GRAPEVINE COLLEYVILLE ISD F.I.R.S.T. MEETING 09.22.15

Huckabee

MORE THAN ARCHITECTS

MUST



AGENDA REVIEW

Timeline of Process

Facility Assessment Process

FIRST Subcommittees + More Details

Building a Bond Budget

Questions

TIMELINE OF PROCESS

bruary March	April May
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ction	
Voter Educational (il Campaign
	Election Day:
	5/7/16
o ne d	op- endations d g. Board - Board

COMPLETED

ONGOING

UPCOMING

TIMELINE OF PROCESS

2014		. 2			4.5	201	15		
December	January	February	March	April	May	June	July	August	September
Hire Architect									
	Information Gathe	ring / App Dovelapment							
	Distric	t Standards							
	Vi	sioning	. Vi	zioning					
				Facility Assess	ment				
							Prepare Assess	sment	
						_		Assessment Rej	
								Master Plar	ning/Option Generati
						June Board Meeting - Hire Survey Consultant	anan di Silan di Sunanan	ay questionnaire	Survey Fieldwork
									Present survey findings
			Strategize F	IRST members	Invite F	IRST members	FIRST Kick-off Meeting July 28	August 11 August 25	September 8 September 22
	С	OMPLETE	E D	ONGO	DING	UPC	OMING		

TIMELINE OF PROCESS

						4.0 (4	2016		27 43
just	September	October	November	December	January	February	March	April	May
sment Re	ports								
laster Pla	nning/Option Generating	g/Costing				Ĵ,			
aire	Survey Fieldwork								
	Present survey findings								
et 11 t 25	September 8 September 22	October 6	tee work November 3	December 8	January 12				
1 25		October 20	November 17		January 26	Feb. Board Workshop- Recommendations to Board			
						Feb. Reg. Board Meeting - Board calls election			
							Voter Education	nal Campaign	-
	СС	OMPLEI	ED	ONGO	DING	UPC	COMING		Election Day: 5/7/16



To observe, record and determine the present conditions of the facilities owned and maintained by Grapevine Colleyville ISD, with attention to existing building finishes & systems, classroom uses, and other facility information that will allow for comparison to future adopted district facility standards. The results allows for a determination of the level to which facilities are consistent and provide a reasonable level of equity across all district facilities for all learners.

Cross Timbers Middle School CAMPUS DATA

Bu



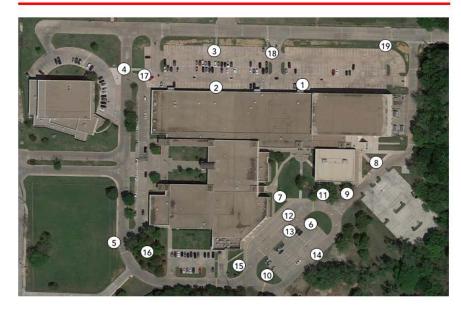
CROSS TIMBERS N 2301 Pool Road, Grag			and surge	199
ear Built	1975		MORT POROT	-
oprox. Total Square potage	202,320	1		Mig
rades Served	6-8		HOME DATING WOLKED	T
urrent Enrollment	730			
uilding Levels	2	103	(This	

CROSS TIMBERS MIDDLE SCHOOL 2301 Pool Road, Grapevine Texas 76051

Year Built	1975
Approx. Total Square Footage	202,320
Grades Served	6-8
Current Enrollment	730
Building Levels	2

Cross Timbers Middle School

CIVIL - SITE





Cracked concrete paving (typical).

BUILDING CONDITION: EXTERIOR

General Conditions/Observations

Approximately 25% of hollow metal frames/doors/storefront windows need new finish. Some frames may require replacement due to be continued rusting and deterioration.

Approximately 25% of brick veneer stained and needs cleaning.

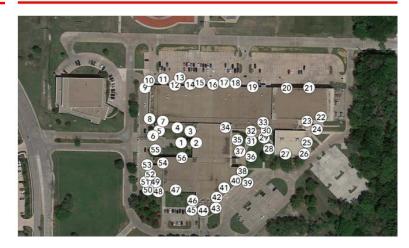
Approximately 50% of steel lintels above windows are rusting and need new protective finish.

Approximately 25% of window glazing stops around window frames are shrinking/potentially allowing water intrusion and need to be replaced.

Approximately 25% of brick control joint sealants cracking/separating and need to be replaced.

Approximately 30% of concrete paving/wall sealants need to be replaced.

BUILDING CONDITION: EXTERIOR





Sealants around aluminum window frame are dry/cracked. Remove/replace.



Handrails are rusted. Refinish.



Plaster soffit cracked at corner of column.

Cross Timbers Middle School ENGINEERING REPORT - MECHANICAL / ELECTRICAL / PLUMBING

Cross Timbers Middle School was originally constructed in 1990, with upgrade renovations and symmatum addition built in 2006, and additional renovations in 2010. MEP upgrade work has been carried over the last 10 years under previous Bond Programs, including replacement of chillers, bollers and pumps, AHU replacement with new roottop AVC units for Gym. lockers, computer labs and Klichen, upgrade of JCI DDC, capacity and control upgrades for AHU's and FPVAV terminals, DDC control for exterior lighting, replacement of water heaters, plumbing findures & showers. Alighting upgrade was also implemented recently utilizing conversions to more efficient T8 fuorescent, and TSHO lighting in Gymnasiums, as and (a Shirt) wide lighting upgrade program.

The majority of the original building is served by 4-pipe healing and chilled water systems with three package eir cooled chillers, two gas find balars and circulating pumps. System serves certain al handing units including VAX & M2U systems serving the classrooms, Fine Arts, Llarary and Administration areas, and single zone units serving the Catevita While replacement and control upgicate work has been completed for the certaid exponence, all of the art handling units. Mile provide the classrooms, Fine Arts, Llarary and Administration areas, and single zone units serving the Catevita this replacement and control upgicate work has been completed for the certaid exponent, all of the art handling units needs 5-10 years. While not level diverged works has been completed for been completed. However, with the rol building construction it is strongly recommended that consideration and planning be given to future replacement of all central systems with new roofba A/C units, in order to maintain long-term performance and operating reliability, improve maintenance efficiencies, and to provide effective energy sixings with higher efficient equipment to support the District 2021 LEAD Program.

The Administration area is served by a VAV air handing system (AHU#7). The Library is served by a multizone system as part of the central classroom AHU#8. These areas have continued to experience cooling problems despite control uogrades and capacity adjustments. It is recommended that new dedicated rodbop A/C systems be provided for these areas, to replace AHU#7 for Administration, and to remove the Library from the multizone AHU#8. New units would be properly sized to provide effective cooling & heating, will allow independent operation of these areas separate from the central building systems, and will provide energy swings using higher efficient equipment.

The existing building DDC system is a Johnson Controls (JCD Metays system. While some upgrades have been implemented, the JCI system continues to be plaqued with ongoing control problems relating to poor performance. improper stilling and programming, and component failures. Replacement parts are expensive, and service representation has generally been nonresponsive and frequently unsuccessful in correcting deficiencies. It is strongly recommended that the DDC system be completely replaced with a new Alerton DDC system throughout the building and ted to the District energy management system, to re-establish proper control and operation for this building.

The IDF rooms are served by mini-split A/C units of the type that is subject to component failure with expensive parts and service. All IDF units should be replaced with new rooftop A/C units in order to locate units and associated condensate out of the space.

The building electrical service is 277/48 volt. 3-phase, with a 4000A main circuit breaker, served from a power company pad-mounted transformer. The building interior lighting system utilizes predominantly T8 fluorescent lamps. T3H0 fluorescent fistures serve the gym and 1000W metal halide down lights serve most corridors. Parking lost ghts and will pack lights are HID type fistures. The entire building is equipped with a fire alarm system that is in good condition and code-compliant.

Cross Timbers Middle School

ENGINEERING REPORT - MECHANICAL / ELECTRICAL / PLUMBING





Parking lot HID light fixture.



Wall flood HID light fixture.



Field of View.



Roof top Vents.

Cross Timbers Middle School

FOODSERVICE REPORT

SNACK BAR:

- 1. The following pieces of equipment are in poor condition:
 - a. Serving Counter
 - b. Mobile Serving Counter
 - c. Ice Cream Cabinet
- 2. The following pieces of equipment are in fair to poor condition:
 - a. Mobile Heated Cabinet
- 3. The following pieces of equipment are in fair condition:
 - a. Worktable
 - b. 1DR Reach-In Refrigerator
 - c. Heated Merchandiser
- 4. It appears this space is not currently being used.

CODE DEFICIENCIES:

- No hand sink in restroom.
- 2. Wood undershelf in warewash.
- 3. Various pieces of equipment are either rusting or corroded.
- Exhaust hood does not have proper overhang. Removal of wall between hoods would allow reuse of these hoods and provide proper overhang.
- 5. Snack bar counter height does not meet ADA requirements.
- 6. Quantity of hand sinks are not sufficient. Add additional hand sinks.
- 7. Ceiling grid is starting to show signs of rust.

ARCHITECTURAL:

- 1. Floor is in poor condition.
- 2. Floor below counters are patched.
- 3. Ceiling panels & grids are soiled.
- 4. Appears that the roof is leaking.

RATING CRITERIA:

- 1. Priority 1: Poor Immediate replacement (0-5 life expectancy)
- 2. Priority 2: Fair Should be replaced (5-15 year life expectancy)
- 3. Priority 3: Good Replacement not needed currently (15-20 year life expectancy)
- 4. Priority 4: Excellent Replacement not needed (20-25 year life expectancy)

PROJECT NOTES:

Student Population: 778 Kitchen Square Footage: 4530 sq. ft.



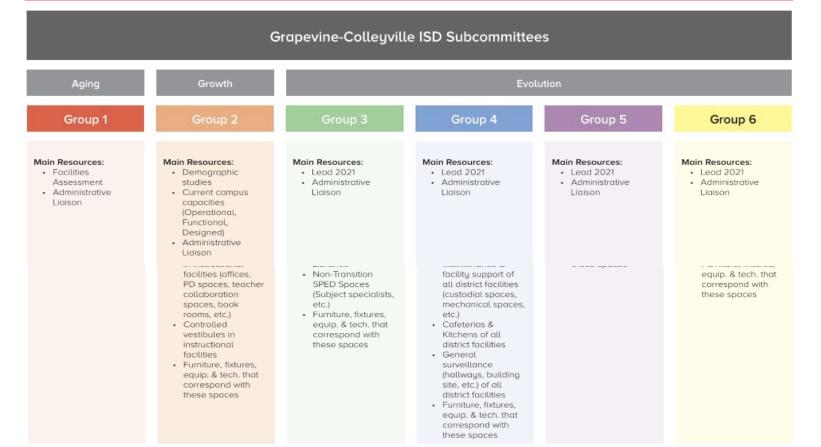
Double Stack Convection Ovens



Disposer



FIRST SUBCOMMITTEES + MORE DETAILS



	Sub- com	ID #	Tier	Location	Description	Discipline	Project Type (New, Addition, Renovation, FFE)	Total Const. Cost	Total Soft Costs	Total Project Cost
M4	0	M04.000			Heritage Middle School					
	1	M04.001		modified in 2016	Remove mauve paint on pipes in corridor and replace with school color in 7th Grade Hall	ARCH	Renovation	\$8,162	\$1,531	\$13,130
	1	M04.009		Fine Arts	Replace all flooring in the fine arts wing	ARCH	Renovation	\$24,049	\$4,511	\$38,687
	1	M04.010		Grounds	Add central control for irrigation system	SITE	Renovation	\$3,498	\$1,501	\$6,472
	1	M04.011		Hallways	Add lighting to corridors	MEP	Renovation	\$17,490	\$3,306	\$28,161
	1	M04.015		Outside	Expand sidewalks to ancillary practice field	SITE	Renovation	\$8,745	\$3,753	\$16,181
	1	M04.021			Paint gas piping on roof over band area	MEP	Renovation	\$2,332	\$441	\$3,755
	1	M04.402			Add Fire Suppression - Concessions	MEP	Addition	\$38,245	\$10,897	\$65,246
	1	M04.403			Upgrade PA system	MEP	Renovation	\$78,810	\$14,895	\$126,891
	1	M04.404			New 25' Genie electric lift	FFE	FFE	\$0	\$0	\$0
	1	M04.406			Complete paint job inside and out. Including sand blasting	ARCH	Renovation	\$81,620	\$15,311	\$131,300
	1	M04.407			Replace all exterior doors	ARCH	Renovation	\$233,200	\$43,745	\$375,142
	1	M04.408			Replace all lockers	ARCH	Renovation	\$262,350	\$49,213	\$422,035
	1	M04.409			Replace all ceramic tiles (floor) in main hallway	ARCH	Renovation	\$559,680	\$104,987	\$900,342
	1	M04.410			Replace ceramic tile in hallway floors as it is not available for	ARCH	Renovation	\$559,680	\$104,987	\$900,342
	1	M04.411			Add 30 foot man lift	FFE	FFE	\$0	\$0	\$0
	1	M04.413		Tennis Court	Resurface and paint	ARCH	Renovation	\$104,940	\$19,685	\$168,814
	1	M04.414		Locker Rooms	Painted concrete floors - install vinyl non-slip flooring	ARCH	Renovation	\$29,850	\$5,599	\$48,018
	1	M04.417		Grounds	Seal all joints in concrete drive, parking lot, sidewalk	SITE	Renovation	\$11,660	\$5,004	\$21,574
		M04.418			Seal all joints at sidewalk to building joints	SITE	Renovation	\$5,830	\$2,502	\$10,787
		M04.419			Repair approx. 18 LF of concrete curb	SITE	Renovation	\$210	\$90	\$388
	1	M04.420		Grounds	Repair concrete drive (10'x40') (6'x30)	SITE	Renovation	\$6,087	\$2,612	\$11,262

1	M04.813		Kitchen	Fly Fan	KITCHEN	Renovation	\$1,166	\$293	\$1,950
1	M04.814	<u> </u>	Kitchen	Exhaust Hood and Fire Suppression System 36'	KITCHEN	Renovation	\$44,623	\$11,224	\$74.637
1	M04.815	<u> </u>	Grounds	Concrete barrier free ramp and landing	SITE	Renovation	\$5,830	\$2,502	\$10,787
1	M04.816		Grounds	Concrete sidewalk/flatwork	SITE	Renovation	\$26,527	\$7,615	\$45,311
1	M04.817		Grounds	Concrete curb	SITE	Renovation	\$7,521	\$3,228	\$13,915
1	M04.818		Grounds	Concrete pavement	SITE	Renovation	\$173,588	\$49,830	\$296,515
1	M04.819		Grounds	Concrete crack repair & seal	SITE	Renovation	\$11,660	\$5,004	\$21,574
1	M04.820		Grounds	Grade area to drain	SITE	Renovation	\$1,224	\$525	\$2,265
1	M04.821		Grounds	Alternate - down spout civil cost	SITE	Renovation	\$35,942	\$10,317	\$61,394
1	M04.822		ADA	Deficiencies	ARCH	Renovation	\$47,905	\$8,986	\$77,064
1	M04.823		Door	Deficiencies	ARCH	Renovation	\$114,618	\$21,500	\$184,382
1	M04.824		Finishes	Deficiencies	ARCH	Renovation	\$1,284,080	\$240,872	\$2,065,664
1	M04.825		Exterior	Deficiencies	ARCH	Renovation	\$215,897	\$40,499	\$347,307
1	M04.826		MEP	Deficiencies	MEP	Renovation	\$1,682,771	\$318,052	\$2,709,419
1	M04.830		Security	Deficiencies	ARCH	Renovation	\$357,618	\$67,083	\$575,290
2	M04.425			Enlarge Cafeteria	ARCH	Addition	\$1,136,850	\$408,738	\$2,024,303
2	M04.426			Secured storage for PE and Athletics	ARCH	Addition	\$87,450	\$31,441	\$155,716
3	M04.012		Lecture Hall	Remove old projection room; add seating in its place	ARCH	Renovation	\$9,969	\$1,870	\$16,037
3	M04.013		Library	Replace window blinds with blackout shades	FFE	FFE	\$5,000	\$199	\$6,137
3	M04.016		Outside	Grade area where portables were add sod and create outdoor classroom area (like CMS)	SITE	Renovation	\$29,150	\$8,368	\$49,793
3	M04.017		Science Labs	Add individual safety shut-offs for gas, electric, and water (per	MEP	Renovation	\$58,300	\$11,019	\$93,868
3	M04.434			Add centralized teacher pods/workstations for better collaboration	ARCH	Addition	\$874,500	\$314,414	\$1,557,156
3	M04.435			Renovate to create makerspaces and collaboration pods	ARCH	Renovation	\$1,136,850	\$213,255	\$1,828,819
3	M04.436			Add technology, furniture and equipment to larger spaces in order to transform these areas into multipurpose uses	FFE	FFE	\$0	\$0	\$0
3	M04.438			Renovate to increase use of natural light (windows, skylights,	ARCH	Renovation	\$29,150	\$5,468	\$46,893
3	M04.439			Renovate to create multifunctional instructional and meeting	ARCH	Renovation	\$874,500	\$164,042	\$1,406,784
3	M04.440			Upgrade outdoor instructional areas	ARCH	Renovation	\$29,150	\$5,468	\$46,893
3	M04.441			Add multi-device charging stations in common areas (ex. Kwik Boost)	FFE	FFE	\$0	\$0	\$0

3	M04.456	Library	Doors to a covered reading garden	ARCH	Renovation	\$6,996	\$1,312	\$11,254
3	M04.457	Cafeteria	Add stand-up counter tops for students to eat and use laptops at lunch	FFE	FFE	\$0	\$0	\$0
3	M04.475	FFE	FFE Needs - ref. Purchasing spreadsheet	FFE	FFE	\$562,901	\$22,455	\$690,919
4	M04.014	Lockers	Remove lockers	ARCH	Renovation	\$35,097	\$6,584	\$56,459
4	M04.400		Add secure / controlled vestibule	ARCH	Renovation	\$116,600	\$21,872	\$187,571
4	M04.427		New Office Furniture	FFE	FFE	\$0	\$0	\$0
4	M04.428		Redesign front drive for student safety	SITE	Renovation	\$0	\$0	\$0
4	M04.437		Add acoustical changes for multipurpose environments	ARCH	Renovation	\$29,150	\$5,468	\$46,893
4	M04.458	Exterior	New Marquee, not scrolling	TECH	Addition	\$0	\$0	\$0
4	M04.459	Office	Redesign office to be more efficient	ARCH	Renovation	\$174,900	\$32,808	\$281,357
4	M04.460	SAC	Expand SAC and back hallway access to SAC for conjestion	ARCH	Renovation	\$1,136,850	\$213,255	\$1,828,819
4	M04.461	Interior	Add new surveillance cameras to interior of facility	MEP	New	\$23,320	\$6,147	\$39,287
4	M04.462	Interior	Replace existing surveillance cameras to interior of facility as	MEP	Renovation	\$67,045	\$12,672	\$107,949
4	M04.463	Exterior	Add new surveillance cameras to exterior of facility	MEP	New	\$29,150	\$7,684	\$49,109
4	M04.464	Exterior	Replace existing surveillance cameras on exterior of facility as	MEP	Renovation	\$29,150	\$5,509	\$46,934
4	M04.465	Interior	Add card readers to office doors from hallways (2) locations	MEP	Renovation	\$12,126	\$2,292	\$19,525
4	M04.466	Interior	Add new surveillance cameras to interior of facility	MEP	New	\$23,320	\$6,147	\$39,287
4	M04.467	Interior	Replace existing surveillance cameras to interior of facility as	MEP	Renovation	\$67,045	\$12,672	\$107,949
4	M04.468	Exterior	Add new surveillance cameras to exterior of facility	MEP	New	\$29,150	\$7,684	\$49,109
4	M04.469	Exterior	Replace existing surveillance cameras on exterior of facility as	MEP	Renovation	\$29,150	\$5,509	\$46,934
4	M04.470	Interior	Add card readers to office doors from hallways locations	MEP	Renovation	\$12,126	\$2,292	\$19,525
4	M04.473	Interior	Add access control to roll down gates	MEP	Renovation	\$18,190	\$3,438	\$29,287
4	M04.827	Long Term	Install solar PV power system	MEP	Renovation	\$874,500	\$165,285	\$1,408,027
4	M04.828	Long Term	Replace interior lighting with LED type in occupiable spaces	MEP	Renovation	\$648,005	\$122,476	\$1,043,348
4	M04.829	Long Term	Install intelligent lighting control system in occupiable spaces	MEP	Renovation	\$477,477	\$90,245	\$768,783
5	M04.002	Choir	Add and install 4 hanging choir microphones	MEP	Renovation	\$1,749	\$250	\$2,735
5	M04.003	Choir	Add portable sound mixer	FFE	FFE	\$1,996	\$0	\$2,450
5	M04.004	Choir	Add 1 digital keyboard with bench (although some campuses	FFE	FFE	\$1,540	\$0	\$1,890
5	M04.005	Choir	Add 1 locking presentation cabinets	FFE	FFE	\$1,000	\$40	\$1,227
5	M04.006	Choir	Add mp3 players/recorders	FFE	FFE	\$299	\$12	\$367
5	M04.007	Choir	Add speakers	FFE	FFE	\$399	\$16	\$490
5	M04.008	Fine Arts	Add restroom to Fine Arts area	ARCH	Renovation	\$291,792	\$54,735	\$469,397
5	M04.019		Reconfigure SAC to remove varving levels and extend the stage	ARCH	Renovation	\$524,700	\$98,425	\$844.070

	5	M04.020		Move curtains and railing to fit stage	ARCH	Renovation	\$9,328	\$1,750	\$15,006
	5	M04.416	Addition	Add restroom to fine arts building (assume a 15'x20' addition)	ARCH	Addition	\$87,450	\$31,441	\$155,716
	6	M04.018		Add overhead shade protection at outside scoreboard controls	ARCH	Renovation	\$2,332	\$437	\$3,751
	6	M04.401		Add Tennis Court lighting	MEP	New	\$116,600	\$30,737	\$196,436
	6	M04.405		Replace bleachers in both gyms	ARCH	Renovation	\$291,500	\$54,681	\$468,928
	6	M04.412	Tennis Court	Replace wind netting	FFE	FFE	\$0	\$0	\$0
	6	M04.415	Addition	Add storage building for athletic equipment (assume 15' x 20'	ARCH	Addition	\$52,470	\$18,865	\$93,429
	6	M04.423	Concession	Build additional storage for track and football equipment	ARCH	Renovation	\$52,470	\$9,843	\$84,407
	6	M04.431		Resurface tennis courts	ARCH	Renovation	\$104,940	\$19,685	\$168,814
	6	M04.432		Upgrade athletic dressing rooms and weight room	ARCH	Renovation	\$559,680	\$104,987	\$900,342
	6	M04.433		Add full scale weight room	ARCH	Addition	\$874,500	\$314,414	\$1,557,156
	6	M04.474		Wrestling room addition	ARCH	Addition	\$1,136,850	\$408,738	\$2,024,303
	6	M04.803	Landscape	Replace basketball goals	SITE	Addition	\$1,749	\$744	\$3,230
Sub	ototal								\$35,322,316

2016 Bond OPC - Potential Projects Facility Summary

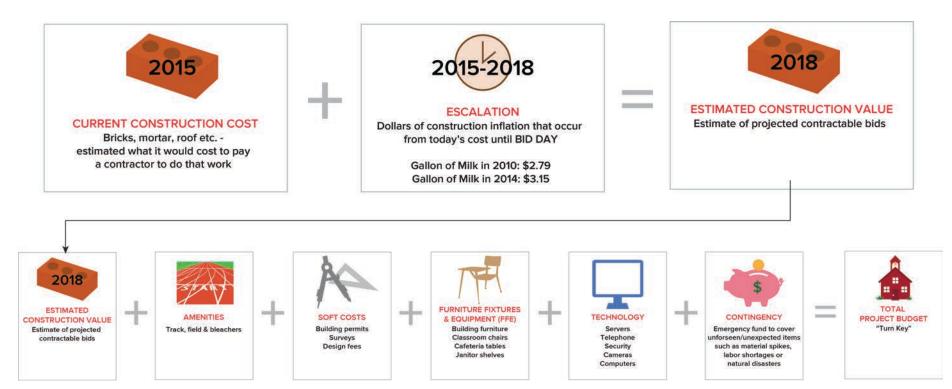
М3	Grapevine Middle Schoo	1	
	Group 1 -	Aging	\$10,505,460
	Group 2 -	Growth & Evolution	\$4,048,605
	Group 3 -	Evol Core Academics	\$9,739,477
	Group 4 -	Evol Core Support Services	\$5,394,162
	Group 5 -	Evol Special Instruction	\$119,687
	Group 6 -	Evol Athletics	\$5,981,696
		Total	\$35,789,088
		1000	+
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M4	Heritage Middle School		
M4	-	Aging	\$10,923,981
M4	-	Aging	
M4	Group 1 - Group 2 -	Aging	\$10,923,981
M4	Group 1 - Group 2 -	Aging Growth & Evolution	\$10,923,981 \$2,180,018
M4	Group 1 - Group 2 - Group 3 -	Aging Growth & Evolution Evol Core Academics	\$10,923,981 \$2,180,018 \$9,048,022
M4	Group 1 - Group 2 - Group 3 - Group 4 -	Aging Growth & Evolution Evol Core Academics Evol Core Support Services	\$10,923,981 \$2,180,018 \$9,048,022 \$6,176,151



BUILDING A BOND BUDGET

- Construction Cost
- Escalation
 - Factor of estimated inflation between bond election estimates and project bid day(s)
- Furniture, Fixtures, & Equipment (FF&E)
 - Items direct purchase by district to save money
 - Most items that would not require permitting and installation by a General Contractor
 - Examples: Culinary Arts Equipment, Technology Equipment, Furniture (not fixed), Residential Appliances (ie refrigerators, microwaves, etc.)
- Soft Costs
 - Project Contingency
 - Architectural and Engineering Fees (basic services include Architectural, Interior Design, Structural, and MEP)
 - Environmental Engineering (Hazardous Materials Consultant (asbestos), Indoor Air Quality Testing, and Geotechnical Engineers)
 - Site Surveying
 - Sub-surface Utility Surveying
 - Civil Engineering (site topography, utilities, and drainage)
 - Food Service Specialists
 - Acoustical Engineers (mainly for performing arts spaces)
 - Specialty Lighting Engineers (mainly for performing arts spaces)
 - Landscape Architects
 - Commissioning (recommended minimum is HVAC, electrical, and data)
 - Roofing and Moisture Protection Specialists
 - Construction Material Testing
 - Technology Design (data, telephone, and audio/visual)
 - Security Specialists (access control, camera surveillance)
 - Pre-construction General Construction Services (mainly when CMR delivery method is chosen)
 - Signage and Way-finding Design
 - Printing
 - Fire Line Flow Test
 - Bond Finance Costs

BUILDING A BOND BUDGET



QUESTIONS?

