



Goose Creek 2035 Committee

WELCOME FROM YOUR SUPERINTENDENT

Dr. Randal O'Brien
Superintendent



WELCOME FROM DISTRICT LEADERSHIP



Kendall David
Executive Director of
Community Engagement

AGENDA

- WELCOME, CHARGE, LOGISTICS & CONSENSUS MODEL REMINDERS
- COMMITTEE CHAIRPERSONS SELECTED
- MEETING ONE RECAP
- ELEMENTARY SCHOOL FACILITY CONDITION ASSESSMENT
- JUNIOR SCHOOL FACILITY CONDITION ASSESSMENT
- CLOSING



TRANSCEND⁴

Collaboration | Communication | Critical Thinking | Creativity

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Facilitator

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CHARGE TO THE COMMITTEE

Evaluate, identify and prioritize the school district needs and provide a platform to offer input and stay informed about the district's plans for the future. GC2035 will support our school board in the development of a plan to address the following considerations during this school year.

Long-Range Facilities Plan

- Review the condition of district facilities, educational adequacy, and the potential need for future development to complete a district long-range facility plan that will be recommended to the Superintendent and Board of Trustees.
- Long-range facility planning involves the strategic process of forecasting and preparing for the future needs of our district. This type of planning ensures that our facilities can accommodate growth, changing legal specifications, or evolving technologies over time.

District Rezoning

- Review district demographics, rezoning options and public feedback to provide input to district administration for the rezoning of district campuses.
- School rezoning refers to the process of changing the residential boundaries that determine which school a student attends. This can occur for various reasons, including shifts in student population, the opening or closing of schools, or efforts to balance enrollment numbers among schools.

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 GCCISD 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; therefore, attendance will be monitored and three absences will result in dismissal.

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

TABLE TALK PROCESS

- Table facilitator will 1) ensure that all members are given time to ask questions and give input, and 2) take notes.
- Each table will discuss the information presented and ask questions (district leadership is available in the room).

Q&A PROCESS

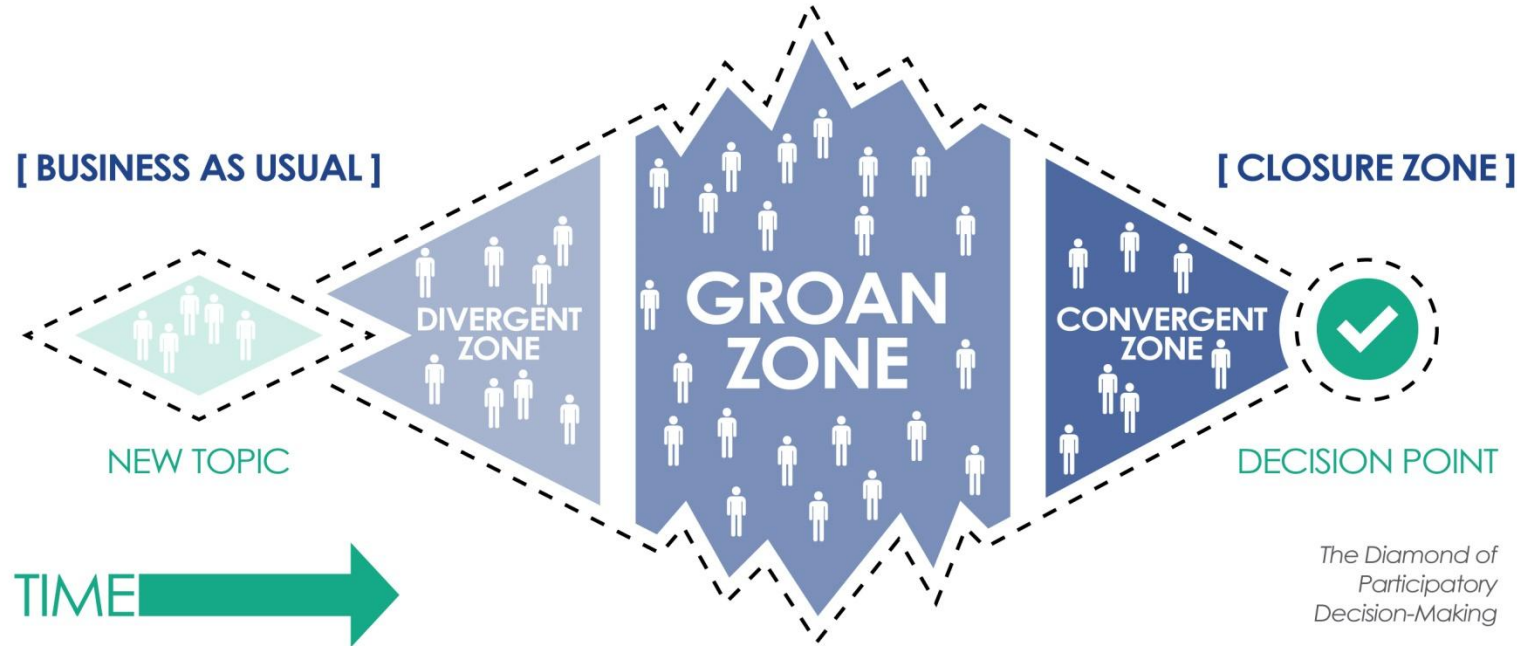
- After table discussion, each table will select one question to ask.
- Unanswered questions or concerns will be placed on the 'parking lot' to be answered later via email.

CONSENSUS & GRADIENTS OF AGREEMENT

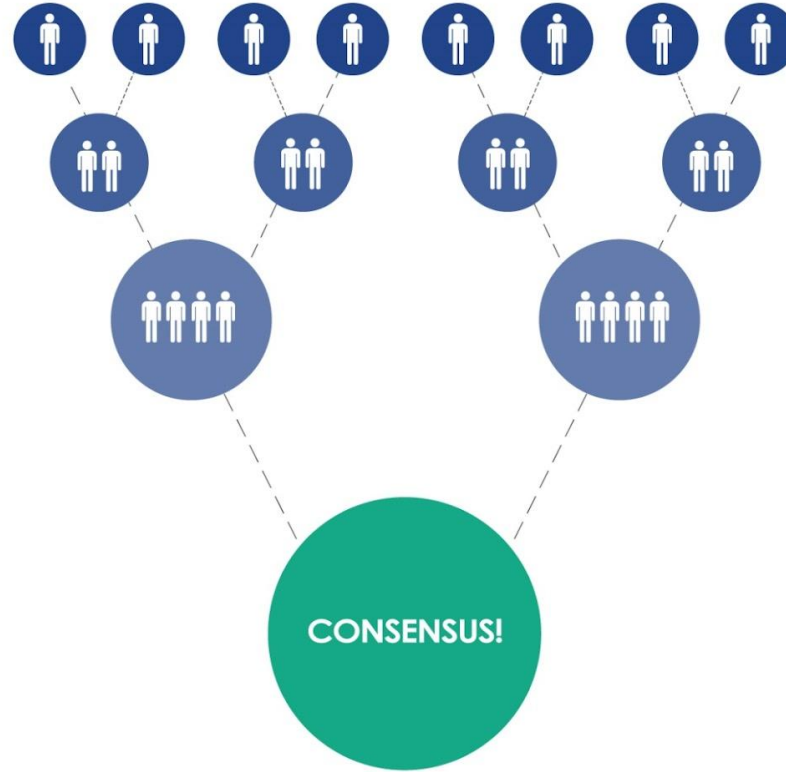
ENDORSEMENT	ENDORSEMENT WITH A MINOR POINT OF CONTENTION	AGREEMENT WITH RESERVATIONS	ABSTAIN	STAND ASIDE	FORMAL DISAGREEMENT, BUT WILLING TO GO WITH THE MAJORITY	FORMAL DISAGREEMENT, WITH REQUEST TO BE ABSOLVED OF RESPONSIBILITY	BLOCK
"I like it."	"Basically, I like it."	"I can live with it."	"I have no opinion."	"I don't like this, but I don't want to hold up the group."	"I want my disagreement noted in writing, but I'll support the decision."	"I don't want to stop anyone else, but I don't want to be involved in implementing it."	"I veto this proposal."

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



GC2035 COMMITTEE LEADERS ELECTION

Election

- Vote for **TWO** candidates

Chairperson and Vice Chairperson Responsibilities include:

- Welcoming GC2035 members and ensure sign-in for attendance monitoring purposes
- Encouraging GC2035 members to discuss the data provided in the meetings with the greater community and bring feedback to the committee
- Presenting information developed by the GC2035 to the Board of Trustees as needed
- Notifying committee members with two absences of the attendance requirements
- Notifying committee members with three absences of removal from the GC2035

MEETING ONE RECAP

- GC2035 purpose is two-fold, 1) recommend a Long Range Facility Plan for ten years to the Board of Trustees; and 2) provide feedback on rezoning options provided by the demographer and the community rezoning survey results
- Presentation including
 - Long Range Facilities Plan components
 - Curation results
 - Educational specifications work
 - Assessment work from a big picture perspective
- Questions on these topics were answered at the meeting and others via email from those put on the parking lot

CLARIFICATIONS FROM MEETING ONE

- A Long Range Facility Plan (LRFP) is a ten year plan based on standards. It is also a living document that can change as needed based on factors such as unfunded mandates, natural disasters, unexpected equipment failures, etc.
- A future bond is not currently in the scope of our LRFP work; however, the LRFP doesn't exclude the need for a future bond.
- New schools, major renovations or additions to existing facilities, and other work that exceeds the limitations of the maintenance and operations, M&O, budget, requires use of interest and sinking, I&S, funds that are obtained through voter approved bonds.
- Should the GC2035 recommended LRFP include such projects, then the GC2035 can present the need for a future bond package to the Board of Trustees.

CLARIFICATIONS FROM MEETING ONE

- The topic of rezoning will begin during meeting #5. Over the course of three meetings, the GC2035 will study detailed demographic data that includes ten year forecasting for student growth and its impact on each campus, review multiple options for rezoning, study the results of a community rezoning survey, and provide input on the zoning options.
- GC2035 is not charged with making decisions about rezoning neighborhoods, repurposing campuses, or presenting a rezone recommendation to the Board of Trustees; however, the input provided by the committee will be invaluable to district leadership as they bring forward a rezoning proposal to the Board of Trustees.
- The district administration will study the GC2035 input along with the community survey results and bring a recommended 2025 - 2026 Rezoning Proposal to the Board of Trustees in February for their consideration.

| SEPTEMBER 10, 2024

GC2035 COMMITTEE MEETING NO. 2

GOOSE CREEK CONSOLIDATED ISD



WHO WE ARE



Monika Castillo
Principal-in-Charge



Kevin Worthy
Educational Planner



Paul Buchanan
Project Architect

AGENDA

Introduction

Long Range Facility Planning
Considerations

Facility Condition Assessments:
Early Childhood and Elementary
Schools

Facility Condition Assessments:
Junior Schools

Next Steps

LONG RANGE FACILITY PLANNING CONSIDERATIONS

LONG RANGE FACILITY PLANNING

Considerations

PRIORITIZATION MEASURES	
REQUIREMENT PRIORITY	A. Priority 1 - Currently Critical (Address Now) B. Priority 2 - Potentially Critical (0-2 Years) C. Priority 3 - Necessary - Not Yet Critical (3-5 Years) D. Priority 4 - Items that address deficiencies related to maintenance items addressable directly by district staff
BUILDING TYPE AND USE	A. Top Tier = Building/School B. Second Tier = Athletic Facility / Gymnasium, Support Administration C. Third Tier = Campus, Maintenance Shops, Storage Buildings and Portables
BUILDING AGE	Year Constructed
BUILDING CONDITION	FCI and RI

LONG RANGE FACILITY PLANNING

Considerations

Facility Condition Index and Requirement Index Explained

Facility Condition Index (FCI) & Requirement Index (RI)

Low FCI and RI = Good
*Indicates better condition
than others with a higher
FCI and RI.*

FCI is a ratio of the cost to repair, replace, or renovate the immediate capital improvement needs of a facility versus building replacement cost. The score serves as a means to compare physical condition of campuses across the District.

$$\text{FCI} = \frac{\text{requirement costs}}{\text{building replacement value}}$$

$$\text{RI} = \frac{\text{all requirement cost} + \text{5 year outlook}}{\text{building replacement value}}$$

- FCI and RI Costs are today's dollars (2024). Their totals do not include what may be required for design to current standards/compliance, construction, management and other soft cost considerations once decisions about projects are made.
- Replacement Costs are based on replacement of a "like for like" building. This would not be the same cost that would be budgeted for new construction that would address additions or renovations needed for compliance with Educational Adequacy, Educational Specifications, TEA or capacity needs.

FACILITY CONDITION ASSESSMENTS: EARLY CHILDHOOD AND ELEMENTARY SCHOOLS

FACILITY CONDITION ASSESSMENTS

Early Childhood & Elementary

		Assessment Scope				
Campus	Address	Age Range (Years)	Facility Condition Index (FCI)	Requirement Index (RI)	Educational Adequacy Report	Programming / Capacity Report
Early Childhood and Elementary Schools						
Alamo Elementary	6100 N Main St, Baytown, TX 77520	10	NR	NR	X	X
Stephen F. Austin Elementary (Main Building)	3022 Massey Tompkins Rd, Baytown, TX 77521	28	0.06	0.32	X	X
Stephen F. Austin Elementary (Gymnasium)	3022 Massey Tompkins Rd, Baytown, TX 77521	9-52	0.23	0.42	X	X
Stephen F. Austin Elementary (Site)	3023 Massey Tompkins Rd, Baytown, TX 77521	28-52	0.01	0.02	X	X
Dr. Antonio Banuelos Elementary	7770 Eastpoint Blvd, Baytown, TX 77521	10	NR	NR	X	X
James Bowie Elementary	2200 Clayton Dr, Baytown, TX 77520	17	NR	NR	X	X
George Washington Carver Elementary	610 S Pruett St, Baytown, TX 77520	22	NR	NR	X	X
Dr. Johnny T. Clark Elementary	6033 N Hwy 146, Baytown, TX 77523	10	NR	NR	X	X
David Crockett Elementary	4500 Barkaloo Rd, Baytown, TX 77520	44	0.21	0.53	X	X
David Crockett Elementary (Site)	4501 Barkaloo Rd, Baytown, TX 77520	44	0.16	0.23	X	X
Lorenzo De Zavala Elementary	305 Tri City Beach Rd, Baytown, TX 77520	32	0.14	0.47	X	X
Lorenzo De Zavala Elementary (Site)	306 Tri City Beach Rd, Baytown, TX 77520	32	0.00	0.02	X	X
Harlem Elementary	3333 I-10 Frontage, Baytown, TX 77521	32	0.19	0.53	X	X
Harlem Elementary (Site)	3334 I-10 Frontage, Baytown, TX 77521	32	0.00	0.08	X	X
Highlands Elementary	200 E Wallisville Rd, Highlands, TX 77562	32	0.15	0.51	X	X
Highlands Elementary (Site)	201 E Wallisville Rd, Highlands, TX 77562	32	0.005	0.01	X	X
Bonnie E. Hopper Primary	405 E Houston St, Highlands, TX 77562	2-44	0.35	0.40	X	X
Mirabeau B. Lamar Elementary	816 N Pruett St, Baytown, TX 77520	29	0.08	0.47	X	X
Mirabeau B. Lamar Elementary (Site)	817 N Pruett St, Baytown, TX 77520	29	0.00	0.14	X	X
Sheila C. Liles Early Learning Academy	203 W Cedar Bayou Lynchburg Rd, Baytown, TX 77521	2	NR	NR	X	X
Jessie Lee Pumphrey Elementary	9165 Garth Rd, Baytown, TX 77521	2	NR	NR	X	X
San Jacinto Elementary (New)	2700 Market St, Baytown, TX 77520	2	NR	NR	X	X
Old San Jacinto Elementary (Current POINT Alternative Campus)	2615 Virginia St, Baytown, TX 77520	2-42	0.45	0.50	X	X
Ashbel Smith Elementary	403 E James St, Baytown, TX 77520	28	0.11	0.35	X	X
Ashbel Smith Elementary (Site)	404 E James St, Baytown, TX 77520	28	0.00	0.03	X	X
William B. Travis Elementary	100 Robin Rd, Baytown, TX 77520	22	NR	NR	X	X
Victoria Walker Elementary	4711 Seabird St, Baytown, TX 77521	18	NR	NR	X	X

Note 1: Facility Condition Assessments reports conducted by GCCISD between April of 2021 and September of 2022.

Legend:

1. NR: No Report Available

FACILITY CONDITION ASSESSMENTS

Early Childhood & Elementary

STEPHEN F. AUSTIN ELEMENTARY - Main Building



PROJECT ENROLLMENT

805 (2024/2025)	795 (2029/2030)
793 (2025/2026)	796 (2030/2031)
784 (2026/2027)	808 (2031/2032)
795 (2027/2028)	829 (2032/2033)
793 (2028/2029)	849 (2033/2034)

BUILDING AGE: 28

BUILDING TYPE/USE: Tier 1

EDUCATIONAL ADEQUACY SCORE (EAI):
-19

CURRENT ENROLLMENT: 814

FCI: 0.06

RI: 0.32

FCI COST (2024): \$1,922,672

RI COST (2024): \$9,724,961

REPLACEMENT COST (2024): \$29,684,093

Priority 1:

- Rails and Barriers
- Floor finishes
- Ceiling Finishes
- Egress Signs
- Interior Construction
- Restroom Renovations

Priority 2:

- Emergency Battery Pack Replacement
- Fire Alarm System
- Interior Paint
- Ceiling Repair
- Exterior Door Replacement
- Exhaust System Improvements
- Lighting Improvement
- Electrical Service Improvements
- Water Distribution
- Rooftop Unit Replacement

FACILITY CONDITION ASSESSMENTS

Early Childhood & Elementary

STEPHEN F. AUSTIN ELEMENTARY - Gymnasium



BUILDING AGE: 9-52

BUILDING TYPE/USE: Tier 2

EDUCATIONAL ADEQUACY SCORE (EAI):
N/A

CURRENT ENROLLMENT: N/A

FCI: 0.23

RI: 0.42

FCI COST (2024): \$228,909

RI COST (2024): \$414,792

REPLACEMENT COST (2024): \$968,677

Priority 1:

- Concrete Curb Repairs
- Egress Signage Replacement
- Ceiling Repairs
- Wall Repairs
- Interior Paint
- Restroom Renovations

Priority 2:

- Fire Alarm and Security System Improvements
- Emergency Battery Pack Replacement
- Wall Repairs
- Interior Paint
- Restroom Renovations
- Exterior Door Repairs/Replacement
- Electrical Service Improvements
- Plumbing System Improvements

FACILITY CONDITION ASSESSMENTS

Early Childhood & Elementary

STEPHEN F. AUSTIN ELEMENTARY - Site



BUILDING AGE: 28-52

BUILDING TYPE/USE: Tier 3

EDUCATIONAL ADEQUACY SCORE (EAI):
N/A

CURRENT ENROLLMENT: N/A

FCI: 0.01

RI: 0.02

FCI COST (2024): \$56,299

RI NEEDS (2024): \$105,736

REPLACEMENT COST (2024): \$4,560,064

Priority 1:

Pavement Markings

Priority 2:

Parking Lot/Paving Improvements

Field Sports Equipment Replacement

Site Furniture Replacement

FACILITY CONDITION ASSESSMENTS

Early Childhood & Elementary

DAVID CROCKETT ELEMENTARY - Main Building



PROJECT ENROLLMENT

536 (2024/2025)	506 (2029/2030)
524 (2025/2026)	503 (2030/2031)
495 (2026/2027)	498 (2031/2032)
493 (2027/2028)	498 (2032/2033)
503 (2028/2029)	501 (2033/2034)

BUILDING AGE: 44

BUILDING TYPE/USE: Tier 1

EDUCATIONAL ADEQUACY SCORE (EAI):
-24

CURRENT ENROLLMENT: 565

FCI: 0.21

RI: 0.53

FCI COST (2024): \$4,756,436

RI COST (2024): \$12,069,134

REPLACEMENT COST (2024): \$22,623,492

Priority 1:

- Public Address System Replacement
- Floor Finish Replacement
- Restroom Renovations
- Lintel Repair
- Asbestos Remediation
- Exterior Caulking Repairs
- Exterior Masonry Repairs
- Roof Replacement
- Water Intrusion Prevention and Repairs
- Mechanical System Improvements
- Plumbing System Improvements
- Mechanical System Improvements

Priority 2:

- Egress Signage Replacement
- Security System Replacement
- Ceiling Replacement
- Flooring Finish Replacement
- Interior / Exterior Door Replacement
- Casework Replacement
- Kitchen Equipment/Exhaust/Suppression Replacement
- Metal Canopy Replacement
- Restroom Exhaust Replacement
- Electrical Service Improvements
- Plumbing System / Fixture Improvements
- Mechanical System Improvements

FACILITY CONDITION ASSESSMENTS

Early Childhood & Elementary

DAVID CROCKETT ELEMENTARY - Site



BUILDING AGE: 44

BUILDING TYPE/USE: Tier 3

EDUCATIONAL ADEQUACY SCORE (EAI):
-24

CURRENT ENROLLMENT: 565

FCI: 0.16

RI: 0.23

FCI COST (2024): \$738,848

RI COST (2024): \$1,044,620

REPLACEMENT COST (2024): \$4,463,900

Priority 1:

- Pavement Repairs/Resurfacing
- Pavement Markings
- Sidewalk Replacement
- Site Furnishings
- Fence Repairs
- Pipe Bollards

Priority 2:

- Pavement Repairs/Resurfacing
- Curb/Rails/Barrier Repairs
- Marquee Sign Replacement
- Parking Lot Access Control Replacement
- Storm Sewer System Repairs

FACILITY CONDITION ASSESSMENTS

Early Childhood & Elementary

LORENZO DE ZAVALA ELEMENTARY - Main Building



PROJECT ENROLLMENT

570 (2024/2025)	526 (2029/2030)
557 (2025/2026)	530 (2030/2031)
544 (2026/2027)	532 (2031/2032)
538 (2027/2028)	545 (2032/2033)
529 (2028/2029)	577 (2033/2034)

BUILDING AGE: 32

BUILDING TYPE/USE: Tier 1

EDUCATIONAL ADEQUACY SCORE (EAI):
-15

CURRENT ENROLLMENT: 583

FCI: 0.14

RI: 0.47

FCI COST (2024): \$4,077,216

RI COST (2024): \$13,622,130

REPLACEMENT COST (2024): \$28,896,051

Priority 1:

Floor Finish Replacement
Locker Repairs
Exterior Caulking Repairs

Priority 2:

Egress Signage Replacement
Security System Replacement
Emergency Battery Pack Replacement
Public Address System Replacement
Floor Finish Replacement/Repair
Interior Paint
Interior Wall Repairs
Overhead Grill Repair
Folding Partition Replacement
Interior Door Replacement
Restroom Renovation
Kitchen Equipment/Suppression Replacement
Exterior Paint
Window Replacement
Roof Replacement
Exhaust System Improvements
Plumbing System/ Fixture Improvements
Mechanical System Improvements

FACILITY CONDITION ASSESSMENTS

Early Childhood & Elementary

LORENZO DE ZAVALA ELEMENTARY - Site



BUILDING AGE: 32

BUILDING TYPE/USE: Tier 3

EDUCATIONAL ADEQUACY SCORE (EAI):
N/A

CURRENT ENROLLMENT: 583

FCI: 0.00

RI: 0.02

FCI COST (2024): \$0

RI COST (2024): \$51,114

REPLACEMENT COST (2024): \$2,489,102

Priority 1:

Parking Lot Access Control Replacement
Site Furnishings

FACILITY CONDITION ASSESSMENTS

Early Childhood & Elementary

HARLEM ELEMENTARY - Main Building



PROJECT ENROLLMENT

577 (2024/2025)	506 (2029/2030)
556 (2025/2026)	507 (2030/2031)
540 (2026/2027)	515 (2031/2032)
525 (2027/2028)	540 (2032/2033)
514 (2028/2029)	569 (2033/2034)

BUILDING AGE: 32

BUILDING TYPE/USE: Tier 1

EDUCATIONAL ADEQUACY SCORE (EAI):
-15

CURRENT ENROLLMENT: 597

FCI: 0.019

RI: 0.53

FCI COST (2024): \$5,585,337

RI COST (2024): \$15,526,872

REPLACEMENT COST (2024): \$28,935,476

Priority 1:

- Ceiling Replacement
- Floor Finish Replacement
- Restroom Renovations
- Locker Repair / Replacement
- Exterior Caulking Repairs

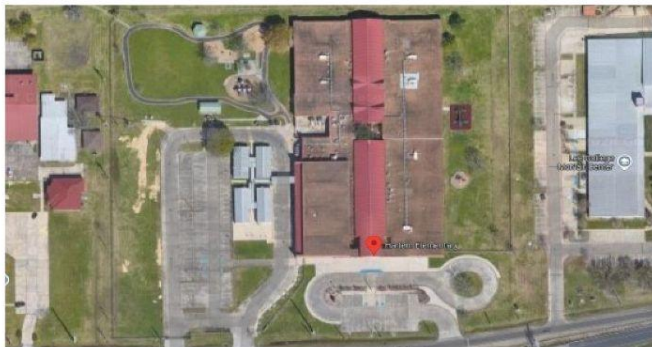
Priority 2:

- Fire Alarm System /Security System Replacement
- Emergency Battery Pack Light Replacement
- Public Address System Replacement
- Egress Signage Replacement
- Flooring Finish Replacement
- Interior Wall Finish Replacement
- Overhead Door Repair
- Folding Partition Replacement
- Exterior / Interior Door Repair Replacement
- Kitchen Equipment / Suppression Improvement
- Exterior Window Replacement
- Exterior Painting
- Roof Replacement
- Exhaust System Improvements
- Mechanical System Improvements
- Plumbing System / Fixture Improvements

FACILITY CONDITION ASSESSMENTS

Early Childhood & Elementary

HARLEM ELEMENTARY - Site



BUILDING AGE: 32

BUILDING TYPE/USE: Tier 3

EDUCATIONAL ADEQUACY SCORE (EAI):
N/A

CURRENT ENROLLMENT: N/A

FCI: 0.00

RI: 0.08

FCI COST (2024): \$0

RI COST (2024): \$237,324

REPLACEMENT COST (2024): \$2,926,629

Priority 2:

Pavement Markings

Canopy Replacement

Sanitary Sewer Lift Station Replacement

FACILITY CONDITION ASSESSMENTS

Early Childhood & Elementary

HIGHLANDS ELEMENTARY - Main Building



PROJECT ENROLLMENT

900 (2024/2025)	954 (2029/2030)
906 (2025/2026)	974 (2030/2031)
904 (2026/2027)	1000 (2031/2032)
916 (2027/2028)	1027 (2032/2033)
932 (2028/2029)	1050 (2033/2034)

BUILDING AGE: 32

BUILDING TYPE/USE: Tier 1

EDUCATIONAL ADEQUACY SCORE (EAI):
-19

CURRENT ENROLLMENT: 891

FCI: 0.15

RI: 0.51

FCI COST (2024): \$4,499,764

RI COST (2024): \$14,900,428

REPLACEMENT COST (2024): \$29,175,135

Priority 1:

- Ceiling Replacement
- Floor Finish Replacement
- Locker Replacement
- Exterior Caulking Repairs

Priority 2:

- Security System Replacement
- Public Address System Replacement
- Emergency Battery Pack Light Replacement
- Egress Signage Replacement
- Floor Finish Replacement
- Interior Paint
- Interior Wall Repairs
- Folding Partition Replacement
- Interior Door Replacement
- Interior Storefront Replacement
- Overhead Grill Replacement
- Restroom Renovation
- Kitchen Equipment / Suppression Improvement
- Exterior Window Replacement
- Exterior Wall Paint
- Roof Replacement
- Exhaust System Improvements
- Mechanical System Improvements
- Plumbing System / Fixture Improvements

FACILITY CONDITION ASSESSMENTS

Early Childhood & Elementary

HIGHLANDS ELEMENTARY - Site



BUILDING AGE: 32

BUILDING TYPE/USE: Tier 3

EDUCATIONAL ADEQUACY SCORE (EAI):
N/A

CURRENT ENROLLMENT: N/A

FCI: 0.005

RI: 0.01

FCI COST (2024): \$14,408

RI COST (2024): \$43,388

REPLACEMENT COST (2024): \$2,679,126

Priority 1:

Driveway Repair/Resurfacing

Priority 2:

Traffic Control Markings

FACILITY CONDITION ASSESSMENTS

Early Childhood & Elementary

BONNIE P HOPPER ELEMENTARY - Main Building



PROJECT ENROLLMENT

320 (2024/2025)	338 (2029/2030)
327 (2025/2026)	342 (2030/2031)
334 (2026/2027)	347 (2031/2032)
335 (2027/2028)	354 (2032/2033)
335 (2028/2029)	361 (2033/2034)

BUILDING AGE: 2-44

BUILDING TYPE/USE: Tier 1

EDUCATIONAL ADEQUACY SCORE (EAI):
-17

CURRENT ENROLLMENT: 322

FCI: 0.35

RI: 0.40

FCI COST (2024): \$7,406,896

RI COST (2024): \$8,465,024

REPLACEMENT COST (2024): \$21,162,560

Priority 1:

- Fire Protection
- Mechanical System Improvements
- Plumbing System Improvements
- Cabinetry Replacement
- Interior Door and Frame Replacement
- Restroom Renovations
- Ceiling Replacement
- Sanitary Waste Improvements
- Floor Finish Replacement
- Interior Wall Finishes
- Locker Replacement
- Several ADA Non-Compliant Deficiencies

FACILITY CONDITION ASSESSMENTS

Early Childhood & Elementary

MIRABEAU B. LAMAR ELEMENTARY - Main Building



PROJECT ENROLLMENT

472 (2024/2025)	465 (2029/2030)
468 (2025/2026)	467 (2030/2031)
459 (2026/2027)	468 (2031/2032)
451 (2027/2028)	472 (2032/2033)
451 (2028/2029)	473 (2033/2034)

BUILDING AGE: 29

BUILDING TYPE/USE: Tier 1

EDUCATIONAL ADEQUACY SCORE (EAI):
-17

CURRENT ENROLLMENT: 518

FCI: 0.08

RI: 0.47

FCI COST (2024): \$2,592,518

RI COST (2024): \$13,814,374

REPLACEMENT COST (2024): \$29,127,513

Priority 1:

- Floor Finish Replacement
- Carpet Replacement
- Restroom Renovations
- School Equipment Replacement
- Exterior Caulking Repairs

Priority 2:

- Emergency Battery Pack Replacement
- Egress Signage Replacement
- Fire Alarm System / Security System Replacement
- Public Address System Replacement
- Ceiling Replacement
- Floor Finish Replacement
- Interior Wall Repairs
- Kitchen Equipment / Suppression Improvement
- Exhaust System Improvements
- Mechanical System Improvements
- Electrical System Improvements
- Plumbing Fixture Replacement

FACILITY CONDITION ASSESSMENTS

Early Childhood & Elementary

MIRABEAU B. LAMAR ELEMENTARY - Site



BUILDING AGE: 29

BUILDING TYPE/USE: Tier 3

EDUCATIONAL ADEQUACY SCORE (EAI):
N/A

CURRENT ENROLLMENT: N/A

FCI: 0.00

RI: 0.14

FCI COST (2024): \$0

RI COST (2024): \$304,527

REPLACEMENT COST (2024): \$2,168,482

Priority 2:

Traffic Control Markings

FACILITY CONDITION ASSESSMENTS

Early Childhood & Elementary

OLD SAN JACINTO ELEMENTARY (Current POINT Alternative Campus) - Main Building



PROJECT ENROLLMENT

129 (2024/2025)	129 (2029/2030)
129 (2025/2026)	129 (2030/2031)
129 (2026/2027)	129 (2031/2032)
129 (2027/2028)	129 (2032/2033)
129 (2028/2029)	129 (2033/2034)

BUILDING AGE: 2-42

BUILDING TYPE/USE: Tier 1

EDUCATIONAL ADEQUACY SCORE (EAI):
-21

CURRENT ENROLLMENT: 132

FCI: 0.45

RI: 0.50

FCI COST (2024): \$11,945,416

RI COST (2024): \$13,272,684

REPLACEMENT COST (2024): \$26,545,368

Priority 1:

- Fire Protection
- Mechanical System Improvements
- Plumbing System Improvements
- Kitchen Equipment Replacement
- Cabinetry Replacement
- Interior Door and Frame replacement
- Restroom Renovations
- Sanitary Waste Improvements
- Interior/Exterior Lighting
- Ceiling Replacement
- Floor Finish Replacement
- Sidewalk and Ramp Improvements
- Drainage Improvements
- Several ADA Non-Compliant Deficiencies

Priority 2:

- Locker Repair/Replacement
- Interior Wall Finishes
- Public Address System Replacement
- Plumbing System Improvements
- Site Drainage Improvements

FACILITY CONDITION ASSESSMENTS

Early Childhood & Elementary

ASHBEL SMITH ELEMENTARY - Main Building



PROJECT ENROLLMENT

527 (2024/2025)	505 (2029/2030)
523 (2025/2026)	501 (2030/2031)
513 (2026/2027)	498 (2031/2032)
506 (2027/2028)	499 (2032/2033)
505 (2028/2029)	500 (2033/2034)

BUILDING AGE: 28

BUILDING TYPE/USE: Tier 1

EDUCATIONAL ADEQUACY SCORE (EAI):
-18

CURRENT ENROLLMENT: 549

FCI: 0.11

RI: 0.35

FCI COST (2024): \$2,769,363

RI COST (2024): \$8,416,731

REPLACEMENT COST (2024): \$23,500,924

Priority 1:
Floor Finish Replacement

Priority 2:
Public Address System Replacement
Security System Improvements
Emergency Battery Pack Replacement
Egress Signage Replacement
Floor Finish Repairs/Replacement
Ceiling Repair/Replacement
Interior Paint
Folding Partition Replacement
Restroom Renovations
Exterior Door Replacement
Kitchen Equipment/Exhaust/Suppression Replacement
Plumbing Systems/Fixtures Improvements

FACILITY CONDITION ASSESSMENTS

Early Childhood & Elementary

ASHBEL SMITH ELEMENTARY - Site



BUILDING AGE: 28

BUILDING TYPE/USE: Tier 3

EDUCATIONAL ADEQUACY SCORE (EAI):
N/A

CURRENT ENROLLMENT: N/A

FCI: 0.00

RI: 0.03

FCI COST (2024): \$670

RI COST (2024): \$53,678

REPLACEMENT COST (2024): \$1,818,480

Priority 1:

Fencing Repairs

Priority 2:

Pavement Markings

Wood Fencing Replacement

Basketball Goal Replacement

Swing Set Replacement

TABLE TALK

FACILITY CONDITION ASSESSMENTS: JUNIOR SCHOOLS

FACILITY CONDITION ASSESSMENTS

Junior Schools

		Assessment Scope				
Campus	Address	Age Range (Years)	Facility Condition Index (FCI)	Requirement Index (RI)	Educational Adequacy Report	Programming / Capacity Report
Early Childhood and Elementary Schools						
Baytown Junior School	7707 Bayway Dr, Baytown, TX 77520	42	0.22	0.39	X	X
Baytown Junior School (Site)	7708 Bayway Dr, Baytown, TX 77520	42	0.08	0.09	X	X
Cedar Bayou Junior School (Main Building)	2610 E Elvinta St, Baytown, TX 77520	22	NR	NR	X	X
Cedar Bayou Junior School (Library)	2610 E Elvinta St, Baytown, TX 77520	42	NR	NR	X	X
George H. Gentry Junior School	1919 E Archer Rd, Baytown, TX 77520	44	0.18	0.31	X	X
George H. Gentry Junior School (Site)	1920 E Archer Rd, Baytown, TX 77520	44	0.03	0.04	X	X
Edward Franklin Green Junior School	5737 E Wallisville Rd, Baytown, TX 77521	3	NR	NR	X	X
Highlands Junior School (Main Building)	1212 E Wallisville Rd, Highlands, TX 77562	16	NR	NR	X	X
Highlands Junior School	1212 E Wallisville Rd, Highlands, TX 77562	16	NR	NR	X	X
Highlands Junior School (Abandoned Gymnasium)	1212 E Wallisville Rd, Highlands, TX 77562	45	WOS	WOS	X	X
Horace Mann Junior School	310 Hwy 146, Baytown, TX 77520	32	0.12	0.33	X	X
Horace Mann Junior School (Site)	310 Hwy 146, Baytown, TX 77520	32	0.01	0.01	X	X

Note 1: Facility Condition Assessments reports conducted by GCCISD between April of 2021 and September of 2022.

Legend:

1. NR: No Report Available
2. WOS: Facility Assessment Report Available without RI score

FACILITY CONDITION ASSESSMENTS

Junior Schools

BAYTOWN JUNIOR SCHOOL - Main Building



PROJECT ENROLLMENT

703 (2024/2025)	705 (2029/2030)
723 (2025/2026)	705 (2030/2031)
739 (2026/2027)	718 (2031/2032)
732 (2027/2028)	706 (2032/2033)
701 (2028/2029)	701 (2033/2034)

BUILDING AGE: 42

BUILDING TYPE/USE: Tier 1

EDUCATIONAL ADEQUACY SCORE (EAI):
-30

CURRENT ENROLLMENT: 709

FCI: 0.22

RI: 0.39

FCI COST (2024): \$9,434,497

RI COST (2024): \$16,201,205

REPLACEMENT COST (2024): \$41,257,623

Priority 1:

Fire Alarm System Replacement
Flooring Replacement
Ceiling Repair/Replacement
Interior Paint
Interior Door Replacement
Casework Replacement
Restroom Renovations

Priority 2:

Security System Improvements
Emergency Battery Pack Replacement
Egress Signage Replacement
Interior Door Replacement
Operable Partition Repairs
Stage Curtain Replacement
Kitchen Equipment/Exhaust/Suppression Replacement
Skylight Replacement
Rooftop A/C Replacement
Electrical Service Improvements
Plumbing Systems/Fixtures Improvements

FACILITY CONDITION ASSESSMENTS

Junior Schools

BAYTOWN JUNIOR SCHOOL - Site



BUILDING AGE: 42

BUILDING TYPE/USE: Tier 3

EDUCATIONAL ADEQUACY SCORE (EAI):
N/A

CURRENT ENROLLMENT: N/A

FCI: 0.08

RI: 0.09

FCI COST (2024): \$436,838

RI COST (2024): \$485,730

REPLACEMENT COST (2024): \$5,104,778

Priority 1:

Parking Lot/Paving Improvements
Pavement Markings
Sidewalk Repairs
Storm Sewer System Replacement
Tennis Court Re-Surfacing
Tennis Court Lighting Replacement

FACILITY CONDITION ASSESSMENTS

Junior Schools

GEORGE H. GENTRY JUNIOR SCHOOL - Main Building



PROJECT ENROLLMENT

967 (2024/2025)	987 (2029/2030)
982 (2025/2026)	986 (2030/2031)
1033 (2026/2027)	1030 (2031/2032)
1037 (2027/2028)	1064 (2032/2033)
1005 (2028/2029)	1076 (2033/2034)

BUILDING AGE: 44

BUILDING TYPE/USE: Tier 1

EDUCATIONAL ADEQUACY SCORE (EAI):
-39

CURRENT ENROLLMENT: 952

FCI: 0.18

RI: 0.31

FCI COST (2024): \$8,587,715

RI COST (2024): \$14,686,964

REPLACEMENT COST (2024): \$46,702,047

Priority 1:

Public Address System Improvements
Interior Paint
Ceiling Replacement
Flooring Replacement
Restroom Renovations
Exterior Door Replacement
Exhaust System Improvements
A/C DX Unit Replacement

Priority 2:

Fire Alarm and Security Systems Replacement
Egress Signage Replacement
Interior Paint
Ceiling Repairs
Flooring Repairs/Replacement
Interior Door Replacement
Locker Replacement
Exterior Overhead Door Repairs
Stage Curtain Replacement
Kitchen Equipment/Exhaust/Suppression Replacement
Mechanical System Improvements
Rooftop A/C Unit Replacement
Electrical Service Improvements
Plumbing Systems/Fixtures Improvements

FACILITY CONDITION ASSESSMENTS

Junior Schools

GEORGE H. GENTRY JUNIOR SCHOOL - Site



BUILDING AGE: 44

BUILDING TYPE/USE: Tier 3

EDUCATIONAL ADEQUACY SCORE (EAI):
N/A

CURRENT ENROLLMENT: N/A

FCI: 0.03

RI: 0.04

FCI COST (2024): \$140,583

RI COST (2024): \$227,096

REPLACEMENT COST (2024): \$4,687,937

Priority 1:

Tennis Court Re-Surfacing and Net Replacement
Site Lighting Replacement

Priority 2:

Pavement Markings
Pedestrian Bridge Replacement
Park Bench Replacement
Storm Sewer System Replacement

FACILITY CONDITION ASSESSMENTS

Junior Schools

HORACE MANN JUNIOR SCHOOL - Main Building



PROJECT ENROLLMENT

739 (2024/2025)	703 (2029/2030)
751 (2025/2026)	721 (2030/2031)
751 (2026/2027)	747 (2031/2032)
725 (2027/2028)	761 (2032/2033)
716 (2028/2029)	764 (2033/2034)

BUILDING AGE: 32

BUILDING TYPE/USE: Tier 1

EDUCATIONAL ADEQUACY SCORE (EAI):
-31

CURRENT ENROLLMENT: 763

FCI: 0.12

RI: 0.33

FCI COST (2024): \$6,952,748

RI COST (2024): \$18,821,973

REPLACEMENT COST (2024): \$55,454,108

Priority 1:

Public Address System Improvements
Ceiling Replacement
Flooring Repairs
Restroom Renovations
Roof Replacement

Priority 2:

Fire Alarm and Security Systems Replacement
Emergency Battery Pack Replacement
Egress Signage Replacement
Clock System Replacement
Interior Paint
Flooring Replacement
Ceiling Repairs
Interior Folding Partition Replacement
Interior Overhead Door Replacement
Casework Replacement
Exterior Door Replacement
Kitchen Equipment/Exhaust/Suppression Replacement
Mechanical System Improvements
Electrical Service Improvements
Plumbing Systems/Fixtures Improvements

FACILITY CONDITION ASSESSMENTS

Junior Schools

HORACE MANN JUNIOR SCHOOL - Site



BUILDING AGE: 32

BUILDING TYPE/USE: Tier 3

EDUCATIONAL ADEQUACY SCORE (EAI):
N/A

CURRENT ENROLLMENT: N/A

FCI: 0.01

RI: 0.01

FCI COST (2024): \$43,770

RI COST (2024): \$69,994

REPLACEMENT COST (2024): \$5,058,341

Priority 1:

Tennis Court Re-Surfacing and Net Replacement

Priority 2:

Pavement Markings

TABLE TALK

NEXT STEPS

| MEETING NO. 3 | SEPTEMBER 24, 2024

THANK YOU!

TELLING THE STORY....



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

September 24, 2024

5:30 pm Light Refreshments
6pm-8pm Meeting

Old Jacinto Elementary
School/POINT

