



Hardin-Jefferson I.S.D.

FACILITIES COMMITTEE

MINUTES of the January 11, 2007 Facilities Committee Meeting

Board Members Present: Gary Hidalgo, Mike Attaway, Helen Dansby

Staff Members Present: Superintendent Shannon Holmes, Dr. Jamey Harrison, Sandra Sherman, Joel Nolte, Melanie Nunez, Mary Alice Jones, Randy O'Bannion, Danny McFarland, Susie Taylor

Committee Members Present: Merlin Breaux, , Waynette Cooley, Richard Courville, Gail Davis, Mary Alice Griffin, Hal Johnston, Dianne MacKenzie, Angela Mireles, Mical Padgett, Kim Pelt, Ronnie Pflieger, Zeke Provost, Julie Radley, Sharon Richard, L. V. Riley, Clarence Russell, Laura Stillwell, John Traugott, Michelle Yentzen

Call to Order

The meeting was called to order at 5:06 p.m.

Invocation

Clarence Russell gave the invocation.

Introductions and Meeting Logistics

Shannon Holmes introduced the guess present: Dave Naber with Tremco, Jim Owens and Greg Lookabaugh with Region 4, Ron Bailey, Luis Salazar and Steven Bryan with PBK, Inc.

Approval of Minutes

Motion by Rich Courville, seconded by Clarence Russell, approving the minutes of the December 14, 2006 Facilities Committee meeting as presented. All members present voted for the motion.

Presentation of District-wide Facilities Study

Mr. Holmes stated that if you had any questions regarding the facilities study for Sour Lake Elementary, Mr. Owens and Mr. Naber were available to address them. He also stated that many things had been repaired at Sour Lake Elementary due to Hurricane Rita.

Tour of Facilities

The committee took a tour of the Sour Lake Elementary campus. Some comments after the tour were:

- Didn't care for the orange carpet
- Wider hallways
- Overall good shape

Dr. Harrison distributed student geographic information to the committee. This information shows that approximately 55% of the students live in Hardin County and 45% live in Jefferson County.

Mr. Holmes distributed information on voter and bond election history. The graphic covered history from 1993 through 2006. He stated that the number of registered voters in the district was approximately 15,000 and the average number of voters for elections is 612.

Dr. Harrison stated that the question had been asked what savings would incur in the transportation department if certain scenarios were to take place. He explained that there would be a savings of approximately 15% on a daily basis due to due to mileage if the middle school was centralized and the longest bus route would be shortened by 30 minutes.

Architect Presentation

Ron Bailey of PBK presented the committee a visual of the current configurations of each campus as they are in 2006.

• China Elementary	Utilized Capacity	303
	Current Enrollment	256
	Spaces Available	47
• Sour Lake Elem	Utilized Capacity	660
	Current Enrollment	662
	Spaces Available	-2
• Henderson MS	Utilized Capacity	505
	Current Enrollment	488
	Spaces Available	17
• High School	Utilized Capacity	635
	Current Enrollment	686
	Spaces Available	-51 (8 classrooms in Temporary Bldgs)

At this point Mr. Bailey proceeded to present options that the committee could consider.

- Option 1: Existing grade alignment stays the same; Construct a new stage and a new gym at China Elementary; Construct a new stage; 2 new classroom, 1 choir room and 1 set of restrooms at the 6th grade wing at Henderson Middle School; Construct a 12-classroom addition (replace 9 classrooms in portable buildings), 4 science classrooms and 2 science labs at the high school. Total capacity 2203

He stated that after reviewing the Region 4 Facilities Study it became apparent that much work would be needed to upgrade some of the campuses. The improvements needed to bring buildings into correct building code requirements, in addition to improving each facility so they would be comparable to a newer facility would financially make some of them candidates for replacement rather than renovation. He stated that if you compare the renovation cost with the replacement cost, you could determine if it would be more economically sound to replace a particular building rather than continue to repair. The Council for Education Facility Planning International (CEFPI) recommends that if the renovation cost for an existing building exceeds 50% of the Replacement Value, it is not considered economically sound to continue to pour money into an older facility. The chart below identifies which buildings are in need of replacement.

Building Name	Square Footage	Cost to Replace	Cost to Renovate	% of Renovation Cost to Replacement Cost	Recommendation
China Elem	29,820	\$4,025,700	3,735,869	93%	Replace
Sour Lake Elem	85,000	\$11,475,000	\$2,519,871	22%	Renovate
Henderson MS	74,000	\$10,360,000	\$5,700,439	55%	Replace
High School	159,000	\$23,850,000	\$7,174,596	30%	Renovate

- Option 2: Change grade alignment to PreK-5, 6-8, 9-12; Replace China Elementary School with a New School to house 500 students; Construct a new stage;, 2 new classrooms, 1 choir room and 1 set of restrooms at the 6th grade wing at Henderson MS; Construct 12 new classrooms and 2 science labs at the high school. Total capacity 2400
- Option 3: Change grade alignment to PreK-5, 6-8, and 9-12; Replace China Elementary School with a new school to house 500 students; Replace Henderson Middle school with a new school to house 600 students; construct 12 new classrooms, 4 new science classrooms and 2 new science labs at the high school. Total capacity 2495.
- Option 4: Change grade alignment to PreK-K, 6-8, and 9-12; Replace China Elementary with a new school to house 500 students; Build a new high school for 800 students; retire Henderson MS and convert old High School into a New Middle School for Grades 6-8. Total capacity 2595
- Option 5: Change grade alignment to PreK-5, 6-8, and 9-12; retire China Elementary School and relocate PreK-5 to old Middle School; Build a New High School for 800 students; Convert old High School into a New Middle School for grades 6-8. Total capacity 2600.

Following the presentation the committee discussed the pros and cons of each option.

Option 1:

- Band aid fix
- Doesn't solve transportation issues
- Safety
- Financially pleasing
- Doesn't increase capacity enough

Option 2:

- Site concerns
- Still old high school and old middle school
- Community school for China

Option 3:

- Doesn't help transportation
- Large addition at high school
- Abandoning recent additions at Henderson middle school
- Do not like leaving middle school in China

Option 4:

- Good plan
- Financial plan
- What to do with middle school building

Option 5:

- No new school in China
- High cost
- Increased transportation to elementary kids

Following their discussion the committee's consensus was to throw out Option 1 stating they did not want a 'band aid' fix. They instructed Mr. Bailey to bring design options that included typical Texas pricing (i.e. well built, low maintenance, chill water system, and natural light).

Discussion of next meeting

The committee will tour several schools on Thursday, January 18th. Please meet at the administration building at 9:00.

The next meeting will be on Thursday, January 25, 2007 in the Hardin-Jefferson ISD Administration Building Elementary at 5:00 p.m.

The meeting was adjourned at 7:50 p.m.