



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
- MEETING TWO RECAP
 - SCHOOL FUNDING
 - SCHOOL CAPACITY METHODOLOGY
- SUPPLEMENTAL MATERIAL
 - FUNCTIONAL VS MAXIMUM CAPACITY
 - FCI AND RI CLARIFICATION
 - EDUCATIONAL ADEQUACY ASSESSMENT
- HIGH SCHOOL AND DISTRICT FACILITY CONDITION ASSESSMENT
- DISTRICT CAPITAL NEEDS
 - NEW CONSTRUCTION
 - GROWTH-BASED & PROGRAM BASED
 - DEPARTMENT NEEDS
 - GALLERY WALK
- CLOSING



MEETING TWO 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 considerations
 - Early Childhood and Elementary School Facility Condition Assessment
 - Junior School Facility Condition Assessment
- Questions on these topics were answered at the meeting and others via email from those put on the parking lot

SCHOOL FUNDING

WHERE ARE MY TAXES GOING?



TEXAS PER-PUPIL FUNDING



HOW TEXAS PER-PUPIL FUNDING RANKS NATIONALLY

Texas is ranked

#43

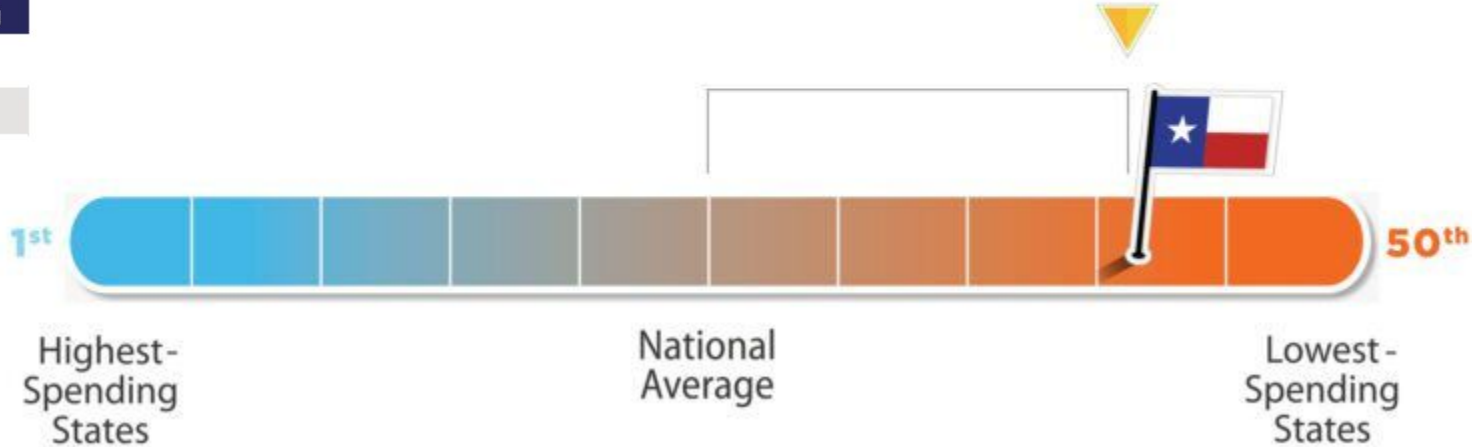
out of all 50 states
for per-pupil spending

| Rank | State | Spending |
|------|----------|----------|
| #1 | New York | \$25,139 |
| #43 | Texas | \$9,827 |
| #50 | Idaho | \$7,985 |

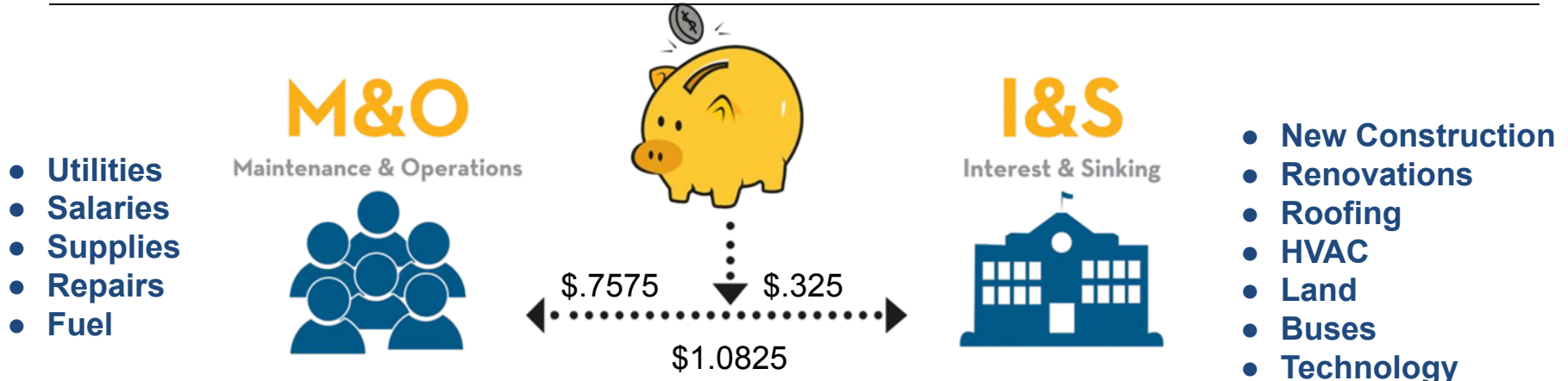
Texas Ranks in the Bottom 10 in Per Pupil Spending



Texas is **\$4,000** behind
the national average



BREAKING DOWN THE TWO-PART SCHOOL TAX RATE



Did you know?

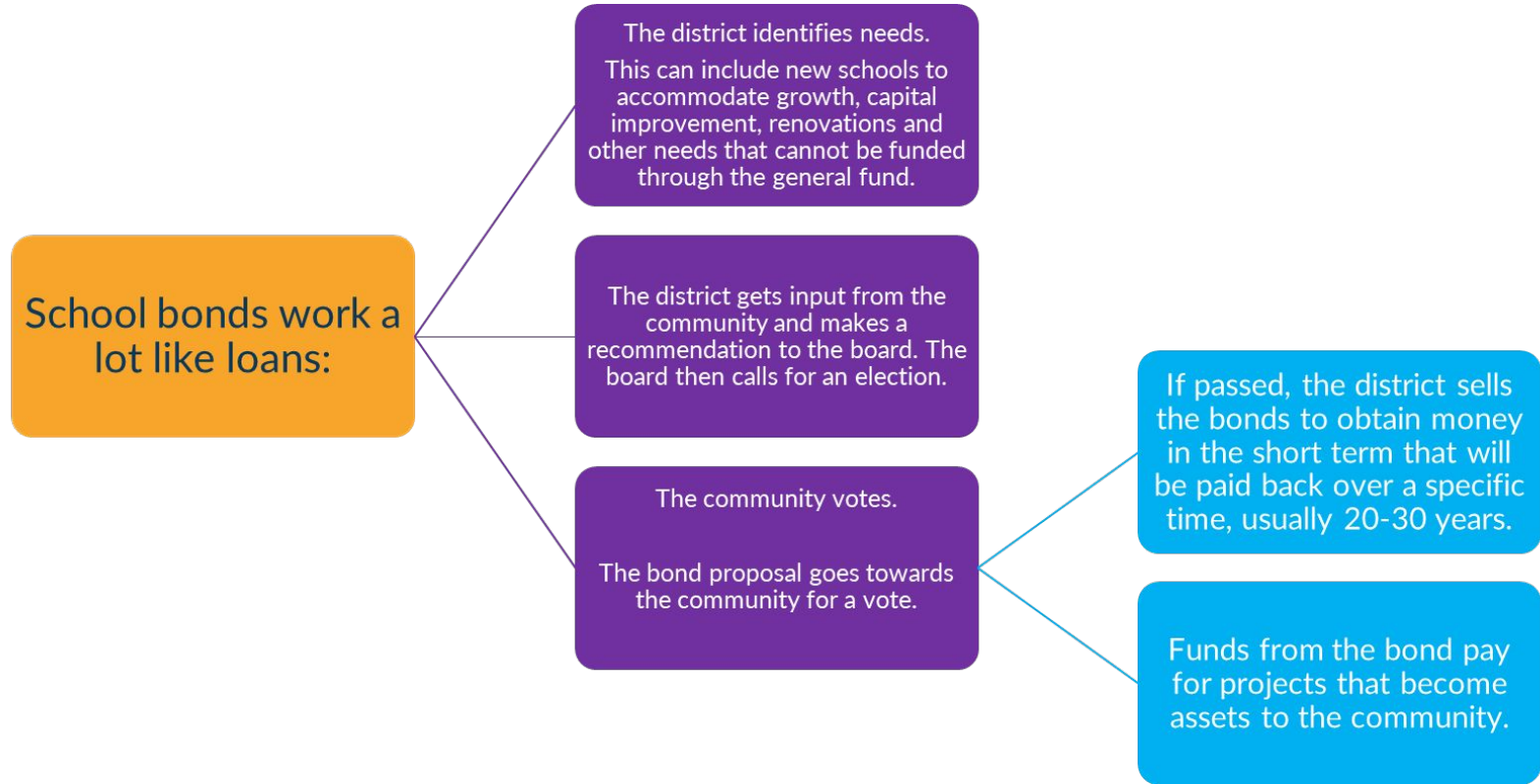
School districts **do not** receive state funding for building schools, renovating them or replacing things like worn-out roofs, heating and air conditioning, plumbing and electrical systems.

Bonds approved by voters pay for the projects.



It would take about a \$900 increase to the Basic Allotment (in general fund) costing the state \$13 billion over two years to help schools fully recover from inflationary cost increases over the last few years.

HOW SCHOOL BONDS WORK



SCHOOL CAPACITY METHODOLOGY

CAPACITY METHODOLOGY

- What is capacity?

- This is not easily answered. For example:

Design Capacity - Architect's calculation for a new school representing the maximum number of students the building can hold.

Functional Capacity - Number of students that reasonably can be accommodated in a facility without significantly hampering delivery of the educational program, taking scheduling, the current educational use of each space, and class size, among others, into consideration.

- 2024 PASA Report and VLK Functional Capacity Report

- Data gathered for both reports occurred simultaneously
- PASA report presented at the June Board meeting and is online
- VLK Functional Capacity report updated all the campus functional capacity numbers
- PASA will incorporate the updated functional capacity numbers for the rezoning options so the GC2035 committee has the updated capacity

| SEPTEMBER 24, 2024

GC2035 COMMITTEE MEETING NO. 3

GOOSE CREEK CONSOLIDATED ISD



WHO WE ARE



Monika Castillo
Principal-in-Charge



Kevin Worthy
Educational Planner



Paul Buchanan
Project Architect

AGENDA

Long Range Facility Planning:
Supplemental Information

Facility Condition Assessments:
High Schools

Facility Condition Assessments:
District Support Centers

District Capital Needs

Next Steps



VLK|ARCHITECTS

LONG RANGE FACILITY PLANNING: SUPPLEMENTAL INFORMATION

LONG RANGE FACILITY PLAN

Supplemental Information

Functional Capacity Vs Maximum Capacity - Elementary Schools

Maximum Capacity = Teaching Stations (TS) X Capacity of the Room*

Functional Capacity (ES) = Maximum Capacity X 0.9



*Capacity of Rooms : 25 Typical, 24 or 28 for Science, 50 for Gymnasiums and Band Halls, Specialized Rooms (CTE, Life Skills, Etc.) possibly less than 25

** Capacity of room can be affected by the actual square footage of rooms

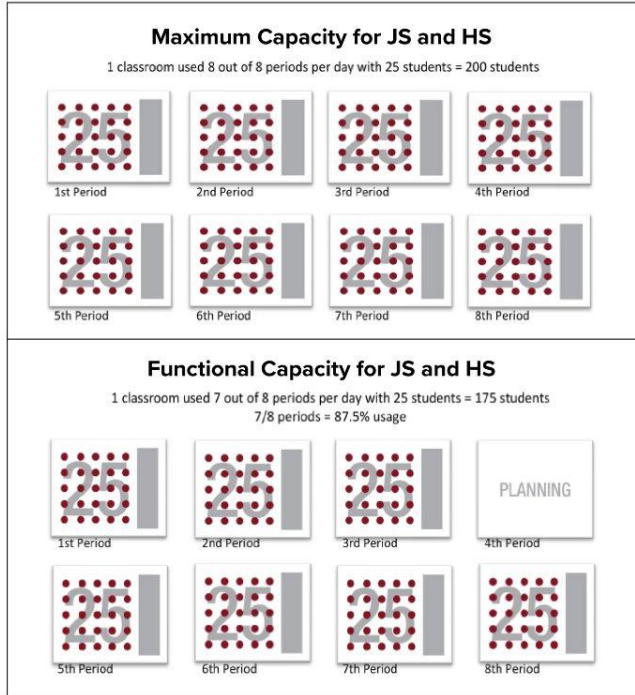
Example:

There are 29 teaching stations (**TS**) highlighted on the plan.
 $29 \text{ TS} \times 22 \text{ students/TS} = 638 \text{ student Maximum Capacity}$
 $638 \text{ students} \times 0.90 = 574 \text{ Functional Capacity}$

LONG RANGE FACILITY PLAN

Supplemental Information

Functional Capacity Vs Maximum Capacity - Junior and High Schools



$$\text{Maximum Capacity} = \text{Teaching Stations (TS)} \times \text{Capacity of the Room}^*$$

$$\text{Functional Capacity (JS \& HS)} = \text{Maximum Capacity} \times .875$$

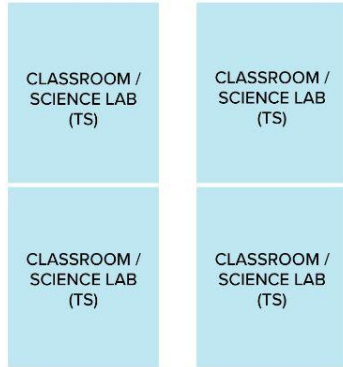
*Capacity of Rooms : 25 Typical, 24 or 28 for Science, 50 for Gymnasiums and Band Halls, Specialized Rooms (CTE, Life Skills, Etc.) possibly less than 25 for safety reasons or program requirements.

** Capacity of room can be affected by the actual square footage of rooms into empty classrooms.

LONG RANGE FACILITY PLAN

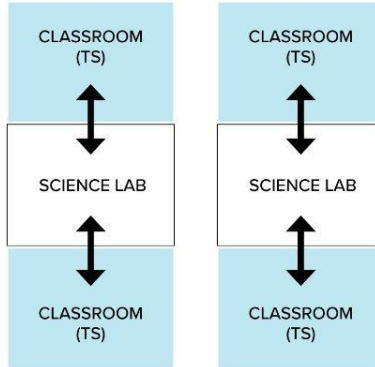
Supplemental Information

Functional Capacity Vs Maximum Capacity - Teaching Stations Criteria



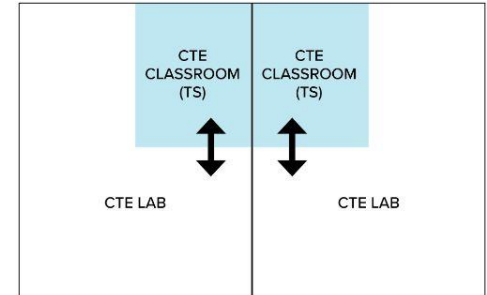
4 Combination Classroom/Science Labs

The 4 Teaching Stations (Combination Classrooms/Labs) are counted for capacity. Lab space is integrated into the classroom.



4 Science Classrooms & 2 Science Labs

4 Teaching Stations (Classrooms) are counted for capacity. If a Science Lab is being used, there is a corresponding empty classroom. Each Science Lab is shared with 2 classrooms.



2 CTE Classrooms & 2 CTE Labs

2 CTE Teaching Stations (CTE Classrooms) are counted for capacity. When students are in the CTE lab, they are not in the classroom.

LONG RANGE FACILITY PLANNING

Supplemental Information

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.

LONG RANGE FACILITY PLANNING

Supplemental Information

Facility Condition Index and Requirement Index Explained



**Building
Replacement = \$100,00
Value**

LONG RANGE FACILITY PLANNING

Supplemental Information

Facility Condition Index and Requirement Index Explained



$$\begin{array}{r} \text{Priority 1 Requirements} = \$15,000 \\ \hline \text{Value} = \$100,000 \end{array}$$

$$\text{FCI} = .15 \text{ (15\%)}$$

LONG RANGE FACILITY PLANNING

Supplemental Information

Facility Condition Index and Requirement Index Explained



Priority 1
Requirements = \$15,000

Priority 2 + 3 (5 yrs)
Requirements = \$30,000

—
·


Value = \$100,000

RI = .45 (45%)

LONG RANGE FACILITY PLAN

Supplemental Information

Educational Adequacy Index Explained



EDUCATIONAL ADEQUACY INDEX (EAI)

School: Alamo Elementary School District: GCCISD Date: 7/11/2024

-1=Below Standard 0=Meets Standard +1=Exceeds Standard

SITE

| | Score | Comments | Not Reviewed |
|---|-------|----------|--------------|
| Enough usable acreage to meet education needs | 0 | | |
| Space for future expansion | 0 | | |
| Includes outdoor learning spaces | -1 | | |
| The main entry is easy to find | 0 | | |
| Total score for this section: -1 | | | |

ENTRY/LOBBY/CORRIDORS/Common SPACES/COLLABORATION SPACES

| | Score | Comments | Not Reviewed |
|---|-------|----------|--------------|
| Entrances and exits permit safe and efficient pedestrian flow | 0 | | |
| The floor plan layout helps direct student flow | 0 | | |
| Size of lobby, common spaces supports numbers gathering | 0 | | |
| Corridors are wide enough for efficient flow | 0 | | |
| Includes collaboration / instructional area | -1 | | |
| The building can be compartmentalized for security | 0 | | |
| | | | |
| | | | |
| Total score for this section: -1 | | | |

VLK Educational Adequacy Index | Page 1

This assessment reviews how well a school supports the teaching and learning goals of a district

The Educational Adequacy Index (EAI) includes over 100 data points that are evaluated for each facility.

TEA Standards, Educational Specifications and the district's educational mission serve as the base for comparison.

LONG RANGE FACILITY PLAN

Supplemental Information

Educational Adequacy Index Explained

-1=Below Standard 0=Meets Standard +1=Exceeds Standard

ADMINISTRATION

| General Administration | Score | Comments | Not Reviewed |
|--|-------|----------|--------------|
| The main entrance is secure | 0 | | |
| Administration is adjacent to main entry | 0 | | |
| Reception area is sized to accommodate users | 0 | | |
| Overall size of administration area | 0 | | |
| Office sizes support activities | 0 | | |
| Has public / private balance | 0 | | |
| Functional adjacencies among offices | 0 | | |
| Clinic appropriate for age level | 0 | | |
| Main entrance is visible from reception | 0 | | |
| Total score for this section: 0 | | | |

| Teacher Work Areas/Lounge | Score | Comments | Not Reviewed |
|--|-------|----------|--------------|
| Location in facility | 0 | | |
| Quantity | 0 | | |
| Site supports activities and numbers gathering | 0 | | |
| Total score for this section: 0 | | | |

ACADEMICS

| General Academics | Score | Comments | Not Reviewed |
|---|-------|------------------------|--------------|
| Size of spaces (TEA Standards) / educational specifications | 0 | | |
| Natural light | -1 | 16 interior classrooms | |
| Supports expected instructional methodologies | 0 | | |
| Storage for teacher / student materials | 0 | | |
| Total score for this section: -1 | | | |

VLK ARCHITECTS VLK Educational Adequacy Index | Page 2

-1=Below Standard 0=Meets Standard +1=Exceeds Standard

| Science | Score | Comments | Not Reviewed |
|--|-------|----------|--------------|
| Size of space (TEA standards) / educational specifications | N/A | | |
| Flexibility | N/A | | |
| Natural light | N/A | | |
| Preparation area size (PO SF / Student) | N/A | | |
| Supports expected instructional methodologies | N/A | | |
| Emergency shower / eye wash / shut-off | N/A | | |
| Total score for this section: N/A | | | |

LIBRARY

| | Score | Comments | Not Reviewed |
|---|-------|----------|--------------|
| Size of space (TEA standards) | 0 | | |
| Location in facility | 0 | | |
| Zoned for after-hours use | -1 | | |
| Supports expected instructional methodologies | 0 | | |
| Total score for this section: -1 | | | |

SPECIAL EDUCATION

| | Score | Comments | Not Reviewed |
|--|-------|----------|--------------|
| Size of space (TEA standards) | 0 | | |
| Location in facility / proximity to transportation | 0 | | |
| Meets current program / type needs | 0 | | |
| Supports expected instructional methodologies | 0 | | |
| Total score for this section: 0 | | | |

VLK ARCHITECTS VLK Educational Adequacy Index | Page 3

-1=Below Standard 0=Meets Standard +1=Exceeds Standard

ATHLETICS/PE

| Outdoor Sports | Score | Comments | Not Reviewed |
|--|-------|----------|--------------|
| Playfields are appropriate to age group | 0 | | |
| Direct access to playfields without crossing vehicular traffic | 0 | | |
| Locker facilities are close to fields | N/A | | |
| Competition fields have lighting | N/A | | |
| Proximity to transportation | N/A | | |
| Total score for this section: 0 | | | |

| Indoor Sports | Score | Comments | Not Reviewed |
|--|-------|----------|--------------|
| Location in facility | 0 | | |
| Weight room size | N/A | | |
| Gymnasium size (TEA standards) | 0 | | |
| Proximity to transportation | N/A | | |
| Easy public access/zoned for after-hours use | 0 | | |
| Laundry facilities | N/A | | |
| Total score for this section: 0 | | | |

VISUAL AND PERFORMING ARTS

| Art | Score | Comments | Not Reviewed |
|----------------------------------|-------|----------|--------------|
| Size of space | 0 | | |
| Flexibility | 0 | | |
| Natural light | 0 | | |
| Storage | 0 | | |
| Access to water inside classroom | 0 | | |
| Total score for this section: 0 | | | |

VLK ARCHITECTS VLK Educational Adequacy Index | Page 4

LONG RANGE FACILITY PLAN

Supplemental Information

Educational Adequacy Index Explained

-1=Below Standard 0=Meets Standard +1=Exceeds Standard

VISUAL AND PERFORMING ARTS (CONT.)

| Band/Orchestra | Score | Comments | Not Reviewed |
|---|-------|----------|--------------|
| Size of space | N/A | | |
| Appropriate ceiling height | N/A | | |
| Acoustic buffer around performance/rehearsal spaces | N/A | | |
| Proximity to transportation | N/A | | |
| Proximity to exterior practice area for marching band | N/A | | |
| Appropriate storage | N/A | | |
| Practice rooms | N/A | | |
| Zoned for after-hours use | N/A | | |
| Total score for this section: N/A | | | |

| Choir/Piano/Guitar | Score | Comments | Not Reviewed |
|---|-------|----------|--------------|
| Size of space | 0 | | |
| Acoustic buffer around performance rehearsal spaces | 0 | | |
| Appropriate storage | 0 | | |
| Practice rooms | N/A | | |
| Total score for this section: | | | |

| Dance | Score | Comments | Not Reviewed |
|-----------------------------------|-------|----------|--------------|
| Size of space | N/A | | |
| Location in facility | N/A | | |
| Dressing rooms | N/A | | |
| Appropriate storage | N/A | | |
| Appropriate flooring material | N/A | | |
| Total score for this section: N/A | | | |

VLK ARCHITECTS VLK Educational Adequacy Index | Page 5

-1=Below Standard 0=Meets Standard +1=Exceeds Standard

VISUAL AND PERFORMING ARTS (CONT.)

| Band/Orchestra | Score | Comments | Not Reviewed |
|---|-------|----------|--------------|
| Size of space | N/A | | |
| Appropriate ceiling height | N/A | | |
| Acoustic buffer around performance/rehearsal spaces | N/A | | |
| Proximity to transportation | N/A | | |
| Proximity to exterior practice area for marching band | N/A | | |
| Appropriate storage | N/A | | |
| Practice rooms | N/A | | |
| Zoned for after-hours use | N/A | | |
| Total score for this section: N/A | | | |

| Choir/Piano/Guitar | Score | Comments | Not Reviewed |
|---|-------|----------|--------------|
| Size of space | 0 | | |
| Acoustic buffer around performance rehearsal spaces | 0 | | |
| Appropriate storage | 0 | | |
| Practice rooms | N/A | | |
| Total score for this section: | | | |

| Dance | Score | Comments | Not Reviewed |
|-----------------------------------|-------|----------|--------------|
| Size of space | N/A | | |
| Location in facility | N/A | | |
| Dressing rooms | N/A | | |
| Appropriate storage | N/A | | |
| Appropriate flooring material | N/A | | |
| Total score for this section: N/A | | | |

VLK ARCHITECTS VLK Educational Adequacy Index | Page 6

-1=Below Standard 0=Meets Standard +1=Exceeds Standard

CAFETERIA/KITCHEN

| | Score | Comments | Not Reviewed |
|--|-------|----------|--------------|
| Capacity for lunch (based on 15sq/person) | 0 | | |
| Capacity for assembly (based on 9sq/person) | 0 | | |
| Easy public access for events | 0 | | |
| Zoned for after-hours use | 0 | | |
| Variety of seating types | N/A | | |
| Appropriate number of serving lines | 0 | 2 lines | |
| Kitchen convenient for deliveries | 0 | | |
| Dumpsters convenient for trash removal/recycling | 0 | | |
| Platform size in cafeteria | 0 | | |
| Total score for this section: 0 | | | |

Total score for this campus: -5

Notes:

VLK ARCHITECTS VLK Educational Adequacy Index | Page 7

LONG RANGE FACILITY PLAN

Supplemental Information

STEPHEN F. AUSTIN ELEMENTARY



Priority 1



Priority 2

LONG RANGE FACILITY PLAN

Supplemental Information

HORACE MANN JUNIOR SCHOOL



Priority 1



Priority 2



VLK|ARCHITECTS

FACILITY CONDITION ASSESSMENTS: HIGH SCHOOLS

FACILITY CONDITION ASSESSMENTS

High Schools

| Campus | Address | Assessment Scope | | | | |
|--|--|-------------------|--------------------------------|------------------------|-----------------------------|-------------------------------|
| | | Age Range (Years) | Facility Condition Index (FCI) | Requirement Index (RI) | Educational Adequacy Report | Programming / Capacity Report |
| High Schools | | | | | | |
| Peter E. Hyland Center - Alternative High School (Main Building) | 1906 Decker Dr, Baytown, TX 77520 | 25 | 0.15 | 0.49 | X | X |
| Peter E. Hyland Center - Alternative High School (Site) | 1906 Decker Dr, Baytown, TX 77520 | 25 | 0.01 | 0.01 | X | X |
| IMPACT Early College High School | 1415 Market St, Baytown, TX 77520 | 9 | NR | NR | X | X |
| Goose Creek Memorial High School | 6001 E Wallisville Rd, Baytown, TX 77521 | 8-16 | NR | NR | X | X |
| POINT Alternative Center | 401 Jones Rd, Highlands, TX 77562 | 15 | NR | NR | X | X |
| Robert E. Lee High School (Main Building) | 1809 Market St, Baytown, TX 77520 | 2-96 | NR | NR | X | X |
| Robert E. Lee High School (Cafeteria) | 1809 Market St, Baytown, TX 77520 | 23 | NR | NR | X | X |
| Robert E. Lee High School (Science Building) | 1809 Market St, Baytown, TX 77520 | 27 | NR | NR | X | X |
| Robert E. Lee High School (400 Building) | 1809 Market St, Baytown, TX 77520 | 21 | NR | NR | X | X |
| Robert E. Lee High School (Home-Ec. Building) | 1809 Market St, Baytown, TX 77520 | 32 | NR | NR | X | X |
| Robert E. Lee High School (Agriculture Building) | 1809 Market St, Baytown, TX 77520 | 7-45 | NR | NR | X | X |
| Robert E. Lee High School (Fine Arts) | 1809 Market St, Baytown, TX 77520 | 1 | NR | NR | X | X |
| Robert E. Lee High School (Auditorium) | 1809 Market St, Baytown, TX 77520 | 3-71 | NR | NR | X | X |
| Robert E. Lee High School (Gymnasiums, ROTC) | 1809 Market St, Baytown, TX 77520 | 70 | NR | NR | X | X |
| Robert E. Lee High School (Football Fieldhouse) | 1809 Market St, Baytown, TX 77520 | 32 | NR | NR | X | X |
| Robert E. Lee High School (Soccer Fieldhouse) | 1809 Market St, Baytown, TX 77520 | 76 | NR | NR | X | X |
| Robert E. Lee High School (BB & Track Field House) | 1809 Market St, Baytown, TX 77520 | 44 | NR | NR | X | X |
| Robert E. Lee High School (Memorial Stadium Cons & RR) | 1809 Market St, Baytown, TX 77520 | 15 | NR | NR | X | X |
| Robert E. Lee High School (Athletic Storage/Var. Buildings) | 1809 Market St, Baytown, TX 77520 | 32 | 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

High Schools

| Campus | Address | Assessment Scope | | | | |
|--|-----------------------------------|-------------------|--------------------------------|------------------------|-----------------------------|-------------------------------|
| | | Age Range (Years) | Facility Condition Index (FCI) | Requirement Index (RI) | Educational Adequacy Report | Programming / Capacity Report |
| High Schools | | | | | | |
| Ross S. Sterling High School (Main Building) | 300 W Baker Rd, Baytown, TX 77521 | 2-58 | 0.58 | 0.59 | X | X |
| Ross S. Sterling High School (Natatorium) | 300 W Baker Rd, Baytown, TX 77521 | 2-50 | 0.70 | 0.72 | X | X |
| Ross S. Sterling High School (Ranger Athletics Facility) | 300 W Baker Rd, Baytown, TX 77521 | 2-16 | 0.07 | 0.45 | X | X |
| Ross S. Sterling High School (Vocational/ROTC/Agriculture) | 300 W Baker Rd, Baytown, TX 77521 | 2-58 | 0.46 | 0.59 | X | X |
| Ross S. Sterling High School (East Annex) | 300 W Baker Rd, Baytown, TX 77521 | 2-22 | NR | NR | X | X |
| Ross S. Sterling High School (Cafeteria) | 300 W Baker Rd, Baytown, TX 77521 | 6 | NR | NR | X | X |
| Ross S. Sterling High School (Winnie Brown Gymnasium) | 300 W Baker Rd, Baytown, TX 77521 | 50 | 0.38 | 0.45 | X | X |
| Ross S. Sterling High School (Grounds Storage Building) | 300 W Baker Rd, Baytown, TX 77521 | 57 | 0.57 | 0.57 | X | X |
| Ross S. Sterling High School (Site) | 301 W Baker Rd, Baytown, TX 77521 | 58 | 0.04 | 0.07 | | |
| Stuart Career Technical High School (West Bldg/Transport) | 302 YMCA Dr, Baytown, TX 77521 | 3-45 | NR | NR | X | X |
| Stuart Career Technical High School (East Bldg+Addition) | 302 YMCA Dr, Baytown, TX 77521 | 3-51 | 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

High Schools

PETER E. HYLAND CENTER - ALTERNATIVE HIGH SCHOOL - Main Building



PROJECT ENROLLMENT

| | |
|-----------------|-----------------|
| 121 (2024/2025) | 121 (2029/2030) |
| 121 (2025/2026) | 121 (2030/2031) |
| 121 (2026/2027) | 121 (2031/2032) |
| 121 (2027/2028) | 121 (2032/2033) |
| 121 (2028/2029) | 121 (2033/2034) |

BUILDING AGE: 25

BUILDING TYPE/USE: Tier 1

EDUCATIONAL ADEQUACY SCORE (EAI):
-16

FCI: 0.15

RI: 0.49

FCI COST (2024): \$3,093,271

RI COST (2024): \$9,636,150

REPLACEMENT COST (2024): \$19,628,665

Priority 1:

- Restroom Renovations
- School Equipment Replacement
- Floor Finish Replacement
- Roof Replacement

Priority 2:

- Fire Alarm System Replacement
- Security System Replacement
- Public Address System Replacement
- Egress Signage Replacement
- Emergency Battery Pack Lighting Replacement
- Mechanical System Improvements
- Kitchen Exhaust / Suppression System Replacement
- Electrical System Improvements
- Ceiling Replacements
- Kitchen Equipment Replacement
- Wall Finish Replacement
- Water Fountain Replacement

FACILITY CONDITION ASSESSMENTS

High Schools

PETER E. HYLAND CENTER - ALTERNATIVE HIGH SCHOOL - Site



BUILDING AGE: 25

BUILDING TYPE/USE: Tier 3

EDUCATIONAL ADEQUACY SCORE (EAI):
N/A

FCI: 0.01

RI: 0.01

FCI COST (2024): \$22,480

RI NEEDS (2024): \$46,432

REPLACEMENT COST (2024): \$7,364,440

Priority 1:

Fencing/Gate Replacement

Priority 2:

Storm Sewer Inlet Repairs

Pavement Markings

Exterior Pole Mounted Light Replacement

FACILITY CONDITION ASSESSMENTS

High Schools

PETER E. HYLAND CENTER - ALTERNATIVE HIGH SCHOOL



Priority 1



Priority 2

FACILITY CONDITION ASSESSMENTS

High Schools

STERLING HIGH SCHOOL - Main Building



PROJECT ENROLLMENT

| | |
|-------------------|-------------------|
| 2,131 (2024/2025) | 2,140 (2029/2030) |
| 2,157 (2025/2026) | 2,177 (2030/2031) |
| 2,103 (2026/2027) | 2,103 (2031/2032) |
| 2,135 (2027/2028) | 2,081 (2032/2033) |
| 2,144 (2028/2029) | 2,057 (2033/2034) |

BUILDING AGE: 3-58

BUILDING TYPE/USE: Tier 1

EDUCATIONAL ADEQUACY SCORE (EAI):
-36

FCI: 0.58

RI: 0.59

FCI COST (2024): \$94,326,785

RI COST (2024): \$95,826,785

REPLACEMENT COST (2024): \$163,062,032

Priority 1:

Structural steel replacement

Priority 2:

Painting
Carpet replacement
Locker removal
Door replacement
Room signage replacements
Exterior signage replacement
Canopy replacement

Priority 3:

Exterior painting

FACILITY CONDITION ASSESSMENTS

High Schools

STERLING HIGH SCHOOL - Natatorium



PROJECT ENROLLMENT

| | |
|-------------------|-------------------|
| 2,131 (2024/2025) | 2,140 (2029/2030) |
| 2,157 (2025/2026) | 2,177 (2030/2031) |
| 2,103 (2026/2027) | 2,103 (2031/2032) |
| 2,135 (2027/2028) | 2,081 (2032/2033) |
| 2,144 (2028/2029) | 2,057 (2033/2034) |

BUILDING AGE: 2-50

BUILDING TYPE/USE: Tier 2

EDUCATIONAL ADEQUACY SCORE (EAI):
N/A

FCI: 0.70

RI: 0.72

FCI COST (2024): \$3,078,476

RI COST (2024): \$3,166,479

REPLACEMENT COST (2024): \$4,392,023

Priority 1:

- Fire Alarm System Replacement
- Egress Signage Replacement
- Emergency Batter Pack Lighting Replacement
- Translucent Roof Panel Replacement
- Electrical System Improvements
- Plumbing System and Fixture Replacement
- Pool Equipment Replacement
- Sanitary Waste System Improvement
- Floor Finish Replacement or Repairs
- Hard Ceiling Repairs and Refinish
- Interior Door Replacement

Priority 2:

- Gym Bleachers Replacement
- Window Replacement
- Exterior Metal Panel Replacement
- Exterior Door Replacement
- Interior Lighting Improvement
- Security System Replacement
- Communication System & Public Address System Replacement
- Mechanical and Exhaust System Improvement
- Exterior Brick Pavement Replacement

FACILITY CONDITION ASSESSMENTS

High Schools

STERLING HIGH SCHOOL - Ranger Athletic Facility



PROJECT ENROLLMENT

| | |
|-------------------|-------------------|
| 2,131 (2024/2025) | 2,140 (2029/2030) |
| 2,157 (2025/2026) | 2,177 (2030/2031) |
| 2,103 (2026/2027) | 2,103 (2031/2032) |
| 2,135 (2027/2028) | 2,081 (2032/2033) |
| 2,144 (2028/2029) | 2,057 (2033/2034) |

BUILDING AGE: 2-16

BUILDING TYPE/USE: Tier 2

EDUCATIONAL ADEQUACY SCORE (EAI):
N/A

FCI: 0.06

RI: 0.45

FCI COST (2024): \$624,567

RI COST (2024): \$4,239,133

REPLACEMENT COST (2024): \$9,253,085

Priority 1:

- Fire Alarm System Replacement
- Public Address System Replacement
- Emergency Batter Pack Lighting

Priority 2:

- Security System Replacement
- Exit Signage Replacement
- Electrical System Improvement
- Mechanical and Exhaust System Improvement
- Plumbing System Improvement
- Interior Lighting Improvements
- Roof Replacement
- Ceiling Replacement
- Restroom Renovations
- Folding Partition Improvement
- Interior Wall Finishes
- Interior Floor Finish Replacement
- Kitchen Cabinet Replacement
- Exterior Door Replacement

FACILITY CONDITION ASSESSMENTS

High Schools

STERLING HIGH SCHOOL - Vocational / ROTC / Agriculture Building



BUILDING AGE: 2-58

BUILDING TYPE/USE: Tier 1

EDUCATIONAL ADEQUACY SCORE (EAI):
-36

FCI: 0.45

RI: 0.59

FCI COST (2024): \$3,341,240

RI COST (2024): \$4,333,091

REPLACEMENT COST (2024): \$7,317,534

Priority 1:

- Fire Alarm System Replacement
- Emergency Batter Pack Lighting Replacement
- Restroom Renovations
- Roof Replacement
- Ceiling Replacement
- Interior Door Replacement
- Floor Finish Replacement
- Terrazzo Floor Replacement
- Water heater Replacement
- Folding Partition Replacement
- Interior Wall Finish Improvements
- Kitchenette Replacement

Priority 2:

- Electrical System Improvement
- Mechanical System Improvement
- Plumbing System and Fixture Improvement
- Exhaust System Replacement
- Sanitary System Improvement
- Egress Signage Replacement
- Security System Replacement
- Communications System Improvement
- Public Address System Replacement
- Metal Roofing Replacement
- Cabinet Replacement
- Exterior Door Replacement

PROJECT ENROLLMENT

| | |
|-------------------|-------------------|
| 2,131 (2024/2025) | 2,140 (2029/2030) |
| 2,157 (2025/2026) | 2,177 (2030/2031) |
| 2,103 (2026/2027) | 2,103 (2031/2032) |
| 2,135 (2027/2028) | 2,081 (2032/2033) |
| 2,144 (2028/2029) | 2,057 (2033/2034) |

FACILITY CONDITION ASSESSMENTS

High Schools

STERLING HIGH SCHOOL - Winnie Brown Gymnasium



PROJECT ENROLLMENT

| | |
|-------------------|-------------------|
| 2,131 (2024/2025) | 2,140 (2029/2030) |
| 2,157 (2025/2026) | 2,177 (2030/2031) |
| 2,103 (2026/2027) | 2,103 (2031/2032) |
| 2,135 (2027/2028) | 2,081 (2032/2033) |
| 2,144 (2028/2029) | 2,057 (2033/2034) |

BUILDING AGE: 50

BUILDING TYPE/USE: Tier 2

EDUCATIONAL ADEQUACY SCORE (EAI):
N/A

FCI: 0.38

RI: 0.45

FCI COST (2024): \$2,600,530

RI COST (2024): \$3,067,065

REPLACEMENT COST (2024): \$6,793,911

Priority 1:

- Fire Alarm System Replacement
- Roof Replacement
- Interior Wall Painting
- Interior Door Replacement
- Public Address System Replacement
- Restroom Renovations
- Ceiling Replacement
- Floor Finish Replacement
- Terrazzo Floor Replacement
- Emergency Battery Pack Lighting Replacement

Priority 2:

- Electrical System Improvement
- Mechanical System Improvement
- Plumbing System & Fixture Improvement
- Sanitary Waste System Improvement
- Exhaust System Replacement
- Wood Floor Replacement
- Roof Drainage Improvement
- Egress Signage Replacement

FACILITY CONDITION ASSESSMENTS

High Schools

STERLING HIGH SCHOOL - Grounds Storage Building



BUILDING AGE: 57

BUILDING TYPE/USE: Tier 3

EDUCATIONAL ADEQUACY SCORE (EAI):
N/A

FCI: 0.57

RI: 0.57

FCI COST (2024): \$101,890

RI COST (2024): \$103,443

REPLACEMENT COST (2024): \$178,866

Priority 1:

- Metal Roofing Replacement
- Exterior Metal Wall Panel Replacement
- Exterior Door Replacement
- Exterior Overhead Rolling Door Replacement
- Steel Framed Roof Structure Replacement

Priority 2:

- Light Fixture Replacement
- Structural Slab-On-Grade Repairs

PROJECT ENROLLMENT

| | |
|-------------------|-------------------|
| 2,131 (2024/2025) | 2,140 (2029/2030) |
| 2,157 (2025/2026) | 2,177 (2030/2031) |
| 2,103 (2026/2027) | 2,103 (2031/2032) |
| 2,135 (2027/2028) | 2,081 (2032/2033) |
| 2,144 (2028/2029) | 2,057 (2033/2034) |

FACILITY CONDITION ASSESSMENTS

High Schools

STERLING HIGH SCHOOL - Site



BUILDING AGE: 58

BUILDING TYPE/USE: Tier 3

EDUCATIONAL ADEQUACY SCORE (EAI):
N/A

FCI: 0.04

RI: 0.07

FCI COST (2024): \$623,457

RI COST (2024): \$1,164,248

REPLACEMENT COST (2024): \$15,262,872

Priority 1:

- Concrete Pavement Repairs and Replacement
- Tennis Court Wood Bleacher Replacement
- Soccer Goal Replacement
- Sewer Piping Replacement

Priority 2:

- Sidewalk Repairs
- Asphalt Pavement Repairs
- Traffic Control Replacement
- Pavement Marking Improvements
- Fencing Replacement
- Exterior Wood Stair Replacement At Tennis Court
- Curb, Rail and Barrier Replacement

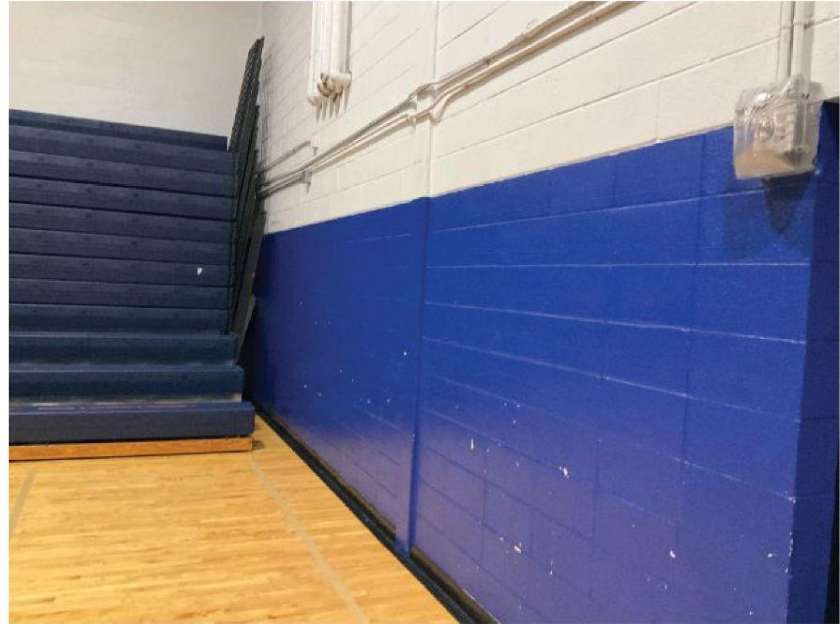
FACILITY CONDITION ASSESSMENTS

High Schools

STERLING HIGH SCHOOL



Priority 1



Priority 2



VLK | ARCHITECTS

FACILITY CONDITION ASSESSMENTS: DISTRICT SUPPORT CENTERS



FACILITY CONDITION ASSESSMENTS

District Support Centers

| Campus | Address | Assessment Scope | | | | |
|--|--|-------------------|--------------------------------|------------------------|-----------------------------|-------------------------------|
| | | Age Range (Years) | Facility Condition Index (FCI) | Requirement Index (RI) | Educational Adequacy Report | Programming / Capacity Report |
| District Support Centers | | | | | | |
| GCCISD Central Administration Building (Main Building) | 4544 Interstate 10 Service Rd, Baytown, TX 77520 | 1-40 | 0.16 | 0.32 | NR | NR |
| GCCISD Central Administration Building (Site) | 4544 Interstate 10 Service Rd, Baytown, TX 77520 | 40 | 0.03 | 0.03 | NR | NR |
| GCCISD Education Service Center (Main Building) | 2610 N Alexander Dr, Baytown, TX 77520 | 5-29 | NR | NR | NR | NR |
| Facilities Management Center (Main Building) | 3401 N Main St, Baytown, TX 77521 | 2-50 | 0.07 | 0.12 | NR | NR |
| Facilities Management Center (West Warehouse) | 3401 N Main St, Baytown, TX 77521 | 50 | 0.29 | 0.03 | NR | NR |
| Facilities Management Center (Site) | 3402 N Main St, Baytown, TX 77521 | 50 | 0.03 | 0.06 | NR | NR |
| Hugh Echols, Jr. Public Service Center | 607 West Baker Road, Baytown TX | 5-46 | NR | NR | NR | NR |
| Service Center Warehouse | 2200 Market St, Baytown, TX 77520 | 2-15 | NR | NR | NR | NR |
| Stallworth Stadium | 2102 E Archer Rd Baytown, TX 77521 | 2-58 | 0.42 | 0.45 | NR | NR |
| Technology Center | 5950 N Main St Baytown, TX 77521 | 0-6 | NR | NR | NR | NR |
| Transportation Center | 2102 E Archer Rd Baytown, TX 77521 | 7 | NR | NR | NR | NR |
| Lee Drive Property | | NR | NR | NR | NR | NR |
| Wallisville Dr. Property (Old POINT) | | NR | NR | NR | NR | NR |

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

District Support Centers

GCCISD CENTRAL ADMINISTRATION - Main Building



BUILDING AGE: 1-40

BUILDING TYPE/USE: Tier 3

FCI: 0.16

RI: 0.31

FCI COST (2024): \$3,321,712

RI COST (2024): \$6,410,926

REPLACEMENT COST (2024): \$20,242,720

Priority 1:

- Foundation Repairs
- Curtainwall System Replacement
- Facade Restoration

Priority 2:

- Fire Alarm System and Security System Replacement
- Fire Protection System Improvement
- Emergency Battery Pack Light Replacement
- Egress Signage Improvements
- Mechanical System Improvement
- Electrical System Improvement
- Plumbing System & Fixture Improvement
- Exhaust System Replacement
- Ceiling Replacement
- Non-ADA Restroom Renovation
- Floor Finish Replacement
- Folding Partition Replacement
- Casework and Cabinet Replacement
- Floor Finish Replacement
- Ceramic Wall Tile Replacement
- Concrete Floor Seal and Repaint

FACILITY CONDITION ASSESSMENTS

District Support Centers

GCCISD CENTRAL ADMINISTRATION - Site



BUILDING AGE: 40

BUILDING TYPE/USE: Tier 3

FCI: 0.02

RI: 0.02

FCI COST (2024): \$44,683

RI COST (2024): \$45,549

REPLACEMENT COST (2024): \$1,571,438

Priority 1:
Pole Mounted Light Replacement

Priority 2:
Pavement Marking

FACILITY CONDITION ASSESSMENTS

District Support Centers

GCCISD CENTRAL ADMINISTRATION



Priority 1



Priority 2

FACILITY CONDITION ASSESSMENTS

District Support Centers

GCCISD FACILITIES MANAGEMENT CENTER - Main Building



BUILDING AGE: 2-50

BUILDING TYPE/USE: Tier 3

FCI: 0.07

RI: 0.12

FCI COST (2024): \$286,240

RI COST (2024): \$484,425

REPLACEMENT COST (2024): \$4,105,741

Priority 1:

Fire Alarm System Replacement

Priority 2:

Security System Replacement

Emergency Battery Pack Light Replacement

Plumbing System Improvements

Mechanical System Improvement

Sanitary Waste System Improvement

Electrical System Improvement

Brick Flooring Replacement

Egress Signage Replacement

Exhaust System Replacement

Natural Gas Distribution System Improvement

FACILITY CONDITION ASSESSMENTS

District Support Centers

GCCISD FACILITIES MANAGEMENT CENTER - West Warehouse Building



BUILDING AGE: 50

BUILDING TYPE/USE: Tier 3

FCI: 0.29

RI: 0.34

FCI COST (2024): \$1,567,810

RI COST (2024): \$1,799,125

REPLACEMENT COST (2024): \$5,350,103

Priority 1:

- Fire Alarm System Replacement
- Demountable Partition Reconditioning
- Restroom Renovation
- Superstructure Repairs
- Interior Door Replacement
- Floor Finish Replacement
- Ceiling Replacement
- Concrete Floor Seal
- Emergency Battery Pack Light Replacement
- Folding Partition Replacement
- Interior Overhead Rolling Door Replacement
- Aluminum Window Replacement

Priority 2:

- Communication and IT System Improvements
- Security System Replacement
- Mechanical System Improvements
- Exhaust System Replacement
- Electrical System Improvements
- Sanitary Waste System Improvement
- Exterior Metal Wall Panel Replacement
- Exterior Window Improvements

FACILITY CONDITION ASSESSMENTS

District Support Centers

GCCISD FACILITIES MANAGEMENT CENTER - Site



BUILDING AGE: 50

BUILDING TYPE/USE: Tier 3

FCI: 0.03

RI: 0.06

FCI COST (2024): \$118,025

RI COST (2024): \$251,846

REPLACEMENT COST (2024): \$4,403,744

Priority 1:

Fencing replacement
Storm Sewer Inlet Repair

Priority 2:

Parking Access Control Replacement

FACILITY CONDITION ASSESSMENTS

District Support Centers

GCCISD FACILITIES MANAGEMENT CENTER



Priority 1



Priority 2

FACILITY CONDITION ASSESSMENTS

District Support Centers

GCCISD STALLWORTH STADIUM



BUILDING AGE: 2-58

BUILDING TYPE/USE: Tier 2

FCI: 0.42

RI: 0.45

FCI COST (2024): \$15,737,938

RI COST (2024): 16,892,163

REPLACEMENT COST (2024): \$37,690,506

Priority 1:

- CMU & Concrete Wall Repairs
- Electrical Distribution System Improvements
- Emergency Lighting Replacement
- Non ADA Compliant Ramps
- Raker Beam Repairs
- Concrete Seat Cleaning, Sealing and Repainting
- Steel Siding Replacement
- CMU Interior Wall Repairs
- Elevator Replacement
- Press Box Replacement
- Plumbing Fixture Replacement
- Fire Alarm Systems Replacement
- Concourse Drainage Improvement

Priority 2:

- CMU Wall Painting
- Fencing Repair/Replacement
- Bleacher Seat Replacement
- Synthetic Turf Replacement

FACILITY CONDITION ASSESSMENTS

District Support Centers

GCCISD STALLWORTH STADIUM



Priority 1



Priority 2



VLK | ARCHITECTS

TABLE TALK



VLK | ARCHITECTS

DISTRICT CAPITAL NEEDS

DISTRICT CAPITAL NEEDS

New Construction



Special Olympics Training Center

- Facility will provide a designated building for training and hosting Special Olympics and SPED program athletic events
- The project's dual purpose and benefit will be to provide all Stuart Career Tech HS students a designated physical education facility



New District Stadium

- A new stadium will contain bleacher seating for 9,000 spectators, press box with A/V production capabilities, home and visitor coaches' booths, large meeting room, administration offices, locker rooms, officials' rooms, and band, drill team, and cheer staging areas
- The facility will also provide concessions, restrooms, parking, and various support spaces
- To be designed to meet all current District standards for technology to support a full range of program needs, including Fine Arts and Athletics programs



Lee High School Site Improvements

- Improvements will address various site issues, including increasing green space, and relocation of athletic courts
- It will promote a safer pedestrian and vehicular experience by defining bus lanes and parent drop off lanes for students and staff by effectively closing the public right of way, Carnegie St.

DISTRICT CAPITAL NEEDS

Growth-Based & Program-Based



Maritime & Logistics Academy

- The specialized program needs dedicated space to grow and enrich the existing program and include required equipment for the success of GCCISD students



Early Learning Academy

- Existing Early Learning Academies have experienced much success, requiring additional space to alleviate overcrowding for additional future students



College and Career Center

- Will provide professional development space, space for advanced college coursework/community academic research and a location for college & career districtwide activities to close the gap on the attainment of a college degree for GCCISD students and community

DISTRICT CAPITAL NEEDS

Growth-Based & Program-Based



Education Service Center Phase 3

- With the complete renovation of the Education Service Center (Phase 1), the district has been able to consolidate several departments into one facility, providing effective and efficient use of district resources
- Education Service Center Phase 2 is currently under construction and will provide professional development and event space for Goose Creek and the community to support up to 500 attendees
- Education Service Center Phase 3 was included in the initial master plan for this site, to expand Phase 2 to support a total of approximately 2,000 attendees



John D. George Agriscience Building Storage

- The Agriscience facility provides numerous resources and benefits to students enrolled in the Academy of Agricultural Sciences, and the facility is in need of additional storage to effectively operate in an optimal capacity for their continued success

DISTRICT CAPITAL NEEDS

Department Needs



Safety and Security Upgrades

- Improvements and upgrades to address New TEA facility requirements, increased student enrollment, police department needs, HCDE/District safety audits and changing industry standards
- Project will upgrade main entry access, door hardware, intercom systems, and other necessary systems to enhance the safety and security of GCCISD to further support the growth of our District and our strategic plan



Technology

- Projects will support the scheduled replacement of computers, networks, phones, and other system refreshes, improvements, and upgrades to address aging equipment, new technology, TEA requirements, increased student enrollment, safety, security, and cybersecurity.



Transportation

- Project will support scheduled replacement of old buses and maintenance equipment, and increase fleet count as necessary to address increased student enrollment and certification/regulation mandates
- Upgrade/replace dated technology by installing new cameras and tracking hardware

DISTRICT CAPITAL NEEDS

Department Needs



Nutrition Services Equipment

- Improvements and upgrades to address aged kitchen equipment and serving lines



District-Wide Furniture Replacement

- Replacement of classroom, campus, and administrative furniture to address aging and damaged furniture, and increased student enrollment



Curriculum & Instruction Equipment

- Equipment replacement and new equipment to support curriculum and special programs such as equipment for life-skills classrooms and specialty CTE equipment



VLK | ARCHITECTS

TABLE TALK



VLK | ARCHITECTS

NEXT STEPS

MEETING NO. 4 | OCTOBER 29, 2024

THANK YOU!

SUPPLEMENTAL INFORMATION - CAPACITY STUDY



SUPPLEMENTAL INFORMATION - EDUCATIONAL SPECIFICATIONS



SUPPLEMENTAL INFORMATION - EDUCATIONAL ADEQUACY INDEX



SUPPLEMENTAL INFORMATION - CAMPUS PRIORITY PHOTOS



TELLING THE STORY...



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

October 29, 2024

5:30 pm Light Refreshments

6pm-8pm Meeting

Stuart Career Tech High School

