

CITIZENS' ADVISORY COMMITTEE

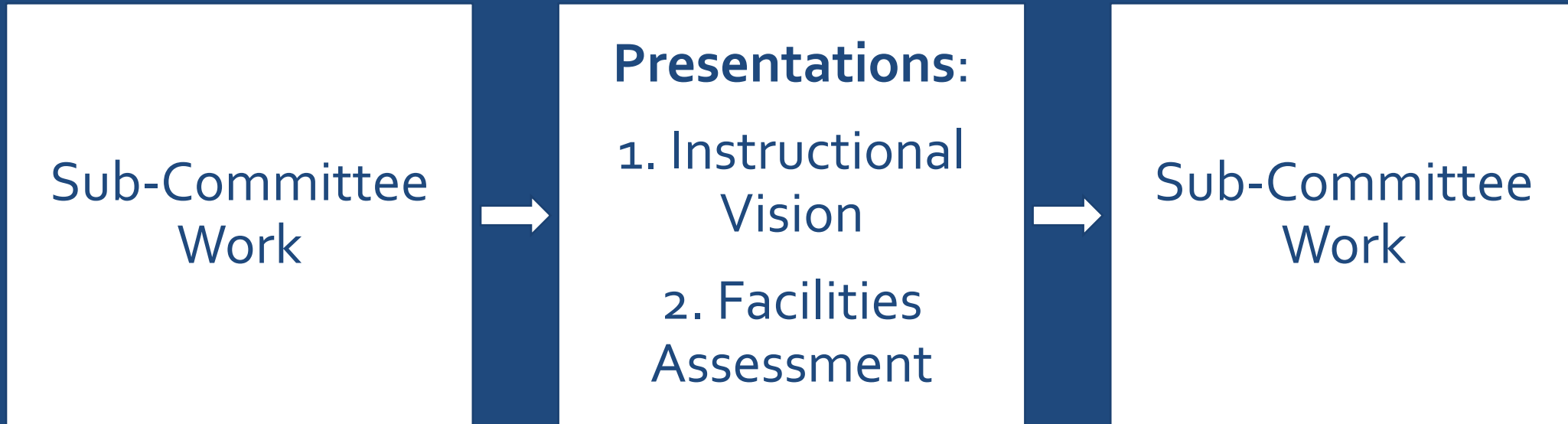
Meeting 3

October 19, 2017



Citizens' Advisory Committee

TONIGHT'S AGENDA



WELCOME FROM YOUR CO-CHAIRS

- **Recap: Meeting 2**

- Our Perspective and Our Charge

- **Expectations for Sub-Committee Leaders**

- Guide the Conversations, Keep Group Focused on Task
- Ensure Scribe is Taking Notes
- Seek Support from District Resources & Consultants



SUB-COMMITTEE LEADERSHIP

SUB COMMITTEE	DISD POINT OF CONTACT	SUB-COMMITTEE LEADER
GROWTH	Dr. Richard Valenta	Susan Parker
ELEMENTARY SCHOOLS	Susannah O'Bara	Molly Tampke
SECONDARY SCHOOLS	Dr. Gwen Perkins	Mike Vance
EXTRACURRICULAR PROGRAMS	Jackie deMontmollin & Joey Florence	Tim Crouch
SPECIAL PROGRAMS	Dr. Daniel Lopez	Nancy Murphy-Chadwick
INNOVATION	Dr. Mike Mattingly	Kevin Roden



Citizens' Advisory Committee

SUB COMMITTEE WORK: REFLECTION ON CONTENT FROM MEETING 2

QUESTIONS TO CONSIDER AS YOU REFLECT

1. What is the projected growth for Denton ISD?
2. How much can the district afford?
3. Which bonding capacity scenario are we comfortable with?
4. What does all of this mean for our sub-committee?
5. What are the goals of our sub-committee?
6. Do we need any clarifications from Meeting 2?





Citizens' Advisory Committee

DENTON ISD'S INSTRUCTIONAL VISION

DR. MIKE MATTINGLY

THE 4 C'S

Critical Thinking

Creativity

Communication

Collaboration



Flexibility

**Powered UP
Technology
Support**

**Collaboration
Spaces**

**Innovative
Space
Tech Labs**

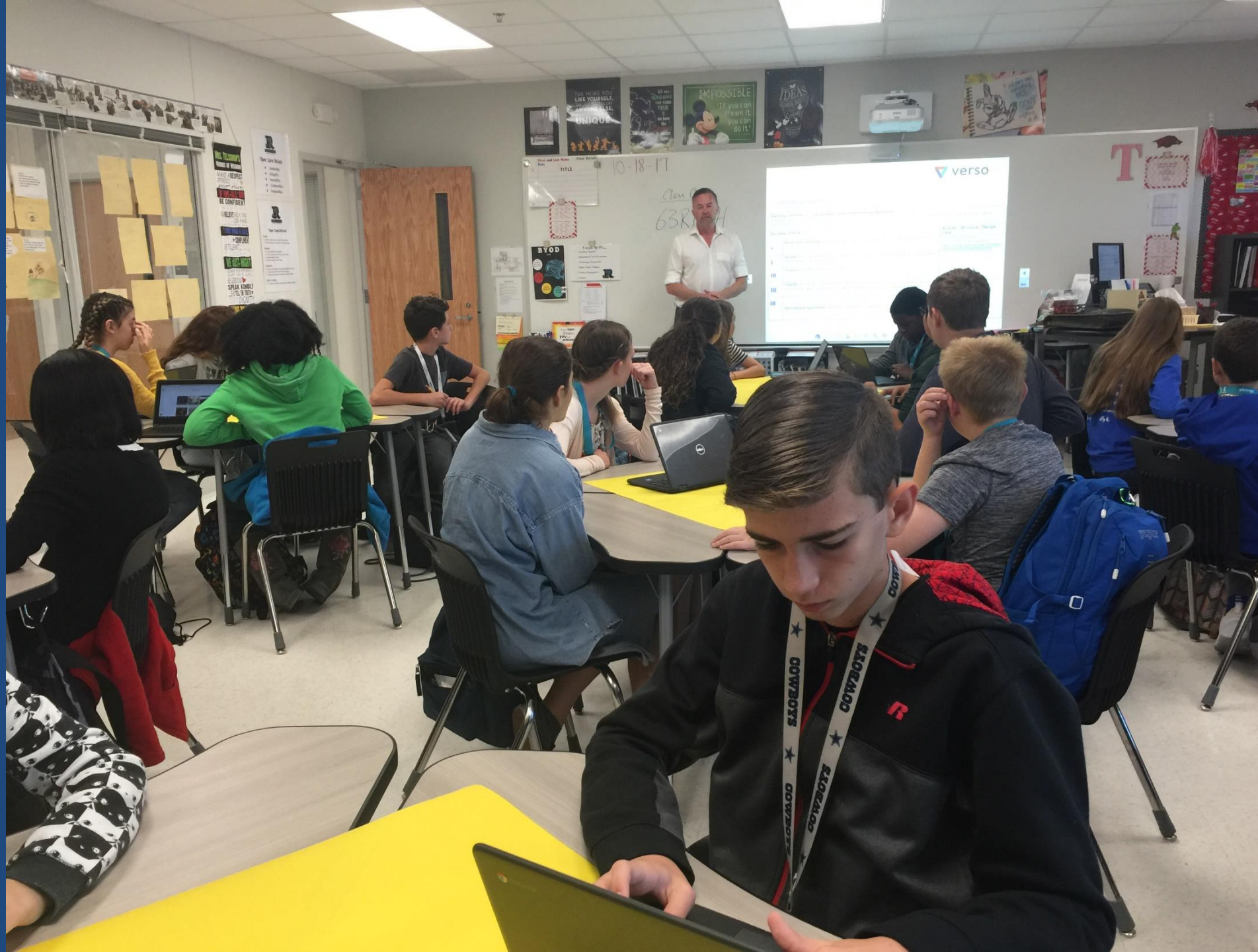
**Furniture
Adapts to Learning**



Innovative Spaces



Questions?





Citizens' Advisory Committee

FACILITY ASSESSMENT

STEVE HAFER,
HUCKABEE

FACILITY CONDITION ASSESSMENT



MORE THAN ARCHITECTS

Huckabee



PURPOSE

- To document the existing conditions at each DISD facility to create a snapshot in time that can be used as a benchmark and measuring tool to assess the general conditions of each facility.
- To provide necessary data that will support decisions made regarding DISD's maintenance and operating (M&O) budgets, and for future capital improvement plans to renovate facilities, make additions, and/or build-new construction in DISD, with a focus on educational adequacy and facility integrity.
- To determine and prioritize appropriate requirements to improve the quality of DISD's educational facilities that adhere to and amend the District's long-range plans.

DESIGN PROFESSIONALS ON THE TEAM

Architects &
Structural Engineers



MORE THAN ARCHITECTS

Huckabee

Accessibility



Civil Engineers



Mechanical & Electrical
(M/E/P) Engineers



Roofing



Food Service Specialists



Technology



COMPONENTS FOR EVALUATION

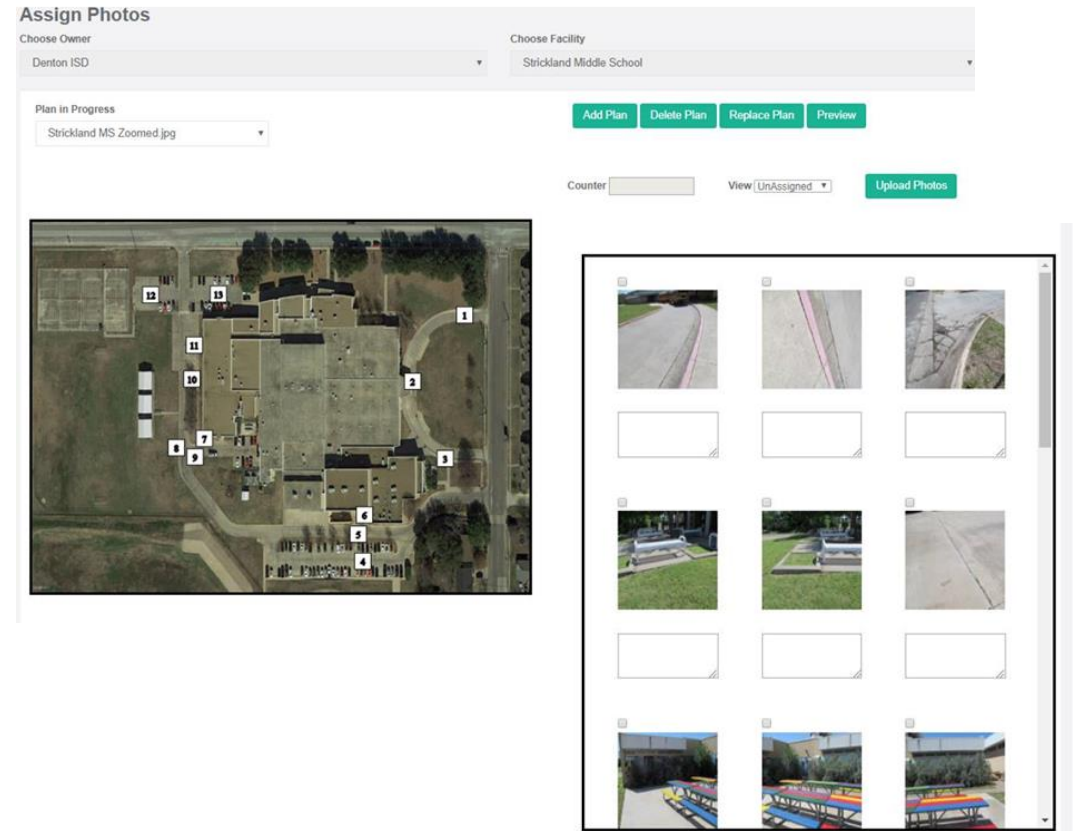
1. Facility Overview
2. Building Code
3. Accessibility
4. Building Envelope
5. Door Hardware
6. Interior Finishes
7. Restrooms
8. Food Service
9. Fine Arts
10. Site Civil
11. Site Circulation
12. Structural Systems
13. Mechanical Systems
14. Electrical Systems
15. Plumbing Systems
16. Energy Systems and Controls
17. Life Safety
18. Fire Sprinklers
19. Technology – By District
20. Safety and Security – By District
21. Athletics – By District
22. Roofs – By District

FACILITY REPORT CLARIFICATIONS

- Roofing was not part of the facility assessment directly and is tracked through the District and Armko Industries. Repairs and replacements need to be considered by the Citizens Committee and will be coordinated through the District and Armko Industries.
- A technology assessment was not part of the facilities assessment directly and the needs for consideration by the Citizens Committee will be provided through the District.
- Safety and Security recommendations will be provided by the District and coordinated for inclusion into consideration by the Citizens Committee.

CONSISTENT DATA COLLECTION

- HASP – Huckabee Assessment Software Program
- Efficiencies and consistency in data collection and reporting
- Designed exclusively for public K-12 schools
- Can be exported / imported into your software
- Creates a living document



DISD FACILITIES INCLUDED IN THE ASSESSMENT

ELEMENTARY SCHOOLS

Borman Elementary School

Newton Rayzor Elementary School

Evers Park Elementary School

Pecan Creek Elementary School

EP Rayzor Elementary School

Providence Elementary School

Ginnings Elementary School

Rivera Elementary School

Hodge Elementary School

WS Ryan Elementary School

Houston Elementary School

Wilson Elementary School

McNair Elementary School

DISD FACILITIES INCLUDED IN THE ASSESSMENT

MIDDLE SCHOOLS

Calhoun Middle School

Crownover Middle School

McMath Middle School

Strickland Middle School

HIGH SCHOOLS

Denton High School

Fred Moore High School

Ryan High School

AUXILIARY FACILITIES

Norman T. Sisk Annex

Ann Windle SYC

Stephens Central Admin.
Building

Clear Creek – Technology

Davis School

Transportation

FACILITY REPORT EXCERPT

Strickland Middle School

Campus Data



Strickland Middle School

Campus Data



STRICKLAND MIDDLE SCHOOL 324 E. Windsor Drive, Denton, TX 76209	
Year Built	1971
Approx. Total Square Footage	188,967
Grades Served	6 th – 8 th
Current Enrollment	
Building Levels	2



COLOR LEGEND

- Administration
- Academic
- Library
- Athletic Space
- Fine Arts
- Support Spaces
- Dining
- Circulation

FACILITY REPORT EXCERPT



Failed Concrete Pavement - Removed and Replace Subgrade and Concrete



Failed Concrete Pavement - Removed and Replace Subgrade and Concrete



Failed Concrete Pavement - Removed and Replace Subgrade and Concrete



Failed Concrete Pavement - Removed and Replace Subgrade and Concrete



Failed Concrete Pavement - Removed and Replace Subgrade and Concrete

FACILITY REPORT EXCERPT

Strickland Middle School

Architecture Exterior



Strickland Middle School

Architecture Exterior



Replace metal soffit trim and wood blocking, typical.



Replace metal soffit trim and wood blocking, typical.



Replace metal soffit trim and wood blocking, typical. Acid wash plaster and masonry veneer.



Replace metal soffit trim and wood blocking, typical. Repair cracks in plaster veneer.

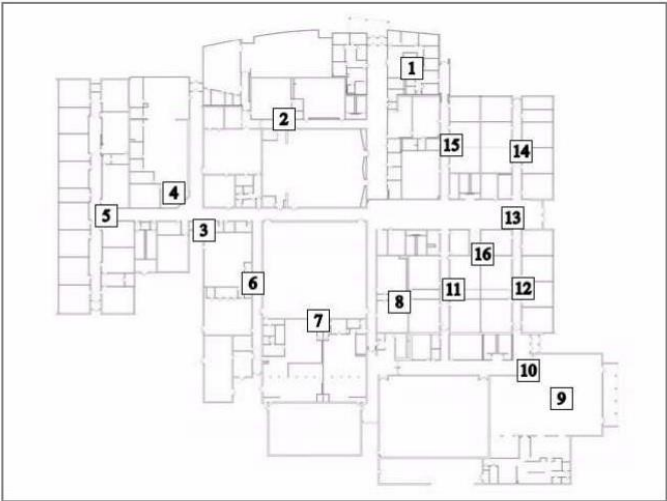


Replace metal soffit trim and wood blocking, typical. Repair cracks in plaster veneer.



Masonry pointing.

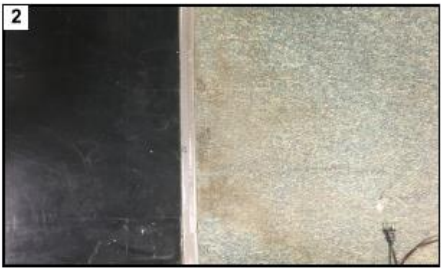
FACILITY REPORT EXCERPT



Admin - Replace aged casework in lounge.



Admin - Replace aged VCT.



Fine Arts - Replace aged carpet in Black Box office and Orchestra office.



Fine Arts - Replace aged doors and frame.



Fine Arts - Replace aged doors and frame.



Fine Arts - Replace aged doors and frame.

FACILITY REPORT EXCERPT



Greater than 1/2" vertical level change on path of travel.



Signage missing



Signage not located at 60° (54°)



Greater than 1/2" vertical level change on path of travel. (3/4")



Broken pavement creates multiple level change violations along path of travel.



No accessible route to football field or track.



Trane rooftop a/c unit



Trane air cooled chillers



Trane multi-zone air handling unit



Trane 3 zone multi-zone air handling unit



Lower level Trane VAV air handling unit

FACILITY REPORT EXCERPT

Strickland Middle School

Executive Summary

Exterior – The overall condition of the exterior is good condition; some items have been identified as needing to be addressed.

Interior – The interior finishes is in fair working condition with some items needing to be repaired or replaced.

Structural – There were no conditions identified by our observers that have the outward appearance of being significant structural concerns at this point, in the opinion of the Structural Engineer.

Civil – The campus condition is in need of several repairs to pavement and flatwork.

Food Service - Overall space is in fair condition, all serving lines appear to have been replaced recently. Production equipment appear to be missing some equipment. Owner has room below exhaust hood to increase the production requirements. Code Deficiencies: Provide additional hand sinks. Existing Square Footage is 3,500 sf and needs to increase to 5,500 sf.

MEP – Mechanical: All the rooftop A/C units that were manufactured before 2003 are past their estimated useful service life.

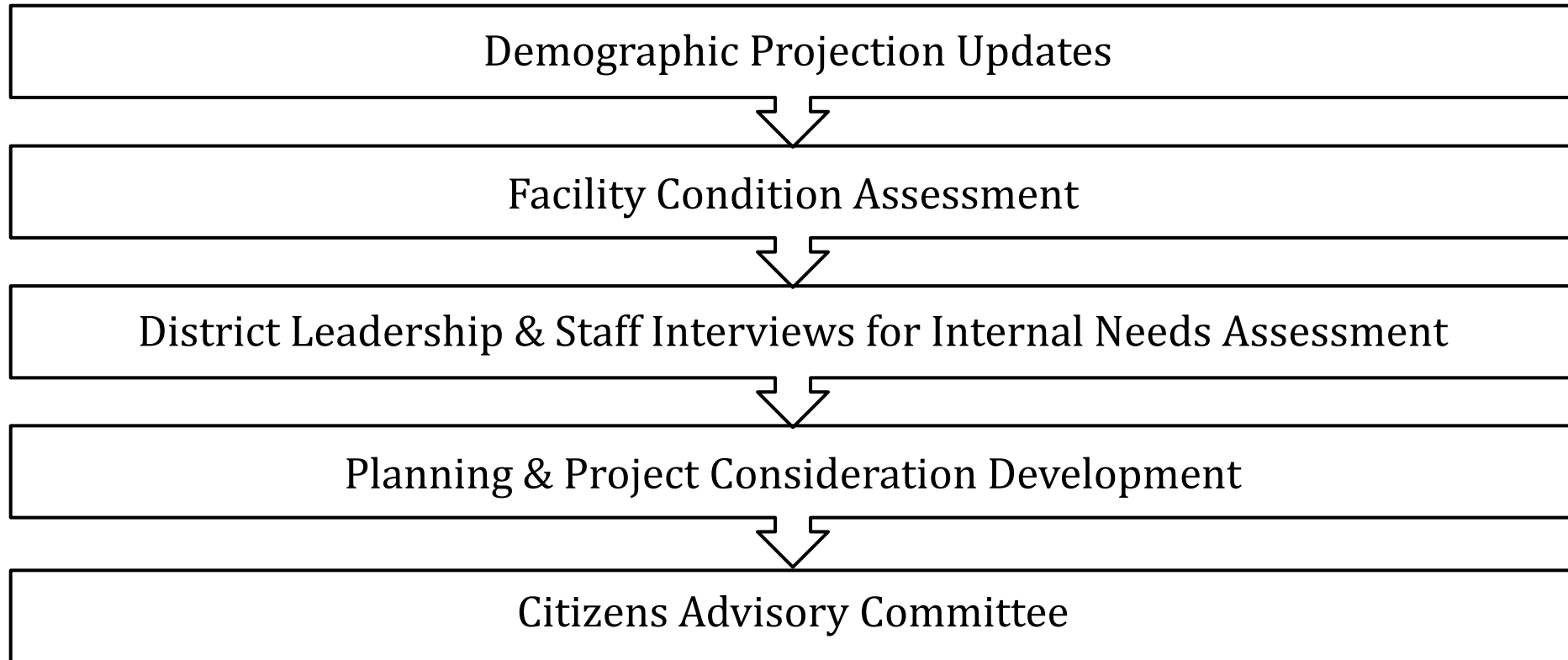
Electrical: Generator is in poor condition. Replacement recommended. ATS currently has red light for overspeed. This red lamp indicates that engine has shut down because of excessive speed indicating that there might be a problem with the generator. Westinghouse & Jefferson electrical gear is in poor condition. Replacement recommended. Square D equipment installed in 1998 is in good condition. Rest of the square D equipment is in poor condition and its replacement is recommended. Recessed fixtures serving renovated classroom areas are in overall good condition. Surface mounted fixtures serving rest of the classrooms are in poor condition and replacement is recommended. Recessed fixtures serving renovated corridors are in overall fair condition. Surface mounted fixtures serving remainder of corridors are in poor condition and replacement is recommended. Restroom lighting is in poor condition. Replacement recommended. Exterior building lighting is in poor condition. Replacement recommended. Parking lighting is in fair condition. Replacement with new LED area lights is recommended. Fire Alarm System was installed in 2012 and it is in good condition.

Plumbing – The water heaters were manufactured in April 2008. The storage tank was manufactured in July 2008. Both heaters and storage tank are close to or at the expected life cycle for gas fired heaters and storage. It is recommended that the water heaters and storage tank be replaced.

Accessibility - Extensive concrete replacement is required throughout the campus to bring accessible routes in to compliance with TAS/ADA. Interior of the facility requires a significant number of miscellaneous corrections to meet TAS/ADA standards. The largest remediation will be modification of the bleachers in the Viking Gym to provide wheelchair spaces.

Landscape – Grounds are in good condition with some minor items needed. Replace missing plants in various locations. Replace tall shrubs with smaller shrubs to allow art wall to show.

PLANNING WORK COMPLETED/ONGOING



NEXT STEPS

- Meetings between DISD and Huckabee will continue to determine the District's priorities and capacity for assigning tasks noted in the facility assessment report to be addressed by DISD facilities staff out of their current M&O budget.
- Capital Improvement projects will be identified that cannot be funded by current M&O funds.
- Scope will be determined and costs will be estimated for potential capital improvement projects.
- The CAC will evaluate each potential project and determine what action should be taken.
- Copies of the full facility report will be made available to anyone that would like to review its contents.

CAPITAL IMPROVEMENTS MATRIX

Facility	Task Name	ADA	CIVIL/ LANDSCAPE	ARCH EXTERIOR	MEP	FIRE ALARM	ARCH INTERIOR	KITCHEN	Opinion Of Cost
Borman ES	Deficiencies	\$0.00	\$0.00	\$0.00	\$1,496,925.00	\$0.00	\$0.00	\$61,000.00	\$1,557,925.00
Evers Park ES	Deficiencies	\$20,000.00	\$0.00	\$0.00	\$709,480.00	\$105,895.00	\$0.00	\$87,700.00	\$923,075.00
E.P. Rayzor ES	Deficiencies	\$10,000.00	\$0.00	\$0.00	\$1,383,265.00	\$133,165.00	\$0.00	\$63,000.00	\$1,589,430.00
Ginnings ES	Deficiencies	\$30,000.00	\$0.00	\$0.00	\$1,985,200.00	\$85,750.00	\$0.00	\$65,750.00	\$2,166,700.00
Hodge ES	Deficiencies	\$2,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$28,000.00	\$30,500.00
Houston ES	Deficiencies	\$30,000.00	\$0.00	\$0.00	\$1,516,103.00	\$92,533.00	\$0.00	\$104,700.00	\$1,743,336.00
McNair ES	Deficiencies	\$30,000.00	\$0.00	\$0.00	\$757,150.00	\$0.00	\$0.00	\$103,000.00	\$890,150.00
N. Rayzor ES	Deficiencies	\$20,000.00	\$0.00	\$0.00	\$1,323,600.00	\$0.00	\$0.00	\$49,200.00	\$1,392,800.00
Pecan Creek ES	Deficiencies	\$10,000.00	\$0.00	\$0.00	\$1,439,226.00	\$133,163.00	\$0.00	\$173,325.00	\$1,755,714.00
Providence ES	Deficiencies	\$5,000.00	\$0.00	\$0.00	\$31,600.00	\$135,305.00	\$0.00	\$60,000.00	\$231,905.00
Rivera ES	Deficiencies	\$10,000.00	\$0.00	\$0.00	\$529,000.00	\$119,175.00	\$0.00	\$0.00	\$658,175.00
W.S. Ryan ES	Deficiencies	\$5,000.00	\$0.00	\$0.00	\$588,970.00	\$133,165.00	\$0.00	\$76,625.00	\$803,760.00
Wilson ES	Deficiencies	\$50,000.00	\$0.00	\$0.00	\$1,244,540.00	\$96,595.00	\$0.00	\$104,000.00	\$1,495,135.00
Calhoun MS	Deficiencies	\$50,000.00	\$0.00	\$0.00	\$1,273,346.00	\$223,390.00	\$0.00	\$3,000.00	\$1,549,736.00
Crownover MS	Deficiencies	\$50,000.00	\$0.00	\$0.00	\$170,595.00	\$282,100.00	\$0.00	\$174,000.00	\$676,695.00
McMath MS	Deficiencies	\$50,000.00	\$0.00	\$0.00	\$1,468,228.00	\$0.00	\$0.00	\$68,000.00	\$1,586,228.00
Strickland MS	Deficiencies	\$50,000.00	\$0.00	\$0.00	\$1,626,345.00	\$0.00	\$0.00	\$438,750.00	\$2,115,095.00
Denton HS	Deficiencies	\$50,000.00	\$0.00	\$0.00	\$1,542,946.00	\$376,385.00	\$0.00	\$520,825.00	\$2,490,156.00
Ryan HS	Deficiencies	\$50,000.00	\$0.00	\$0.00	\$2,691,524.00	\$0.00	\$0.00	\$515,000.00	\$3,256,524.00
Moore HS	Deficiencies	\$20,000.00	\$0.00	\$0.00	\$240,263.00	\$0.00	\$0.00	\$408,765.00	\$669,028.00
Central Services	Deficiencies	\$5,000.00	\$0.00	\$0.00	\$277,140.00	\$39,144.00	\$0.00	\$0.00	\$321,284.00
N.T. Sisk Annex	Deficiencies	\$10,000.00	\$0.00	\$0.00	\$291,815.00	\$103,334.00	\$0.00	\$0.00	\$405,149.00
Ann Windle	Deficiencies	\$10,000.00	\$0.00	\$0.00	\$522,300.00	\$72,105.00	\$0.00	\$403,450.00	\$1,007,855.00
Davis School	Deficiencies	\$20,000.00	\$0.00	\$0.00	\$98,905.00	\$49,252.00	\$0.00	\$105,500.00	\$273,657.00
Technology	Deficiencies	\$5,000.00	\$0.00	\$0.00	\$252,710.00	\$28,305.00	\$0.00	\$0.00	\$286,015.00
Transportation	Deficiencies	\$0.00	\$0.00	\$0.00	\$277,727.00	\$22,400.00	\$0.00	\$0.00	\$300,127.00
		\$592,500.00	\$0.00	\$0.00	\$23,738,903.00	\$2,231,161.00	\$0.00	\$3,613,590.00	\$30,176,154.00

QUESTIONS?

THANK YOU!



MORE THAN ARCHITECTS

Huckabee





Citizens' Advisory Committee

SUB COMMITTEE WORK: RANKING FACTORS

PROCESS FOR WEIGHTING & RANKING

tonight

Ranking Factors

Factor Examples:
- benefits to students
- urgency/need

This determines the weight of the factors.

future meeting

Ranking Projects

Project Examples:
- new elementary school
- new H.S. auditorium for equity

This determines the priority of projects.



RANKING THE FACTORS

- When evaluating potential projects, some factors will be more important to you than another. Those should hold more weight in making up a project rating total.
- Tonight, we'll rank the factors in order of importance to provide for a more fair and accurate evaluation as we progress in our committee work.
 - #1 Factor: 30% of total project rating
 - #2 Factor: 25% of total project rating
 - #3 Factor: 20% of total project rating
 - #4 Factor: 15% of total project rating
 - #5 Factor: 10% of total project rating



FACTORS TO BE RANKED

The committee will rank the following factors, which will be used later in the prioritization of potential projects:

- Benefit to Community
- Benefit to Students
- Equity
- Urgency/Need
- Value



FACTORS TO CONSIDER

Benefit to Community

Will this project:

- provide a space for community use for special events and activities?
- provide space for a program that delivers services to the community?
- contribute to our community's economic development? Will it support a program(s) that will produce revenue? Will it help attract new business and families?
- be supported by the majority of our community?
- align with our community's philosophy on education or other programs?
- align with our community's principles and beliefs?



FACTORS TO CONSIDER

Benefit to Students

Will this project:

- provide new opportunities for students?
- aid in advancing the student learning experience and/or help meet instructional and learning needs for today's classroom?
- impact a large amount of students or a small amount of students?
- help make the learning environment safer and/or more comfortable for students?
- help our district attract and retain the best teachers for our students?



FACTORS TO CONSIDER

Equity

Will this project:

- provide equitable learning environments across district campuses?
- provide equity across similar grade levels or programs?
- help provide our students with equitable programs and experiences to those of surrounding districts, helping to keep us competitive with our neighbors?



FACTORS TO CONSIDER

Urgency/Need

Will this project:

- address a current condition that is disruptive to student learning?
- alleviate a campus/district safety or security concern?
- address a condition that is currently draining resources from the district's maintenance and operations fund?
- alleviate current overcrowding and provide much needed space for a growing campus or program?
- address certain building codes, disability or safety standards required?



FACTORS TO CONSIDER

Value

Will this project:

- create a space or facility that can serve dual purposes?
- allow for future flexibility?
- help the district achieve greater sustainability or efficiency, resulting in a cost savings over its lifetime?
- be supported by the community based on the investment required?



RANKING THE FACTORS

**As a sub-committee,
discuss the factors to
consider.**

Benefit to Community
Benefit to Students
Equity
Urgency/Need
Value

**Prioritize each factor on a
scale of 1-5.**

1 is the most important factor
5 is the least important factor

**This will determine the
weight of each factor.**

We will calculate the responses and this
will determine the weight that will be
given to each factor.

In future meetings, this will help guide
your evaluation and ranking of specific
projects.





Citizens' Advisory Committee

SUB COMMITTEE WORK:

DISCUSS INSTRUCTIONAL
VISION & FACILITY
ASSESSMENT

QUESTIONS TO CONSIDER AS YOU PLAN

1. Based on the instructional vision and facility assessment, do we have the right goals for our sub-committee?
2. What are the priority areas that we need to review?
3. What additional information do we need?
4. Do we need to visit any facilities?





Citizens' Advisory Committee

CLOSING

HOMework

▪ Review Facility Assessment before next meeting

▪ Will be posted on RESOURCES page by Tuesday

[District Home](#) Select Language

DENTON ISD

CITIZENS' ADVISORY COMMITTEE

[HOME](#) [COMMITTEE](#) [MEETINGS](#) [RESOURCES](#) [QUESTIONS](#)

ADMINISTRATIVE LIAISONS TO THE COMMITTEE

Dr. Jamie Wilson, Superintendent
Dr. Richard Valenta, Deputy Superintendent
Dr. Mike Mattingly, Assistant Superintendent Curriculum, Instruction & Staff Development
Dr. Robert Stewart, Assistant Superintendent of Human Resources
Debbie Monoschke, Assistant Superintendent of Administrative Services
Ernie Stripling, Technology Information Officer
Dr. Daniel Lopez, Area Superintendent
Susannah O'Bara, Area Superintendent
Dr. Gwen Perkins, Area Superintendent
Paul Andress, Executive Director of Operations
Debbie Roybal, Executive Director of Special Education
Marcus Bourland, Principal of Lagrone Advanced Technology Complex
Dwight Goodwin, Director of Instructional Technology
Carla Ruge, Director of Career & Technical Education
Mario Zavala, Director of Communications & Community Relations
Julie Zwahr, Communications Coordinator

DEMOGRAPHIC AND ENROLLMENT PROJECTIONS

Denton ISD contracts with Templeton Demographics to receive quarterly updates in order to keep up with dynamic and constantly fluid demographic projections and student population patterns.

FINANCIAL INFORMATION

[BUDGET](#) [TRANSPARENCY](#)

FACILITY ASSESSMENT REPORT

Denton ISD engaged an architectural firm, Huckabee, along with a team of consultants, to help evaluate district facilities and develop options to address them. Huckabee's comprehensive facility assessment of the district studied 20 components such as, site civil, building code compliance, energy systems, handicap accessibility and life safety.

The goals of the assessment were to:

- To document the existing conditions at each Denton ISD facility to create a snapshot in time that can be used as a benchmark and measuring tool to assess the general conditions of each facility.
- To provide necessary data that will support decisions made regarding Denton ISD's maintenance and operating (M&O) budgets, and for future capital improvement plans to renovate facilities, make additions, and/or build-new construction in Denton ISD, with a focus on educational adequacy and facility integrity.
- To determine and prioritize appropriate requirements to improve the quality of Denton ISD's educational facilities that adhere to and amend the district's long-range plans.

Sub-Committee Resources

GROWTH	ELEMENTARY SCHOOLS	SECONDARY SCHOOLS	EXTRACURRICULAR PROGRAMS	SPECIAL PROGRAMS	INNOVATION
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HELPFUL RESOURCES

- [ATTENDANCE ZONES](#)
- [BUILD-OUT ANALYSIS](#)
- [CONSTRUCTION UPDATES](#)
- [REZONING IN 2016-2017](#)
- [SUSTAINABLE SCHOOLS PROGRAM](#)
- [Tax Ratification Election \(TRE\) – September 2017 RESULTS](#)
- [Tax Ratification Election \(TRE\) – September 2017 BACKGROUND](#)
- [2013 BOND](#)

NEXT MEETING – THURSDAY, NOV. 2

- **District Presentation**
 - Denton ISD Technology Plan
- **Sub Committee Work**
 - Analyze Facility Assessment as It Pertains to Your Sub-Committee
 - Discuss and Identify Areas of Need



QUESTIONS?



Citizens' Advisory Committee

THANK YOU!



Citizens' Advisory Committee