

***WELCOME***

***BOND & GROWTH  
COMMITTEE  
MEMBERS***





# Argyle ISD Bond & Growth Planning Committee

November 28, 2023



# WELCOME FROM YOUR SUPERINTENDENT

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Dr. Courtney Carpenter  
Superintendent





# Argyle ISD 10-Year Growth Plan

## Fall 2023 Update

*November 13, 2023*



## Where We've Been...

- **May 2022:** Bond Passed
- **Fall 2022:** Zonda Demographics provided the Fall Demographic Report
- **January 2023:** Argyle ISD Board of Trustees adopted a 10-Year Strategic Growth Plan
- **April/May 2023:** Zonda Demographics provided the Spring Demographic Report

## Where We Are Now...

- **October 2023:** New Bond & Growth Planning Committee Commenced
- **October 27, 2023:** State Enrollment Snapshot Date - Official Enrollment
- **November 13, 2023:** Zonda Demographics provides the Fall Demographic Report
- **November 13, 2023:** District Administration provides Fall Update to the Board Adopted 10-Year Strategic Growth Plan



## **Adopted 10-Year Growth Plan *Continuous Analysis*** ***Expectations***

- District & Board of Trustees examine growth semi-annually and plan accordingly
- Review & revise growth outlook plan as needed
- Continual review of bonding capacity
- Collaboration with district's demographer (Zonda) & district's financial advisor (RBC)
- Continuing collaboration with local municipalities



## Adopted 10-Year Growth Plan *Guiding Parameters*

- **Elementary Campuses (PK-5):**
  - Maintain 850-student capacity elementary schools
- **Middle Schools (6-8):**
  - 1,200-student capacity for middle schools. One MS will serve 6-8th grades; other would utilize 6th Grade Campus (formerly AIS) & 7-8th grade campus.
- **High School Configuration (9-12):**
  - Remain **one high school** until AHS at CF reaches 2,700 students
    - Utilize 377 campus for 9th graders when CF reaches capacity until splitting to two high schools
  - When 2,700 is reached, **split into two separate** 9-12 high schools (utilizing Canyon Falls and US 377 campuses)



## Demographer's Reporting *District Takeaways* for 10-Year Plan

- Final Enrollment #s **do not** change
- The variable is “**when**” enrollment numbers happen
- **Semi-Annual Review** of 10-year plan continues to be important to **adjust** based on demographic data





## 2022 Bond \$267,885,000

- **Proposition A \$221,085,000**
  - Elementary #4
  - Elementary #5
  - Middle School
  - Technology, Transportation, Land Acquisition & Middle School No. 2 design planning
- **Proposition B \$26,915,000**
  - Stadium
- **Proposition C \$19,885,000**
  - Indoor Activity Center

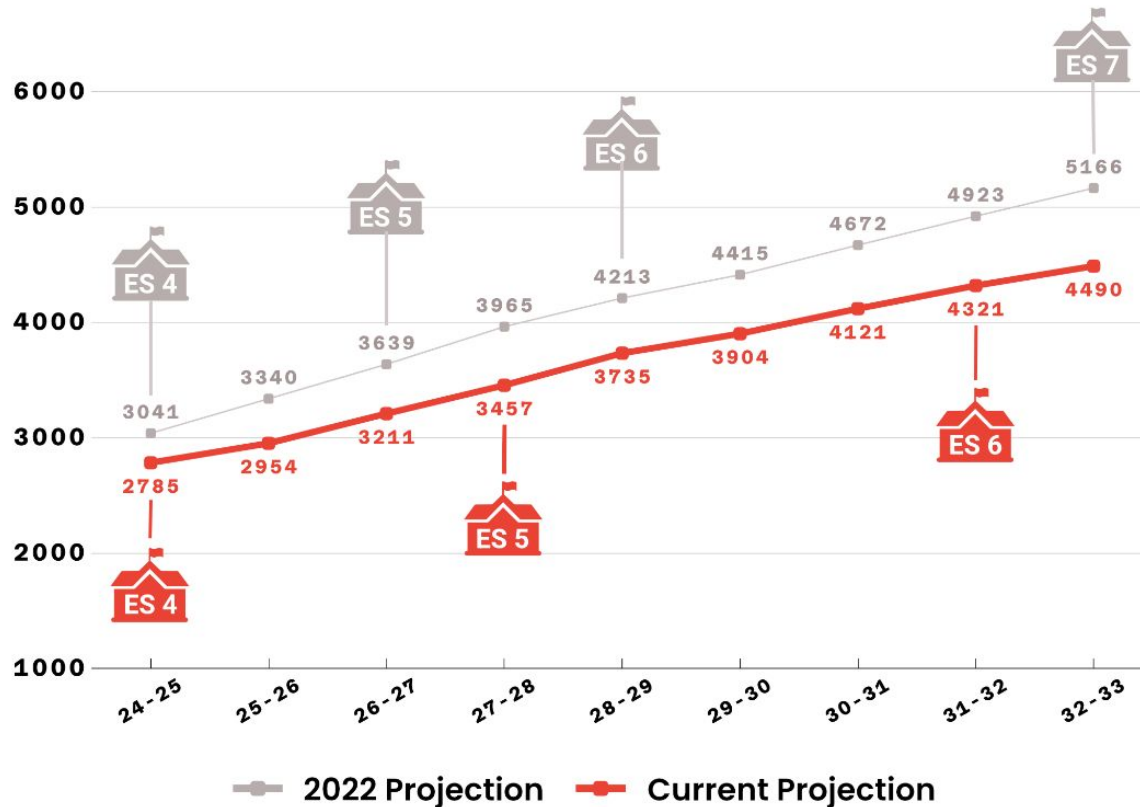


## Current Bond and Growth Planning

- Strategic Growth Plan in January 2023 **indicated an expected bond in 2024 or 2025** to include at least Elementary No. 6, Middle School No. 2, High School additions at Canyon Falls campus & US 377 campus
- BGP Committee **began on October 24, 2023** and will engage in 6 sessions, including facilities and capacity assessment reports
- BGPC is scheduled to provide **recommendation to the Board** of Trustees **in January 2024**



## 10-Year Strategic Growth Update for **ELEMENTARY**

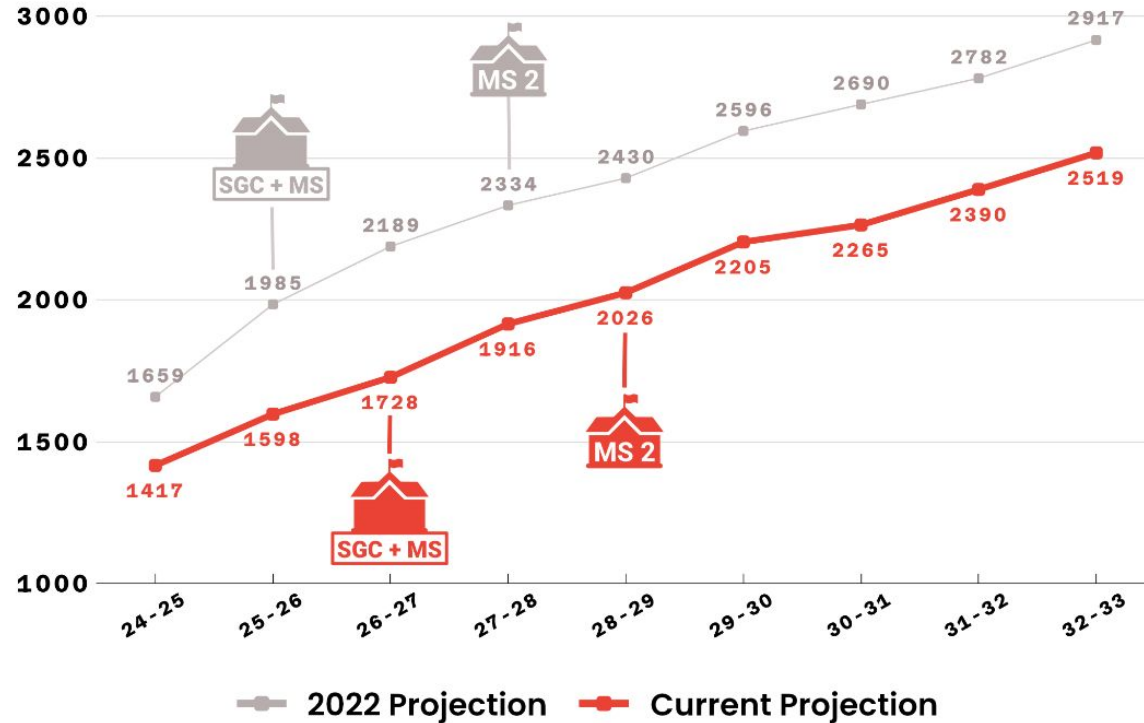


*The figures presented herein are estimations based on the best assessments of our demographers.*

*Due to the inherent volatility of this type of data, revisions may occur.*



## 10-Year Strategic Growth Update for **MIDDLE SCHOOL**

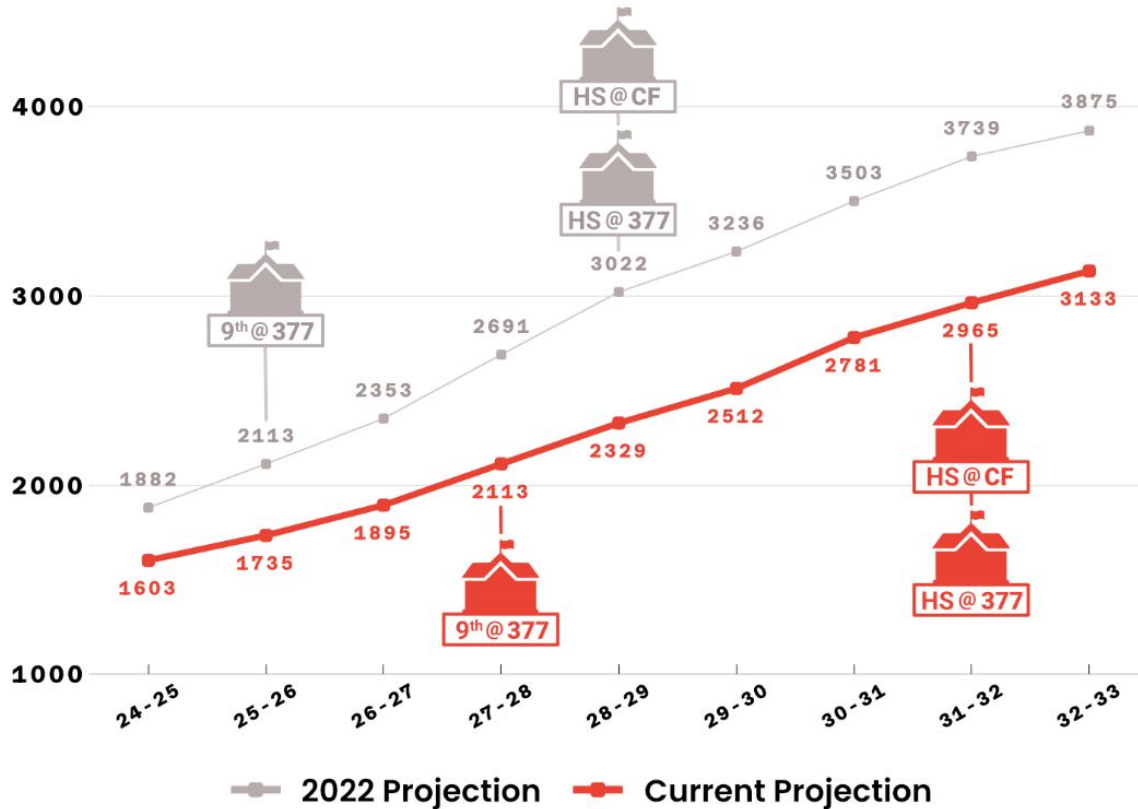


The figures presented herein are estimations based on the best assessments of our demographers.

Due to the inherent volatility of this type of data, revisions may occur.



# 10-Year Strategic Growth Update for *HIGH SCHOOL*



The figures presented herein are estimations based on the best assessments of our demographers.

Due to the inherent volatility of this type of data, revisions may occur.



# Table Talk Q&A Process



### **The Bond and Growth Planning Committee recommendation will:**

- Consider the needs of all district students
- Represent the priorities, expectations, and values of the entire community
- Use facts and data to make informed recommendations,
- Develop facility plans that support common educational goals of the district, including safety and security
- Understand the district's finances in order to develop and recommend a bond that is fiscally responsible



# TRANSCEND<sup>4</sup>

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Collaboration | Communication | Critical Thinking | Creativity

Dr. Lizzy Johnson

Facilitator

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940.595.0251



# AGENDA

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- NORMS AND PROCESS REVIEW
- PROJECT PRIORITIES
  - PROJECT PRIORITIES WORKSHEET
- CLOSING



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# HOUSEKEEPING

- All relevant materials and information will be distributed to you as handouts.
- Due to time constraints, no breaks have been scheduled. Please take care of your personal needs on your own.
- The Argyle ISD Leadership Team is here to serve you and to be a resource. Ask questions.
- Your attendance at every meeting will help yield optimum results for this committee and your community.



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# GROUND RULES



- Only one speaker at a time
- Respect the person who is speaking
- Listen with a desire to contribute & learn
- Engage in the ENTIRE meeting



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# Q&A PROCESS

- Each table will discuss the information presented and select one question to ask.
- Unanswered questions or concerns will be placed on the 'parking lot' to be answered later via email.



# MEETING OVERVIEW

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## Meeting #1

Welcome & Introductions  
Committee Charge  
Norms & Process Review  
Prior Bond Projects Update  
School Finance 101

## Meeting #2

Demographic Report  
Facility Needs Assessment

## Meeting #3

Facility Tours

## Meeting #4

Project Priority Presentation  
Project Priority Worksheet

## Meeting #5

Financial Advisor Presentation  
Project Priority Worksheet and Mock Vote

## Meeting #6

Bond Package Development with CoVoice  
SWOT Analysis regarding potential bond



# CONSENSUS & GRADIENTS OF AGREEMENT

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<b>ENDORSEMENT</b> "I like it."	<b>ENDORSEMENT WITH A MINOR POINT OF CONTENTION</b> "Basically, I like it."	<b>AGREEMENT WITH RESERVATIONS</b> "I can live with it."	<b>ABSTAIN</b> "I have no opinion."	<b>STAND ASIDE</b> "I don't like this, but I don't want to hold up the group."	<b>FORMAL DISAGREEMENT, BUT WILLING TO GO WITH THE MAJORITY</b> "I want my disagreement noted in writing, but I'll support the decision."	<b>FORMAL DISAGREEMENT, WITH REQUEST TO BE ABSOLVED OF RESPONSIBILITY</b> "I don't want to stop anyone else, but I don't want to be involved in implementing it."	<b>BLOCK</b> "I veto this proposal."
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*This scale makes it easier for participants to be honest. Using it, members can register less-than-whole hearted support without fearing that their statement will be interpreted as a veto.*

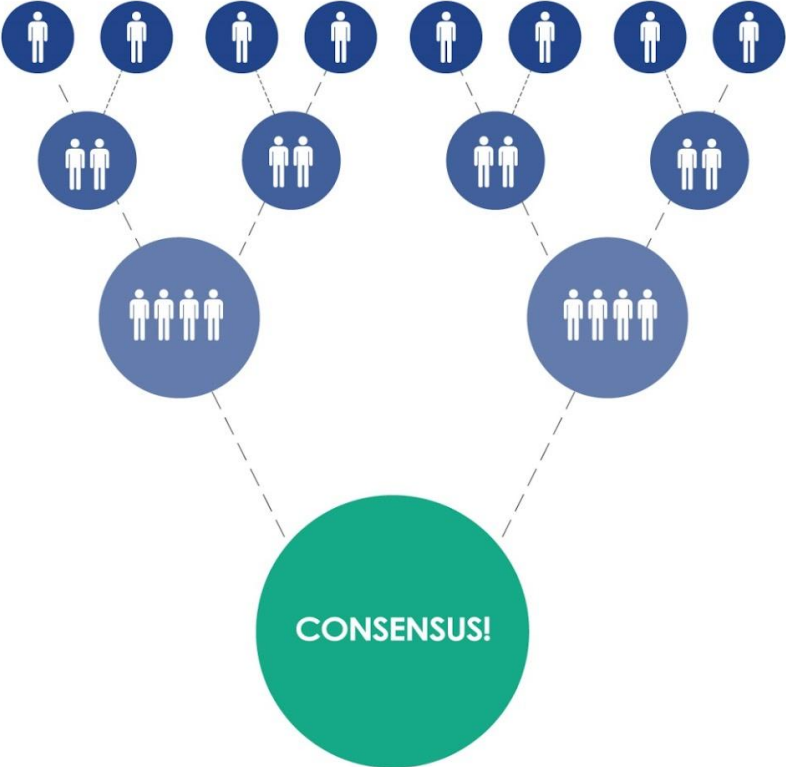


# DYNAMICS OF GROUP DECISION-MAKING



# CONSENSUS BUILDING MODEL

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| NOVEMBER 28, 2023

# ARGYLE ISD

LONG-RANGE FACILITY AND BOND PLANNING  
COMMITTEE MEETING NO. 4



VLK | ARCHITECTS



# LONG RANGE FACILITY PLAN CONSIDERATIONS

Argyle ISD Superintendent and District Leadership has partnered with VLK Architects to develop the District-Based Long-Range Facility Plan to meet the needs of Argyle ISD students for the next 10 years and beyond.

## Goals

- Address Safety
- Address Growth
- Address Existing Facilities Through Facility Upgrades

# LONG RANGE FACILITY PLAN CONSIDERATIONS

## Construction Costs Drive

### BUILDING COMPONENTS BREAKDOWN

#### Foundation:

- Dictated by geotechnical conditions and the life expectancy of a public school

#### Structural System:

- Dictated by code and includes regional wind speed criteria (tornado)

#### HVAC System:

- Energy performance, air exchanges, controls, etc, dictated by code

#### Plumbing System:

- Fixture count and water usage dictated by building code

#### Electrical System:

- Energy performance dictated by Energy Code

#### Roofing Systems:

- Energy performance and reflectance dictated by Energy Code

#### Envelope:

- Energy performance dictated by Energy Code; includes thermal resistance, air barrier, continuous insulation, insulated windows, air cavity ect.

#### Paving:

- Paving material dictated by local ordinance
- Subgrade preparation dictated by geotechnical conditions

#### Earthwork:

- Maximum grades dictated by Texas Accessibility Standards
- Compaction dictated by geotechnical conditions

#### Fire Protection:

- Fire rating dictated by building code

# LONG RANGE FACILITY PLAN CONSIDERATIONS

## CHERRY ELEMENTARY SCHOOL INFLATION EXAMPLE



**2021**  
\$308 SF

**2022**  
\$381 SF

**2023**  
\$414 SF

**TODAY**  
\$425 SF

**2021**  
**\$31,729,299**



**2023**  
**\$42,591,453**

# LONG RANGE FACILITY PLAN CONSIDERATIONS

## INFLATION EXAMPLES

### ARGYLE WEST ES



**Bid March 2018**

\$225.67 SF

**Final Cost**

\$24,219,286

### ARGYLE SOUTH ES



**Bid February 2021**

\$258.29 SF

**Final Cost**

\$27,071,578

### ARGYLE ES NO. 4



**Bid June 2023**

\$419.95 SF

**Est. Final Cost**

\$43,169,370

# LONG RANGE FACILITY PLAN CONSIDERATIONS

## PRIORITY LEVELS:

**Priority 1 – MUST DO:** *Legal, Safety Reasons or Critical Replacements – Life Expectancy 0 – 2 years.*

*Deficiencies or conditions that directly affect the school's ability to remain open, or deliver the educational curriculum.*

**Priority 2 – SHOULD DO:** *Curricular, Instructional, Program Needs & System Replacements – Life Expectancy 3 – 5 years.*

*These items are needs that are necessary to the mission of the school, but may not require immediate attention. These items should be considered as necessary improvements requiring incorporation in order to maximize efficiency and usefulness of the Facility including additions, site improvements and improvements related to the educational curriculum.*

**Priority 3 – WOULD LIKE TO DO:** *Curricular, Instructional, Program Needs & System Replacements – Life Expectancy 5 – 10 years.*

*Items or systems which are likely to require attention within the next 5 years, or would be considered an enhancement to the Instructional environment. The enhancements may be aesthetic or may provide greater functionality.*

**Priority M – MAINTENANCE ITEM:** *To be addressed with Maintenance or Other Funding Sources*

As part of the Long-Range Facility Plan, VLK performed facility conditions assessments of instructional campuses, administrative buildings, maintenance warehouse, and transportation facilities. These assessments include the reviewing of as-built drawings, conducting site visits, reviewing district standards for new construction, applying knowledge of current building codes and architectural barriers rules (accessibility requirements).



# 10-Year Strategic Growth Plan Projects

Project	Based on Demographer Enrollment and Needed By:
Middle School #2 <i>Priority 2</i>	Bid Date of November 2026 Open 2028/2029
Elementary #6 <i>Priority 3</i>	Bid Date of March 2029 Open 2031/2032
377 Additions to 1,750 seats (+450 seats) <i>Priority 3</i>	Bid Date of 2029 Open 2031/2032
Canyon Falls Additions to 2,250 seats + connector (+150 seats) <i>Priority 2</i>	Bid Date of 2025 Open 2027/2028



# 10-Year Strategic Growth Plan Projects – Other Considerations with Additional Seats

Project	Based on Demographer Enrollment and Needed By:
377 Additions for 1,750 Gym Space Addition <i>Priority 3</i>	Bid Date of January 2029 Open 2031/2032
377 Additions for 1,750 Cafe Expansion & Gym 2 Demo <i>Priority 3</i>	Bid Date of January 2029 Open 2031/2032
Canyon Falls Additions for 2,250 BB/SB Complex Additions for Competition <i>Priority 3</i>	Bid Date of January 2026 Open 2028/2029





# Table Talk Q&A Process





# Facilities Assessment Capital Improvements -

## Identified through Facilities Assessment with VLK & District Personnel

Project	If Bid Today	Needed By:
Hilltop Elementary Identified Capital Improvements <i>Priority 2</i>	<p>Upgrades - Site</p> <ul style="list-style-type: none"> <li>● Conversion play areas</li> <li>● Sidewalk repairs/replacement</li> <li>● Paving repairs/replacement</li> <li>● Site sealant</li> <li>● Rework retaining wall for accessibility</li> <li>● Erosion at south end of classroom wing and floor hatch</li> <li>● New PA and sound system in cafeteria</li> <li>● Rekey campus</li> <li>● Retaining wall</li> <li>● Accessible swings</li> </ul> <p>Upgrades - Exterior</p> <ul style="list-style-type: none"> <li>● Accessibility upgrades</li> <li>● Repair exterior concrete ramps</li> <li>● Repair/replace flatwork</li> <li>● Repair perimeter grade beams</li> </ul> <p>Upgrades - Interior</p> <ul style="list-style-type: none"> <li>● Repair cracking sheetrock/CMU</li> <li>● Repaint steel doors and frames</li> <li>● Demo &amp; replace ceiling tile &amp; ornamental ceiling</li> <li>● Paint handrails</li> </ul> <p>Upgrades - Mechanical, Plumbing, Electric</p> <ul style="list-style-type: none"> <li>● Revise roof-mounted boiler (generator)</li> </ul>	<p>Bid Date of March 2025</p> <p>Open 2026/2027</p>



# Facilities Assessment Capital Improvements -

## Identified through Facilities Assessment with VLK & District Personnel

Project	If Bid Today	Needed By:	
<p>Sixth Grade Center Identified Capital Improvements <i>Priority 2</i></p>	<ul style="list-style-type: none"> <li>Upgrades - Site                             <ul style="list-style-type: none"> <li>• Address storm line backup</li> </ul> </li> <li>Upgrades - Exterior                             <ul style="list-style-type: none"> <li>• Refinish/repair exposed wood awnings &amp; bird netting</li> <li>• Clean &amp; seal brick</li> <li>• Repaint exterior steel doors &amp; metal trim</li> <li>• Replace steel windows with aluminum &amp; insulated glazing</li> <li>• Tie in downspouts to storm lines</li> <li>• Provide grass at bare areas on backside for erosion</li> <li>• Replace awnings</li> <li>• Provide paving at service area</li> <li>• Rekey campus</li> </ul> </li> <li>Upgrades - Interior                             <ul style="list-style-type: none"> <li>• Replace non ADA door hardware at admin &amp; gym</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Refinish wood panel-bench</li> <li>• Replace bleachers</li> <li>• Refinish stage floor, replace curtains, lighting, rigging</li> <li>• Replace gym stairs flooring</li> <li>• Repaint/repair metal panels at gym</li> <li>• Renovate concession</li> <li>• Upgrade gym restrooms</li> <li>• Replace toilet partitions and sink counters at main building</li> <li>• Replace ceiling tile at main building</li> </ul> <p>Upgrades - Mechanical, Plumbing, Electrical</p> <ul style="list-style-type: none"> <li>• Replace HVAC beyond life cycle</li> <li>• Replace exterior lighting</li> <li>• Provide fire sprinkler</li> </ul>	<p>Bid Date of 2025</p> <p>Open 2027/2028</p>



# **Facilities Assessment Capital Improvements -** ***Identified through Facilities Assessment with VLK & District Personnel***

<b>Project</b>	<b>Needed By:</b>
Sixth Grade Center Identified Capital Improvements + Renovation of the Gym <i>Priority 2</i>	Bid Date of 2026  Open 2028/2029



# Facilities Assessment Capital Improvements - Identified through Facilities Assessment with VLK & District Personnel

Project	If Bid Today	Needed By:
<p>377 Campus Identified Capital Improvements Priority 3</p>	<ul style="list-style-type: none"> <li>Upgrades - Site                             <ul style="list-style-type: none"> <li>• Replace/repair/clean paving, asphalt, sidewalk</li> <li>• Address traffic flow</li> <li>• Restrooms serving athletics not accessible</li> <li>• Erosion at overflow drains</li> <li>• Provide ramp/dock at auditorium</li> </ul> </li> <li>Upgrades - Exterior                             <ul style="list-style-type: none"> <li>• Clean/seal brick and stone</li> <li>• Replace sealant</li> <li>• Repaint Exterior doors &amp; metal</li> <li>• Replace fencing around stadium</li> <li>• Restrooms undersized, renovate &amp; provide additional</li> <li>• Clean &amp; paint canopies</li> <li>• Replace traffic security gates</li> <li>• Renovate baseball/softball concession</li> <li>• Covered seating at baseball/softball</li> <li>• Replace PA</li> <li>• Upgrade network cabling</li> </ul> </li> <li>Upgrades - Interior                             <ul style="list-style-type: none"> <li>• Replace turf at indoor, football, baseball, and softball fields</li> <li>• Update base paths/mound</li> <li>• Track resurface</li> <li>• Replace ceiling tiles at 1999 &amp; 2000 portion</li> <li>• Mezzanine Safety</li> <li>• Refinish wood trim &amp; stairs at stage</li> <li>• Replace sinks at classrooms 1999 &amp; 2000</li> <li>• Repaint steel doors and frames</li> <li>• Replace doors at fine arts</li> <li>• Remove lockers &amp; paint in locker room</li> <li>• Increase cafeteria capacity</li> <li>• Replace theater rigging/lighting</li> <li>• Replace flooring in older hallways with LVT</li> </ul> </li> <li>Upgrades - Mechanical, Plumbing, Electric                             <ul style="list-style-type: none"> <li>• Replace exterior building lighting</li> <li>• Replace fire alarm</li> </ul> </li> </ul>	<p>Bid Date of January 2029</p> <p>Open 2030/2031</p>



## **Land Acquisition/Buses/Maintenance - Priority 2**

- Additional sites beyond Elementary # 6 and Middle School # 2
- Land for transportation and maintenance expansions due to growth
- Buses to accommodate growth of fleet



## Technology - Priority 2

- 1:1 Technology
- District-wide Technology



# Table Talk Q&A Process





# TELLING THE STORY...



**Offer up any  
Likes and  
Wishes to  
assist us in  
improving  
each meeting**



# NEXT MEETING INFORMATION

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## **Meeting 5**

Tuesday, December 12th

5:30 pm Dinner

6pm-8pm Meeting

AISD Administration

