



**GOOSE CREEK**  
CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

2025

LONG RANGE FACILITY PLAN

== GOOSE CREEK CISD ==



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# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## VISIONING STATEMENT



Goose Creek CISD is committed and motivated to provide a dynamic learning environment for its students and staff. The goal of the district and community is to make sure every student is inspired, supported, and equipped with the skills and knowledge necessary to pursue their dreams and succeed in both college and career pathways. Through innovated programs, personalized support, and strategic partnerships, Goose Creek CISD is dedicated to fostering a culture of excellence that empowers students to excel academically, develop essential life skills, and become productive contributors to their communities. This and so much more can be achieved via the district's strong belief in providing an all-in approach to "develop the whole child."



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## APPROACH & METHODOLOGY



The Long-Range Facility Planning component of **VLK | LINK**<sup>®</sup>: Vision To Vote is comprehensive and scalable, capturing statistical and factual data including educational needs, physical condition needs, capacity needs, leadership goals, and curriculum plans, to create a school district's Long-Range Facility Plan for future readiness. VLK works with a school district's community in this process, if desired by the district, and/or directly with district representatives. Long-Range Facility Planning is independent of bond planning. It is a state requirement and in the best interest of a school district to have in place a LRFP so that it can adequately support its educational mission with school facilities.



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## VLK | CURATION® EXECUTIVE STATEMENT



As Goose Creek CISD continues to plan for the future of the district, a Curation Team was established to discern current teaching and learning information as it relates to instructional practices, visions for academic goals, and the intended student experience. The purpose was to ensure an understanding of the district's philosophy and culture, while considering innovative and relevant design aspects of these specific learning environments by establishing a deep understanding of current instructional goals and future intentions. The Goose Creek CISD Curation Team met on **Tuesday, April 23, 2024.**

### CONCLUSIONS

Goose Creek CISD has completed the process of long-range facility planning for the future of its community and students. This is an important opportunity for the district as they continue to see standards and expectations for its students increase. GCCISD is focused on providing safe, multipurpose environments that adapt with the future of teaching and learning, athletic and fine arts areas that foster a sense of pride, dynamic learning environments which allow for interactive engagement, and purposefully designed career academy spaces that provide authentic work-based learning. Everything that GCCISD strives to provide is centered around preparing students for an ever-changing world.

In conclusion, Goose Creek CISD's commitment to excellence is amplified by its strong district leadership and community support, which sets high expectations for both students and staff. Embracing new and innovative spaces within the district is essential to sustain the culture of excellence. By investing in innovative spaces, Goose Creek CISD can ensure that it continues to be a beacon of educational excellence, preparing students to thrive in the landscape of the future.



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## CAPACITY AND ENROLLMENT DATA



Elementary Schools	PASA Report	Teaching Stations	Functional Capacity	Enrollment 4/23/2024	% Full Functional
Alamo ES	795	38	771	758	98%
Stephen F. Austin ES	836	40	808	814	101%
Dr. Antonio Banuelos ES	857	43	868	798	92%
James Bowie ES	895	41	823	653	79%
George Washington Carver ES	950	41	823	589	72%
Dr. Johnny T. Clark, Jr. ES	780	40	808	729	90%
David Crockett ES	583	30	605	565	93%
Sheila C. Liles ELA	396	18	356	315	88%
Lorenzo DeZavala ES	906	40	720	583	81%
Harlem ES	722	40	720	597	83%
Highlands ES	820	40	720	891	124%
Bonnie P. Hopper Primary	519	26	421	322	76%
Mirabeau B. Lamar ES	745	40	803	518	65%
Jessie Lee Pumphrey ES	850	38	723	668	92%
San Jacinto ES	850	38	728	580	80%
Ashbel Smith ES	952	42	832	549	66%
William B. Travis ES	840	42	786	772	98%
Victoria Walker ES	766	44	887	804	91%
Junior Schools	PASA Report	Teaching Stations	Functional Capacity	Enrollment 4/23/2024	% Full Functional
Baytown JS	958	42	958	709	74%
Cedar Bayou JS	1,198	53	1,220	897	74%
Edward F. Green JS	1,033	62	1,415	1,085	77%
George H. Gentry JS	1,164	56	1,194	952	80%
Highlands JS	1,272	61	1,395	928	67%
Horace Mann JS	1,176	55	1,264	763	60%
High Schools	PASA Report	Teaching Stations	Functional Capacity	Enrollment 4/23/2024	% Full Functional
Peter E. Hyland Center	300	15	325	113	35%
IMPACT Early College HS	418	18	391	404	103%
Robert E. Lee HS	1,968	112	2,506	1,756	70%
Goose Creek Memorial HS	2,536	124	2,763	2,282	83%
POINT Alternative School (Virginia St)	N/A	30	490	129	26%
Ross S. Sterling HS	2,554	145	3,223	2,055	64%
Stuart Career Tech HS	900	46	1,005	475	47%



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## EDUCATIONAL ADEQUACY SUMMARY



The Educational Adequacy Index (EAI) is an evaluation tool used to compare facilities. This standard is comprised of the Educational Specifications, TEA Standards, building codes, as well as the subjective opinion of the evaluator.

The goal of the assessment is to determine how well a school supports the goals of the teaching and learning environment. Renovations or new construction should not only address the physical condition of the building, but also its ability to support the district’s educational mission. It is possible for a building to be in great physical condition, but still be educationally obsolete.

Elementary Schools	EAI Score
Alamo ES	-5
Stephen F. Austin ES	-19
Dr. Antonio Banuelos ES	-9
James Bowie ES	-10
George Washington Carver ES	-4
Dr. Johnny T. Clark, Jr. ES	-14
David Crockett ES	-24
Sheila C. Liles ELA	0
Lorenzo DeZavala ES	-15
Harlem ES	-15
Highlands ES	-19
Bonnie P. Hopper Primary	-17
Mirabeau B. Lamar ES	-17
Jessie Lee Pumphrey ES	-10
San Jacinto ES	-10
Ashbel Smith ES	-17
William B. Travis ES	-5
Victoria Walker ES	-13
Junior Schools	EAI Score
Baytown JS	-30
Cedar Bayou JS	-26
Edward F. Green JS	0
George H. Gentry JS	-40
Highlands JS	-21
Horace Mann JS	-31
High Schools	EAI Score
Peter E. Hyland Center	-16
IMPACT Early College HS	-1
Robert E. Lee HS	-31
Goose Creek Memorial HS	-13
POINT Alternative School (Virginia St.)	-21
Ross S. Sterling HS	-36
Stuart Career Tech HS	-12





# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## DISTRICT PRIORITIES



As part of the Long-Range Facility Plan, VLK utilized Goose Creek CISD’s existing facility condition assessment, completed in 2022, with cost estimates updated in 2024. The facility condition assessment provided was used to determine the priority in which the facilities should be addressed. The prioritization was determined by four factors: Requirement Priority, Building Type and Use, Building Age and Building Condition based on the facility condition assessment’s Facility Condition Index (FCI) and Requirement Index (RI).

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



**GOOSE CREEK**  
CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

# FACILITY SUMMARY SHEETS



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## EARLY CHILDHOOD AND ELEMENTARY SCHOOLS

Campus	Assessment Scope				
	Age Range (Years)	Facility Condition Index (FCI)	Requirement Index (RI)	Educational Adequacy Report	Programming / Capacity Report
Early Childhood and Elementary Schools					
Alamo Elementary	10	NR	NR	X	X
Stephen F. Austin Elementary (Main Building)	28	0.06	0.32	X	X
Stephen F. Austin Elementary (Gymnasium)	9-52	0.23	0.42	X	X
Stephen F. Austin Elementary (Site)	28-52	0.01	0.02	X	X
Dr. Antonio Banuelos Elementary	10	NR	NR	X	X
James Bowie Elementary	17	NR	NR	X	X
George Washington Carver Elementary	22	NR	NR	X	X
Dr. Johnny T. Clark Elementary	10	NR	NR	X	X
David Crockett Elementary	42	0.21	0.53	X	X
David Crockett Elementary (Site)	42	0.16	0.23	X	X
Lorenzo De Zavala Elementary	32	0.14	0.47	X	X
Lorenzo De Zavala Elementary (Site)	32	0.00	0.02	X	X
Harlem Elementary	32	0.19	0.53	X	X
Harlem Elementary (Site)	32	0.00	0.08	X	X
Highlands Elementary	32	0.15	0.51	X	X
Highlands Elementary (Site)	32	0.005	0.01	X	X
Bonnie P. Hopper Primary	2-44	0.35	0.40	X	X
Mirabeau B. Lamar Elementary	29	0.08	0.47	X	X
Mirabeau B. Lamar Elementary (Site)	29	0.00	0.14	X	X
Sheila C. Liles Early Learning Academy	2	NR	NR	X	NR
Jessie Lee Pumphrey Elementary	2	NR	NR	X	X
San Jacinto Elementary (New)	2	NR	NR	X	X
Old San Jacinto Elementary (Current POINT Alternative Campus)	2-42	0.45	0.50	X	X
Ashbel Smith Elementary	28	0.11	0.35	X	X
Ashbel Smith Elementary (Site)	28	0.00	0.03	X	X
William B. Travis Elementary	22	NR	NR	X	X
Victoria Walker Elementary	18	NR	NR	X	X

**Note 1:** Facility Condition Assessments reports conducted by GCCISD between April of 2021 and September of 2022 with costs updated in 2024.

**Legend:**

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



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## STEPHEN F. AUSTIN ELEMENTARY - MAIN BUILDING



**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

### PROJECTED 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)

### FACILITY DEFICIENCIES

#### 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



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## 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

### FACILITY DEFICIENCIES

#### 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



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## 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

### SITE DEFICIENCIES

**Priority 1:**

- Pavement Markings

**Priority 2:**

- Parking Lot/Paving Improvements
- Field Sports Equipment Replacement
- Site Furniture Replacement



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## DAVID CROCKETT ELEMENTARY - MAIN BUILDING



**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

### PROJECTED 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)

### FACILITY DEFICIENCIES

#### 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



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## 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

### SITE DEFICIENCIES

#### 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





# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## LORENZO DE ZAVALA ELEMENTARY - MAIN BUILDING



**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

### PROJECTED 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)

### FACILITY DEFICIENCIES

#### 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



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## 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

### SITE DEFICIENCIES

#### Priority 1:

- Parking Lot Access Control Replacement
- Site Furnishings



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## HARLEM ELEMENTARY - MAIN BUILDING



**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

### PROJECTED 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)

### FACILITY DEFICIENCIES

#### 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



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## 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

### SITE DEFICIENCIES

#### Priority 2:

- Pavement Markings
- Canopy Replacement
- Sanitary Sewer Lift Station Replacement



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## HIGHLANDS ELEMENTARY - MAIN BUILDING



**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

### FACILITY DEFICIENCIES

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)

### FACILITY DEFICIENCIES

#### 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



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## HARLEM 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

### SITE DEFICIENCIES

#### Priority 1:

- Driveway Repair/Resurfacing

#### Priority 2:

- Traffic Control Markings



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## BONNIE P. HOPPER PRIMARY - MAIN BUILDING



**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

### PROJECTED 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)

### FACILITY DEFICIENCIES

#### 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



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## MIRABEAU B. LAMAR ELEMENTARY - MAIN BUILDING



**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

### PROJECTED 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)

### FACILITY DEFICIENCIES

#### 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





# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## 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

### SITE DEFICIENCIES

**Priority 2:**

- Traffic Control Markings



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## OLD SAN JACINTO ELEMENTARY (2615 VIRGINIA ST.) - MAIN BUILDING



**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

### PROJECTED 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)

### FACILITY DEFICIENCIES

#### 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



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## ASHBEL SMITH ELEMENTARY - MAIN BUILDING



**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

### PROJECTED 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)

### FACILITY DEFICIENCIES

#### 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



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## 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

### SITE DEFICIENCIES

#### Priority 1:

- Fencing Repairs

#### Priority 2:

- Pavement Markings
- Wood Fencing Replacement
- Basketball Goal Replacement
- Swing Set Replacement



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## JUNIOR SCHOOLS

Campus	Assessment Scope				
	Age Range (Years)	Facility Condition Index (FCI)	Requirement Index (RI)	Educational Adequacy Report	Programming / Capacity Report
Junior Schools					
Baytown Junior School	42	0.22	0.39	X	X
Baytown Junior School (Site)	42	0.08	0.09	X	X
Cedar Bayou Junior School (Main Building)	22	NR	NR	X	X
Cedar Bayou Junior School (Library)	42	NR	NR	X	X
George H. Gentry Junior School	44	0.18	0.31	X	X
George H. Gentry Junior School (Site)	44	0.03	0.04	X	X
Edward Franklin Green Junior School	3	NR	NR	X	X
Highlands Junior School (Main Building)	16	NR	NR	X	X
Highlands Junior School	16	NR	NR	X	X
Highlands Junior School (Abandoned Gymnasium)	45	WOS	WOS	X	X
Horace Mann Junior School	32	0.12	0.33	X	X
Horace Mann Junior School (Site)	32	0.01	0.01	X	X

**Note 1:** Facility Condition Assessments reports conducted by GCCISD between April of 2021 and September of 2022 with costs updated in 2024.

**Legend:**

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



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## BAYTOWN JUNIOR SCHOOL - MAIN BUILDING



**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

### PROJECTED 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)

### FACILITY DEFICIENCIES

#### 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



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## 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

### SITE DEFICIENCIES

#### Priority 1:

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



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## GEORGE H. GENTRY JUNIOR SCHOOL - MAIN BUILDING



**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

### PROJECTED 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)

### FACILITY DEFICIENCIES

#### 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





# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## 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

### SITE DEFICIENCIES

#### 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



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## HORACE MANN JUNIOR SCHOOL - MAIN BUILDING



**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

### PROJECTED 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)

### FACILITY DEFICIENCIES

#### 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



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## 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

### SITE DEFICIENCIES

**Priority 1:**

- Tennis Court Re-Surfacing and Net Replacement

**Priority 2:**

- Pavement Markings



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## HIGH SCHOOLS

Campus	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)	25	0.15	0.49	X	X
Peter E. Hyland Center - Alternative High School (Site)	25	0.01	0.01	X	X
IMPACT Early College High School	9	NR	NR	X	X
Goose Creek Memorial High School	8-16	NR	NR	X	X
POINT Alternative Center (Jones Rd.)	15	NR	NR	X	X
Robert E. Lee High School (Main Building)	2-96	NR	NR	X	X
Robert E. Lee High School (Cafeteria)	23	NR	NR	X	X
Robert E. Lee High School (Science Building)	27	NR	NR	X	X
Robert E. Lee High School (400 Building)	21	NR	NR	X	X
Robert E. Lee High School (Home-Ec. Building)	32	NR	NR	X	X
Robert E. Lee High School (Agriculture Building)	7-45	NR	NR	X	X
Robert E. Lee High School (Fine Arts)	1	NR	NR	X	X
Robert E. Lee High School (Auditorium)	3-71	NR	NR	X	X
Robert E. Lee High School (Gymnasiums, ROTC)	70	NR	NR	X	X
Robert E. Lee High School (Football Fieldhouse)	32	NR	NR	X	X
Robert E. Lee High School (Soccer Fieldhouse)	76	NR	NR	X	X
Robert E. Lee High School (BB & Track Field House)	44	NR	NR	X	X
Robert E. Lee High School (Memorial Stadium Cons & RR)	15	NR	NR	X	X
Robert E. Lee High School (Athletic Storage/Var. Buildings)	32	NR	NR	X	X
Ross S. Sterling High School (Main Building)	2-58	0.58	0.59	X	X
Ross S. Sterling High School (Natatorium)	2-50	0.70	0.72	X	X
Ross S. Sterling High School (Ranger Athletics Facility)	2-16	0.07	0.45	X	X
Ross S. Sterling High School (Vocational/ROTC/Agriculture)	2-58	0.46	0.59	X	X
Ross S. Sterling High School (East Annex)	2-22	NR	NR	X	X
Ross S. Sterling High School (Cafeteria)	6	NR	NR	X	X
Ross S. Sterling High School (Winnie Brown Gymnasium)	50	0.38	0.45	X	X
Ross S. Sterling High School (Grounds Storage Building)	57	0.57	0.57	X	X
Ross S. Sterling High School (Site)	58	0.04	0.07		
Stuart Career Tech High School (West Bldg/Transport)	3-45	NR	NR	X	X
Stuart Career Tech High School (East Bldg+Addition)	3-51	NR	NR	X	X

**Note 1:** Facility Condition Assessments reports conducted by GCCISD between April of 2021 and September of 2022 with costs updated in 2024.

**Legend:**

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



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## PETER E. HYLAND CENTER - ALTERNATIVE HIGH SCHOOL - MAIN BUILDING



**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

### PROJECTED 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)

### FACILITY DEFICIENCIES

#### 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



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## 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

### SITE DEFICIENCIES

#### Priority 1:

- Fencing/Gate Replacement

#### Priority 2:

- Storm Sewer Inlet Repairs
- Pavement Markings
- Exterior Pole Mounted Light Replacement



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## STERLING HIGH SCHOOL - MAIN BUILDING



**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

### PROJECTED ENROLLMENT

2,144 (2028/2029)	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 DEFICIENCIES

#### 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



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## STERLING HIGH SCHOOL - NATATORIUM



**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

### PROJECTED 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 DEFICIENCIES

#### 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





# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## STERLING HIGH SCHOOL - RANGER ATHLETIC FACILITY



**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

### PROJECTED 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 DEFICIENCIES

#### 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



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## 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

### PROJECTED 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 DEFICIENCIES

#### 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



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## STERLING HIGH SCHOOL - WINNIE BROWN GYMNASIUM



**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

### PROJECTED 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 DEFICIENCIES

#### 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



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## 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

### PROJECTED 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 DEFICIENCIES

#### 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:

- 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



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## 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

### SITE DEFICIENCIES

#### 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



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## DISTRICT SUPPORT CENTERS

Campus	Assessment Scope				
	Age Range (Years)	Facility Condition Index (FCI)	Requirement Index (RI)	Educational Adequacy Report	
District Support Centers					
District Support Centers					
GCCISD Central Administration Building	1-40	0.16	0.32	NR	NR
GCCISD Central Administration Building (Site)	40	0.03	0.03	NR	NR
GCCISD Education Service Center (Main Building)	5-29	NR	NR	NR	NR
Facilities Management Center (Main Building)	2-50	0.07	0.12	NR	NR
Facilities Management Center (West Warehouse)	50	0.29	0.03	NR	NR
Facilities Management Center (Site)	50	0.03	0.06	NR	NR
Hugh Echols, Jr. Public Service Center	5-46	NR	NR	NR	NR
Service Center Warehouse	2-15	NR	NR	NR	NR
Stallworth - Stadium	2-58	0.42	0.45	NR	NR
Technology Center	0-6	NR	NR	NR	NR
Transportation Center	7	NR	NR	NR	NR
Lee Drive Property	NR	NR	NR	NR	NR
Jones Rd. 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 with costs updated in 2024.

**Legend:**

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



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## 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

### FACILITY DEFICIENCIES

#### 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



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## 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

### SITE DEFICIENCIES

**Priority 1:**

- Pole Mounted Light Replacement

**Priority 2:**

- Pavement Marking





# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## 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

### FACILITY DEFICIENCIES

#### 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



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## 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

### FACILITY DEFICIENCIES

#### 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



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## 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

### SITE DEFICIENCIES

#### Priority 1:

- Fencing replacement
- Storm Sewer Inlet Repair

#### Priority 2:

- Parking Access Control Replacement



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## 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

### FACILITY DEFICIENCIES

#### 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



**GOOSE CREEK**  
CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

# 10 YEAR PLAN



# LONG RANGE FACILITY PLAN

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

## 10 YEAR PLAN

