



# Facilities and Bond Planning Advisory Committee

September 13, 2018

6:00 – 8:30 PM

Carruth Administration Center, Board Auditorium

1111 West 6<sup>th</sup> Street, Austin, TX 78703

*Purpose. The Board of Trustees appoints citizens to the Facilities and Bond Planning Advisory Committee (FABPAC) to evaluate capital improvement needs of the district and to provide recommendations to the Board of Trustees on long-range facilities planning; amendments to the Facility Master Plan; and the scope of work and timing of future bond programs. More information can be found at [AISDFuture.org](http://AISDFuture.org)*

	AGENDA ITEM	TIME	STRATEGIC PLAN COMMITMENTS (IF APPLICABLE)
1.	Call to Order and Overview of Meeting Goals	6:00 PM	
2.	Public Comment	6:05 PM	9, 10
3.	Approval of Minutes (June 14 and August 9)	6:15 PM	
4.	Subcommittee Report Outs (Community Engagement; Equity; and Target Utilization Plan)	6:20 PM	9, 10
5.	Facility Master Plan (FMP) Related Items		
	A. Update on Academic Reinvention Projects	6:30 PM	9, 10
	B. Introduction of master planning consultant	7:00 PM	9, 10
	C. Establish subcommittees	7:15 PM	9, 10
	D. Presentation on Permanent Capacity Methodology	7:35 PM	9, 10
6.	Bond Implementation Related Items		
	A. Presentation of Menchaca ES Design	8:10 PM	9, 10
7.	Discussion of Committee Operations, Future Meetings Dates and Agenda Items	8:25 PM	9, 10
8.	Adjourn	8:30 PM	

- ☆ The Facilities and Bond Planning Advisory Committee may take action during the meeting as it clearly and directly relates to any agenda item on the table at the time, as determined by the presiding officer.
- ☆ All regular and plenary meetings of AISD advisory bodies are open to the public. If you would like to speak before a district advisory body during a regular meeting, please consult the [Communications and Visitor Guidelines](#), which can be found on the AISD website under Advisory Bodies (<http://www.austinisd.org/advisory-bodies>.) Public Comment is limited to 10 minutes.



## Facilities and Bond Planning Advisory Committee

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June 14, 2018

6:00 – 8:30 p.m.

Carruth Administration Center, Board Auditorium

1111 West 6th Street, Austin, TX 78703

### MEETING MINUTES

#### **IN ATTENDANCE:**

Committee Members: Kristin Ashy, Leticia Caballero, Gabriel Estrada, Roxanne Evans, Paulette Gibbins, Dusty Harshman, Jennifer Littlefield, Cynthia McCollum, Rick Potter, Robert Schmidt, Tali Wildman

Staff: Nicole Conley Johnson, Matias Segura, Paul Turner, Beth Wilson, Melissa Laursen, Bob Cervi, Lydia Venegas, Christian Clarke Casarez, Gilbert Hicks, Terrance Eaton, David Kauffman

Consultants: Drew Johnson, Daniel De La Garza, Brent Blake, Jaime Miller

Visitors: None

#### **1. Call to Order and Overview of Meeting Goals (6:10 PM)**

Tri-chair Leticia Caballero called the meeting to order at 6:10 PM and reviewed the meeting goals. Paul Turner (Executive Director of Facilities) was recognized for his 45 years of service to the district.

#### **2. Citizens Communication**

None.

#### **3. Approval of Minutes**

The April 12, 2018 minutes were approved as presented.

#### **4. Subcommittee Report Outs**

- Equity – discussed as part of agenda item 6.
- Target Utilization Plan – discussed as part of agenda item 7a.
- Community Engagement – The Department of Communications and Community Engagement (DCCE) is developing a community engagement and communications framework for the FMP update. It is envisioned that special outreach be conducted to the fine arts, CTE and athletics communities. DCCE will work closely with the master planning consultants to develop a detailed plan.

## 5. Bond Implementation Related Items

### A. Presentation of Govalle ES Schematic Design

The Govalle Campus Architectural Team (CAT) has been working closely with Design-Build Team (PBK Architects and Balfour Beatty) to develop a design for a newly constructed, modernized Govalle Elementary. A schematic design was presented to the committee.

## 6. Equity White Paper Discussion and Approval

The committee discussed the draft white paper recommendations and provided the following comments:

- Recommendations should be organized to distinguish which items have fiscal impacts.
- Consider adding a recommendation that the Board consider adjusting the transportation policy to provide bussing to schools with special academic programs that are not currently eligible.
- Suggestion to delete recommendation #8 that states, *“Correct vertical team/feeder pattern alignments district-wide so there is less student disruption and more predictability in school assignments”*. Member was concerned that although there may be reasons to align vertical teams and feeder patterns, it may not promote the desired equity.
- The district needs to make sure that equity is always part of decision-making processes, including boundary changes.

Roxanne Evans (Equity subcommittee lead) will make revisions to the recommendations and present at the August meeting for final consensus.

## 7. Facility Master Plan (FMP) Related Items

### A. Target Utilization Plan Update

An update on the status of Target Utilization Plan submittals was provided by Dr. Terrence Eaton (Associate Superintendent for Middle Schools). Twenty-one (21) elementary, six (6) middle, and three (3) high schools were below 75% of its permanent capacity in school year 2017-18 are eligible for a TUP. All schools submitted TUPs to their respective associate superintendent in spring 2018. TUPs are to be monitored quarterly by the school principal and annually reviewed by the associate superintendent.

Across all levels, marketing support was identified as a TUP strategy. Additionally, the following themes by school level were prevalent:

#### *Elementary Schools*

- Access the customer service plan and share campus expectations
- Promote and support current academic programming

#### *Middle Schools*

- Identify tenants for better space utilization

- Promote and support current academic programming

#### *High Schools*

- Recruitment for Early College High School programming
- Expand student ambassador program
- Promote current and expand academic programming

Next steps for schools and district administration are:

- Identify opportunities for principals to share our best practices and strategies
- Identify opportunities for schools visits outside of AISD
- Continue marketing planning and support
- Progress monitoring by principals and Campus Advisory Councils
- Provide district support as needed

Some members asked for a resolution as to when a school is no longer on a TUP. One FABPAC member recommended the district re-evaluate their transfer application, and allow for students/parents to rank choices, instead of only allowing one transfer choice. As requested by the FABPAC, staff will provide copies of all completed TUPs to the committee.

### **B. Planning for the 2019 FMP Update**

An FMP timeline was presented to the committee. It was explained that the intent of the 2019 FMP update is to continue work on items that were not fully finished in the 2017 FMP and address additional items that were recommended in the FMP. The update will include:

- Amendment of the 25-year roadmap to indicate which projects are included in the 2017 Bond Program
- Incorporation of athletics, CTE and fine arts master plans as new appendices (consultant led)
- Incorporation of portable reduction strategy guidelines
- Revisions to the consolidation criteria with possible policy recommendations for the Board
- Updated academic reinvention project list (Appendix C)
- Potential revision of the definition of permanent capacity (Appendix C)
- Potential removal of the concept of permables (Appendix C)

Additionally, the consultant for the athletics, CTE, and fine arts master plans will be developing campus-level master plans for seventeen (17) secondary schools. Although these will not be incorporated into the FMP update, the FABPAC will be involved in the process.

### **8. Discussion of Committee Operations, Future Meeting Dates, Locations and Agenda Items**

Future meeting locations:

- Members requested holding meetings at a variety of locations - Carruth Administration Center, school campuses, and other district facilities.

Next meeting:

- August 9, 6 PM, location to be determined.

**9. Adjourn (8:34 PM)**



## Facilities and Bond Planning Advisory Committee

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August 9, 2018

6:00 – 8:30 p.m.

O. Henry Middle School, Library  
2610 West 10th Street, Austin, TX 78703

### MEETING MINUTES

#### **IN ATTENDANCE:**

Committee Members: Kristin Ashy, Cherylann Campbell, Alejandro Delgado, Dusty Harshman, Cynthia McCollum, Rick Potter, Robert Schmidt, Barbara Spears-Corbett

Staff: Nicole Conley Johnson, Beth Wilson, Melissa Laursen, Lydia Venegas, Julia Maldonado, Samantha Alexander, Leal Anderson

Consultants: Drew Johnson, Laura Malek, Mark Rahe, Gabriella Bermea, Scott Stites, Barry Nebhut

Visitors: Jeffrey K. Richard

#### **1. Call to Order and Overview of Meeting Goals (6:22 PM)**

Tri-chair Cherylann Campbell called the meeting to order at 6:22 PM and reviewed the meeting goals. No actions or voting will take place due to the lack of quorum.

#### **2. Citizens Communication**

None.

#### **3. Approval of Minutes**

Postponed to next meeting due to lack of quorum.

#### **4. Subcommittee Report Outs**

- Equity – See agenda item 6.
- Community Engagement – See agenda item 7a.
- Target Utilization Plan –
  - Several FABPAC members met with the Superintendent in July to discuss the Board amendment to the FMP that stated, “Any campus that is placed on a TUP and that is under-enrolled shall receive priority in Standard Automatic Measures (SAMs) including but not limited to 1) priority in communication and marketing and 2) resources and support.” District staff will add information to the TUPs to identify district resources that are being provided to TUP schools as it relates to SAMs.

- Samantha Alexander (Assistant Director of Public Affairs) discussed the marketing opportunities for the TUP schools and explained that each school is provided a standard suite of marketing materials (e.g. banners, yard signs, grocery bags) as well as additional resources to meet the needs of each specific school community (e.g. website assistance)

## **5. Bond Implementation Related Items**

### **A. Presentation of Murchison Campus Master Plan**

The Murchison Middle School Campus Architectural Team (CAT) has been working closely with the design team, Stantec, to develop a design for Phase 1 improvements and a master plan for the entire campus. Phase 1 improvements, funded by the 2017 bond program, include three main concepts: 1) additional capacity for 6<sup>th</sup> grade; 2) relocation of the library to one of the current courtyards; and 3) relocation of the administration space to the front of the school.

## **6. Equity White Paper Discussion and Approval**

Based on feedback from the June 14 meeting, the following revisions to the Equity White Paper were presented:

- Recommendations that have fiscal impacts were distinguished as such.
- A statement was added regarding the alignment of vertical teams/feeder patterns to state: "After discussion of the entire FABPAC, there was concern that changing all the vertical team alignments/feeder patterns might inadvertently exacerbate segregation. A stronger recommendation might be to consider the racial/socio-economic impact whenever vertical teams/feeder patterns are reviewed.

The superintendent asked that the FABPAC consider incorporating additional information to demonstrate what the district has already undertaken in the lens of equity, and stated the 2017 bond program as an example (dollar amount analysis per vertical team). Members had a brief discussion regarding possible revisions and Dr. Cruz offered to meet with the subcommittee to further discuss the white paper.

Additional comments and discussion:

- Should the recommendations be ranked? No clear consensus.
- Will there be accountability to ensure the recommendations are considered?

Due to lack of quorum, and the pending meeting with the Superintendent, no action was taken.

## **7. Facility Master Plan (FMP) Related Items**

### **A. Discuss Community Collaboration Activities**

Kristin Ashy (Community Engagement Chair) and Samantha Alexander (Assistant Director of Public Affairs) discussed the following community collaboration related activities for the 2019 Facility Master Plan update:

- Community engagement subcommittee discussed preliminary engagement efforts for the athletics, CTE, and fine arts master plans and recommend targeted outreach to those communities. A community collaboration plan will be developed once the master planning consultant is on board.
- Members are encouraged to sign up for *Back to School* nights to promote the FMP update and school modernization projects.
- Revisions have been made to the AISD Future website for easier navigation and more robust information.

**B. Review 25-Year Roadmap**

An annotated *2017 FMP 25-Year Roadmap* reflecting bond funded projects was presented to the committee. Members were asked to review the roadmap prior to the next meeting.

**C. Update on Academic Reinvention Projects**

Item pulled from agenda.

**D. Presentation on Permanent Capacity Methodology**

Item postponed to next meeting.

**8. Discussion of Committee Operations, Future Meeting Dates, Locations and Agenda Items**

Future meetings:

- Thursday, September 13, 6:00 PM (CAC, board auditorium)
- Thursday, September 27, 6:00 PM (location TBD)

**9. Adjourn (8:31 PM)**



# Academic Reinvention Projects Update

Gilbert Hicks

Associate Superintendent for Area 2 Elementary Schools

FABPAC - September 13, 2018

# Central Office - Organization Update

- 2018-2019: School Leadership and Academics team (versus Teaching and Learning Community, 2014-2017)
- New staff:
  - Associate Superintendent of Middle Schools: Raul Moreno
  - Executive Director for High Schools: Sheila Henry
  - Executive Director for Middle Schools: Ty Davidson

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## Core Beliefs & Key Processes

**One:** *All students will graduate college-, career- and life-ready.*

**Student Achievement:** Close achievement gaps through a focus on equity, engagement, and literacy

**Two:** *We will create an effective, agile and responsive organization.*

**Leadership Development:** Empower and build the capacity for campus leadership

**Three:** *We will create vibrant relationships for successful students and schools.*

**Relationships:** Create welcoming environments.

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# A+ Credit Union Partnership

Austin ISD partnered with A+ Federal Credit Union to operate a branch to serve the Austin community. The district offers career and technical education programs of study that align with financial education. This partnership provides numerous opportunities for students; as well as promote financial literacy and prepare students for the workforce through a student-operated high school financial institution branch.

- **Schools:** Akins High School
- **Update:** Project is implemented; teachers are receiving professional development and students are interning at the Akins and Hays branches.
- **Timeline:** Launched SY17-18

# Career Launch Early College High Schools

The Career Launch 9-14 model addresses postsecondary degree completion and career readiness by smoothing the transitions between high school, college, and the professional world. The model is designed to motivate and enable more students to earn a college degree and successfully transition into the workplace with the preparation and skills needed by employers.

- **Schools:** Crockett (Construction Technology), Lanier (Computer Science), Lanier (Trio Electric) LBJ (Health Careers), Reagan (Computer Science) Bowie and Travis (Swift Coding)
- **Update:** Future programs at Anderson (Engineering) Travis ( Information Technology) Eastside (Health Careers)
- **Timeline:** Advisory Boards being formed; Grants investigated; consultation with Higher Education Partners

# Dyslexia Middle School Program

Teachers receive comprehensive professional development to understand the challenges of the dyslexic student and to deliver instruction in an accessible manner students with dyslexia. Students with dyslexia in the program participate with general education peers in all courses available on campus.

- **School:** Covington Middle
- **Update:** Added 7th grade; Offered dyslexia professional development to increase the knowledge of content area middle school teachers
- **Timeline:** Launched SY17-18 with 6th grade; 7th grade in SY18-19, and 8th grade in SY19-20

# Montessori Program

The Montessori Method is a child-centered educational approach based on scientific observations of children. Multi- age groupings are the hallmark of the program where younger and older learners reciprocally benefit from experiencing the program together. Children work collaboratively using problem-solving skills and social skills, fostering brain development through the work with their senses.

- **School:** Winn Elementary
- **Update:** Addition of two, first grade classrooms
- **Timeline:** Launched SY17-18; Additional grade to be added SY18-19

# Construction-Based Projects

- Fine Arts Academy Facility Enhancements at Blackshear, Covington, Lamar, and McCallum
  - Planning to begin in spring 2019
- LASA Expansion (in FMP, referred to as “South Magnet”)
  - Working through CAT team

# Projects On Hold and/or Pending

- Life Ready Academy
- World Language Academy



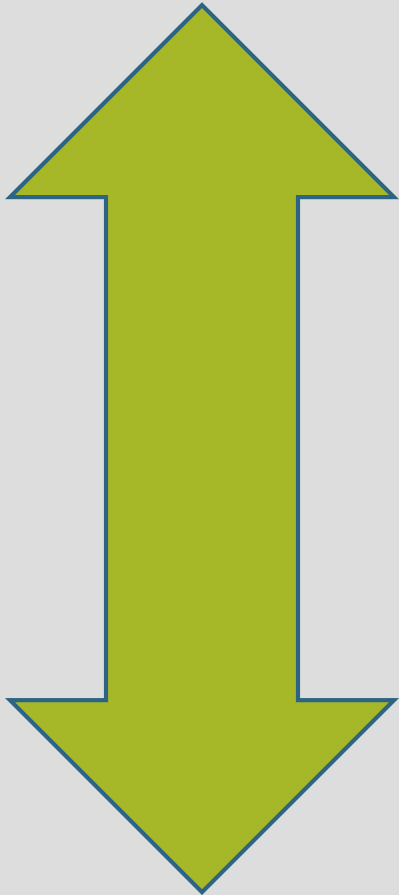
Questions

# PERMANENT CAPACITY: CURRENT METHODOLOGY

August  
2018



# SPECTRUM OF DEFINITIONS



- **Maximum Capacity**
  - The total number of student “seats” in the school facility
- **Building Capacity**
  - Also considers the extent of support facilities
- **Functional Capacity**
  - Also considers the desired level of schedule flexibility
- **Program Capacity**
  - Also considers demographics, curriculum & program offerings
- **Temporary Capacity**
  - Also considers temporary and make-shift facilities

# CLASSROOM CAPACITY - ELEMENTARY

- Count classrooms within permanent building(s)
- Subtract special areas
  - Art, Music, Computer Labs and Multi-Purpose Rooms (3-7 classrooms based on current staffing ratios)
- Multiply by 22 (average class size)
- Apply 95% efficiency factor; 85% efficiency factor for Title 1 schools
- Classroom capacity is most commonly used for the school's permanent capacity however, it is always compared with the school's capacity based on cafeteria and gym size.

# SCHOOL CAPACITY BASED ON CAFETERIA OR GYM SIZE - ELEMENTARY

- Previous Ed Specs called for:
  - 4,200 square foot cafeteria (dining area) for a 880 student elementary school, or 4.77 square feet of cafeteria space per student
  - 3,000 square foot gym for a 880 student elementary school, or 3.41 square feet of gym space per student
- Compare these areas with classroom capacity
- Most deficiencies in cafeteria or gym space can be accommodated through scheduling, however;
- If school capacity, based on cafeteria or gym size, is less than 85% of classroom capacity, restrict permanent capacity to 85% of classroom capacity

# SCHOOL CAPACITY BASED ON LIBRARY SIZE - ELEMENTARY

- Previous Ed Specs called for 3,500 square foot library (reading room) for a 880 student elementary school, or 3.98 square feet of library space per student
- Library capacity is not to be considered a restricting factor for school capacity since computer technology, both in the library and the classroom, are providing flexibility in the delivery of library services and use of the space available in the library

# ELEMENTARY PERMANENT CAPACITY

- Based on cafeteria restrictions, permanent capacity at Barrington ES is reduced from 655 to 556 students
- Use classroom capacity for permanent capacity at all other elementary schools

# CLASSROOM CAPACITY - SECONDARY

- Count Classrooms within permanent building(s)
- Multiply by 28 (average class size)
- Apply 75% efficiency factor (allowing for one period out of four for teacher planning periods), 70% efficiency factor for Title 1 schools
- Classroom capacity is most commonly used for the school's permanent capacity however, it is always compared with the school's capacity based on cafeteria and gym size.



# SCHOOL CAPACITY BASED ON CAFETERIA OR GYM SIZE – SECONDARY

- Previous Ed Specs called for:
  - 4,500 square feet cafeteria for a 1,100 student middle school, and a 9,000 square foot cafeteria for a 2,400 student high school, or 4.10 (MS) and 3.75 (HS) SF/student
  - 13,400 square feet for two gyms for a 1,100 student middle school, and 20,720 square feet for three gyms for a 2,400 student high school, or 12.18 (MS) and 8.63 (HS) SF/student
- Compare to classroom capacity
- Most deficiencies in cafeteria or gym space can be accommodated through scheduling, however;
- If school capacity, based on cafeteria or gym size, is less than 85% of classroom capacity, restrict permanent capacity to 85% of classroom capacity

# SCHOOL CAPACITY BASED ON LIBRARY SIZE - SECONDARY

- Previous Ed Specs called for 4,800 square foot library (reading room) for a 1,100 student middle school, and a 8,400 square foot library (reading room) for a 2,400 student high school, or 4.36 (MS) and 3.50 (HS) square feet of library space per student
- Library capacity should not be considered a restricting factor for school capacity since computer technology, both in the library and the classroom, are providing flexibility in the delivery of library services and use of the space available in the library

# MIDDLE SCHOOL PERMANENT CAPACITY

- Based on cafeteria restrictions, permanent capacity reduced at:
  - Kealing MS from 1,568 to 1,333 students
- Use classroom capacity for permanent capacity at all other middle schools

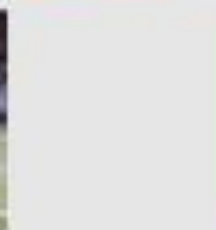
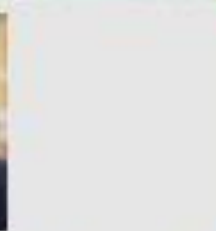
# HIGH SCHOOL PERMANENT CAPACITY

- Based on cafeteria restrictions, permanent capacity at Bowie HS reduced from 2,898 to 2,463 students
- Based on gym restrictions, permanent capacity reduced at Garza HS from 378 to 321 students
- Use classroom capacity for permanent capacity at all other high schools

# PERCENT OF PERMANENT CAPACITY

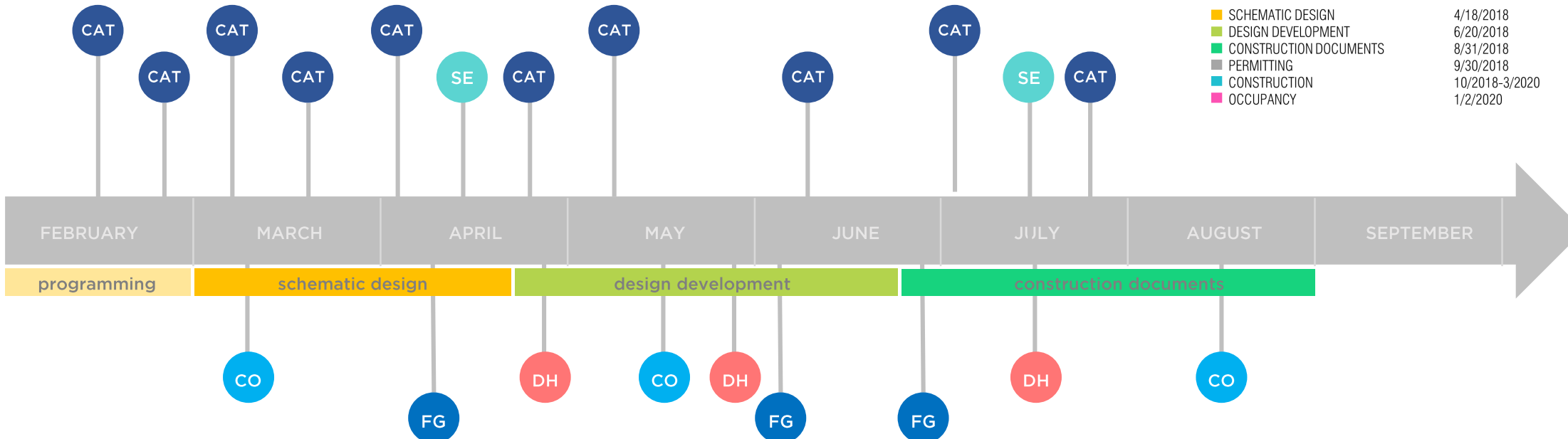
- Percent of Permanent Capacity is calculated by dividing the population of a school's attendance area (students assigned to the school, regardless of which school they attend) by the school's permanent capacity
- Target range is 75% to 115%
- Schools below 75% may be able to provide relief for overcrowded schools
- Schools between 115% and 125% are monitored for additional growth
- Construction of additions or new schools are considered once percent of permanent capacity exceeds 125%, and adjacent capacity is not available

# 2017 BOND PROGRAM



MENCHACA ELEMENTARY SCHOOL

# OUTREACH



- SCHEMATIC DESIGN
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- PERMITTING
- CONSTRUCTION
- OCCUPANCY

- 4/18/2018
- 6/20/2018
- 8/31/2018
- 9/30/2018
- 10/2018-3/2020
- 1/2/2020



## Campus Architectural Team

- 02/19 CAT Meeting 1 / Introduction
- 02/26 CAT Meeting 2 / Program Verification
- 03/05 CAT Meeting 3 / Design Analysis
- 03/19 CAT Meeting 4 / Preliminary Stacking
- 04/02 CAT Meeting 5 / Schematic Development
- 04/23 CAT Meeting 6 / Design Presentation
- 05/07 CAT Meeting 7 / Refined Site and Architecture
- 06/19 CAT Meeting 8 / Interior Development & VR
- 07/02 CAT Meeting 9 / Site and Interior Development
- 07/30 CAT Meeting 10 / Final Design Presentation



## Community Outreach

- 03/06 Teacher & Parent Outreach Meeting
- 05/15 Community Schematic Update
- 08/15 Design Presentation to Community
- 08/30 Ground Breaking Ceremony



## AISD Department Head Meeting

- 04/24 Programming Review
- 05/24 Schematic Design Review
- 07/12 Design Development Review



## Student Engagement

- 04/16 4<sup>th</sup> + 5<sup>th</sup> Grade Outdoor Learning
- 04/16 4<sup>th</sup> + 5<sup>th</sup> Grade Media Resource Center
- 07/02 Small Group Virtual Reality & Materials

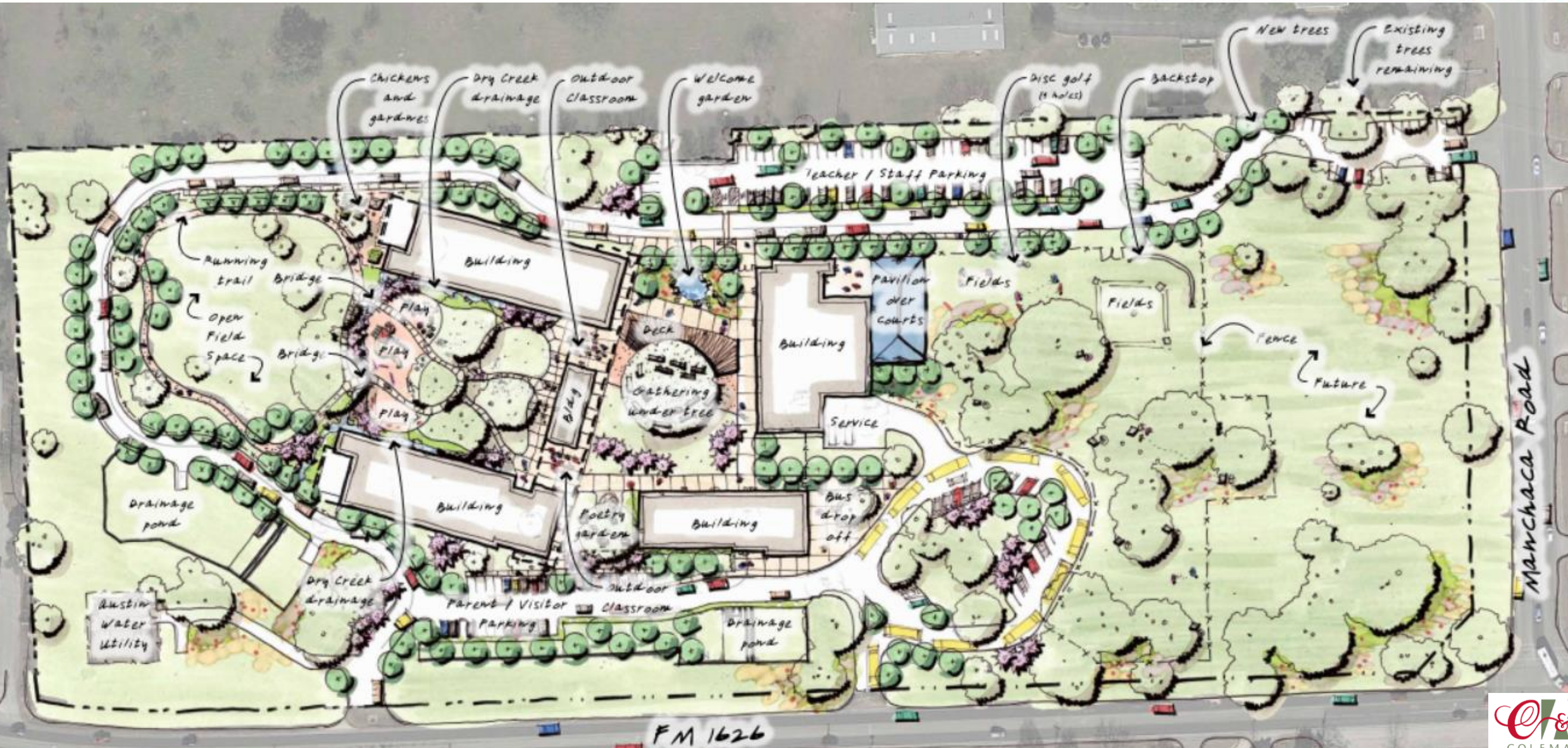


## Focus Group Meeting

- |                 |                    |
|-----------------|--------------------|
| Administration  | Physical Education |
| Visual Arts     | Special Education  |
| Food Service    | Early Childhood    |
| Performing Arts |                    |

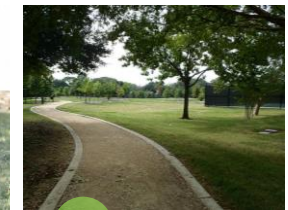
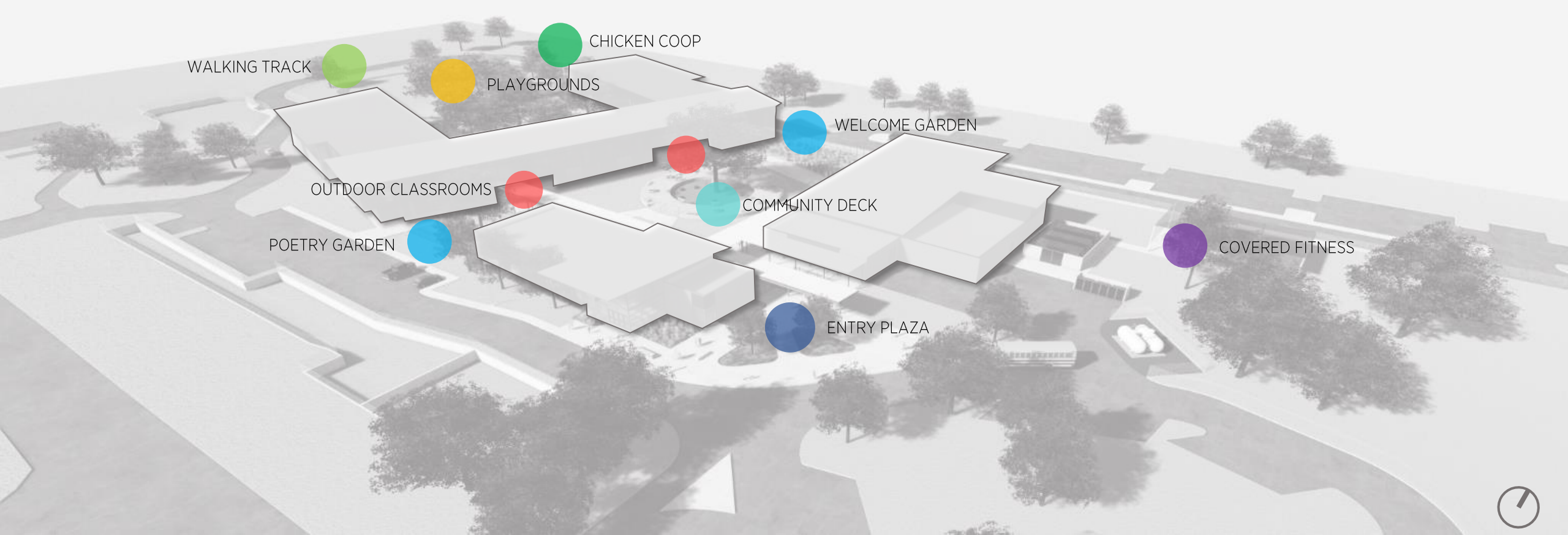


# SITE PLAN





# SITE PLAN





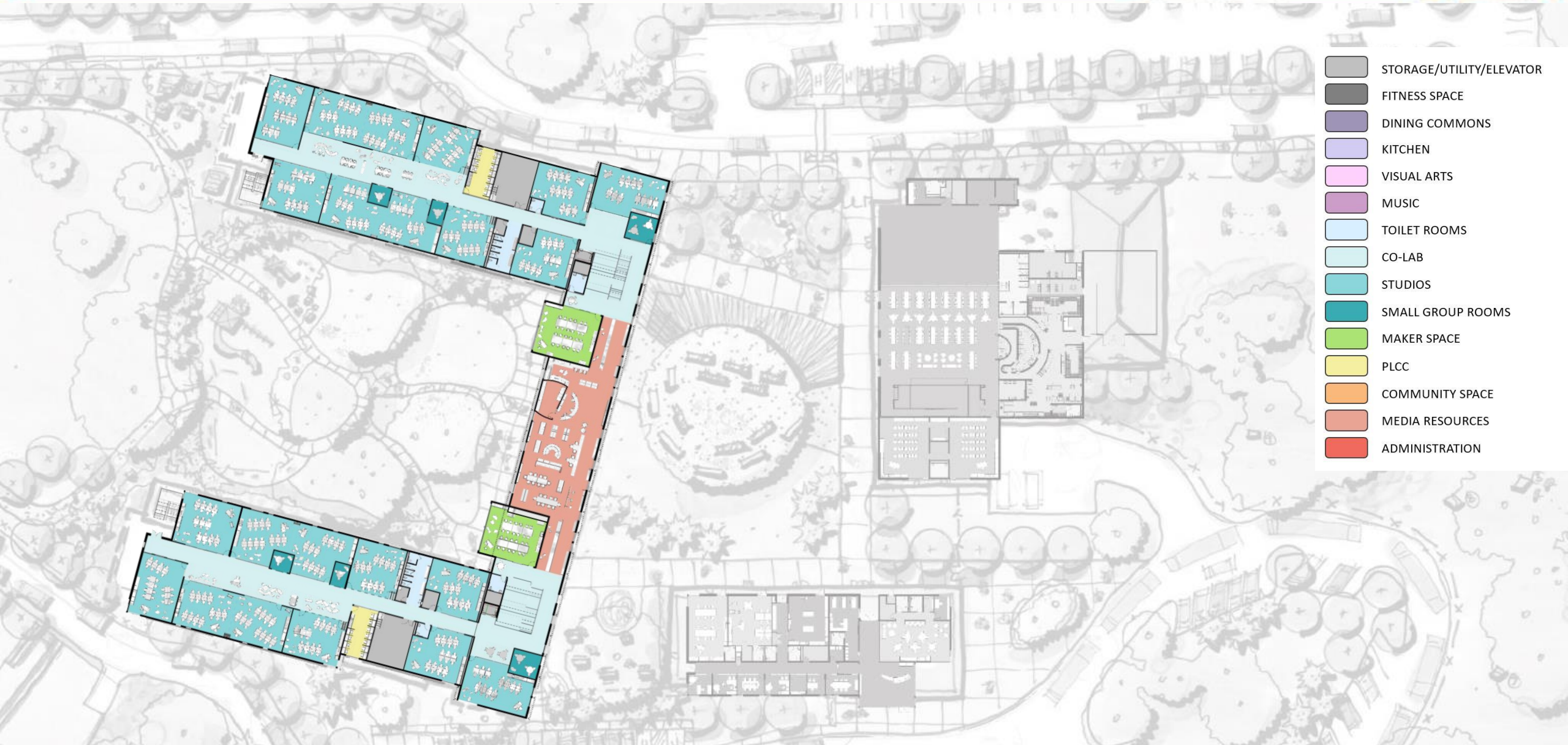
# FLOOR PLAN – 1<sup>ST</sup>



- STORAGE/UTILITY/ELEVATOR
- FITNESS SPACE
- DINING COMMONS
- KITCHEN
- VISUAL ARTS
- MUSIC
- TOILET ROOMS
- CO-LAB
- STUDIOS
- SMALL GROUP ROOMS
- MAKER SPACE
- PLCC
- COMMUNITY SPACE
- MEDIA RESOURCES
- ADMINISTRATION



# FLOOR PLAN – 2<sup>ND</sup>



- STORAGE/UTILITY/ELEVATOR
- FITNESS SPACE
- DINING COMMONS
- KITCHEN
- VISUAL ARTS
- MUSIC
- TOILET ROOMS
- CO-LAB
- STUDIOS
- SMALL GROUP ROOMS
- MAKER SPACE
- PLCC
- COMMUNITY SPACE
- MEDIA RESOURCES
- ADMINISTRATION



# AERIAL VIEW





# MAIN ENTRY





# COURTYARD + GARDEN





# STUDENT DROP OFF





# FRONT OFFICE



WELCOME

أهلاً وسهلاً

BIENVENIDO

huān yíng

WILLKOMMEN



# DINING COMMONS





# MEDIA RESOURCE CENTER

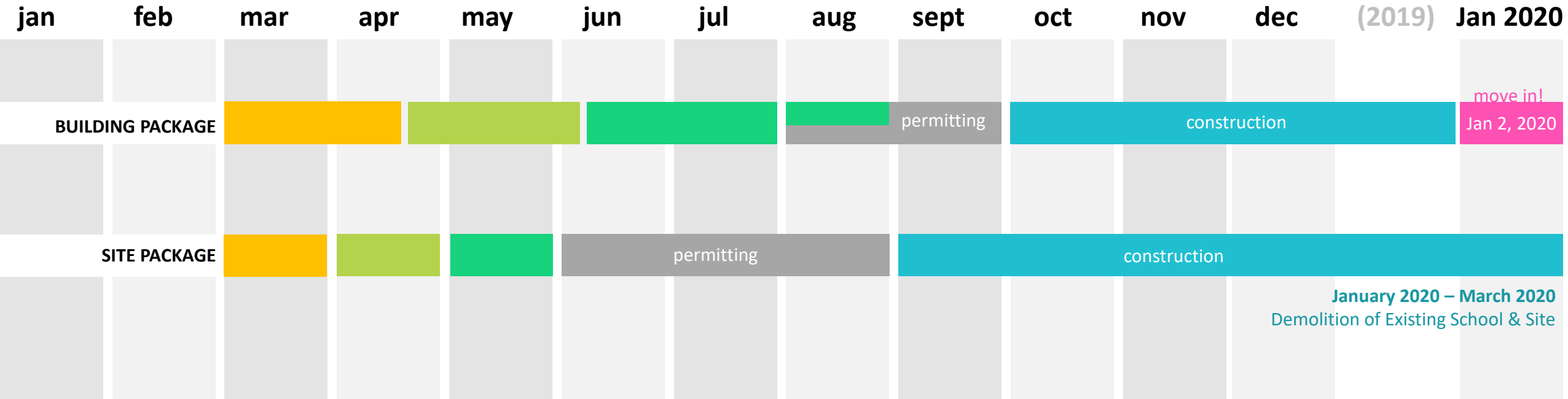




# COLLABORATION SPACE



# OVERALL PROJECT SCHEDULE



- SCHEMATIC DESIGN 4/18/2018
- DESIGN DEVELOPMENT 6/20/2018
- CONSTRUCTION DOCUMENTS 8/31/2018
- PERMITTING 9/30/2018
- CONSTRUCTION 10/2018-3/2020
- OCCUPANCY 1/2/2020

\*Project Schedule Subject to Change  
 \$26,912,000 Construction Budget







**THANK YOU!**