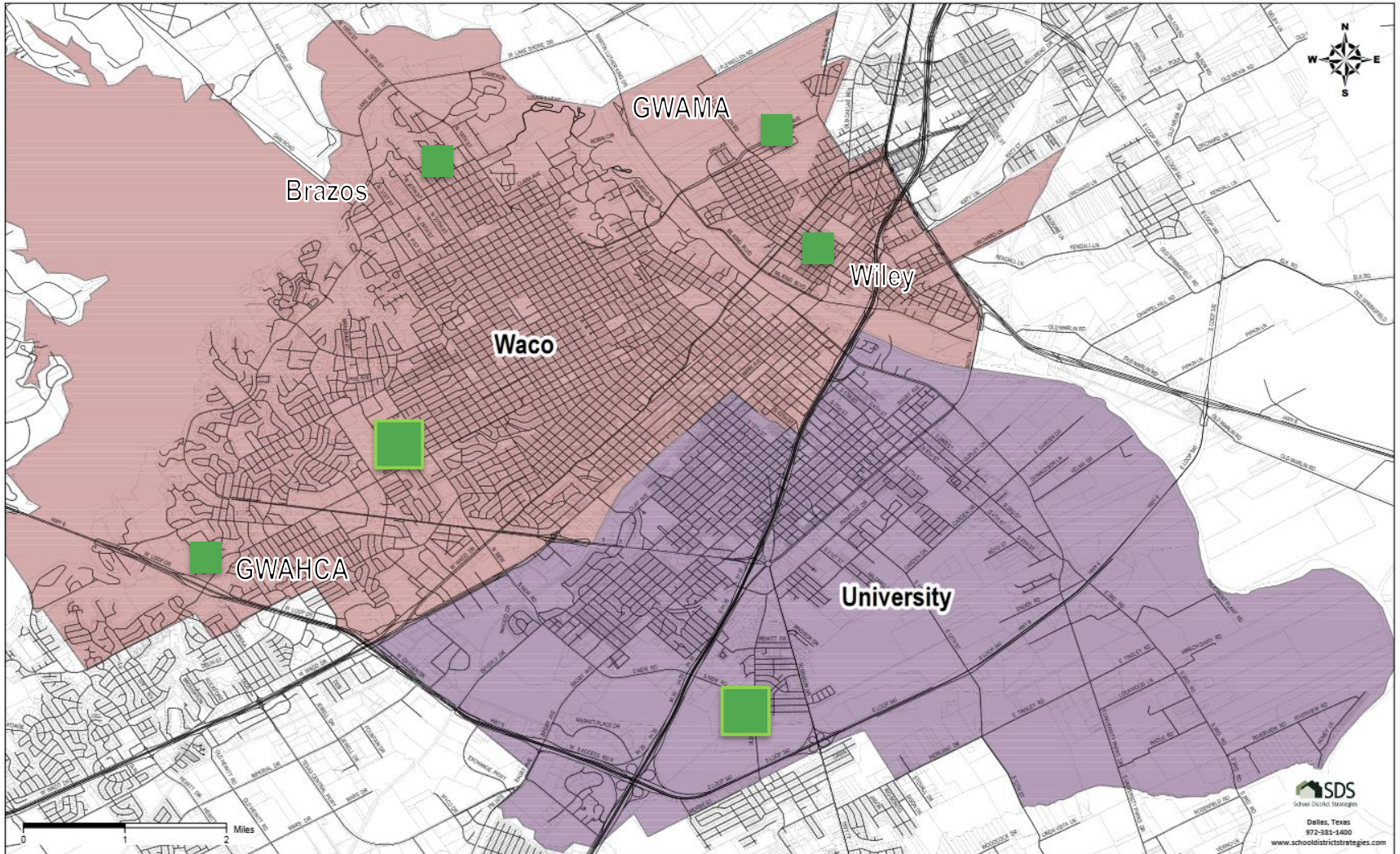


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Lenses for Considerations

1. Impact to Curriculum + Instruction, Accountability
2. Ideal Campus Size / Community Learning Size
3. Geographic Location / Campus Boundary / Neighborhoods
4. Historic Significance
5. Feeder Patterns
6. Enrollment + Capacity
7. Facility Conditions Assessment + Educational Suitability of Existing Campuses
8. Project Costs including construction + soft costs

Waco Independent School District - High School Attendance Zones



Top 10 Skills

in 2015

1. Complex problem solving
2. Coordinating with others
3. People management
4. Critical thinking
5. Negotiation
6. Quality control
7. Service orientation
8. Judgment and decision making
9. Active listening
10. Creativity

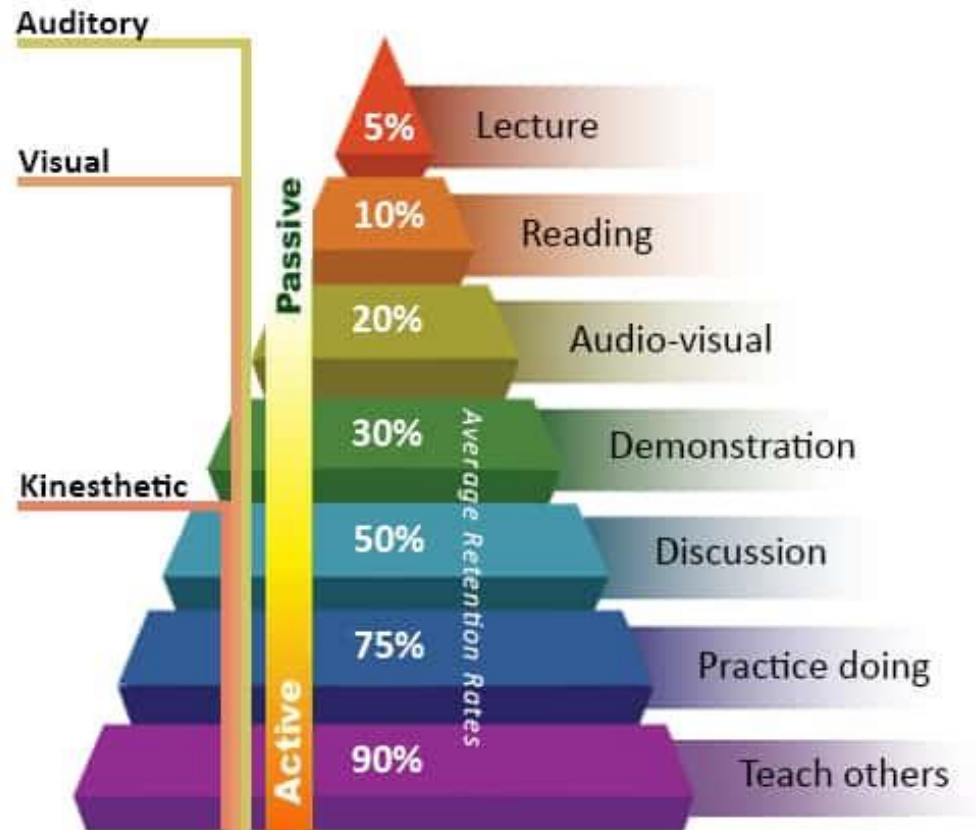
in 2020

1. Complex problem solving
2. Critical thinking
3. Creativity
4. People management
5. Coordinating with others
6. *Emotional intelligence*
7. Judgment and decision making
8. Service orientation
9. Negotiation
10. *Cognitive flexibility*

Source: Gray, Alex. "The 10 Skills You Need to Thrive in the Fourth Industrial Revolution." *World Economic Forum*, www.weforum.org/agenda/2016/01/the-10-skills-you-need-to-thrive-in-the-fourth-industrial-revolution/.

The Future of Jobs

The Learning Pyramid



Adapted from the NTL Institute of Applied Behavioral Science Learning Pyramid

Source: Education, Corner. "The Learning Pyramid." Education Corner© Online Education, Colleges & K12 Education Guide, 2021, www.educationcorner.com/the-learning-pyramid.html.

Creative Problem Solver

- Conflict resolution
- Creativity
- Logical reasoning
- Problem sensitivity
- Mathematical reasoning
- Visualization
- Judgment and decision-making
- Content knowledge

Skillful Team Member

- Active listening
- Critical thinking
- Monitoring self
- Coordinate with others
- Emotional intelligence
- Negotiation
- Service orientation

Effective Communicator

- Active listening
- Express ideas in multiple ways
- Interpersonal skills
- Mastery of language, information and knowledge
- Self-awareness
- Information, media and technology literacy

Life-long Learner

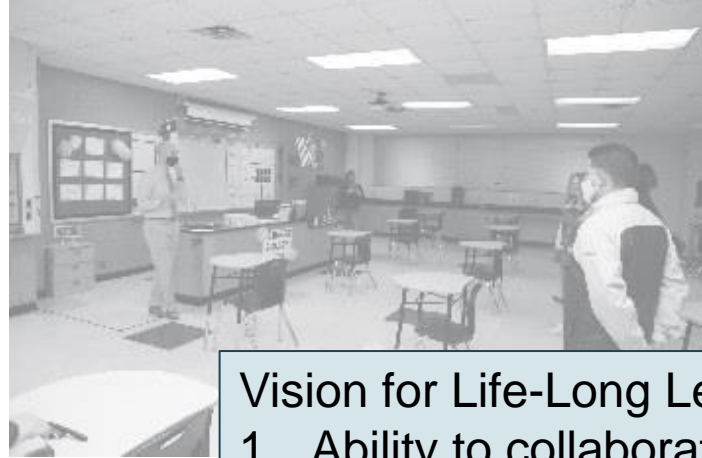
- Self-direction
- Digital literacy, communication, critical thinking and problem solving
- Collaboration skills
- Creativity and imagination
- Content knowledge

Informed Citizen

- Service orientation
- Cultural awareness
- Global awareness
- Empathy
- Personal and social responsibility

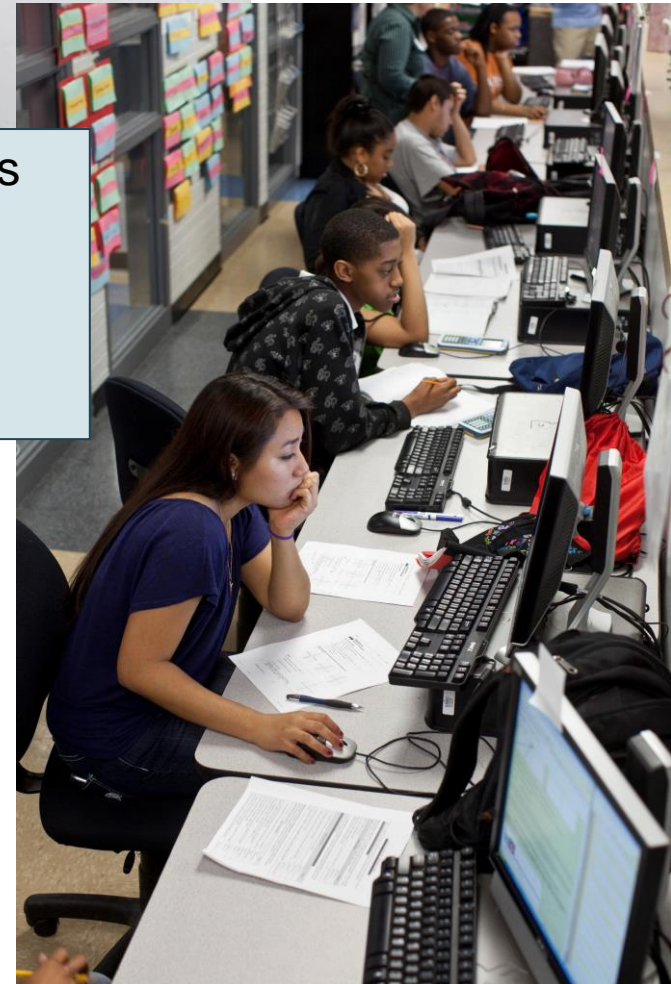


Necessary Attributes



Vision for Life-Long Learner: Waco ISD Goals

1. Ability to collaborate
2. Ability to be self-directed
3. Ability to integrate critical thinking
4. Appreciation of creativity/imagination



Lens 1: Impact to Curriculum

The ability to collaborate with others and work with diverse teams in a variety of contexts

Students learn in various ways. Replacing outdated learning environments that are geared toward stationary, front-facing instruction with flexible learning spaces for students and teachers would provide the foundation necessary to educate students in multiple ways and increase mastery of content.



Vision for Life-Long Learner: 1 of 4

The ability to be self-directed and apply content knowledge in new and different ways

A tech-enabled facility that includes versatile learning spaces across the campus would provide an opportunity for students to engage in robust learning experiences that are currently not available.



Vision for Life-Long Learner: 2 of 4

The ability to integrate critical thinking, problem solving, and information literacy skills

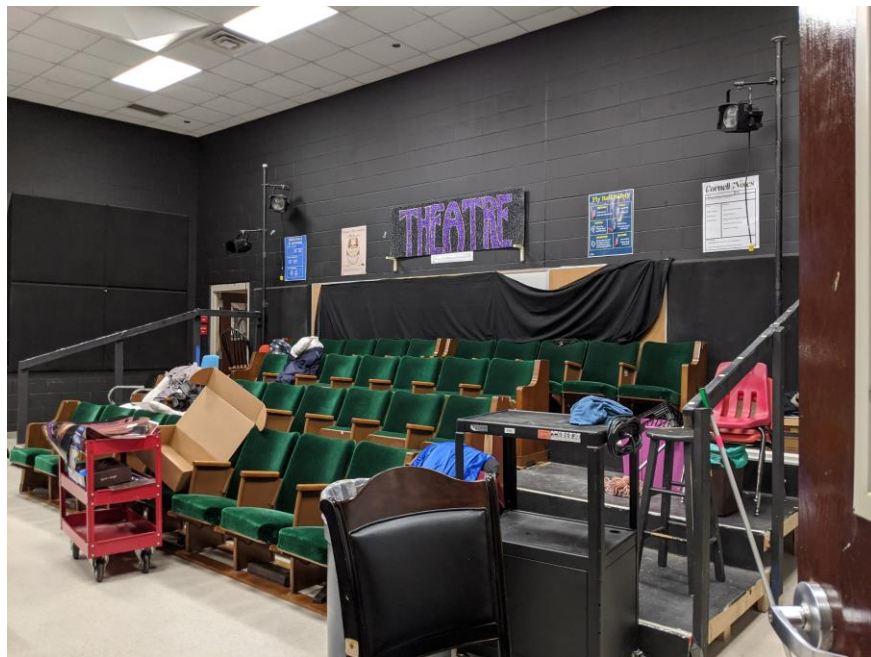
Facilities that are equipped to support teaching and learning that prepares students to encounter more complex life and work experiences would provide opportunities for students to apply learning in more meaningful ways.



Vision for Life-Long Learner: 3 of 4

Appreciation of creativity and imagination

Facilities that are designed to inspire would provide an effective foundation for teachers to cultivate and nurture students' creativity, imagination, and unique talents.



Vision for Life-Long Learner: 4 of 4



- Note
- Note
- Note
- Note



Pathways to Technology (P-Tech)

High School and Alternative School Demographics

Campus	Capacity	ENROLLMENT PROJECTIONS											
		2019/20	Fall 2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Brazos High School	370	185	146	185	172	168	175	171	171	172	172	172	172
University High School	2,150	1,689	1,896	1,896	1,869	1,879	1,884	1,883	1,864	1,824	1,837	1,857	1,869
Waco High School	2,480	2,089	2,132	2,120	2,201	2,126	2,140	2,127	2,076	2,091	2,038	2,026	1,989
HIGH SCHOOL TOTALS	5,000	3,963	4,174	4,201	4,242	4,173	4,199	4,181	4,111	4,087	4,047	4,055	4,030
High School Absolute Growth		35	211	27	41	-69	26	-17	-70	-24	-41	8	-25
High School Percent Growth		0.89%	5.32%	0.64%	0.98%	-1.64%	0.63%	-0.41%	-1.68%	-0.58%	-1.00%	0.20%	-0.61%
Bill Logue Detention Center		9	4	8	7	7	7	7	7	7	7	7	7
Challenge Academy		27	6	6	6	6	6	6	6	6	6	6	6
Wiley Opportunity Center	420	64	11	11	11	11	11	11	11	11	11	11	11
ALTERNATIVE TOTALS	420	100	21	25	24	24	24	24	24	24	24	24	24
DISTRICT TOTALS	19,080	14,907	14,577	14,826	14,753	14,661	14,639	14,630	14,552	14,552	14,636	14,724	14,831
District Absolute Growth		135	-330	249	-73	-92	-22	-9	-79	1	84	88	107
District Percent Growth		0.9%	-2.2%	1.7%	-0.5%	-0.6%	-0.2%	-0.1%	-0.5%	0.0%	0.6%	0.6%	0.7%

High School Capacity Need

Brazos High School	200 students
University High School	2,150 students
<u>Waco High School</u>	<u>2,150 students</u>
Minimum Capacity Needed	4,500 students

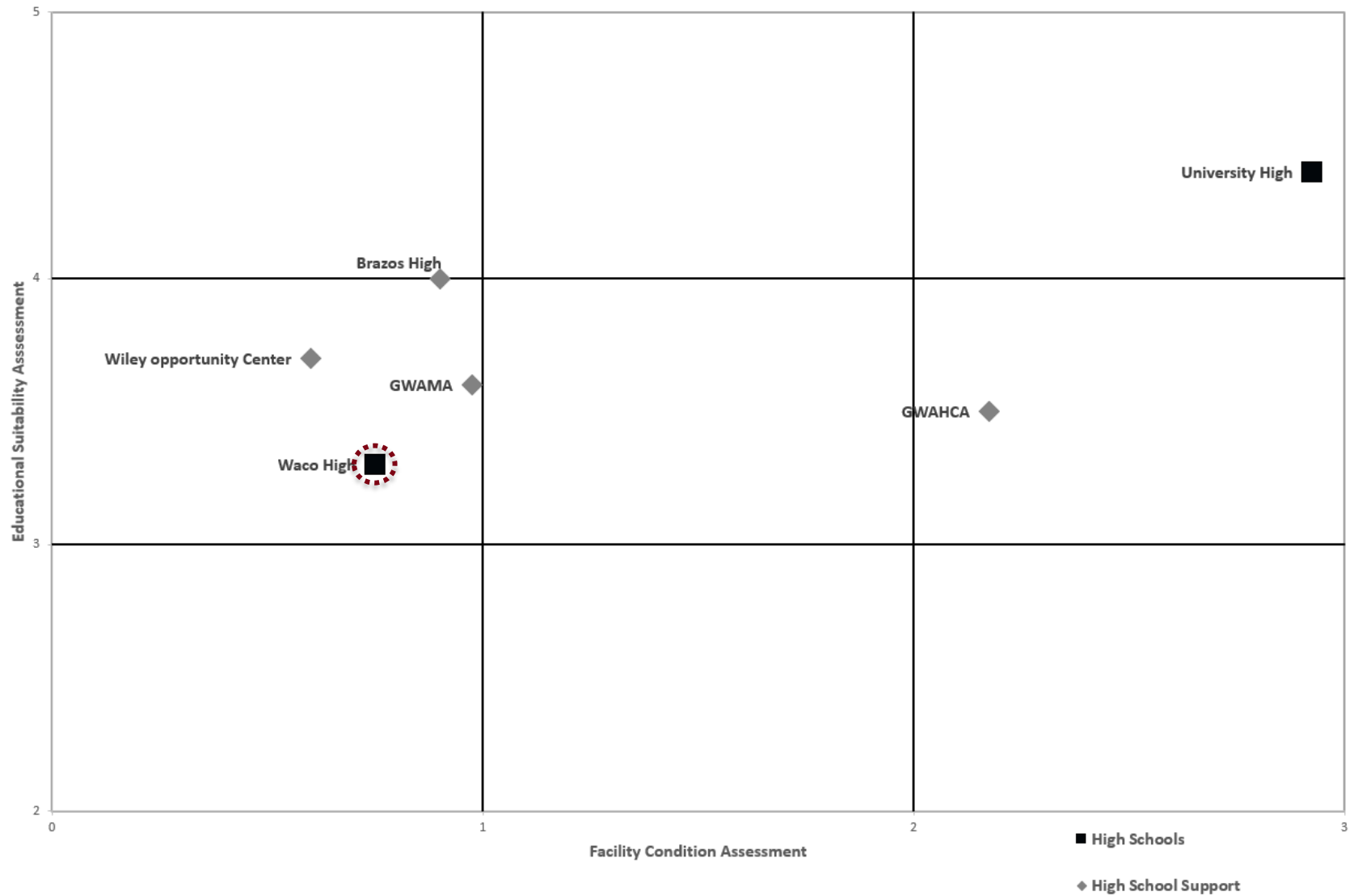
Lens 2: Enrollment + Capacity

Waco ISD System Priorities

Low	Medium	High
<ul style="list-style-type: none"> Built-In Equipment and Specialties Exterior Wall Finishes Interior Ceilings Finishes Interior Wall Finishes Interior Floor Finishes Vehicular Pavements Pedestrian Pavements 	<ul style="list-style-type: none"> Elevators and Chair Lifts Exterior Doors Exterior Windows Interior Doors Electrical – Lighting Plumbing Fixtures 	<ul style="list-style-type: none"> Domestic Water Distribution Sanitary Sewer Electrical - Branch Wiring Electrical - Service and Distribution Emergency Lighting Fire Alarm and Detection Systems Sprinklers And Standpipe Roof Coverings HVAC Distribution HVAC Equipment HVAC Controls

Project Costs	Total Project Costs Facility Conditions Assessment Needs through 2034			
	Low	Medium	High	Total
Brazos High School Credit Recovery	\$ 1,014,162	\$ 4,192,171	\$ 6,232,707	\$ 11,439,040
Greater Waco Advanced Health Care Academy	\$ 618,523	\$ 1,039,813	\$ 1,544,735	\$ 3,203,071
Greater Waco Advanced Manufacturing Academy	\$ 2,178,366	\$ 4,263,275	\$ 5,038,455	\$ 11,480,096
University High School	\$ 5,693,529	\$ 9,313,786	\$ 24,824,365	\$ 39,831,679
Waco High School	\$ 18,408,376	\$ 23,620,673	\$ 33,238,926	\$ 75,267,975
Wiley Opportunity Center	\$ 3,238,003	\$ 5,536,900	\$ 6,885,421	\$ 15,660,324
District Totals	\$ 31,150,957	\$ 47,966,619	\$ 77,764,609	\$ 156,882,185
	20%	31%	50%	

Lens 3: Conditions Assessment



Best Opportunities + Potential Projects

- Option 1– Maintain Systems
- Option 2 – Renovate Waco High School
- Option 3 – Replace Waco High School
- Option 4 – Greenfield

Waco High School Options



Option 1 – Maintain Systems

Address Facility Conditions Assessment Needs for next 15 years. No additional improvements.

No impact to educational space

355,000 sf
Grades 9th to 12th
2,480 capacity

Estimated 2020 Total Project Cost
\$70M to \$80M

15 years of phased systems improvements



Waco HS Option 1



**Option 2 –
Renovate WHS**

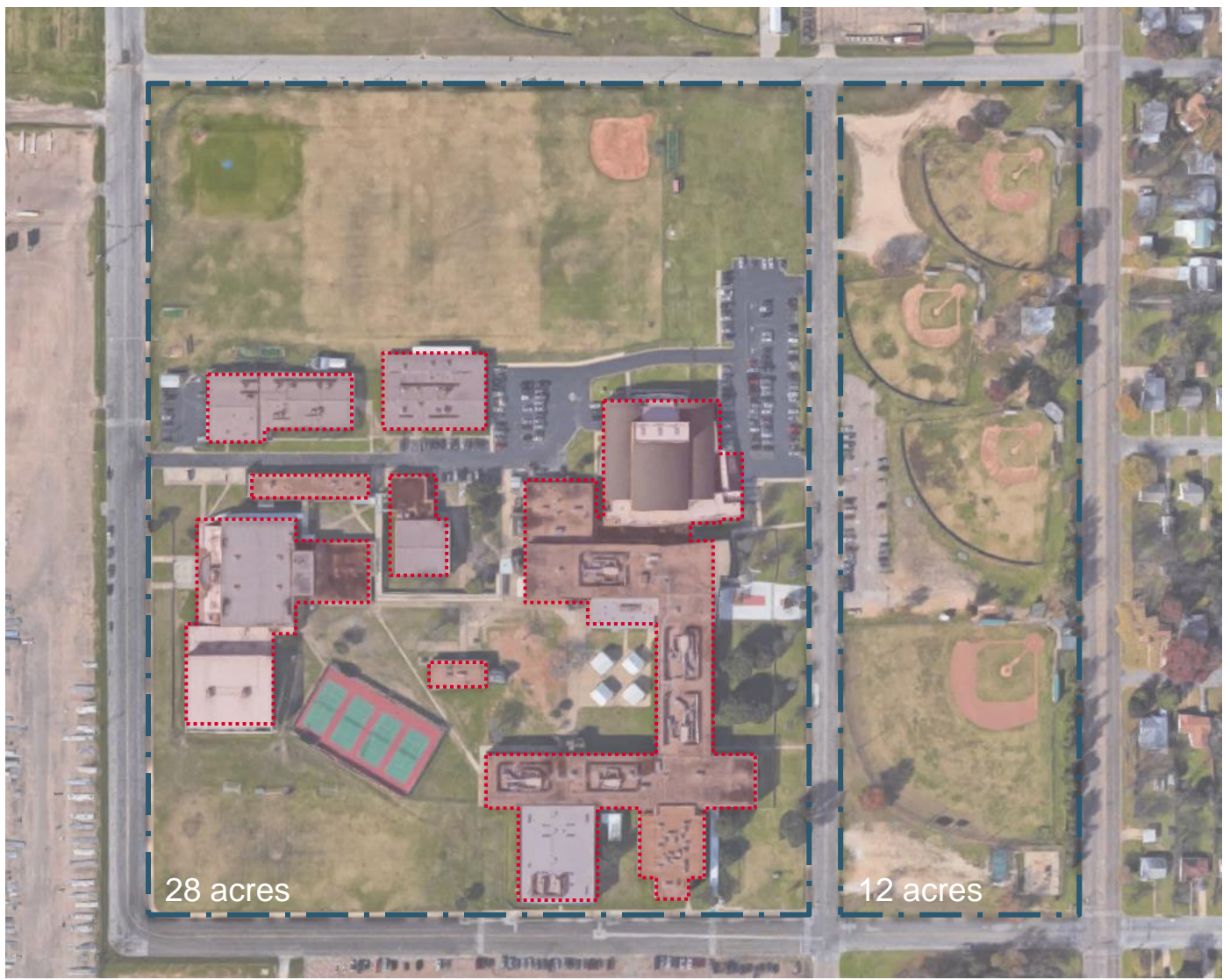
Comprehensive Facility
Renovation to address
Conditions Assessment
+ Educational
Appropriateness within
general WHS existing
structures through 5-6
phases.

Renovated educational
space

355,000 sf
Grades 9th to 12th
2,150 capacity

Estimated 2020 Total
Project Cost
\$125M to \$155M

4+ years of phased
renovations



Waco HS Option 2



**Option 3 –
Replacement WHS**

Replacement facility
across entire WISD
property with facility
conditions assessment
improvements for
existing auditorium

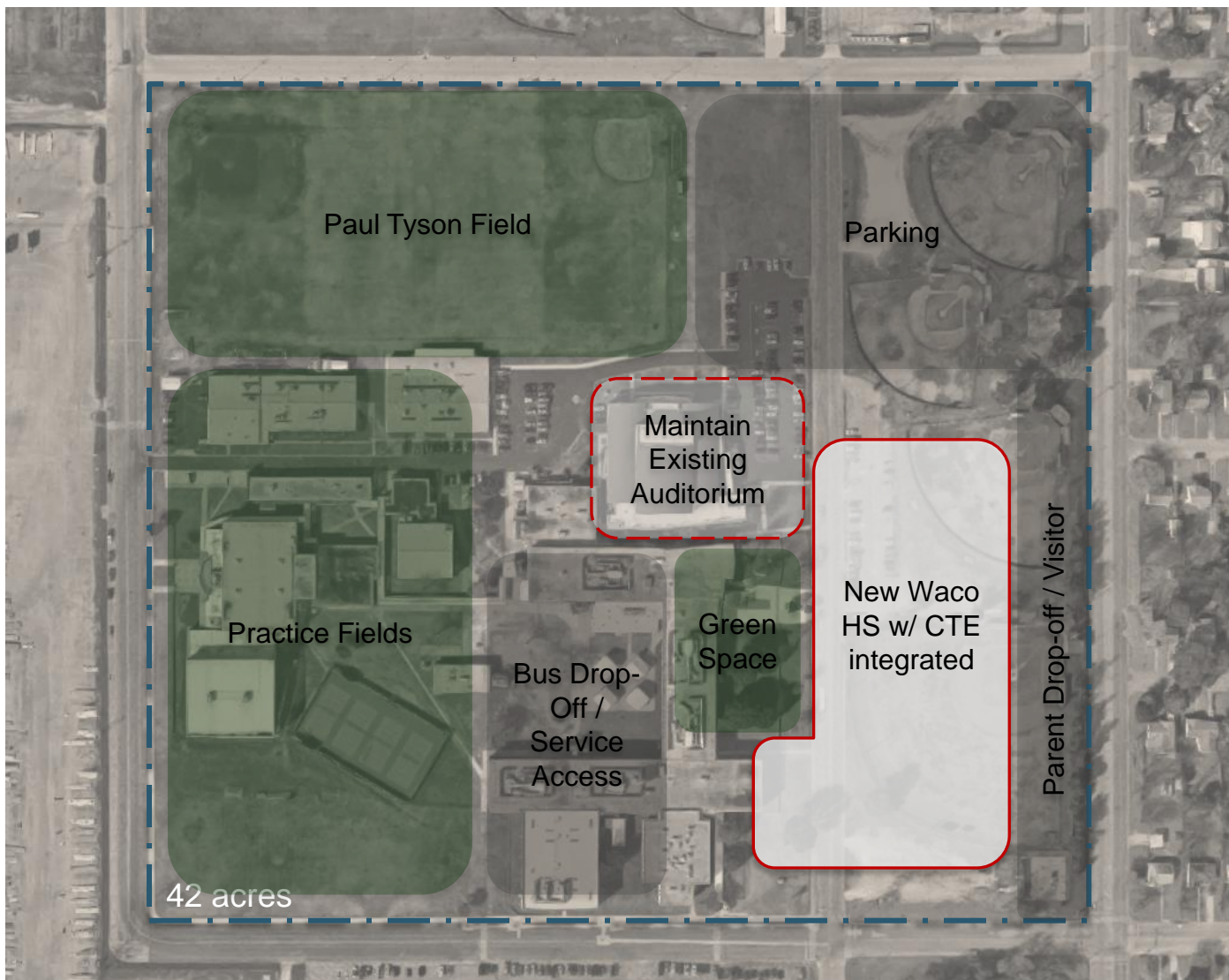
**New Educational
Space**

300,000 sf new facility
32,900 sf existing
facility
2,150 capacity

Grades 9th to 12th

Estimated 2020 Total
Project Cost
\$140M to \$150M

3+ years of phased
construction



Waco HS Option 3



Option 4 – Greenfield

New comprehensive facility on new site

+/- 80 acre site
320,000 sf new facility

Grades 9th to 12th
2,150 capacity

Estimated 2020
Total Project Cost
\$150M to \$155M

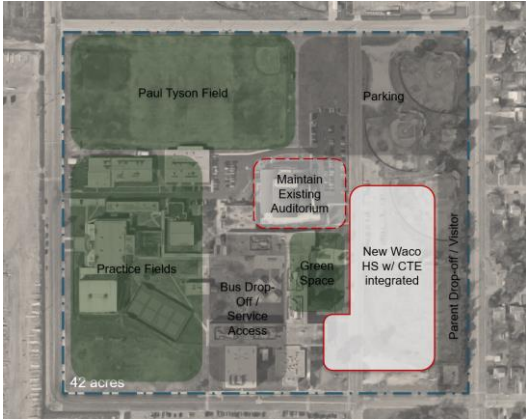


Waco HS Option 4



Waco High School Options

- Waco HS Option 1– Maintain Systems \$70M-80M
- Waco HS Option 2 – Renovate Waco High School \$125M-155M
- Waco HS Option 3 – Replace Waco High School \$140M-150M
- Waco HS Option 4 – Greenfield *Not Feasible*



This activity has 3 parts:

1. Poll to gauge preferred WHS option(s)
2. Small Group Discussion on future of Waco High School
3. Poll to gauge preferred WHS option(s)

Activity



To show this poll

1

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2

Start the presentation

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or

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Which option do you think
is best for Waco High
School + Waco ISD?

Waco HS Options reviewed tonight:

1. Maintain Systems
2. Renovate Waco High School
3. Replace Waco High School
4. ~~Greenfield~~

Lenses for Consideration:

- A. Impact to Curriculum
- B. Enrollment + Capacity
- C. Conditions Assessment

Breakout Group Guidelines:

- Automatic split into small groups
- 20 minutes to discuss with 1 minute warning
- Each group will have a moderator to discuss the prompt
- Each group will need a reporter to summarize the small group's discussion
- Automatic regroup and share with large group
- Type your group's main findings in the chat



To show this poll

1

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Wrap-Up & Next Steps



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Meeting Schedule





Thank You!



Next Meeting: Monday, March 22nd @ 6:30pm