



FACILITIES ASSESSMENT
December 11, 2018

LONG-RANGE FACILITIES PLAN

2018-2019

LONG-RANGE PLANNING COMMITTEE

❖ The Facilities Assessment Process

- What is the charge?
- How is the information gathered?
- Format of the Report

❖ District-Wide & Departmental Facilities Needs

❖ Questions

LONG-RANGE PLANNING COMMITTEE

- ❖ **Complete a Facilities Assessment that includes the following:**
 - Examples of deficiencies in the District's facilities;
 - Recommendations for critical replacement of items that are close to or have surpassed their life expectancy;
 - Items that may be warranty items and repaired;
 - Cost estimates for repairs and replacement needs;
 - Priorities and assigned a schedule for replacement; and
 - Input from the administration and staff of Cypress-Fairbanks ISD.

LONG-RANGE PLANNING COMMITTEE

THE FACILITIES ASSESSMENT PROCESS



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- ❖ The process starts with multiple meetings to understand needs:
 - ❖ Initial Kick-Off Meeting
(with key administrators)
 - ❖ Follow Up Review Meetings
(with key administrators)



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❖ How is the information gathered?

- Questionnaires are distributed to maintenance personnel and program directors for known deficiencies and problem areas, as well as district-wide initiatives.
- Questionnaires are distributed to principals and site-based stakeholders asking for known deficiencies and campus needs.
- Site assessment teams walk each facility (high schools, middle schools, elementary schools, instructional & support facilities) and create list of deficiencies and observations.

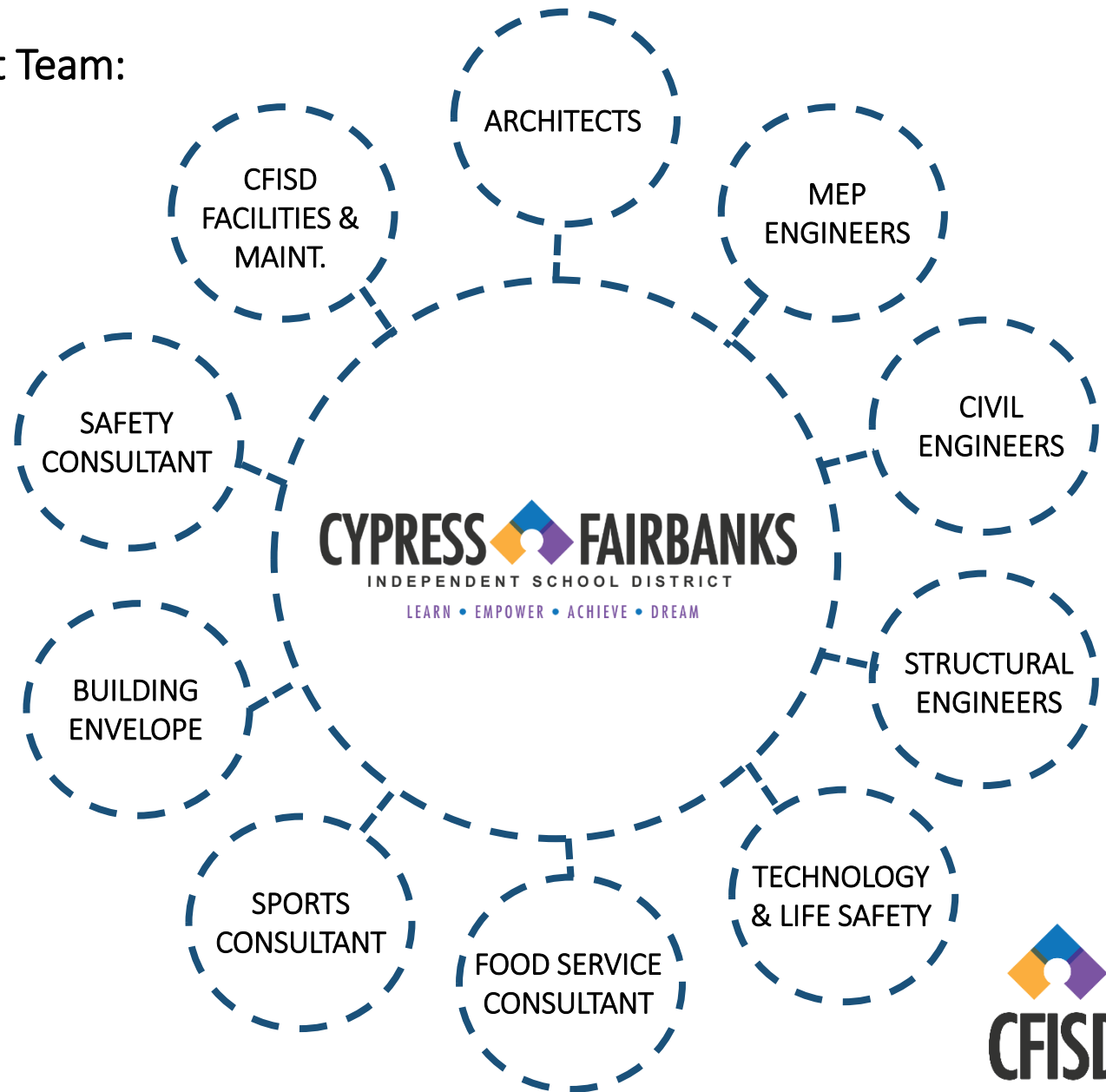
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❖ How is the information gathered?

- Developed a database of work items to support findings.
- Developed a common cost database aligned to current 2018 Gulf Coast pricing for labor and materials.
- Teams re-walked schools as needed to confirm deficiencies and to confirm quantities for pricing.



❖ The Site Assessment Team:



- ❖ Assessment teams were given aerial photographs of every facility to document findings.



- ❖ Assessment teams were given site plans and floor plans of every facility to document findings.



LONG-RANGE PLANNING COMMITTEE

❖ Criteria Used In The Evaluation:

- Texas Education Agency (TEA) Requirements
- Building Code Requirements
- Age of Facility
- Age of Systems
- Current Condition vs. Expected Life
- Cypress-Fairbanks ISD Program/District Standards
- Cypress-Fairbanks ISD Priority Maintenance Schedule
- Previous Bond Projects

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❖ Assessment Database:

- Started in SmartSheets to allow for collaborative editing by all teams;
- Converted to Microsoft Access, so it is easy to maintain and update;
- Organized by campus, priority and category; and
- Started with 2014 Facilities Assessment Items that did not make it into the Bond – Priority 3 & 4.

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❖ Database Organization

❖ List of Disciplines:

- Civil
- Architectural
- Building Envelope
- Mechanical
- Electrical
- Plumbing
- Technology
- Fire, Life Safety and Security
- Athletics/Activities
- Food Service
- Other

LONG-RANGE PLANNING COMMITTEE

❖ List of Category Codes

ACO	Acoustical Treatment	FA	Fire Alarm System	PTG	Painting
ADA	Accessibility	FSPR	Fire Sprinkler	REN	Renovation
ADD	Building Addition	FLR	Flooring – Carpet, Tile, Etc.	RFM	Roof Maintenance
AV	Audio/Visual Sound	GRP	Building Graphics	RFR	Roof Replacement
BLC	Bleachers	HDW	Hardware	SD	Site Drainage
BLD	Window Blinds	HVAC	Heat, Vent & Air	SEC	Security / Surveillance
CLG	Ceiling	INT	Interior Finish	SF	Site Fencing
CLK	Clock	IRR	Irrigation	SGN	Building Signage
CNPY	Covered Walkway Canopy	LOC	Locker	SOF	Exterior Soffit
EDF	Elec Drinking Fountain	LS	Life Safety	SP	Site Paving / Sidewalks
CODE	Code Compliance	LTG	Lighting	STR	Structural/Foundation
CWK	Casework	SF	Site Fencing	SU	Site Utilities
DC	Display Case	MBTB	Markerboard/Tackboard	SWR	Shower
DR	Door	MECH	Mechanical	TECH	Technology
EA	Educational Adequacy	MISC	Miscellaneous	TP	Toilet Partition
ED	Electrical Distribution	MW	Millwork	WDW	Window
EDF	Elec Drinking Fountain	OTH	Other	WRE	Wall Repair-Exterior
EG	Emergency Generator	SU	Site Utilities	WRI	Wall Repair-Interior
ELE	Electrical	PA	Public Address	WS	Waterproofing Sealant
EQ	Misc Equipment	PGE	Playground Equip		
ES	Exterior Soffit	PLB	Building Plumbing		

LONG-RANGE PLANNING COMMITTEE

❖ List of Category Codes – CIVIL

ACO	Acoustical Treatment	FA	Fire Alarm System	PLB	Building Plumbing
ADA	Accessibility	FSPR	Fire Sprinkler	PTG	Painting
ADD	Building Addition	FLR	Flooring – Carpet, Tile, Etc.	REN	Renovation
AV	Audio/Visual Sound	GRP	Building Graphics	RFM	Roof Maintenance
BLC	Bleachers	HDW	Hardware	RFR	Roof Replacement
BLD	Window Blinds	HVAC	Heat, Vent & Air	SD	Site Drainage
CLG	Ceiling	INT	Interior Finish	SEC	Security / Surveillance
CLK	Clock	IRR	Irrigation	SF	Site Fencing
CNPY	Covered Walkway Canopy	LOC	Locker	SGN	Building Signage
EDF	Elec Drinking Fountain	LS	Life Safety	SOF	Exterior Soffit
CODE	Code Compliance	LTG	Lighting	SP	Site Paving / Sidewalks
CWK	Casework	SF	Site Fencing	STR	Structural/Foundation
DC	Display Case	MBTB	Markerboard/Tackboard	SU	Site Utilities
DR	Door	MECH	Mechanical	SWR	Shower
EA	Educational Adequacy	MISC	Miscellaneous	TECH	Technology
ED	Electrical Distribution	MW	Millwork	TP	Toilet Partition
EDF	Elec Drinking Fountain	OTH	Other	WDW	Window
EG	Emergency Generator	SU	Site Utilities	WRE	Wall Repair-Exterior
ELE	Electrical	PA	Public Address	WRI	Wall Repair-Interior
EQ	Misc Equipment	PGE	Playground Equip	WS	Waterproofing Sealant
ES	Exterior Soffit				

LONG-RANGE PLANNING COMMITTEE

❖ List of Category Codes – ARCHITECTURAL

ACO	Acoustical Treatment	ES	Exterior Soffit	PGE	Playground Equip
ADA	Accessibility	FA	Fire Alarm System	PLB	Building Plumbing
ADD	Building Addition	FSPR	Fire Sprinkler	PTG	Painting
AV	Audio/Visual Sound	FLR	Flooring – Carpet, Tile, Etc.	REN	Renovation
BLC	Bleachers	GRP	Building Graphics	RFM	Roof Maintenance
BLD	Window Blinds	HDW	Hardware	RFR	Roof Replacement
CLG	Ceiling	HVAC	Heat, Vent & Air	SD	Site Drainage
CLK	Clock	INT	Interior Finish	SEC	Security / Surveillance
CNPY	Covered Walkway Canopy	IRR	Irrigation	SF	Site Fencing
EDF	Elec Drinking Fountain	LOC	Locker	SGN	Building Signage
CODE	Code Compliance	LS	Life Safety	SOF	Exterior Soffit
CWK	Casework	LTG	Lighting	SP	Site Paving / Sidewalks
DC	Display Case	SF	Site Fencing	STR	Structural/Foundation
DR	Door	MBTB	Markerboard/Tackboard	SU	Site Utilities
EA	Educational Adequacy	MECH	Mechanical	SWR	Shower
ED	Electrical Distribution	MISC	Miscellaneous	TECH	Technology
EDF	Elec Drinking Fountain	MW	Millwork	TP	Toilet Partition
EG	Emergency Generator	OTH	Other	WDW	Window
ELE	Electrical	SU	Site Utilities	WRE	Wall Repair-Exterior
EQ	Misc Equipment	PA	Public Address	WRI	Wall Repair-Interior
				WS	Waterproofing Sealant



LONG-RANGE PLANNING COMMITTEE

❖ List of Category Codes – BUILDING ENVELOPE

ACO	Acoustical Treatment	FSPR	Fire Sprinkler	REN	Renovation
ADA	Accessibility	FLR	Flooring – Carpet, Tile, Etc.	RFM	Roof Maintenance
ADD	Building Addition	GRP	Building Graphics	RFR	Roof Replacement
AV	Audio/Visual Sound	HDW	Hardware	SD	Site Drainage
BLC	Bleachers	HVAC	Heat, Vent & Air	SEC	Security / Surveillance
BLD	Window Blinds	INT	Interior Finish	SF	Site Fencing
CLG	Ceiling	IRR	Irrigation	SGN	Building Signage
CLK	Clock	LOC	Locker	SOF	Exterior Soffit
CNPY	Covered Walkway Canopy	LS	Life Safety	SP	Site Paving / Sidewalks
EDF	Elec Drinking Fountain	LTG	Lighting	STR	Structural/Foundation
CODE	Code Compliance	SF	Site Fencing	SU	Site Utilities
CWK	Casework	MBTB	Markerboard/Tackboard	SWR	Shower
DC	Display Case	MECH	Mechanical	TECH	Technology
DR	Door	MISC	Miscellaneous	TP	Toilet Partition
EA	Educational Adequacy	MW	Millwork	WDW	Window
ED	Electrical Distribution	OTH	Other	WRE	Wall Repair-Exterior
EDF	Elec Drinking Fountain	SU	Site Utilities	WRI	Wall Repair-Interior
EG	Emergency Generator	PA	Public Address	WS	Waterproofing Sealant
ELE	Electrical	PGE	Playground Equip		
EQ	Misc Equipment	PLB	Building Plumbing		
ES	Exterior Soffit	PTG	Painting		
FA	Fire Alarm System				

LONG-RANGE PLANNING COMMITTEE

❖ List of Category Codes – MECHANICAL

ACO	Acoustical Treatment	FSPR	Fire Sprinkler	REN	Renovation
ADA	Accessibility	FLR	Flooring – Carpet, Tile, Etc.	RFM	Roof Maintenance
ADD	Building Addition	GRP	Building Graphics	RFR	Roof Replacement
AV	Audio/Visual Sound	HDW	Hardware	SD	Site Drainage
BLC	Bleachers	HVAC	Heat, Vent & Air	SEC	Security / Surveillance
BLD	Window Blinds	INT	Interior Finish	SF	Site Fencing
CLG	Ceiling	IRR	Irrigation	SGN	Building Signage
CLK	Clock	LOC	Locker	SOF	Exterior Soffit
CNPY	Covered Walkway Canopy	LS	Life Safety	SP	Site Paving / Sidewalks
EDF	Elec Drinking Fountain	LTG	Lighting	STR	Structural/Foundation
CODE	Code Compliance	SF	Site Fencing	SU	Site Utilities
CWK	Casework	MBTB	Markerboard/Tackboard	SWR	Shower
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EDF	Elec Drinking Fountain	SU	Site Utilities	WRI	Wall Repair-Interior
EG	Emergency Generator	PA	Public Address	WS	Waterproofing Sealant
ELE	Electrical	PGE	Playground Equip		
EQ	Misc Equipment	PLB	Building Plumbing		
ES	Exterior Soffit	PTG	Painting		
FA	Fire Alarm System				

LONG-RANGE PLANNING COMMITTEE

❖ List of Category Codes – ELECTRICAL

ACO	Acoustical Treatment	FA	Fire Alarm System	PTG	Painting
ADA	Accessibility	FSPR	Fire Sprinkler	REN	Renovation
ADD	Building Addition	FLR	Flooring – Carpet, Tile, Etc.	RFM	Roof Maintenance
AV	Audio/Visual Sound	GRP	Building Graphics	RFR	Roof Replacement
BLC	Bleachers	HDW	Hardware	SD	Site Drainage
BLD	Window Blinds	HVAC	Heat, Vent & Air	SEC	Security / Surveillance
CLG	Ceiling	INT	Interior Finish	SF	Site Fencing
CLK	Clock	IRR	Irrigation	SGN	Building Signage
CNPY	Covered Walkway Canopy	LOC	Locker	SOF	Exterior Soffit
EDF	Elec Drinking Fountain	LS	Life Safety	SP	Site Paving / Sidewalks
CODE	Code Compliance	LTG	Lighting	STR	Structural/Foundation
CWK	Casework	SF	Site Fencing	SU	Site Utilities
DC	Display Case	MBTB	Markerboard/Tackboard	SWR	Shower
DR	Door	MECH	Mechanical	TECH	Technology
EA	Educational Adequacy	MISC	Miscellaneous	TP	Toilet Partition
ED	Electrical Distribution	MW	Millwork	WDW	Window
EDF	Elec Drinking Fountain	OTH	Other	WRE	Wall Repair-Exterior
EG	Emergency Generator	SU	Site Utilities	WRI	Wall Repair-Interior
ELE	Electrical	PA	Public Address	WS	Waterproofing Sealant
EQ	Misc Equipment	PGE	Playground Equip		
ES	Exterior Soffit	PLB	Building Plumbing		

LONG-RANGE PLANNING COMMITTEE

❖ List of Category Codes – PLUMBING

ACO	Acoustical Treatment	FA	Fire Alarm System	PTG	Painting
ADA	Accessibility	FSPR	Fire Sprinkler	REN	Renovation
ADD	Building Addition	FLR	Flooring – Carpet, Tile, Etc.	RFM	Roof Maintenance
AV	Audio/Visual Sound	GRP	Building Graphics	RFR	Roof Replacement
BLC	Bleachers	HDW	Hardware	SD	Site Drainage
BLD	Window Blinds	HVAC	Heat, Vent & Air	SEC	Security / Surveillance
CLG	Ceiling	INT	Interior Finish	SF	Site Fencing
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CWK	Casework	SF	Site Fencing	SU	Site Utilities
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DR	Door	MECH	Mechanical	TECH	Technology
EA	Educational Adequacy	MISC	Miscellaneous	TP	Toilet Partition
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EDF	Elec Drinking Fountain	OTH	Other	WRE	Wall Repair-Exterior
EG	Emergency Generator	SU	Site Utilities	WRI	Wall Repair-Interior
ELE	Electrical	PA	Public Address	WS	Waterproofing Sealant
EQ	Misc Equipment	PGE	Playground Equip		
ES	Exterior Soffit	PLB	Building Plumbing		

LONG-RANGE PLANNING COMMITTEE

❖ List of Category Codes – TECHNOLOGY

ACO	Acoustical Treatment	FA	Fire Alarm System	PTG	Painting
ADA	Accessibility	FSPR	Fire Sprinkler	REN	Renovation
ADD	Building Addition	FLR	Flooring – Carpet, Tile, Etc.	RFM	Roof Maintenance
AV	Audio/Visual Sound	GRP	Building Graphics	RFR	Roof Replacement
BLC	Bleachers	HDW	Hardware	SD	Site Drainage
BLD	Window Blinds	HVAC	Heat, Vent & Air	SEC	Security / Surveillance
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EDF	Elec Drinking Fountain	OTH	Other	WRE	Wall Repair-Exterior
EG	Emergency Generator	SU	Site Utilities	WRI	Wall Repair-Interior
ELE	Electrical	PA	Public Address	WS	Waterproofing Sealant
EQ	Misc Equipment	PGE	Playground Equip		
ES	Exterior Soffit	PLB	Building Plumbing		

LONG-RANGE PLANNING COMMITTEE

❖ List of Category Codes – FIRE, LIFE SAFETY & SECURITY

ACO	Acoustical Treatment	FA	Fire Alarm System	PLB	Building Plumbing
ADA	Accessibility	FSPR	Fire Sprinkler	PTG	Painting
ADD	Building Addition	FLR	Flooring – Carpet, Tile, Etc.	REN	Renovation
AV	Audio/Visual Sound	GRP	Building Graphics	RFM	Roof Maintenance
BLC	Bleachers	HDW	Hardware	RFR	Roof Replacement
BLD	Window Blinds	HVAC	Heat, Vent & Air	SD	Site Drainage
CLG	Ceiling	INT	Interior Finish	SEC	Security / Surveillance
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CNPY	Covered Walkway Canopy	LOC	Locker	SGN	Building Signage
EDF	Elec Drinking Fountain	LS	Life Safety	SOF	Exterior Soffit
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CWK	Casework	SF	Site Fencing	STR	Structural/Foundation
DC	Display Case	MBTB	Markerboard/Tackboard	SU	Site Utilities
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EA	Educational Adequacy	MISC	Miscellaneous	TECH	Technology
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EDF	Elec Drinking Fountain	OTH	Other	WDW	Window
EG	Emergency Generator	SU	Site Utilities	WRE	Wall Repair-Exterior
ELE	Electrical	PA	Public Address	WRI	Wall Repair-Interior
EQ	Misc Equipment	PGE	Playground Equip	WS	Waterproofing Sealant
ES	Exterior Soffit				

LONG-RANGE PLANNING COMMITTEE

❖ List of Category Codes – **ATHLETICS/ACTIVITIES**

ACO	Acoustical Treatment	FA	Fire Alarm System	PTG	Painting
ADA	Accessibility	FSPR	Fire Sprinkler	REN	Renovation
ADD	Building Addition	FLR	Flooring – Carpet, Tile, Etc.	RFM	Roof Maintenance
AV	Audio/Visual Sound	GRP	Building Graphics	RFR	Roof Replacement
BLC	Bleachers	HDW	Hardware	SD	Site Drainage
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EDF	Elec Drinking Fountain	OTH	Other	WRE	Wall Repair-Exterior
EG	Emergency Generator	SU	Site Utilities	WRI	Wall Repair-Interior
ELE	Electrical	PA	Public Address	WS	Waterproofing Sealant
EQ	Misc Equipment	PGE	Playground Equip		
ES	Exterior Soffit	PLB	Building Plumbing		

LONG-RANGE PLANNING COMMITTEE

❖ List of Category Codes – FOOD SERVICE

ACO	Acoustical Treatment	FA	Fire Alarm System	PTG	Painting
ADA	Accessibility	FSPR	Fire Sprinkler	REN	Renovation
ADD	Building Addition	FLR	Flooring – Carpet, Tile, Etc.	RFM	Roof Maintenance
AV	Audio/Visual Sound	GRP	Building Graphics	RFR	Roof Replacement
BLC	Bleachers	HDW	Hardware	SD	Site Drainage
BLD	Window Blinds	HVAC	Heat, Vent & Air	SEC	Security / Surveillance
CLG	Ceiling	INT	Interior Finish	SF	Site Fencing
CLK	Clock	IRR	Irrigation	SGN	Building Signage
CNPY	Covered Walkway Canopy	LOC	Locker	SOF	Exterior Soffit
EDF	Elec Drinking Fountain	LS	Life Safety	SP	Site Paving / Sidewalks
CODE	Code Compliance	LTG	Lighting	STR	Structural/Foundation
CWK	Casework	SF	Site Fencing	SU	Site Utilities
DC	Display Case	MBTB	Markerboard/Tackboard	SWR	Shower
DR	Door	MECH	Mechanical	TECH	Technology
EA	Educational Adequacy	MISC	Miscellaneous	TP	Toilet Partition
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EG	Emergency Generator	SU	Site Utilities	WRI	Wall Repair-Interior
ELE	Electrical	PA	Public Address	WS	Waterproofing Sealant
EQ	Misc Equipment	PGE	Playground Equip		
ES	Exterior Soffit	PLB	Building Plumbing		

LONG-RANGE PLANNING COMMITTEE

❖ List of Source Codes:

- CA - Consultant Assessment
- CADP - Consultant Assessment with District Personnel
- SI - Staff Input
- IFQ - Instructional Facilities Questionnaire
- MQ - Maintenance Department Questionnaire

LONG-RANGE PLANNING COMMITTEE

❖ List of Priority Codes:

- 1. Must Do – Legal, safety reason and critical replacements (life expectancy 1 to 3 years)
- 2. Should Do – Curricular, instructional, program need and systems replacements (Life Expectancy 3 to 6 years)
- 3. Would Like To Do – Curricular, instructional, and program enhancements and systems replacements (life expectancy 6 to 10 years)
- 4. Future Consideration – Not through bond funds at this time (life expectancy 10 plus years)

LONG-RANGE PLANNING COMMITTEE

❖ Sample Priority Items

- **Priority 1:**
 - Legal and Safety Reason
 - Enclose classrooms from corridors
 - Fire alarm safety replacement
 - Critical Replacements (life expectancy 1 to 3 years)
 - HVAC Systems
 - Electrical Systems
 - Plumbing Systems
- **Priority 2:**
 - Critical Replacements (life expectancy 3 to 6 years)
 - HVAC Systems
 - Restroom renovations
 - Paint finishes
 - Drainage improvements
 - Plumbing replacements
 - Kitchen renovations
- **Priority 3:**
 - Critical Replacements (life expectancy 6 to 10 years)
 - Auditorium seating
 - Casework repairs
 - Paving repairs
 - Laundry system replacement
 - Building envelope items (waterproofing & sealants)
- **Priority 4:**
 - Critical Replacements (life expectancy beyond 10 years)
 - Roofing

LONG-RANGE PLANNING COMMITTEE

❖ How to read the report:



Cypress Creek High School						
Proposed Work Items						DETAILED REPORT
<i>All costs are shown in 2018 dollars with soft costs included.</i>						
DISCIPLINE CODE	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASS. CODE DESCRIPTION	TOTAL COST
CIVIL						\$2,778,750.00
	C1	Remove and replace cracked concrete sidewalk.	2	CA-DP	SPR	\$39,000.00
	C2	Replace existing parking lot paving per District standards.	3	CA-DP	SPR	\$1,394,250.00
	C3	Remove and replace HMAC southwest parking lot.	3	CA-DP	SPR	\$1,345,500.00
BUILDING ENVELOPE						\$9,666,896.20
	B1	Replace exterior waterproofing/sealant joints (include all exterior wall control/expansion joints, material transitions, around door and window frames, wall penetrations, etc.).	1	CA-DP	WS	\$97,500.00
	B2	Paint all previously painted exterior surfaces and power wash as required. Provide new landscaping and sidewalk replacement as required. Construct new front entry canopy.	1	CA-DP	REN	\$952,476.20
	B3	Replace 2-ply modified bitumen roof system per DISTRICT STANDARDS.	3	CA-DP	RFR	\$4,476,420.00
	B4	Replace outdated exterior windows with new energy efficient window assembly per DISTRICT STANDARDS.	3	CA-DP	WDW	\$4,140,500.00
ARCHITECTURE						\$46,734,171.90
	A1	Provide new catwalk guardrail system per District standards. (Includes new catwalk access ladder in control booth)	1	SI	LS	\$26,000.00

LONG-RANGE PLANNING COMMITTEE



❖ Format of Facilities Information:

**CYPRESS CREEK
High School**

9815 Grant Road
Houston, TX 77070-4501



ORIGINAL BUILDING COMPLETED: 1977
ADDITIONS COMPLETED: 1979, 1081, 1082, 2006, 2007
RENOVATIONS COMPLETED: 2004, 2010, 2012
BUILDING AREA: 527,060 SF

LONG-RANGE PLANNING COMMITTEE

Format of Facilities Information:

Cypress Creek High School		SUMMARY REPORT				
Proposed Work Items						
Priority	Total Cost					
Priority - 1	\$1,241,175.00					
Priority - 2	\$182,000.00					
Priority - 3	\$3,850,832.50					
Priority - 4	\$12,723,496.50					
Priority Totals	\$17,997,504.00					

DISCIPLINE	PRIORITY-1	PRIORITY-2	PRIORITY-3	PRIORITY-4	COST
Building Envelope	\$0.00	\$65,000.00	\$0.00	\$288,600.00	\$353,600.00
Architecture	\$0.00	\$0.00	\$932,587.50	\$11,257,967.50	\$12,190,555.00
Mechanical	\$0.00	\$0.00	\$989,125.00	\$0.00	\$989,220.00
Electrical	\$0.00	\$0.00	\$793,650.00	\$0.00	\$793,650.00
Plumbing	\$0.00	\$0.00	\$117,000.00	\$0.00	\$117,000.00
Life Safety & Security	\$11,175.00	\$17,000.00	\$12,300.00	\$191,360.00	\$1,771,835.00
Food Service	\$0.00	\$0.00	\$875,875.00	\$985,569.00	\$1,861,444.00
Priority Totals	\$1,241,175.00	\$182,000.00	\$3,850,832.50	\$12,723,496.50	\$17,997,504.00
Totals P1	\$1,241,175.00				
Totals P1+P2	\$1,423,175.00				
Totals P1+P2+P3	\$5,273,807.50				
Totals P1+P2+P3+P4	\$17,997,504.00				

Cypress Creek High School		DETAILED REPORT				
Proposed Work Items						
All costs are shown in 2018 dollars with soft costs included.						
DISCIPLINE CODE	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASS CODE DESCRIPTION	TOTAL COST
CIVIL						
C1		Remove and replace cracked concrete sidewalk.	2	CA-DP	SPR	\$2,778,759.00
C2		Replace existing parking lot paving per District standards.	3	CA-DP	SPR	\$1,384,250.00
C3		Remove and replace HMAC southwest parking lot.	3	CA-DP	SPR	\$1,345,500.00
BUILDING ENVELOPE						
B1		Replace exterior waterproofing/sealant joints (include all exterior wall control/expansion joints, material transitions, around door and window frames, wall penetrations, etc.).	1	CA-DP	WS	\$87,500.00
B2		Paint all previously painted exterior surfaces and powerwash as required. Provide new landscaping and sidewalk replacement as required. Construct new front entry canopy.	2	CA-DP	REN	\$952,478.20
B3		Replace 2-ply modified bitumen roof system per DISTRICT STANDARDS.	3	CA-DP	RFR	\$4,478,420.00
B4		Replace outdated exterior windows with new energy efficient window assembly per DISTRICT STANDARDS.	3	CA-DP	WDW	\$4,140,500.00
ARCHITECTURE						
A1		Provide new outdoor guardrail system per District standard (includes new catwalk, access ladders in control booth).	2	CA-DP	ADD	\$26,000.00
A2		Provide new AV systems and controls per DISTRICT STANDARDS (includes lighting, sound, video, musical instruments, speakers & inputs, DMX, sound amplifiers, processor and mixer, control console, communications).	2	CA-DP	AV	\$676,000.00
A3		Replace ceiling surfaces, marker lights, task lights, etc. at each classroom.	2	CA-DP	METB	\$562,380.00
A4		Replace existing room lighting and electrical system and provide dedicated space for 120 SF minimum per DISTRICT STANDARDS. (Includes final MEP trades, kins, walls, etc.).	2	CA-DP	MEQ	\$48,400.00
A5		Provide new addition and renovate existing Fine Arts Suite per DISTRICT STANDARDS. (includes band, choir and orchestra halls, acoustical treatments, instrument & uniform storage, practice rooms, MEP, etc.).	2	CA-DP	REN	\$12,378,650.00
A6		Renovate and expand administration area per DISTRICT STANDARDS (include vestibule, reception, admin offices, counselor suite, conference room, teacher workroom/lounge, clinic suite, restrooms, etc.).	2	CA-DP	ADD	\$3,229,817.50
A7		Renovate auditorium per DISTRICT STANDARDS (includes catwalks, replacing stage deck, new smoke vents, new acoustical treatment, frischer, seating, backstage work lighting, large format stage doors, etc.). Does not include new rigging or theatrical lighting & sound systems.	2	CA-DP	REN	\$3,389,750.00
A8		Provide new rigging & curtain system per DISTRICT STANDARDS (includes fly battens, curtains & tracks, variable speed hoist rigging system, fire curtain, etc.).	2	CA-DP	STGC	\$1,082,900.00
A9		Provide new classroom addition. (Includes, 10 classrooms, restrooms, MEP, etc.).	2	CA-DP	ADD	\$8,645,000.00
A10		Replace science lab/classroom casework per DISTRICT STANDARDS (include chemical resistant counter tops, workstations and sinks).	3	CA-DP	OWK	\$504,140.00



LONG-RANGE PLANNING COMMITTEE

DISTRICT-WIDE & DEPARTMENTAL FACILITY NEEDS



LONG-RANGE PLANNING COMMITTEE

❖ **District-Wide Departmental Needs:**

- Career & Technology
- Fine Arts

❖ **District-Wide Support Needs:**

- Old Windfern HS Repurpose
- Instructional Support Center
- Storage – Support Services & District-Wide

LONG-RANGE PLANNING COMMITTEE

Career & Technology

❖ District-Wide Departmental Needs:

Expansion of Exhibit Center

- Expand Arena in order to increase seating
- Current capacity is 600 seats:
 - 2018 – 652 students – 900 projects
 - 2017 – 645 students – 850 projects
 - 2016 – 685 students – 890 projects
 - 2015 – 677 students – 833 projects
- Increase in seating capacity

LONG-RANGE PLANNING COMMITTEE

Career & Technology



NEW CONSTRUCTION



MAJOR RENOVATION



MINOR RENOVATION



NEW PARKING / DRIVES



CYPRESS – FAIRBANKS EXHIBIT CENTER

LONG-RANGE PLANNING COMMITTEE

Career & Technology

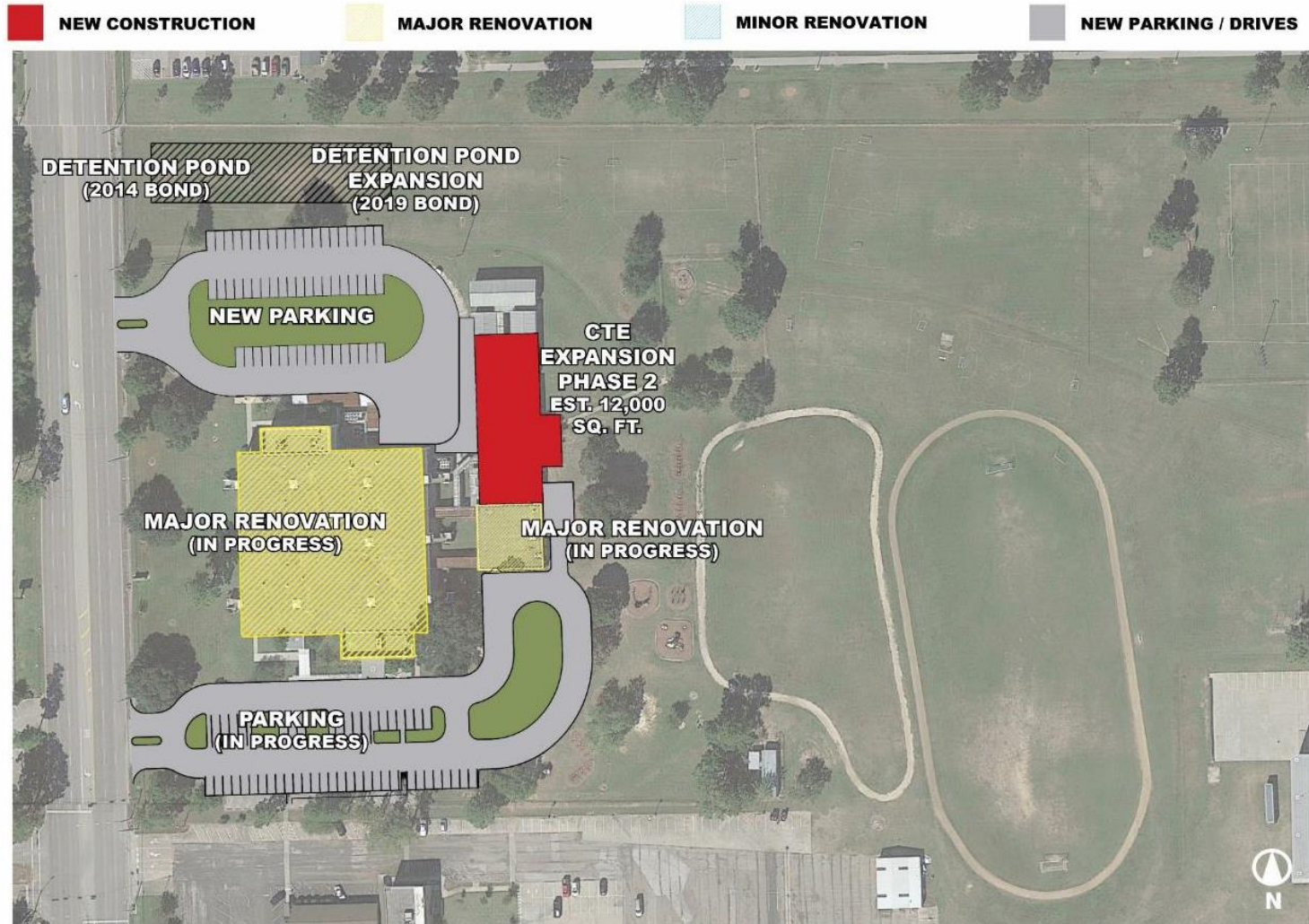
❖ District-Wide Departmental Needs:

Expansion of New Windfern Program of Choice

- Expand to accommodate additional CTE programs:
 - Electrical
 - Plumbing
 - HVAC
 - Cosmetology
 - Construction

LONG-RANGE PLANNING COMMITTEE

Career & Technology



CTE ADDITION TO NEW WINDFERN PORGRAM OF CHOICE

LONG-RANGE PLANNING COMMITTEE

Career & Technology

❖ District-Wide Departmental Needs:

Expansion of Ag Barn at Westgreen

- Additional pens:
 - Has 107 pens
 - Currently .9990 usage
- Westgreen serves the schools on the south and west side of the District, which includes both Cy Park HS and Bridgeland HS.
(The two new schools are not to four (4) full grade levels yet, and the barn is full).
- Master-plan included expansion

LONG-RANGE PLANNING COMMITTEE

Career & Technology

NEW CONSTRUCTION **MAJOR RENOVATION** **MINOR RENOVATION** **NEW PARKING / DRIVES**



WESTGREEN AG SCIENCE CENTER EXPANSION

LONG-RANGE PLANNING COMMITTEE

Career & Technology

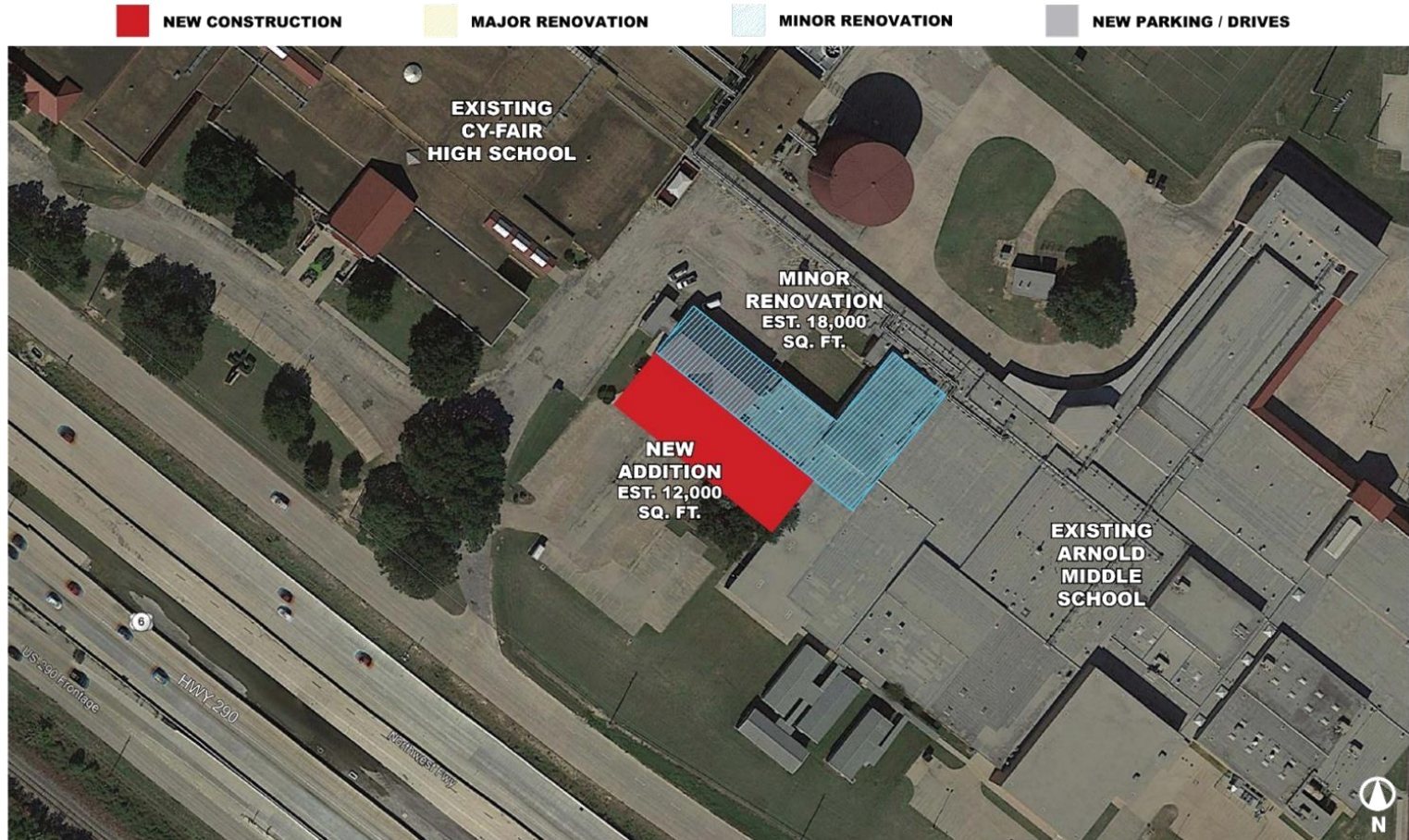
❖ District-Wide Departmental Needs:

Expansion of the Maybelline Carpenter Center

- Students need additional CTE opportunities;
- Locate at an existing high school to be able to share cafeteria and gymnasium;
- Multipurpose vocational space to accommodate different CTE classes;
- Need 25 small classrooms to accommodate additional elementary students and other grade levels; and
- Additional office and support space.

LONG-RANGE PLANNING COMMITTEE

Career & Technology



MAYBELLINE CARPENTER CENTER EXPANSION

LONG-RANGE PLANNING COMMITTEE

Fine Arts

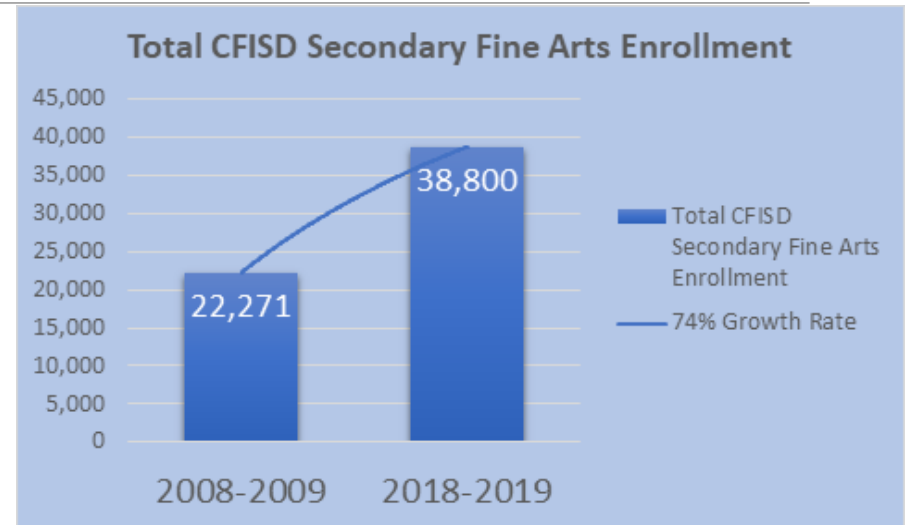
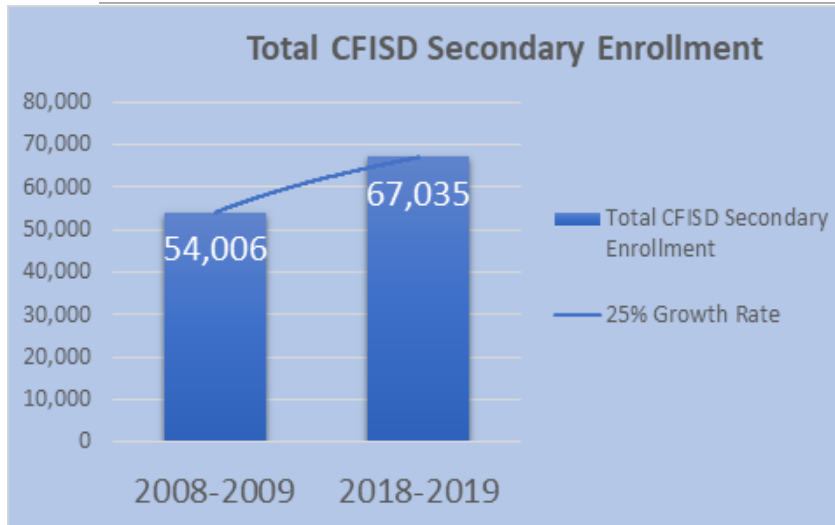
❖ District-Wide Departmental Needs:

New Performing Arts Center

- District-Wide facility to accommodate the growing fine arts programs;
- Currently holding over 180 events at local venues outside of the district;
- Inclusions:
 - Seating : 1,500 Seats
 - Stage with full fly loft
 - Lobby with box office and art gallery space
 - Backstage areas to include dressing rooms, green room, rehearsal/multipurpose rooms, and full loading dock
- Support all visual and performing arts students in grades K-12; and
- Meetings and staff development.

LONG-RANGE PLANNING COMMITTEE

Fine Arts



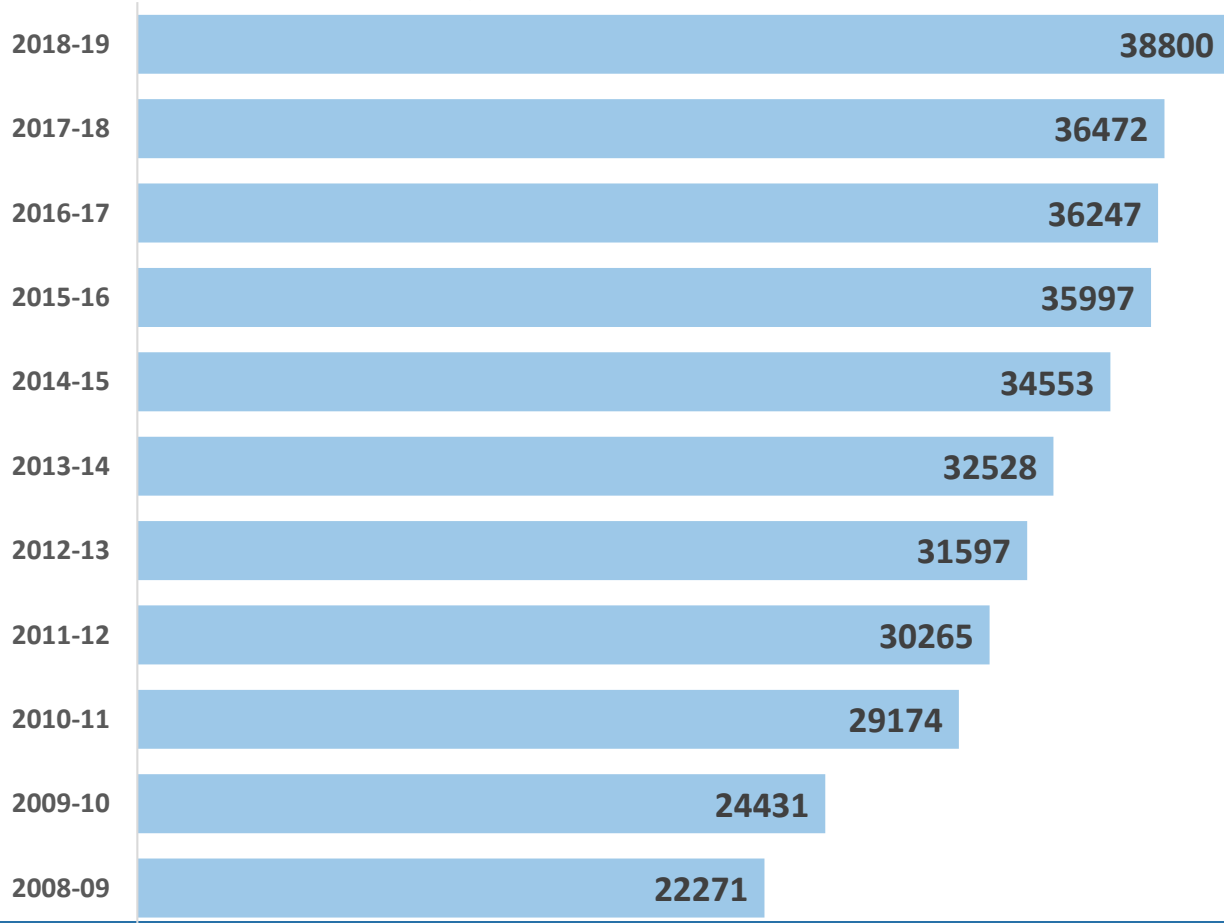
To what do you attribute the growth?

- CFISD changed from a HS 6-period day to a HS 7-period day in 2008.
- Beginning in 2010, state law requires 1 credit of Fine Arts for all graduation plans.
- Beginning in 2014, the Foundation HS Program with endorsements allowed students more flexibility.

LONG-RANGE PLANNING COMMITTEE

Fine Arts

Secondary Enrollment in Fine Arts Courses



LONG-RANGE PLANNING COMMITTEE

Fine Arts

❖ District-Wide Departmental Needs:

New Performing Arts Center

What are the current sizes of the auditoriums at the high schools and the theatre at the Berry Center?

- District standard for HS auditorium seating: 800-883.
- Cypress Creek and Jersey Village are slightly larger.
- The Berry Center Theatre: 490 seat capacity

What are the current number of performances from the fine arts department?

- Performances annually are approximately 1,612.
- High school auditorium is not large enough to hold some events.

LONG-RANGE PLANNING COMMITTEE

Fine Arts

❖ District-Wide Departmental Needs:

New Performing Arts Center

▪ Elementary and Middle School Events

- Seating capacity in the newest elementary cafeterias: 304-342
- ES grade-level enrollments of up to 180 per grade level
(Difficult to host a grade level performance in an ES cafeteria.)
- Seating capacity in new middle school cafeteria is 504
- Average enrollment of 229 in each MS music program
- Elementary and middle school campuses have a difficult time securing dates in high school auditoriums for fine art events.

LONG-RANGE PLANNING COMMITTEE

Fine Arts

❖ District-Wide Departmental Needs:

New Performing Arts Center:

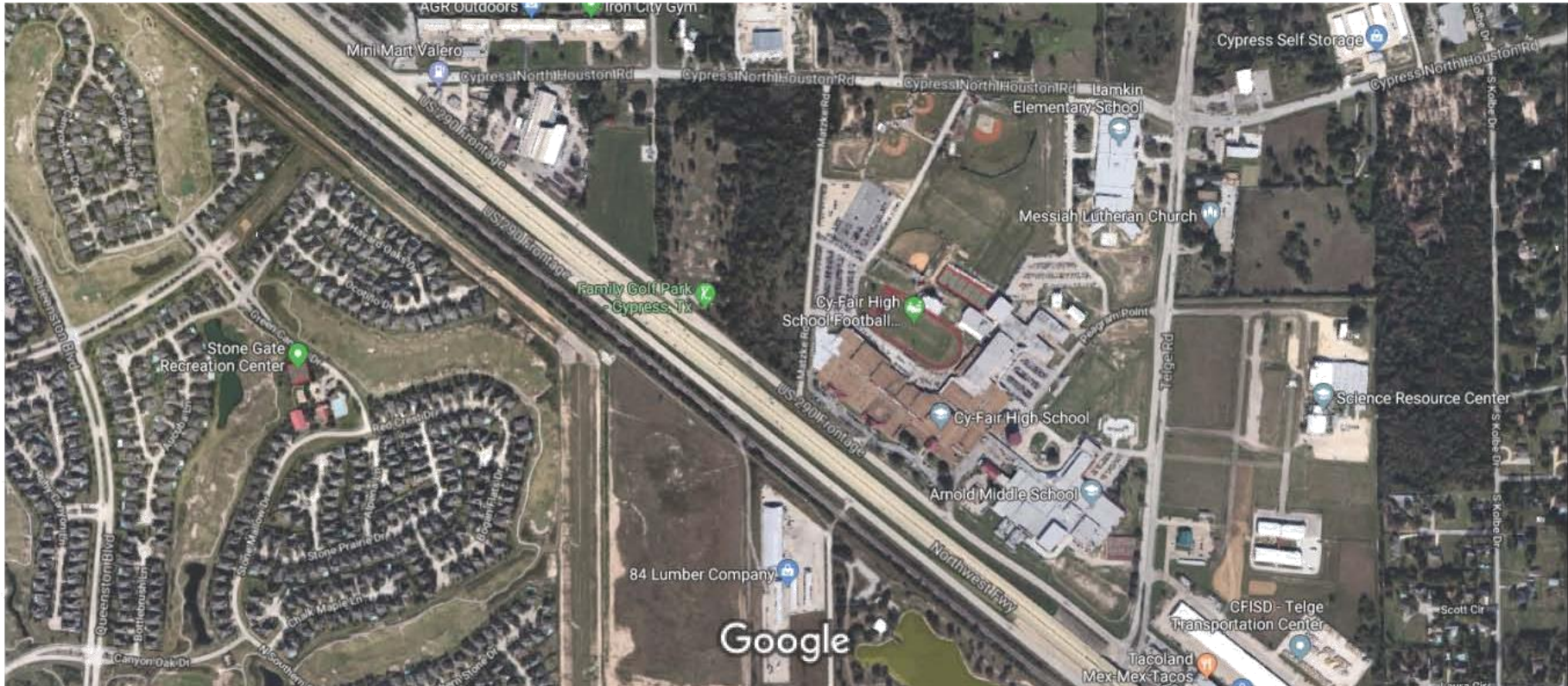
- Ability to host up to 24 days of UIL Concert and Sight-reading contests.
 - Currently the contests are held on campuses displacing multiple classes.
- The Fine Arts facility can serve as a venue for art displays and shows:
 - District art shows with multiple days of viewing.
- Annual cost savings to rent churches for UIL Choir events.
- Host UIL One Act Plays in addition to the Berry Center theatre.

Do other school districts have similar facilities?

- Yes, many smaller school districts have similar facilities to serve their student population.
- Examples:
Austin ISD, Plano ISD-opening 2020, Allen ISD, Bastrop ISD, Flour Bluff ISD, Harlingen CISD, Hayes CISD, Round Rock ISD, Terrell ISD, Mansfield ISD, Weslaco ISD, Arlington ISD-opening 2020, La Joya ISD and Rockwall ISD.

LONG-RANGE PLANNING COMMITTEE

Fine Arts



NEW PERFORMING ARTS CENTER

LONG-RANGE PLANNING COMMITTEE

Fine Arts



NEW PERFORMING ARTS CENTER

LONG-RANGE PLANNING COMMITTEE

Windfern Program of Choice Repurpose

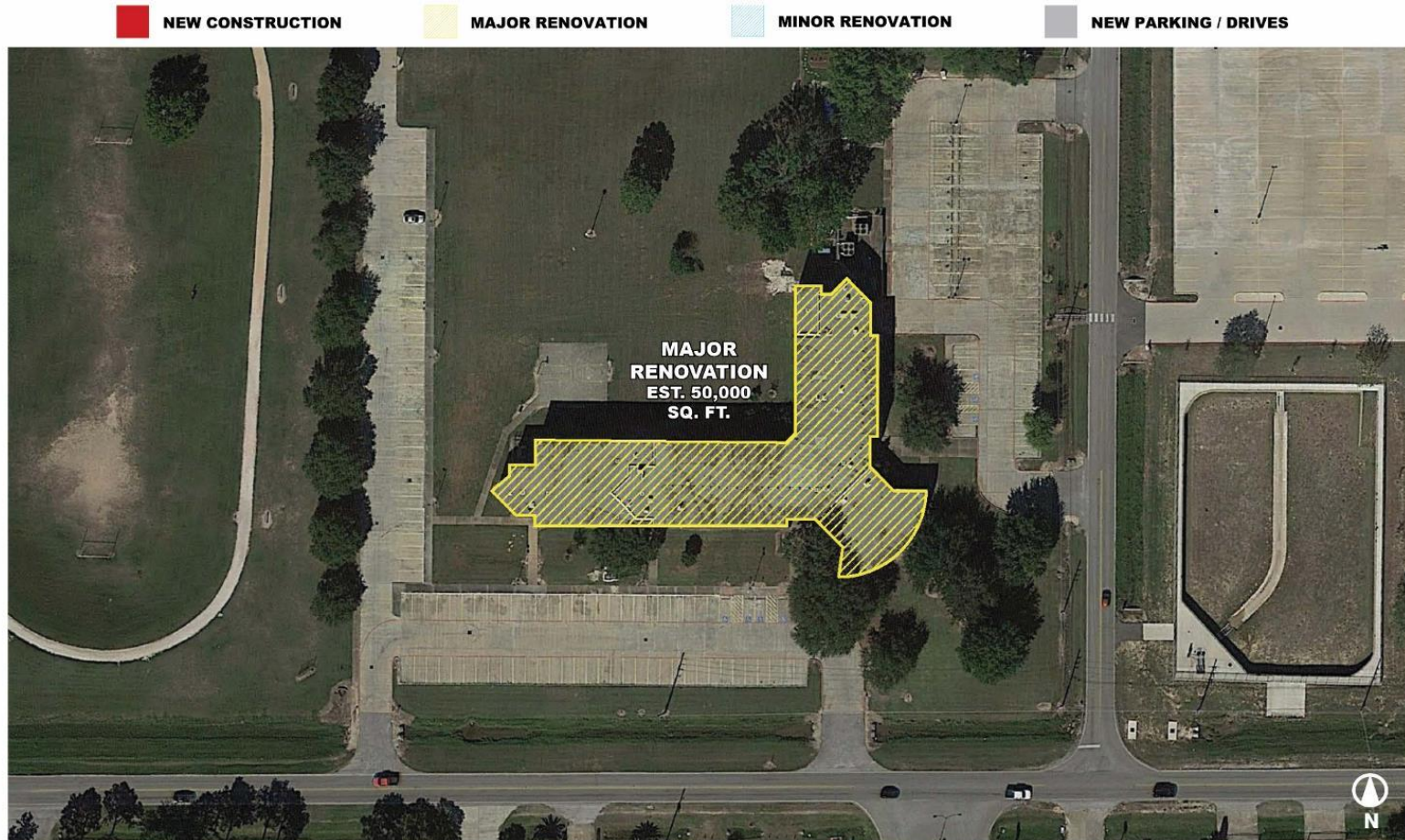
❖ District-Wide Support Needs:

Renovation of Windfern Program of Choice

- Repurpose classrooms into Support Departments office spaces
- Relocate psychological services and community programs from Cy-Fair HS Annex

LONG-RANGE PLANNING COMMITTEE

Windfern Program of Choice Repurpose



OLD WINDFERN PROGRAM OF CHOICE REPURPOSE

LONG-RANGE PLANNING COMMITTEE

Instructional Support Center

❖ District-Wide Support Needs:

Need a new facility due to growth

ISC opened in 1992 (Purchased August 1992 for \$1,450,000).

- Student enrollment comparison between 1992 to now
 - 1992 - 46,518
 - 2018 - 116,531*
- Number of employees in the district in 1992 compared to now
 - 1992 - 5,128
 - 2018 - 15,201*
- Number of staff members housed in ISC in 1992 compared to now
 - 1992 - 197
 - 2018 - 584*

*All figures approximate



LONG-RANGE PLANNING COMMITTEE

Instructional Support Center

❖ District-Wide Support Needs:

Need a new facility due to growth

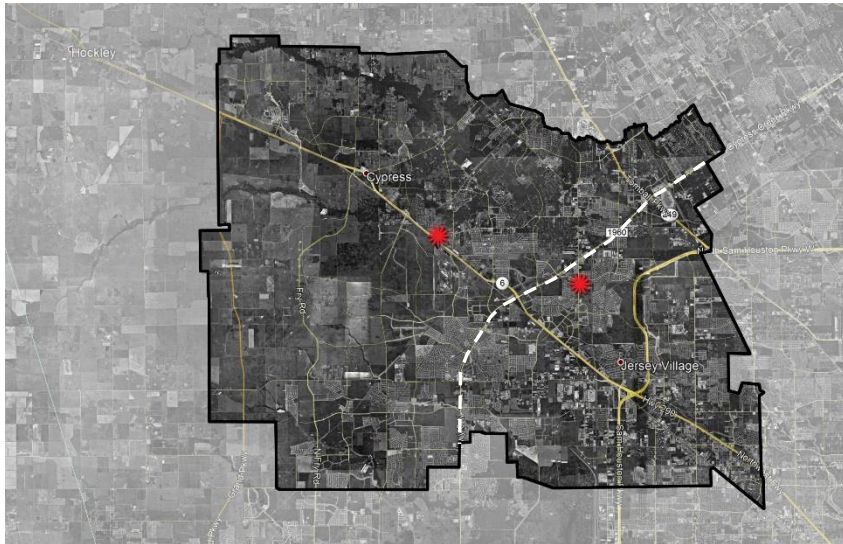
- Existing ISC Square Footage: 122,000 SF
 - Purchased in 1992 for \$1,450,000
 - Renovated in 1992 for \$5,500,000
 - At the time of purchase, existing tenants included:
 - Sherwin Williams 5,940 SF
 - JK Cleaners 2,400 SF
 - Southern Home realty 1,177 SF
 - Pit stop (Ground Lease)
- ISC West square footage 35,364 SF

LONG-RANGE PLANNING COMMITTEE

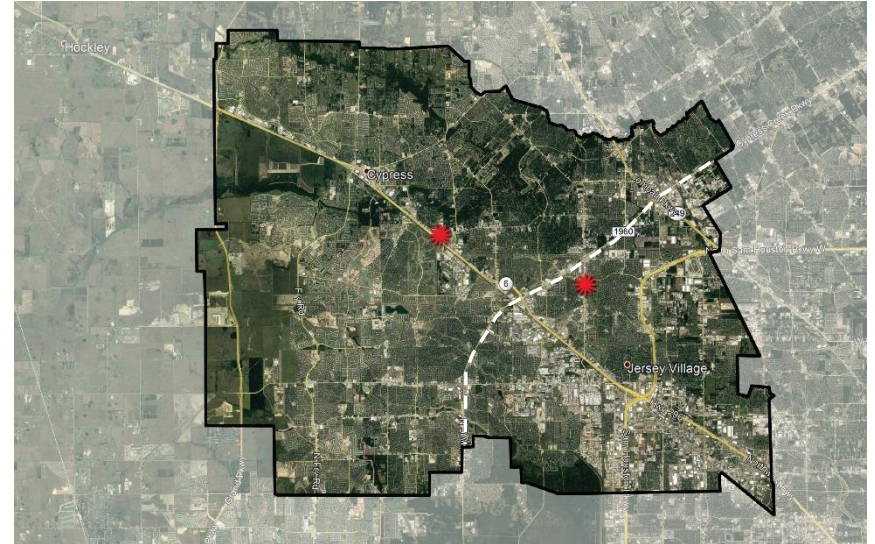
Instructional Support Center

❖ District-Wide Support Needs:

What has happened to Cypress-Fairbanks ISD between 1992 and now?



1992



2018

1992 – 26 Campuses North/West of 1960/Hwy 6
2018 – 68 Campuses North/West of 1960/Hwy 6



LONG-RANGE PLANNING COMMITTEE

Instructional Support Center

❖ District-Wide Support Needs:

Need for additional office space

- Curriculum specialist to support the general student population:
 - Curriculum writing
 - Coaching/supporting teachers
 - Developing and providing staff development

- Support for programs/services such as:
 - CTE
 - Special Education
 - 504
 - Bilingual/ESL
 - Advanced Academics/College Academy
 - Gifted & Talented
 - Pre-Kindergarten
 - Fine Arts
 - Testing
 - Federal programs

- Support for Technology :
 - Help Desk
 - Technology Services/ Network Operations Center
 - Instructional Technology

LONG-RANGE PLANNING COMMITTEE

Instructional Support Center

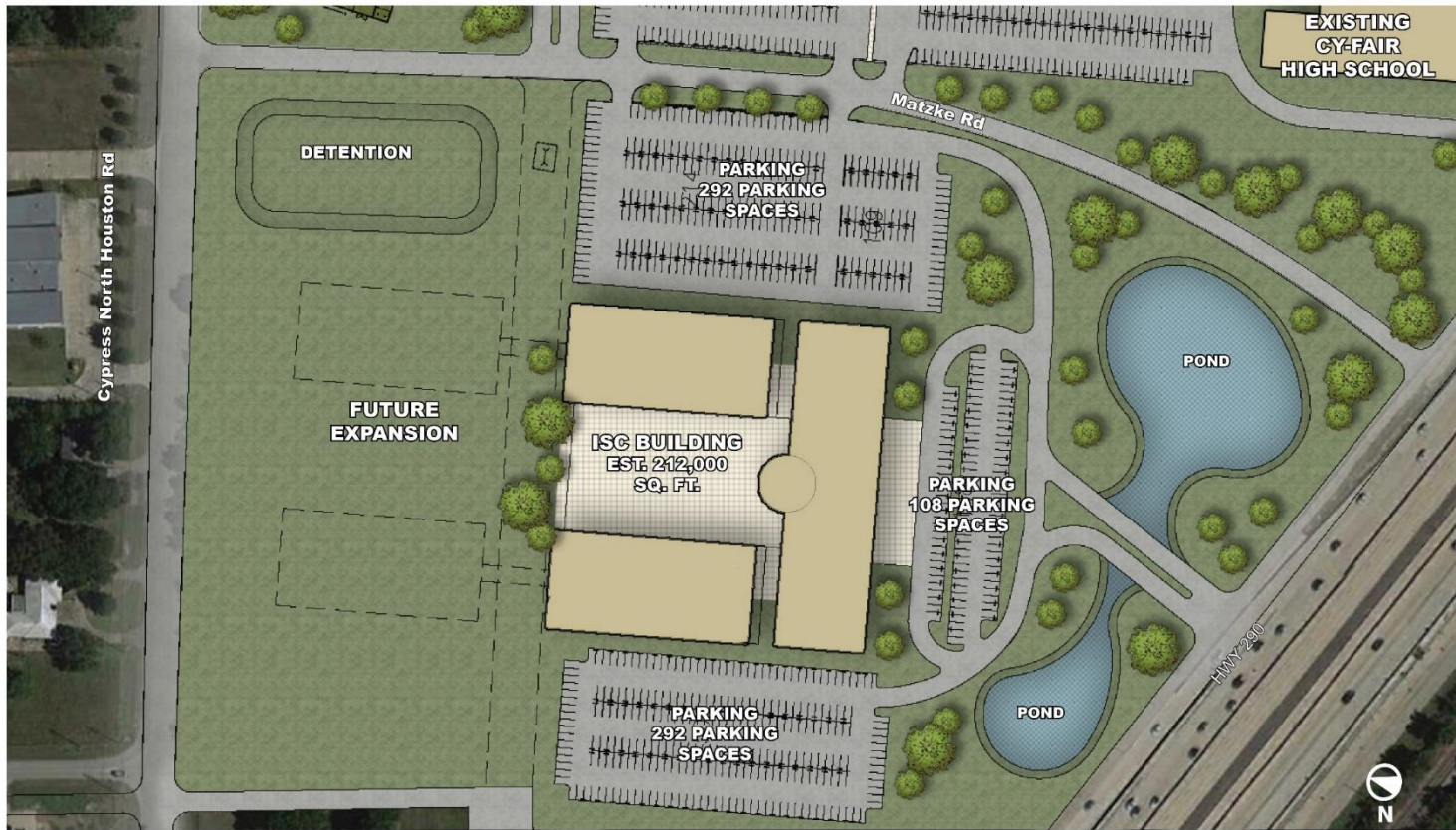
❖ District-Wide Support Needs:

New Instructional Support Center

- There is a need for additional meeting space
- Renovations added the secure vestibule and additional office space
- With the Berry Center being used to capacity and limited space at ISC, meetings are more challenging to schedule
- Storage rooms are being used as offices
- Could repurpose part of the old ISC into storage

LONG-RANGE PLANNING COMMITTEE

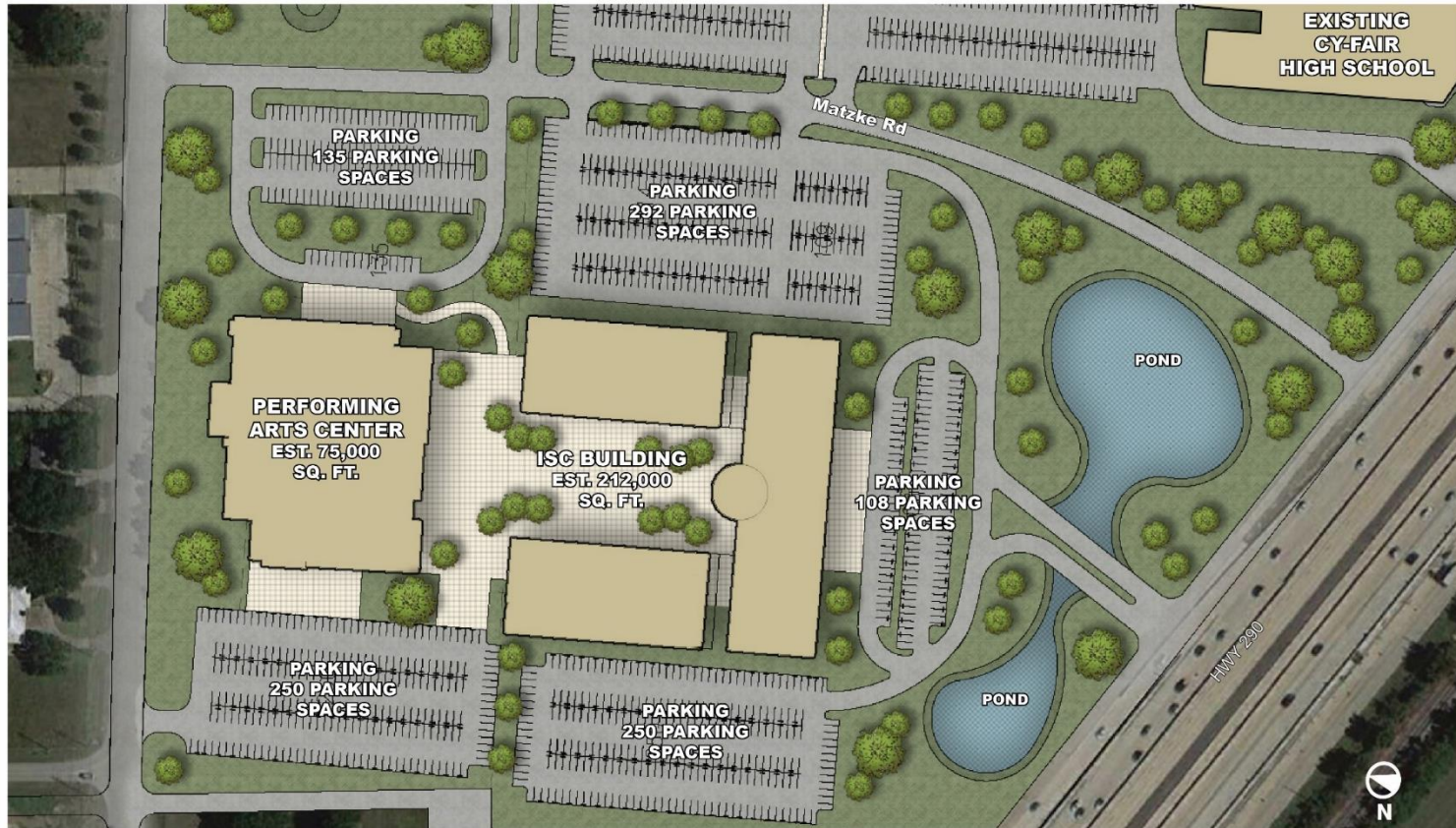
Instructional Support Center



NEW INSTRUCTIONAL SUPPORT CENTER

LONG-RANGE PLANNING COMMITTEE

Instructional Support Center



NEW INSTRUCTIONAL SUPPORT CENTER & PERFORMING ARTS CENTER

LONG-RANGE PLANNING COMMITTEE

Support Facilities Storage

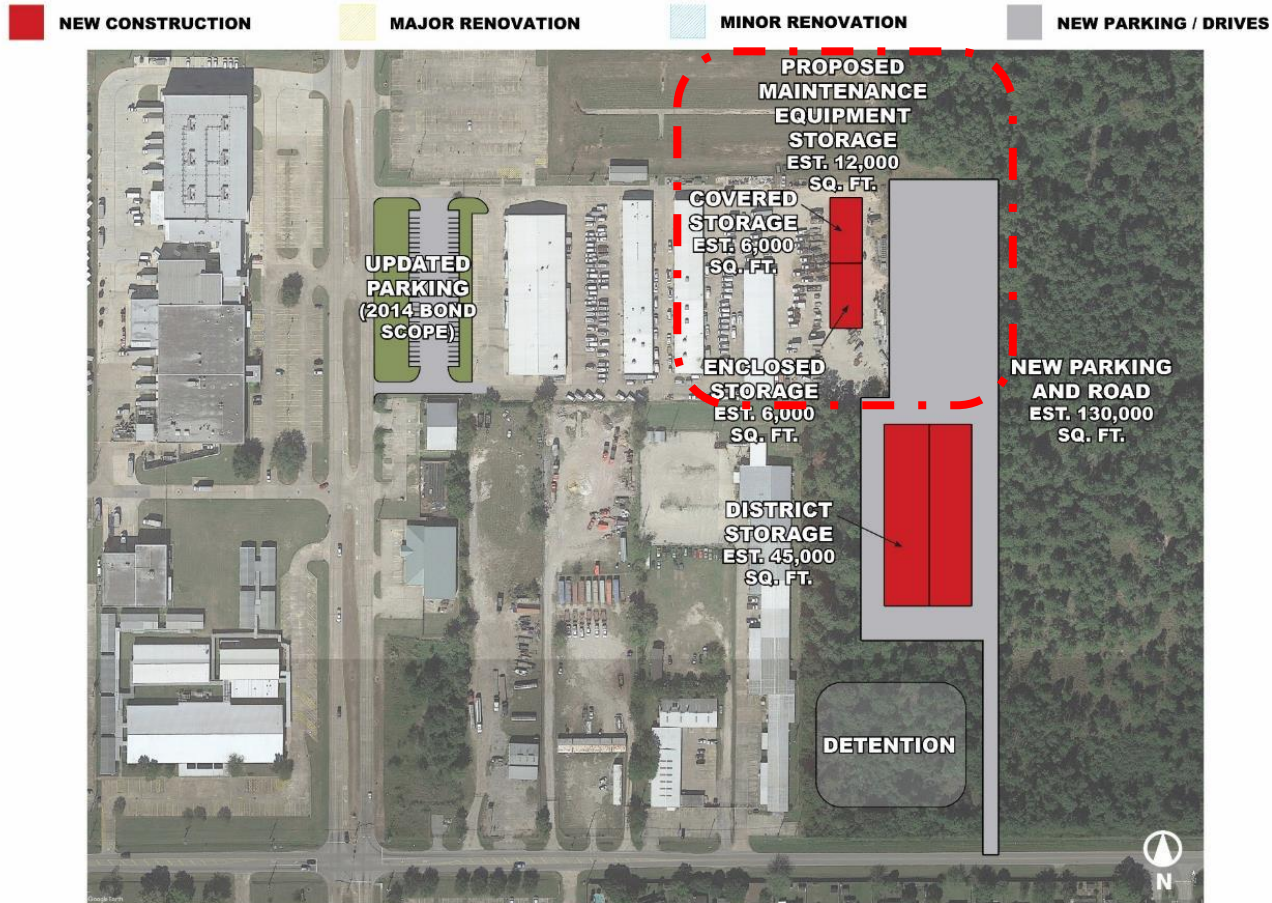
❖ District-Wide Support Needs:

Storage

- Department feedback and assessment data identified additional storage is needed for district-wide use both enclosed and outdoor due to growth and expansion.
- Storage needs are two-fold: one for Support Services and one district wide
 - Existing Perry Road facility houses multiple departments including operations, maintenance, facilities and construction.
 - Support Services department needs indicate that a separate storage facility is needed adjacent to the maintenance department and offices in order to achieve efficiency staff, dispatch, tools, meetings, etc.

LONG-RANGE PLANNING COMMITTEE

Support Facilities Storage



NEW SUPPORT FACILITIES STORAGE

LONG-RANGE PLANNING COMMITTEE

District-Wide Storage

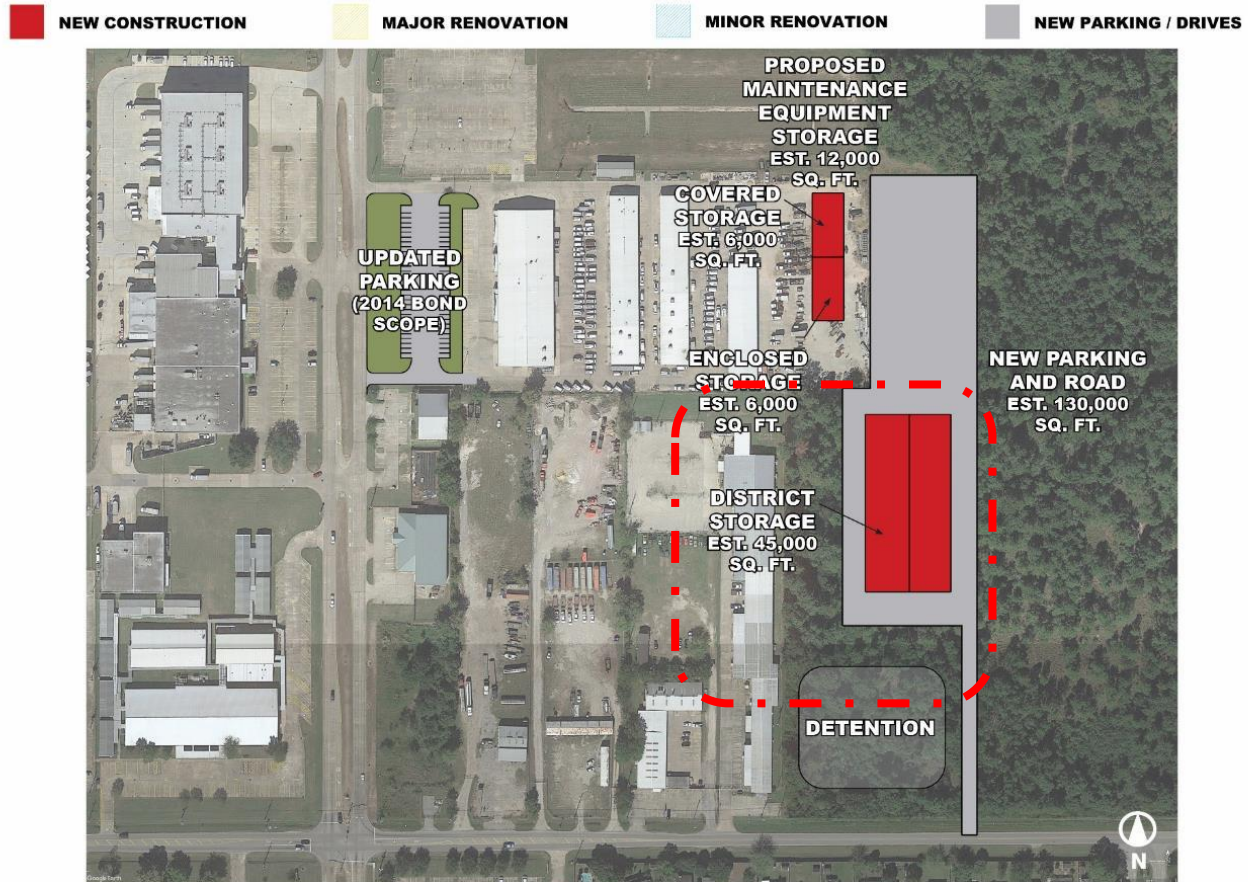
❖ District-Wide Support Needs:

Storage

- Additional climate controlled storage is needed to house district-wide assets.
- In order to offset the overall new square footage needed for storage at this complex, it has been proposed that a portion of the existing ISC be converted to storage. Utilizing existing square footage elsewhere thus reduces new square footage being proposed and results in financial savings, cost, and operational efficiency.
- District-wide storage includes a combination of indoor climate controlled storage, unconditioned enclosed or covered storage space, and areas for vehicles and equipment for asset protection.

LONG-RANGE PLANNING COMMITTEE

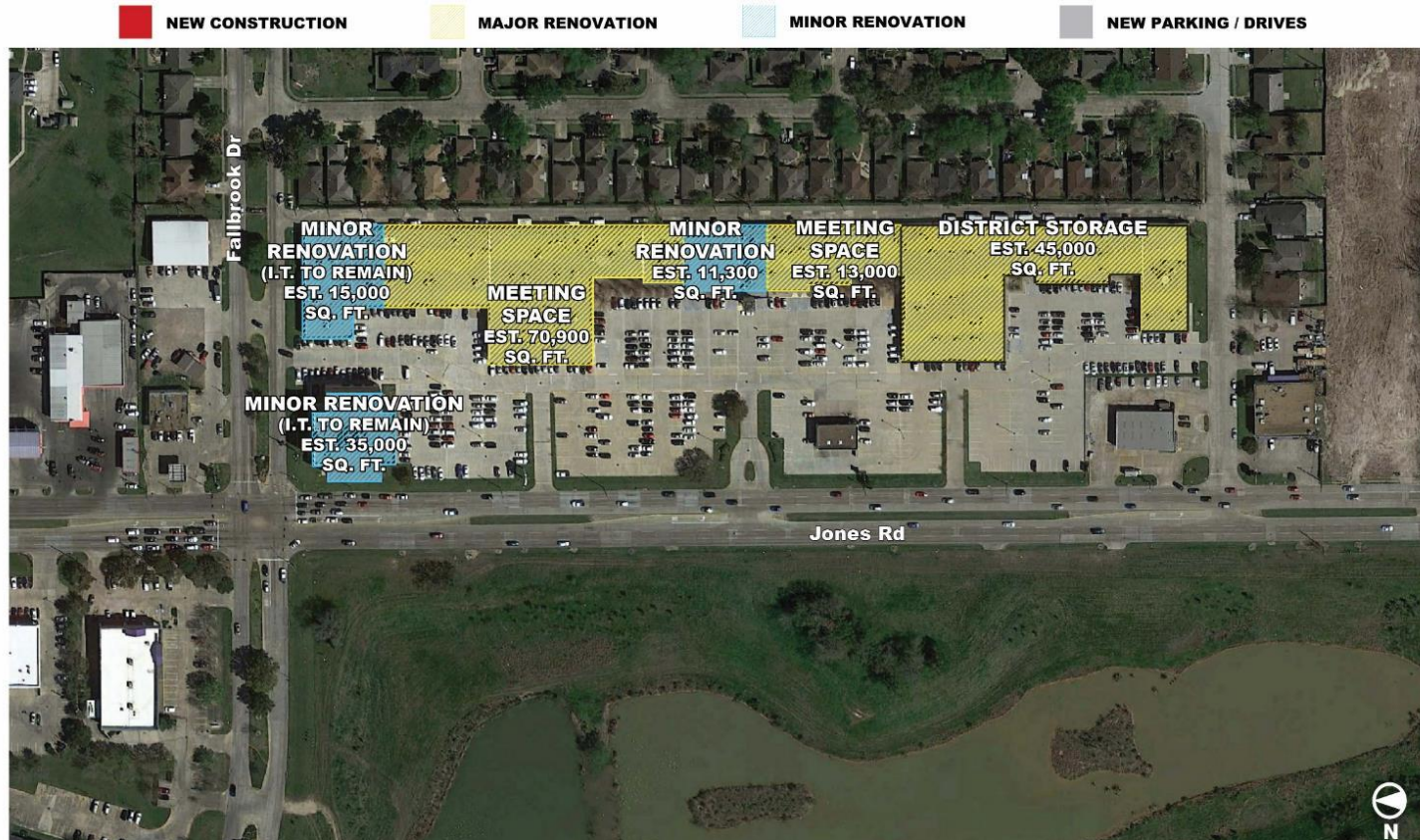
District-Wide Storage



NEW DISTRICT-WIDE FACILITIES STORAGE

LONG-RANGE PLANNING COMMITTEE

District-Wide Storage



INSTRUCTIONAL SUPPORT CENTER REPURPOSE

LONG-RANGE PLANNING COMMITTEE

Instructional & Support Facilities Total Estimated Costs

INSTRUCTIONAL & SUPPORT FACILITIES	CONSTRUCTION START	OPEN DATE	TOTAL
Addition to Exhibit Center	2022	2023	\$9,839,818
CTE Addition at Old Windfern Program of Choices	2021	2022	\$6,103,164
Additions to Westgreen Ag Facility	2020	2021	\$3,480,496
Maybelline Carpenter Center Expansion	2021	2022	\$12,469,713
Performing Arts Center	2020	2022	\$46,645,745
New Support Services Storage Facility	2020	2021	\$2,430,165
Old Windfern Program of Choice Repurpose	2022	2023	\$9,914,463
New Instructional Support Center	2020	2022	\$65,947,843
Districtwide & Support Services Storage Facility	2020	2021	\$7,412,941
ISC Repurpose	2022	2023	\$29,953,668
Instructional & Support Facilities Total:			\$194,198,016

QUESTIONS?
THANK YOU!