

FACILITIES

STEERING  COMMITTEE

Wednesday, December 4, 2019

Every Leopard, Every Day

Welcome!

Special-Called Board Meeting: Call to Order

Reminder: FSC Meetings are Open to the Public

- Committee members and District resource staff will be seated at tables
- Visitors are asked to sit in designated visitor area and use note cards for questions

Your Purpose and Charge

Serve in a temporary advisory capacity to the Board of Trustees and Administration to:

- Consider the educational needs of all students and **align with the district's mission, vision and goals**
- **Represent the entire community**, its values and perceptions in the facility-planning process
- Assess and prioritize the district's **current and long-term facility needs**, including new construction, renovations and capital improvements
- **Bring forward recommendations to the Board of Trustees** as to how to address the district's facility needs, including what should be included and how much money should be requested in a possible bond election

Parking Lot



FSC “Parking Lot”

- Keep track of ideas/questions
- You may add a comment/question here at any time and we’ll come back to it (either at the end of the meeting, through FAQs or at the next meeting).

Tonight's Agenda

1. Meeting #1 Recap
2. Meet Your Committee Co-Chairs
3. Facility Assessment
4. Facility Discussion
5. Closing





Meeting #1 Recap

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OUR COMMITTEE



- 75+ invited residents and taxpayers committed to the students of Gainesville ISD
- Represent a diverse cross-section of our district
- Bring varying perspectives from our communities
- Invited through nominations from the Board of Trustees and District Leadership (Campus and Central Office)

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- Introductions - GISD Board of Trustees, GISD CAAG and Consultants
- Meeting Schedule
 - Meeting #3 - Dec. 18, 2019 @ Edison ES (School Finance, Bonding Capacity, Impact of a Potential Bond, Building Needs & Potential Cost Analysis)
 - Meeting #4 - Jan. 8, 2020 @ Chalmers (Community Survey Results @ Priorities for GISD Facilities)
 - **Meeting #5 - TBD, if needed**

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- District Overview

All campuses met State Accountability Measures

Superior Rating - F.I.R.S.T.(Financial Integrity Rating System of Texas)

Report

- Table Discussion Activities

What makes Gainesville ISD so unique and special?

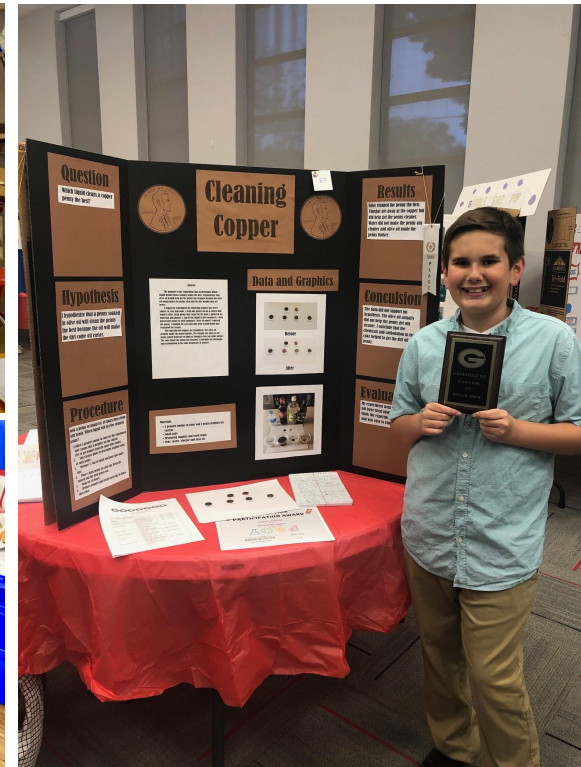
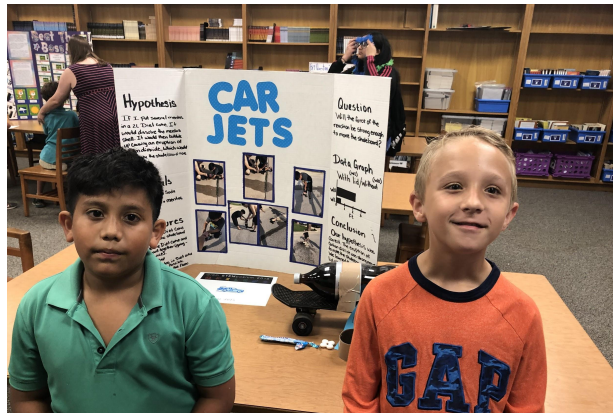
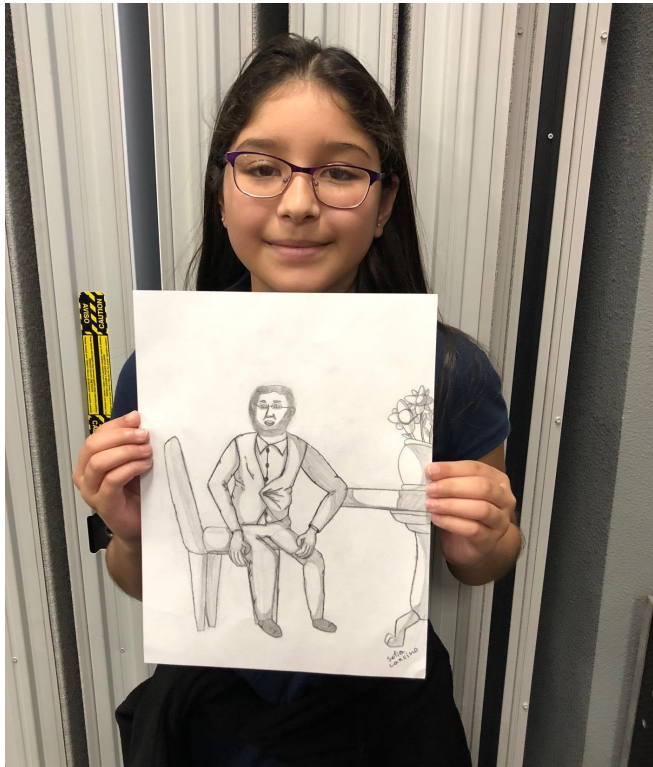
How will you be part of sharing this committee's work and the district's needs to the community?

What are the challenges associated with this amount of time since the last election?

- Bond Planning Process

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Leopard Pride – What We Believe



— Every Leopard, Every Day —

Leopard Pride – Who We Are



Gainesville High School
Grades 9-12 | Built in 2006



Gainesville Junior High
Grades 7-8 | Built in 1958



Lee Intermediate
Grades 5-6 | Built in 1997



Chalmers Elementary
Grades 2-4 | Built in 2000



Edison Elementary
Grades PreK-1 | Built in 1961



Head Start
Early Childhood | Built in 2000

6 campuses
503,454 sq. ft.

Gainesville ISD Bond History

1957	Construct High School	\$1.5 M
1960	Construct Edison and Add 4 Rooms at HS	\$475,000
1965	Construct Competition Gym	\$125,000
1971	Construct Vocational Classrooms and Third Floor Classrooms at GJHS	
<i>1985</i>		<i>\$9.56 M</i>
1995	Construct Lee and Chalmers, Renovate Edison and Extend Campus	\$9.5 M
<i>2003</i>	<i>Construct New High School, Academic/Vocational Facility & Renovation of Existing High School</i>	<i>\$22.2 M</i>
<i>2003</i>	<i>Construction and Equipment of Athletic/Co-Curricular Facilities</i>	<i>\$4.2 M</i>
2005	Construct New High School/Renovate Existing HS to be used as Jr. High	\$29.5 M



Demographic Report

2019/20

Presented by: Mr. Trent
Smith, Templeton
Demographics

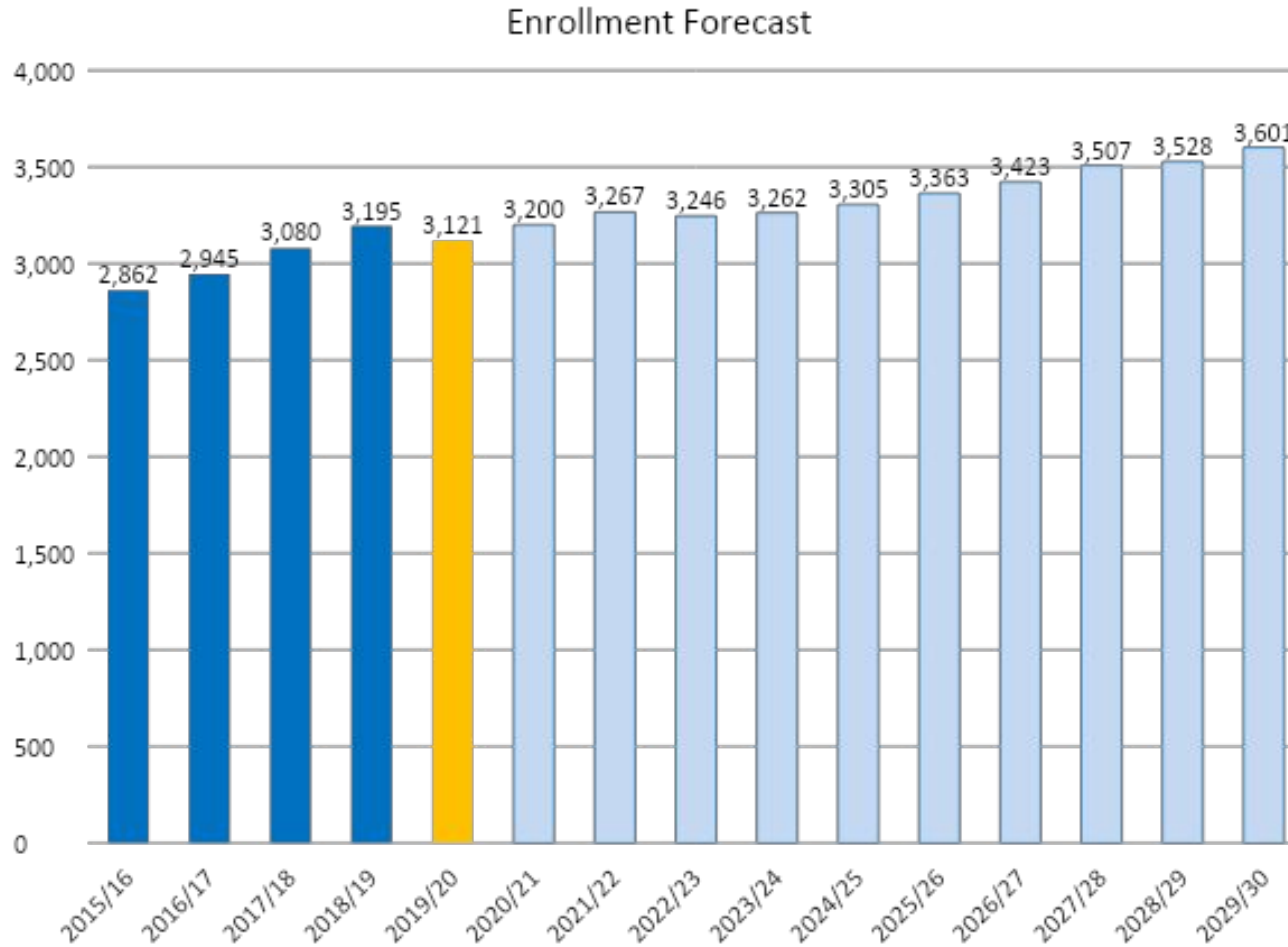


TEMPLETON
DEMOGRAPHICS

hanleywood | metrostudy

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Key Takeaways



- Gainesville ISD will continue to experience enrollment growth due to a favorable local economy and housing market
- There are over 100 new home lots that are expected to be delivered within GISD in the next 6 months
- The district is forecasted to add 30 to 50 single family homes a year for the next 5 years

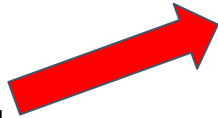
Our Process Will Be Transparent

Committee meeting agendas, minutes and FAQs will be posted on the GISD website

www.gainesvilleisd.org/fsc

STAY CONNECTED !!!!! WE HAVE AN APP!

Get the latest information, school announcements and other important GISD news here.



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Committee Co-Chairs

Mr. Martin Phillips

Mrs. Rachel Pickett

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Committee Co-Chairs

Role of the Co-Chairs:

- Help lead each committee meeting and make adjustments to agendas, if/when needed.
- Facilitate large group discussions.
- Ensure all ideas and/or positions of committee members are heard and given equal time.
- Maintain group focus and guide committee to its goals.
- Give formal presentation to Gainesville ISD Board of Trustees with the FSC's final recommendations.



Facility Assessment

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Comprehensive Facility 2019 Re-Assessment Presentation
Gainesville Independent School District



SUMMARY OF 2015 ASSESSMENTS

- Full Assessments
 - Jr. High School Campus
 - Thomas Edison Elementary
- Roof and HVAC
 - W.E. Chalmers Elementary
- Roof Only
 - Administration Building
 - Robert E. Lee Elementary

INTRODUCTION AND METHODOLOGY

Establishing Priorities

This assessment provides information on the condition of the facilities; from entire buildings to individual building components. These can range from structures to finishes, and include all other components such as mechanical and electrical systems, individually and as a complete assembly. The assessment also provides information on the replacement cost and life expectancy of each component.

Prioritization begins with the assessment findings which place each component in one of four urgency categories (“CAT”):

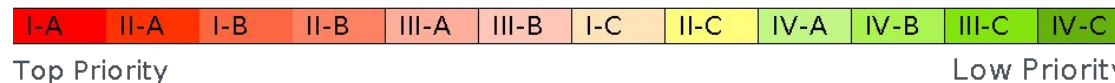
- CAT I - Indicates that the need is immediate, or “critical” in terms of the item itself.
- CAT II - Indicates that the need is “trending critical” with repair or replacement necessary within 12 months.
- CAT III - Indicates that repair or replacement is “necessary” within 2 to 5 years.
- CAT IV - Indicates that repair or replacement is “recommended” within 3 to 10 years

These categories having been established, priorities are then assigned according to the condition of use within a hierarchy of the following group of criteria:

- A: Safety - if the deficiency is not addressed/resolved health and safety are at risk.
- B: Necessity - if the deficiency is not addressed/resolved vital tasks cannot be accomplished
- C: Efficiency - if the deficiency is not addressed/resolved operating efficiency or cost effectiveness is diminished.

With these determinations made, priorities are established according to the relative importance of the category/criteria combination (which introduces the dimension of time) thus, the evaluations may be sorted according to CAT I-A being the highest, and CAT IV-C being the lowest, with various gradations in between.

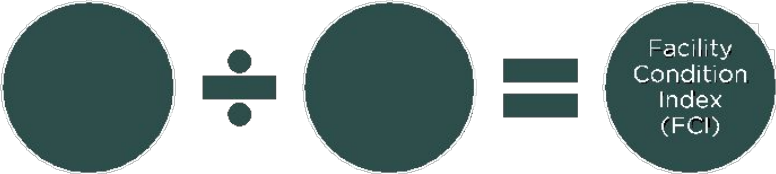
Overall Category



INTRODUCTION AND METHODOLOGY

Facility Condition Index (FCI)

It is important to note that this FCI replacement threshold is not conclusive, but is intended to initiate planning discussions in which other relevant issues with regard to a facility's disposition must be incorporated. This merely suggests where conversations regarding replacement might occur. Other factors such as historical significance, community sentiment, and enrollment trends will create additional variables for replacement consideration.



As you move through this report you will notice the graphic below indicates a facility condition percentage based on our assessment of repairs needed and the cost of deficiencies. One of these charts will be included for each building or site assessed. To figure this percentage, we divided the total cost of repairs needed by the total replacement cost of the building or site.

Facility Condition Index (FCI) %

<5%	6-10%	11-20%	21-30%	31-50%	51-65%	>65%
Best	Good	Average	Below Average	Poor	Very Poor	Replacement Candidate

Following each assessment will be a chart indicating the campus, building, description of deficiencies, and an estimated cost of those deficiencies with a priority level (as described on page 8) that introduces the level of urgency in which the repairs should be made.

SUMMARY OF 2019 RE-ASSESSMENT

PART 1

Administration Building
Junior High School Campus
Thomas Edison Elementary

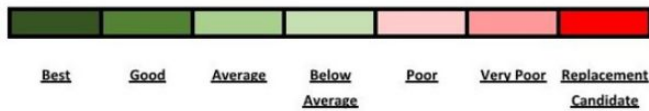
PART 2

High School
Robert E. Lee Elementary
W.E. Chalmers Elementary

2019 RE-ASSESSMENT – ADMINISTRATION BUILDING

Facility	Subject	2015 Deficiencies		2019 Deficiencies		Renovation Cost Estimate (\$)	2019 Replacement Cost Estimate (\$)		Priority Rating	Condition Index	Recommendation
		Description	2019 Pricing with Inflation since 2015 Assessment	Description	Pricing as of June 2019	2019	Low	High			
Administration	Site 93,802sf (2.15 acres)	Roof repair was completed in the year of 2017 as we understand it.	0	• Exterior Window Replacement	600,000	1,369,000	4,895,750	5,874,900	III-B	Below Average	Renovation Recommendation based on: • Mid-Range "III-B" Priority Rating • "Below Average" Condition Index
				• Site Improvements	160,000						
			• Upgrade Interior Finishes	350,000							
			• Upgrade HVAC, Security, Electrical & Infrastructure	128,000							
			• Upgrade Doors & Hardware	85,000							
			• Asbestos Abatement	46,000							
	Building 17,874 sf										
	Total					1,369,000	4,895,750	5,874,900			

Condition Index



Priority Rating



2019 RE-ASSESSMENT – JUNIOR HIGH SCHOOL (1 of 3)

Gainesville Junior High School	Site 141,553 sf (3.25 acres)	• Exterior Accessibility Compliance	103,250	• No new deficiencies	0	1,657,000	2,300,000	2,760,000	II-B	Replacement Candidate	Replacement Recommendation based on: • "Replacement Candidate" Condition Index
		• Widen Fire Lanes & Turn-arounds	169,500								
		• Exterior Drainage Inlets & Downspouts	28,250								
		• Paving Replacement	1,356,000								
	Main Building 78,830 sf	• Exterior Window Replacement	2,980,000	• Toilet Room Accessibility Compliance	150,000	7,133,000	20,000,000	24,000,000	II-A	Replacement Candidate	Replacement Recommendation based on: • "Replacement Candidate" Condition Index • Most Building Systems have Surpassed Normal Life Expectancies • High "II-A" Priority Rating
		• Electrical Reliability, Efficiency & Safety Upgrade	1,500,000	• Asbestos Abatement	250,000						
		• Replace Roof	1,750,000								
		• Replace Rooftop HVAC Units	275,000								
		• Light Fixture LED Upgrade	226,000								
		• Café Area Exterior Structural Column Repair	2,000								
Old Gymnasium 10,645 sf	• Lower Locker Room Conversation to Storage	60,000	• Interior Finish Upgrade	250,000	563,000	2,750,000	3,300,000	II-A	Below Average	Renovation Recommendation based on: • Historic Value Despite High "II-B" Rating • "Below Average" Condition Index	
	• Roof Decking Structural Interior Board Repair	25,000	• Gymnasium Floor Replacement	100,000							
	• Repair/Replace Exterior Canopies	25,000	• Asbestos Abatement	25,000							
	• Electrical Repairs	8,000									
	• Lower Level Exterior Window Replacement	70,000									
Auditorium/ Music Building. 20,453 sf	• Exterior Window Replacement	100,000	• No new deficiencies	0	795,000	5,500,000	6,600,000	III-B	Average	Renovation Recommendation based on: • Mid-Range "III-B" Priority Rating • "Below Average" Condition Index	
	• Basement Electrical Repairs	60,000									
	• Basement Renovation	150,000									
	• Replace Rooftop HVAC Units	250,000									
	• Accessibility Compliance	15,000									
	• Interior Finish Upgrade	220,000									
Total						10,148,000	30,550,000	36,660,000			

Condition Index



Best

Good

Average

Below Average

Poor

Very Poor

Replacement Candidate

Priority Rating

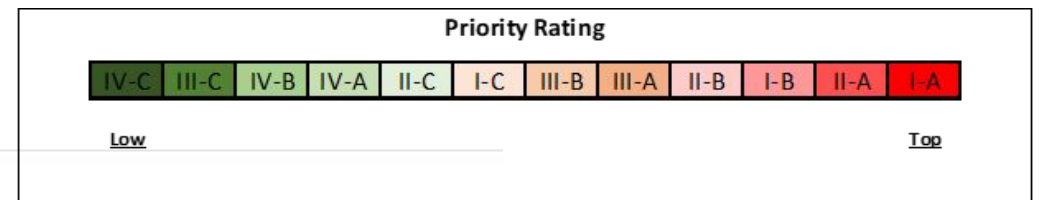
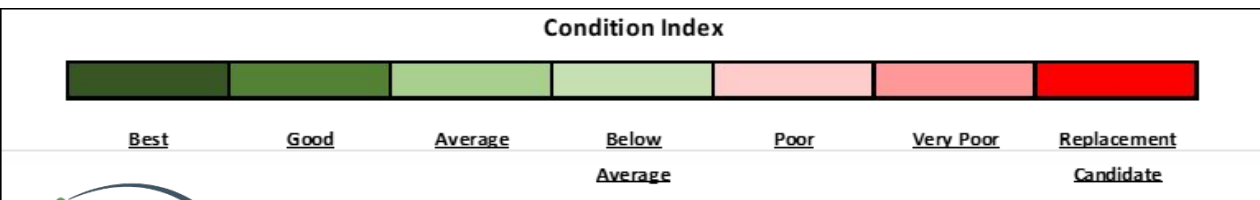


Low

Top

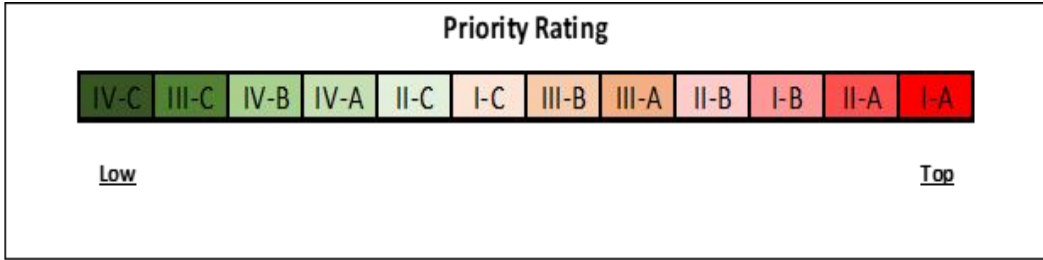
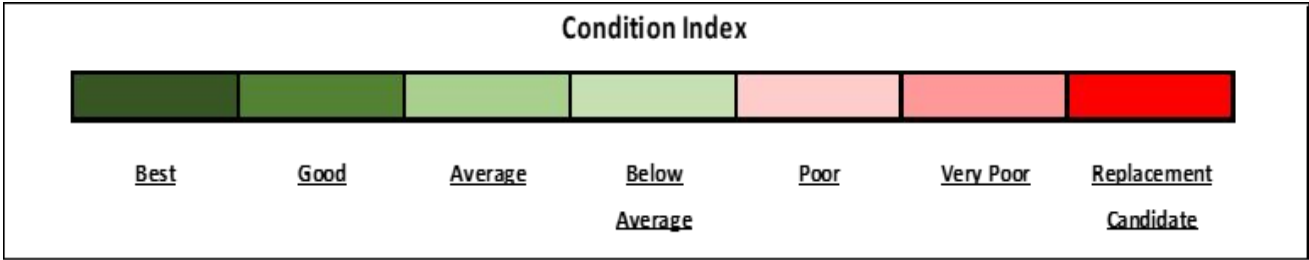
2019 RE-ASSESSMENT – JUNIOR HIGH SCHOOL (2 of 3)

Gainesville Junior High School (Continued)	Special Services Building 2,875 sf	• Exterior Window Replacement	260,000	• No new deficiencies	0	453,000	718,750	862,500	II-B	Very Poor	Replacement Recommendation based on: <ul style="list-style-type: none"> • "Very Poor" Condition Index • Inadequate Size • Deteriorating Building Systems • Inflexible Design
		• Fire Alarm System Repair	15,000								
		• Replace Roof	100,000								
		• Replace Rooftop HVAC Units	65,000								
		• Testing for Asbestos	2,000								
		• Exterior Masonry Repair	6,000								
		• Electrical Repairs	5,000								
	Competitive Gymnasium 14,590 sf	• Exterior Window Replacement	85,000	• Interior Finish Upgrade	150,000	116,000	3,650,000	4,380,000	III-B	Good	Renovation Recommendation based on: <ul style="list-style-type: none"> • Mid-Range "III-B" Priority Rating • "Good" Condition Index
		• Entry Cleaning and Painting	2,500								
		• Roof Repair	13,000								
• Concession Bar Accessibility Compliance		5,500									
• Condensate Line		2,500									
• Exterior Masonry Repair		3,000									
• Electrical Repairs	4,500										
Field House 4,900 sf	• Replace Roof	75,000	• No new deficiencies	0	659,000	1,230,500	1,476,600	II-A	Very Poor	Replacement is recommended due to: <ul style="list-style-type: none"> • "Very Poor" Condition Index • Undersized Locker Room, Laundry Room & Equipment Storage • Inadequate Size • Inflexible Design 	
	• Enlarge Locker Rooms	150,000									
	• Replace Flooring	75,000									
	• Renovation - Walls, Floors, Ceilings, Finishes	245,000									
	• Test for Asbestos	2,000									
	• Replace Rooftop HVAC Units	65,000									
	• Electrical Repairs	47,000									
Total					1,228,000	5,599,250	6,719,100				



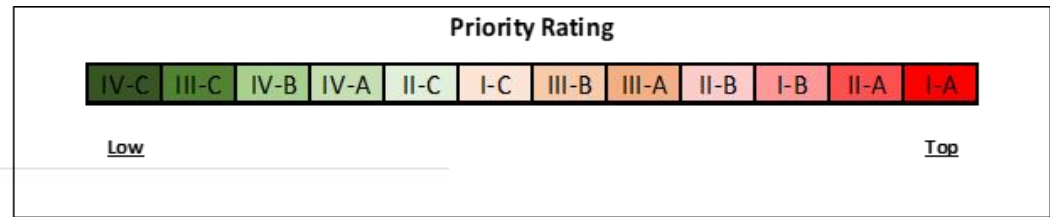
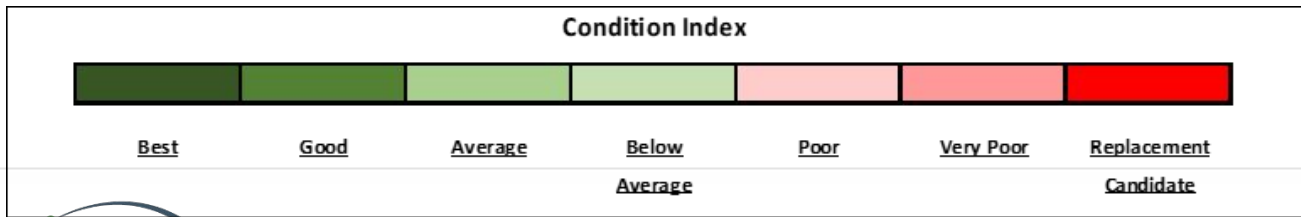
2019 RE-ASSESSMENT – JUNIOR HIGH SCHOOL (3 of 3)

Gainesville Junior High School (Continued)	Weight Room 2,400 sf	• Interior Finish Upgrade	26,000	• No new deficiencies	0	70,000	600,000	720,000	IV-A	Average	Renovation Recommendation based on: • Low-Range "IV-A" Priority Rating • "Average" Condition Index
		• Accessibility Compliance	14,000								
		• Replace Rooftop HVAC Units	30,000								
	Maintenance Building 4,060 sf	• Replace Exterior Windows & Overhead Doors	75,000	• Replace Rooftop HVAC Units	50,000	230,000	1,025,000	1,230,000	IV-C	Below Average	Renovation Recommendation based on: • Low-Range "IV-C" Priority Rating
		• Cleaning and Minor Repairs	85,000								
	Central Plant Building 2,800 sf	• Demo & Remove Cooling Tower	8,000	• No new deficiencies	0	148,000	700,000	840,000	II-A	Below Average	Replacement Recommendation based on: • High Range "II-A" Priority Rating • Inadequate Size • Deteriorating Building Systems • Inflexible Design
		• Demo & Remove Old Equipment	70,000								
		• Replace Roof	35,000								
		• Main Electrical Switchgear Fire Rated Enclosure	10,000								
		• Light Fixture LED Upgrade	25,000								
Total					448,000	2,790,000	2,790,000				



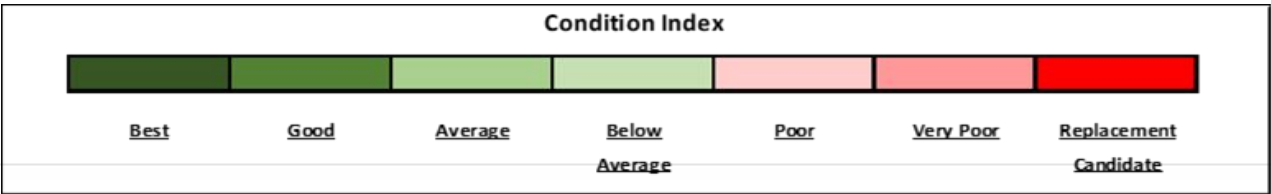
2019 RE-ASSESSMENT – THOMAS EDISON ELEMENTARY

Thomas Edison Elementary School	Site 511,300 sf 11.74 acres	<ul style="list-style-type: none"> Accessibility Compliance 60,000 Fire Lane Compliance and Radius Re-work 175,000 Fire Hydrants & FDC Code Compliance 65,000 Play Structures & Area Accessibility Compliance 250,000 Replace Site & Exterior Lighting 30,000 Tie in Downspouts to Drains 8,000 Regrading & Cleaning Area Drains 67,000 	<ul style="list-style-type: none"> No new deficiencies 0 	3,124,000	17,500,000	21,000,000	I-A	Average	Renovation Recommendation based on:
	Main Building 69,249 sf	<ul style="list-style-type: none"> Replace Roof 1,120,000 Repair Canopy 3,000 Replace Rooftop HVAC Units 900,000 Interior Life Safety Study 32,000 Replace Fire Alarm System 45,000 Electrical Receptacle Code Upgrade 60,000 Light Fixture LED Upgrade 214,000 Replace Emergency Lighting & Exit Sign Battery Backups 54,000 Telephone Backboard Fire Proof Repair and Relocate 4,000 Electrical Panel Repair & Replacement 16,000 Repair and Relocate Electrical Services 13,000 Repair/Replace Mechanical Room Boards & Isolators 8,000 	<ul style="list-style-type: none"> No new deficiencies 0 						Renovation Recommendation based on: High-Range "I-A" Priority Rating "Average" Condition Index Most Building Systems have Surpassed Normal Life Expectancies
Total				3,124,000	17,500,000	21,000,000			



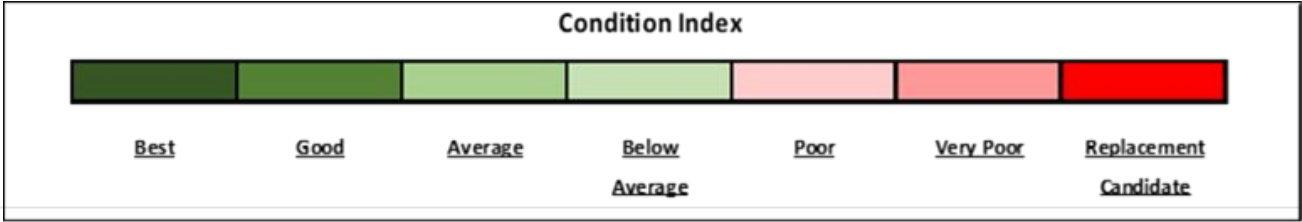
2019 RE-ASSESSMENT - HIGH SCHOOL

Facility	Subject	2015 Deficiencies		2019 Deficiencies		Renovation Cost Estimate (\$)	2019 Replacement Cost Estimate (\$)		Priority Rating	Condition Index	Recommendation
		Description	2019 Pricing with Inflation since 2015 Assessment	Description	Pricing as of June 2019	2019	Low	High			
Gainesville High School	Site 8.2 Acres	• No Deficiencies Cited		• Complete New Parking Lot Striping	45,000	530,000			III-A	Best	Renovation Recommendation based on: <ul style="list-style-type: none"> • Overall site is well maintained • Paving improvements limited to resurfacing and striping
				• ADA corrections near Gym	35,000						
				• Determine Parking Lot Paving Need West of Stadium	300,000						
				• Resurface Band Hall practice area	150,000						
	Main Building 162,000 SF	• Re-caulk Masonry, Roofing, Sidewalks and Building	24,000	• Paint	135,000	1,185,500	43,470,000	51,840,000	II-A	Best	Replacement Recommendation based on: <ul style="list-style-type: none"> • Roof-top HVAC Equipment have Surpassed Normal Life Expectancies • Roof-top HVAC Equipment R-22 • Refrigerate Ceases to be Manufactured Dec. 31, 2019 • Most Building Systems have Surpassed Normal Life Expectancies
		• Replace roof-top HVAC Units	816,000	• Flooring repair/replacement of existing carpet	12,000						
				• Gym Lighting Upgrades	25,000						
				• Misc. Paint, Floor, Ceiling Upgrade at Training	65,000						
				• Shingle Replacement	25,000						
				• Flooring Upgrades at Gym Locker Rooms	21,500						
		• HVAC Test and Balance	62,000								
	Total					1,715,500					



2019 RE-ASSESSMENT – ROBERT E. LEE INT. SCHOOL

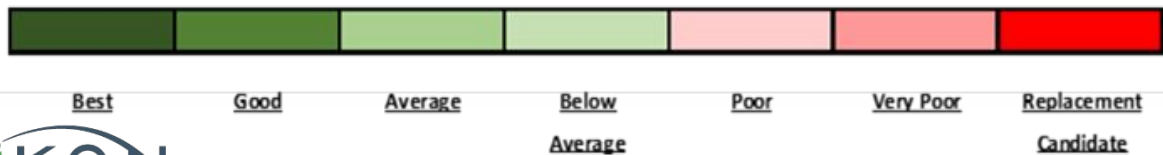
Robert E. Lee Intermediate School	Site 10.5 Acres	• No Deficiencies Cited		• Restriping existing Pavement	20,000	53,500	15,840,000	18,774,000	III-A	Good	Renovation Recommendation based on: <ul style="list-style-type: none"> • Overall site is well maintained • Paving improvements limited to resurfacing and stripping 	
				• Sealants around Building	25,000							
				• Repair asphalt	8,500							
	Main Building 58,668 sf	• Minor Roof Repair	6,000	• Remove VWC, patch/Float walls and Paint	110,000	1,135,800				III-A	Good	Renovation Recommendation based on: <ul style="list-style-type: none"> • Overall building is well maintained • Most of the Deficiencies are Cosmetic • Roof has Surpassed Normal Life Expectancy and should be replaced
				• Flooring repair/replacement of existing carpet	101,000							
				• Lay in Ceiling replacement (10% assumed)	15,000							
				• Roof repair at known leaks	25,000							
				• VCT at Gym and new Markings	15,800							
				• Coiling Door/HM Door replacement at Gym	10,500							
			• HVAC Test and Balance	24,000								
			• Fire Panel replacement	12,500								
		• Roof is at "end of life"	800,000									
		• Epoxy at Lab Tables in lieu of Plam*	16,000									
Total					1,189,300							



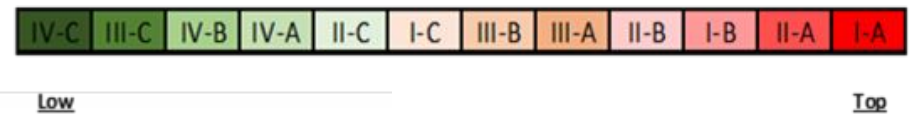
2019 RE-ASSESSMENT – W.E. CHALMERS ELEMENTARY

W.E. Chalmers Elementary School	Site	Not included in 2015 Comprehensive Facility Assessment Report		Restriping existing Pavement		55,000	20,900,000	24,870,000	III-A	Good	Renovation Recommendation based on: <ul style="list-style-type: none"> Overall site is well maintained Paving improvements limited to stripping
Main Building 77,720 sf	Main Building 77,720 sf	Not included in 2015 Comprehensive Facility Assessment Report		Remove VWC, patch/Float walls and Paint	155,000	1,811,800			II-A	Good	Renovation Recommendation based on: <ul style="list-style-type: none"> Overall building is well maintained Most of the Deficiencies are Cosmetic Roof has Surpassed Normal Life Expectancy and should be replaced
				Flooring repair/replacement of existing carpet	132,000						
				Patch and repair drywall	5,000						
				Lay in Ceiling replacement (10% assumed)	20,000						
				PLAM replacement at Classrooms	35,000						
				Replace some failing seals/storefront	7,500						
				VCT at Gym and new Markings	15,800						
				Coiling Door replacement at Gym	10,500						
				HVAC Test and Balance	31,000						
				Roof is at "end of Life"	1,400,000						
Total						1,866,800					

Condition Index



Priority Rating



TOTAL COST OF 2019 DEFICIENCIES (PART 1 & PART 2)

Part 1

Total Renovation Cost	\$16,317,000.00
Replacement Cost (Low)	\$61,335,000.00
Replacement Cost (High)	\$73,044,000.00

Part 2

Total Renovation Cost	\$4,771,600.00
Replacement Cost (Low)	\$80,210,000.00
Replacement Cost (High)	\$95,484,000.00

Part 1 & 2 Total

Total Renovation Cost	\$21,088,600.00
Replacement Cost (Low)	\$141,545,000.00
Replacement Cost (High)	\$168,528,000.00

TOTAL COST OF 2019 DEFICIENCIES

ID	Facility	Priority	Condition Index	Repair Cost	Replacement Cost Low	Replacement Cost High
1	Administration Site & Building	III-B	Below Average	\$1,369,000	\$4,895,750	\$5,874,900
2	J r. High Site	II-B	Replacement Candidate	\$1,657,000	\$2,300,000	\$2,760,000
3	J r. High Building	II-A	Replacement Candidate	\$7,133,000	\$20,000,000	\$24,000,000
4	J r. High Old Gym	II-A	Below Average	\$563,000	\$2,750,000	\$3,300,000
5	J r. High Auditorium	II-B	Average	\$795,000	\$5,500,000	\$6,600,000
6	J r. High Special Services	II-B	Very Poor	\$453,000	\$718,750	\$862,500
7	J r. High Competitive Gym	III-B	Good	\$116,000	\$3,650,000	\$4,380,000
8	J r. High Field House	II-A	Very Poor	\$659,000	\$1,230,500	\$1,476,600
9	J r. High Weight Room	IV-A	Average	\$70,000	\$600,000	\$720,000
10	J r. High Maintenance Building	IV-C	Below Average	\$230,000	\$1,025,000	\$1,230,000
11	J r. High Central Plant	II-A	Below Average	\$148,000	\$700,000	\$840,000
12	Edison Site & Building	I-A	Average	\$3,124,000	\$17,500,000	\$21,000,000
13	High School Site	III-A	Best	\$530,000	\$43,470,000	\$51,840,000
14	High School Building	II-A	Best	\$1,185,500		
15	Robert E. Lee Site	III-A	Good	\$53,500	\$15,840,000	\$18,774,000
16	Robert E. Lee Building	III-A	Good	\$1,135,800		
17	W.E. Chalmers Elementary Site	III-A	Good	\$55,000	\$20,900,000	\$24,870,000
18	W.E. Chalmers Elementary Building	II-A	Good	\$1,811,800		
				\$2,108,600	\$41,080,000	\$168,528,000

REPLACEMENT ORDER BASED ON CONDITION INDEX

ID	Facility	Priority	Condition Index	Repair Cost	Replacement Cost Low	Replacement Cost High
2	J r. High Site	II-B	Replacement Candidate	\$1,657,000	\$2,300,000	\$2,760,000
3	J r. High Building	II-A	Replacement Candidate	\$7,133,000	\$20,000,000	\$24,000,000
				\$8,790,000	\$22,300,000	\$26,760,000
6	J r. High Special Services	II-B	Very Poor	\$453,000	\$78,750	\$862,500
8	J r. High Field House	II-A	Very Poor	\$659,000	\$1,230,500	\$1,476,600
				\$1,112,000	\$1,949,250	\$2,339,100
1	Administration Site & Building	III-B	Below Average	\$1,369,000	\$4,895,750	\$5,874,900
4	J r. High Old Gym	II-A	Below Average	\$563,000	\$2,750,000	\$3,300,000
10	J r. High Maintenance Building	IV-C	Below Average	\$230,000	\$1,025,000	\$1,230,000
11	J r. High Central Plant	II-A	Below Average	\$148,000	\$700,000	\$840,000
				\$2,310,000	\$9,370,750	\$11,244,900
5	J r. High Auditorium	II-B	Average	\$795,000	\$5,500,000	\$6,600,000
9	J r. High Weight Room	IV-A	Average	\$70,000	\$600,000	\$720,000
12	Edison Site & Building	I-A	Average	\$3,124,000	\$17,500,000	\$21,000,000
				\$3,989,000	\$23,600,000	\$28,320,000
7	J r. High Competitive Gym	III-B	Good	\$16,000	\$3,650,000	\$4,380,000
15	Robert E. Lee Site	III-A	Good	\$53,500	\$15,840,000	\$18,774,000
16	Robert E. Lee Building	III-A	Good	\$1,135,800		
17	W.E. Chalmers Elementary Site	III-A	Good	\$55,000	\$20,900,000	\$24,870,000
18	W.E. Chalmers Elementary Building	II-A	Good	\$181,800		
				\$3,172,100	\$40,390,000	\$48,024,000
13	High School Site	III-A	Best	\$530,000	\$43,470,000	\$51,840,000
14	High School Building	II-A	Best	\$185,500		
				\$175,500	\$43,470,000	\$51,840,000



QUESTIONS AND ANSWERS

GAINESVILLE ISD AGING CAMPUS CONDITIONS



Purpose...

To provide the Facilities Steering Committee a clear understanding of the physical condition of existing GSD facilities and the continuously evolving building code requirements.

Aging Campus Conditions...

- **Safety & Security**
 - Secure Entry Vestibules
 - Fire Alarm Panels
 - Non-sprinkled Areas
 - Outdated Building Materials
 - Improved PA/Communications



Aging Campus Conditions...

- **Americans with Disabilities Act Compliance**

- Ramps/Railings
- Restrooms
- Sidewalks
- Playgrounds/Grounds



Aging Campus Conditions...

- **Structural Deficiencies**

- Failing Roof Systems
- Failed Exterior Control Joints

- **Site Improvements**

- Repair/Replace Failing Asphalt Parking Lots
- Address Drainage Issues
- Address Parking Requirements



Site Conditions Continued...



Aging Campus Conditions...

- **HVAC/Energy Management**

- Upgrade Energy Management Controls
- Replace 20+ Year Old HVAC Units
- Single Pane Windows



Maintenance & Operations

- M&O costs on a new facility average \$1.40-\$1.60 per square foot on an annual basis.
- As a building ages and new technology advances, facilities in excess of 10 years average an increased M&O cost of 12%-20%.
- Deferred maintenance can dramatically increase the cost of facility operations (penny wise...dollar foolish).

10 Year Capital Renewal

- Every structure, sub-structure, component and piece of equipment has a predetermined life span.
- Routine maintenance and inspections significantly enhance the life span of these systems.
- Provides the ability to accurately forecast major capital repairs and replacements.

FACILITIES DEPARTMENT MISSION

Our goal is to provide all students, staff and visitors with a clean, safe and comfortable environment conducive to the educational process. We will succeed in achieving this goal through the sound management of resources, efficient work practices, open communications and the dedication of our employees.

Time for YOU to drive this train!



Every Leopard, Every Day



Facility Discussion

Every Leopard, Every Day

Table Activity

Topic #1:

Grade Alignment

What are the benefits and challenges of our current grade alignment?

PreK-1 | 2-4 | 5-6 | 7-8 | 9-12

(5 - 7 mins)

Table Activity

Topic #1:

Grade Alignment

What ideas do you have for potential solutions to the challenges?

PreK-1 | 2-4 | 5-6 | 7-8 | 9-12

(5 - 7 mins)

Table Activity

Topic #2:

Aging Facilities

What concerns do you have about
our existing facilities?

(5 - 7 mins)

Table Activity

Topic #3:

District Projects

As a group develop a list of projects that you would like for the committee to discuss.

(15 mins)

Table Activity

Topic #4:

Opportunities for Students

What ideas do you have for additional student opportunities, as it relates to facilities?

(5 mins)

Gallery Walk

Each person will get 3 dots to use for this exercise. The individual will walk around and view all of the projects generated by each group. You can use your 3 dots on one single item, 2 items or 3 separate items. The value of each dot is as follows:

- Red - 3
- Blue - 2
- Yellow - 1

(20 mins)



Large Group Discussion

Questions?



Closing

Every Leopard, Every Day

Next Meeting

Wednesday, December 18

Tour: 5:30

Meeting Begins: 6 p.m.

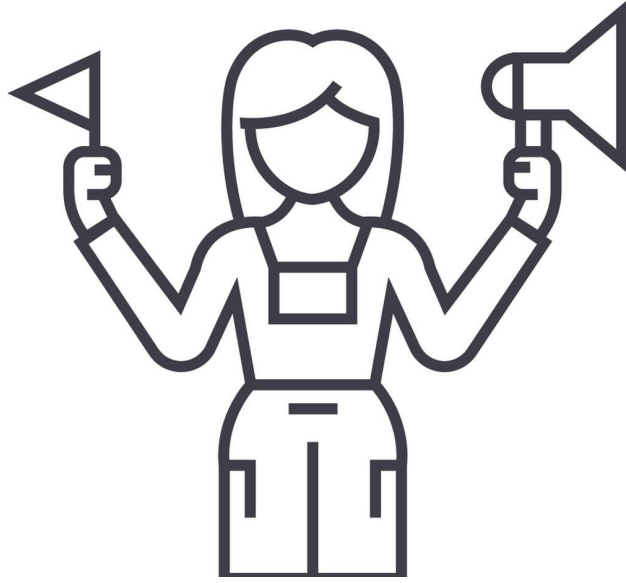
Edison Elementary School

1 Edison Drive

Tentative Agenda:

- Meeting 2 Recap
- Finance Overview
- Bonding Capacity
- Understanding Project Budgets
- Review Potential Project Costs
- Prioritization Activity

A few thoughts before we close...



Tours?

5:30 - 6 pm?

8 - 8:30 pm?

thank you