



## FACTS Committee Meeting 4

January 20, 2015

### MINUTES

- The WISD FACTS Committee met on Tuesday, January 20, 2015 in the Hall Middle School cafeteria. Leo Neely and Amy Crippen called the meeting to order at 6:00 pm
- In attendance:
  - FACTS Committee members present: Emma Beard, Donna Black, Amy Bonnett, Linda Bourland, Lisa Coleman, Amy Crippen, Carrie Ellis, Brad Goss, Dr. Tim Huggins, Dr. Zane Kemp, Kelley Long, Frank Martin, Rick McKinney, Leo Neely, Prissy Neely, Ramalou Prince, Michele Snow, James Tate, Courtney Taylor, John Thielepape, Clif Tramel, Amy White, Lorri Williams, and Trey Woodard.
  - WISD Board of Trustees members present: Tiffany Branson and Dr. Joshua Tarbay
  - WISD staff members present: Debbie Braudaway, Chuck Graham, Dr. Jeffrey Hanks, Charlotte LaGrone, Cody Lee, Kathy Ray, and Tracy Ray.
  - Huckabee: Alan Albers, Jennifer Brown, Tim McClure, and Paul Thompson
- Amy Crippen, FACTS Committee co-chair, welcomed everyone and opened the meeting at 6:00 pm.
- Weatherford High School senior Ashtin Ballard was introduced as a new member to the FACTS Committee.
- Dr. Hanks gave a presentation about House Bill 5 (HB5) and the endorsements required for our graduates.
  - Have you had enough time to see what students are selecting under the HB5 endorsements? (John Thielepape)  
Dr. Hanks – the Science, Technology, Engineering and Math (STEM) courses remain popular along with food science, Agriculture classes, and our welding program. There is now more interest in vocational or Career & Technology classes.  
Clif Tramel – prior to HB5, our students were very limited in the class choices they could make to satisfy graduation requirements. HB5 allows students to take extra classes they couldn't take before.
- **Building a Bond Program Budget – Tim McClure**
  - $\text{Current Construction Costs} + \text{Escalation (2015-2017)} = \text{Total Construction Costs in 2017}$
  - $\text{Total Construction Cost (2017)} + \text{Soft Costs} + \text{Furniture Fixtures \& Equipment (FFE)} + \text{Technology} + \text{Contingency} = \text{Total Project Costs "Turn Key"}$
  - Items to include in a bond budget were reviewed. (See presentation for FACTS Meeting 4)
    - If we delayed by one year, are you estimating a 12% increase in costs? (Clif Tramel)  
That is correct.
- **Architects Homework – WISD Building Capacity Review**
  - Planned Capacity = The capacity at the time the facility was built.
  - Functional Max. Capacity = How the space is being used today.
  - Practical Capacity = Industry Standard

- **High School Level Project Options with Costs**

- Option 1: 9<sup>th</sup> Grade & CTE Addition at WHS Estimate \$52.95 million
  - Is the fine arts addition included drawn by the original architect? What is the square footage for the fine arts expansion at WHS? (Amy White)
- Option 2: WHS + 9<sup>th</sup> Grade Addition and Stand-Alone CTE \$61.12 million
- Option 3: WHS and 2<sup>nd</sup> High School \$74.9 million
  - Dr. Hanks – the added costs to the district’s Maintenance and Operating budget that would occur from the staffing of 2 high schools would be approximately \$1 million. Shuttle costs would be eliminated or significantly reduced. There would also be some associated costs from moving departmental offices back to Travis Elementary and renovating the NGC Special Programs office area for classroom use.
    - Why are the projected costs for Option 1 (\$52.95 M) and Option 3 (\$15.8 M) so different when they both show WHS to include 9<sup>th</sup> Grade and CTE? (Dr. Tarbay)  
The difference in projected costs for Options 1 and 3 are attributed to smaller campuses for Option 3.
    - The first two options offer fewer disruptions to students/staff than Option 3. Would there be a scenario where costs increase because of the disruption to students/staff...having to build around them? (Clif Tramel)  
The bid date sets a firm price for a project. You are locked in once the bid comes in.
    - If we had a Tri-County Career and Technology Center, would that generate revenue for Weatherford ISD? (Linda Bourland)  
Dr. Hanks – Yes. Any time we bring students to programs from other school districts we get extra funding. We could offer a tuition-based program and even look at offering staff training for local businesses in a CTE facility.

- **Middle and Elementary School Level Options with Costs**

- Option 1: New 6-8/Hall MS + TisonMS/6<sup>th</sup> Grade Addition = \$48.98 million
- Option 2: Convert NGC to 6-8 for Hall MS + Tison MS/6<sup>th</sup> Grade Addition = \$46.98 million
  - What makes up the renovation cost of \$39.4 million at NGC in Option 2? (Linda Bourland)  
Refurbishing the building to current code, ensuring it is Texas Education Agency (TEA) compliant.
- Option 3: Renovate Hall MS/6<sup>th</sup> Grade Addition + Tison MS/6<sup>th</sup> Grade Addition = \$36.83 million
  - If Hall MS moved to the NGC, there would be a discrepancy in athletic facilities. Are there any athletic improvements for Tison in these costs? (Emma Beaird)  
Those costs have not been factored into the projections presented this evening.
  - What if we used NGC as the CTE/magnet campus? (Linda Bourland)  
We can get that cost. That scenario would need to include some shuttle transportation.

- **Project Options from Other Guiding Principles – Aging Facilities & Campus Equity, Safety & Security, Technology**

- Campus Tiered Cost Estimates
- Important: The costs presented in the Tiered slides are today’s construction costs.
  - **Tier 1** – “Must haves” to comply with current code. These include code violations and life safety issues. Example: ADA deficiencies.
    - These deficiencies must be taken care of, correct? (Amy White)  
Huckabee – Yes

- Are there degrees of Tier 1 issues? (Carrie Ellis)  
Huckabee – Yes. It can depend on local jurisdiction.
  - **Tier 2** – These are more significant maintenance costs such as caulking, cracking, roofing, or mechanical systems that are at their life cycle or beyond.
  - **Tier 3** – Those items that fall outside of a five year plan; more cosmetic in nature. Examples include flooring replacement; any maintenance item that is beyond five years of its life expectancy.
  - Seguin and Ikard #s are hugely different – food service for example. Why is that since they were built at the same time? (Amy White)  
Depends on how building is used, how it's been maintained, one bldg. might have settled more than another, etc. Our exterior and interior assessments are grouped as one number in this slide.
    - What does MEP mean? (Amy Bonnett)  
Mechanical Electrical Plumbing
    - Where would security issues fall? (Lorri Williams)  
Security issues fall under Tier 1. WISD did some improvements over the summer.
    - Will we discuss key access to our buildings? (Lorri Williams)  
Yes
- **Key Point**
  - Understand there is a domino effect to the cost projections from decisions that will be made as we go forward. Cost projections can be more clearly defined as we move through the committee decision-making process.
- **Other Projects for Consideration**
  - These are not included in previously discussed costs.
  - Connected Entry Vestibules = \$10.6 million for 7 elementary campuses and 2 middle schools
    - What does \$250,000 for security previously presented include? (Amy White)  
The cost includes items such as security cameras. Secured entry vestibules are not included.
  - Renovate high school baseball and softball fields = \$3.7 million
  - Rebuild high school baseball and softball fields = \$5.15 million
- **Group Discussion**
  - At a band parent meeting last week, 100% of those parents said they are for 2 WHS campuses with one being a CTE campus. 100% said to tear down Hall MS. If I came back to them with the associated costs, I don't know if they would be as supportive. I can now see why the last bond was \$107 million. (Amy White)
  - Do we need to start with a dollar amount and then prioritize? (Amy Crippen)
  - Surprised by renovation cost for Hall. Linda's idea to make NGC a CTE campus now makes sense. (Leo Neely)
  - It is important to note that with a renovation project (Hall MS) you are extending the life of a building by 20 years maximum. A new building typically has a 50 lifespan. (Huckabee)
  - Each option takes another option away or adds a new option. We are looking at \$100-110 million to accomplish all we have discussed. (Clif Tramel)
  - Until we decide what to do with the NGC building, we can't make any other decisions. (Amy White)
  - Request for all FACTS Committee information to be accessible. (Rick McKinley)  
All meeting information is posted at [www.weatherfordisdfacts.com](http://www.weatherfordisdfacts.com) .

- Why would you have to do anything at WHS in Option 3? (Frank Martin)  
The biggest component would be moving programs in that scenario. It may not be a full \$15 million but that's the best estimate for today. It's not merely a reduction in student body size. This is driven by the curriculum that would ultimately be offered at that campus.
- There is a concern that there would be inequity in the two high school scenario. (Emma Beard)
- What is the sq ft cost for new middle school? (Dr. Tim Huggins)  
Renovation costs of NGC \$130 per sq ft for a renovation cost. If we diverted 9<sup>th</sup> grade to Hall we would need to renovate part of Hall to accommodate students.
- Frank presented costs for the Weatherford College Allied Health Science Building: \$158.39/sq ft; \$177.12/sq ft with architect fees; \$191.45/sq ft turn key
  - Huckabee has surveyed jobs in this area. The most recent bids were pushing the \$200/sq ft – inflationary costs hitting this year. Costs are not likely to decrease.
- A Hall Middle School renovation to include 6<sup>th</sup> grade = \$30 million. That's a high cost for an old building; we must consider cost and building longevity. I think we should take that off all together. (Dr. Tim Huggins)
- We must evaluate the option of renovating Hall MS for accountability to the public. (Leo Neely)
- Is it as simple as saying we are spending \$2 million for 50 years? (Dr. Zane Kemp)
- What do we do with the Ninth Grade Center? (James Tate)
- Could we put all administrative offices at the NGC? (Linda Bourland/Ramalou Prince)
- Alan Albers presented a question to group. Is grade realignment as important as talking about the secondary considerations? (6<sup>th</sup>) What's more important grade realignment or high school/CTE?  
Group consensus – grade realignment
- We have to get rid of portables and in order to do that we must realign grades. Our TEKS (Texas Essential Knowledge & Skills) follow 6-8. (Clif Tramel)
- Alan – secure vestibules
- We can't provide a safe environment for our kids in portables. (Ramalou Prince)
- How important was security in the survey? (Rick McKinley)  
It was important.
- The cost projections for security do not address students in portables. (Leo Neely)  
Huckabee – some districts add fences around portables for added security.
- We can't fence portables at Wright because of their location; bus traffic. (Carrie Ellis)
- Realignment does away with the portable issue. (Linda Bourland)
  - Huckabee – if we realign 6<sup>th</sup> to middle, the district may then need to look at readjusting school boundaries to make best use of facilities.
- We are looking at choices that already include realignment. (Lorri Williams)
- As a teacher and parent, it's important to eliminate shuttles. Lost instructional time; safety. (Courtney Taylor)
- Who has the authority to force the realignment? Is it a board recommendation? (Dr. Tim Huggins)  
Dr. Hanks – That is a board level decision. The FACTS Committee could recommend realignment to the school board.
- With that established we now need to figure out the facility needs to support realignment. (Dr. Tim Huggins)
- If we only realigned 6<sup>th</sup> grade, what would happen to the NGC? (Ramalou Prince)  
We would still have kids on shuttle busses.
- We should consider the realignment of 9-12 before we consider 6-8. More students are affected by course selection and by shuttling. (Emma Beard)

○ **Assignments:**

- Is there an Option that wasn't presented that FACTS Committee would like to consider?
  - New scenario – consider the NGC facility as a 6<sup>th</sup> grade campus. (James Tate)
  - Huckabee – Based on your conversations, we could begin combining some options, align totals, and bring that to the FACTS Committee.  
The FACTS Committee would like this information.
  - We need the projected cost for the NGC as a CTE facility. (Linda Bourland)
  - Eliminate Middle/Elementary Option #3  
Group consensus: Eliminate this option.
  - Is the two high school scenario better because we wouldn't be 6A? (Lorri Williams)
    - Huckabee – if we looked at 2 high schools, our recommendation would be for each to house a 1,500 student capacity. That would allow you to grow to a 3,000 high school student population.
  - If it would cost an extra \$1 million to staff a 2<sup>nd</sup> high school, I would rather see that money spent on teacher raises. (Clif Tramel)
  - How would students select which high school to attend in the two high school scenario? (Amy Bonnett, Emma Beard)  
That would depend on how they were structured as campuses.
  - We have to consider the effect to community of adding a second high school. (Emma Beard)
  - Opposed to the two high school concept. (Prissy Neely)
  - The issue is really about the amount of money we can put in front of the voters. We are not close to a number they will support based upon the survey results. But we've got to get something out of this. The first thing we've got to do is give our children a safe and secure environment. That's our utmost responsibility. Students should be in the main building and that building must be secure. (Frank Martin)
  - There were 2 campus lockdowns in the metroplex last week due to security. (Frank McKinley)
  - Huckabee – Understand there's a difference between a secure and controlled environment. A controlled environment means you have an entry vestibule; a secured environment is more of a prison-style entrance.
  - Will we still discuss technology improvements? (Amy Bonnett)  
Yes
  - Group Consensus:  
Group agrees to eliminate Option 3 – the two high school concept.
- *Shrek the Musical* will be presented at Weatherford High School's Durant Auditorium this Thursday – Saturday at 7:00 pm and on Sunday at 2:00 pm.
- FACTS Committee members were invited to tour Hall Middle School.
- Next Meeting  
Tuesday, January 27, 2015  
Tison Middle School Cafeteria  
5:30 pm dinner  
6:00 pm meeting