Argyle ISD Bond & Growth Planning Committee

November 8, 2023

WELCOME FROM YOUR SUPERINTENDENT

Dr. Courtney Carpenter
Superintendent

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

Dr. Lizzy Johnson

Facilitator

lizzy@transcend4.com

940.595.0251

AGENDA

- NORMS AND PROCESS REVIEW
- DEMOGRAPHICS UPDATE
- FACILITY NEEDS ASSESSMENT
- CLOSING

TRANSCEND[4]
Collaboration | Communication | Critical Thinking | Creativity

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.

TRANSCEND4

Collaboration | Communication | Critical Thinking | Creativity

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

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

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
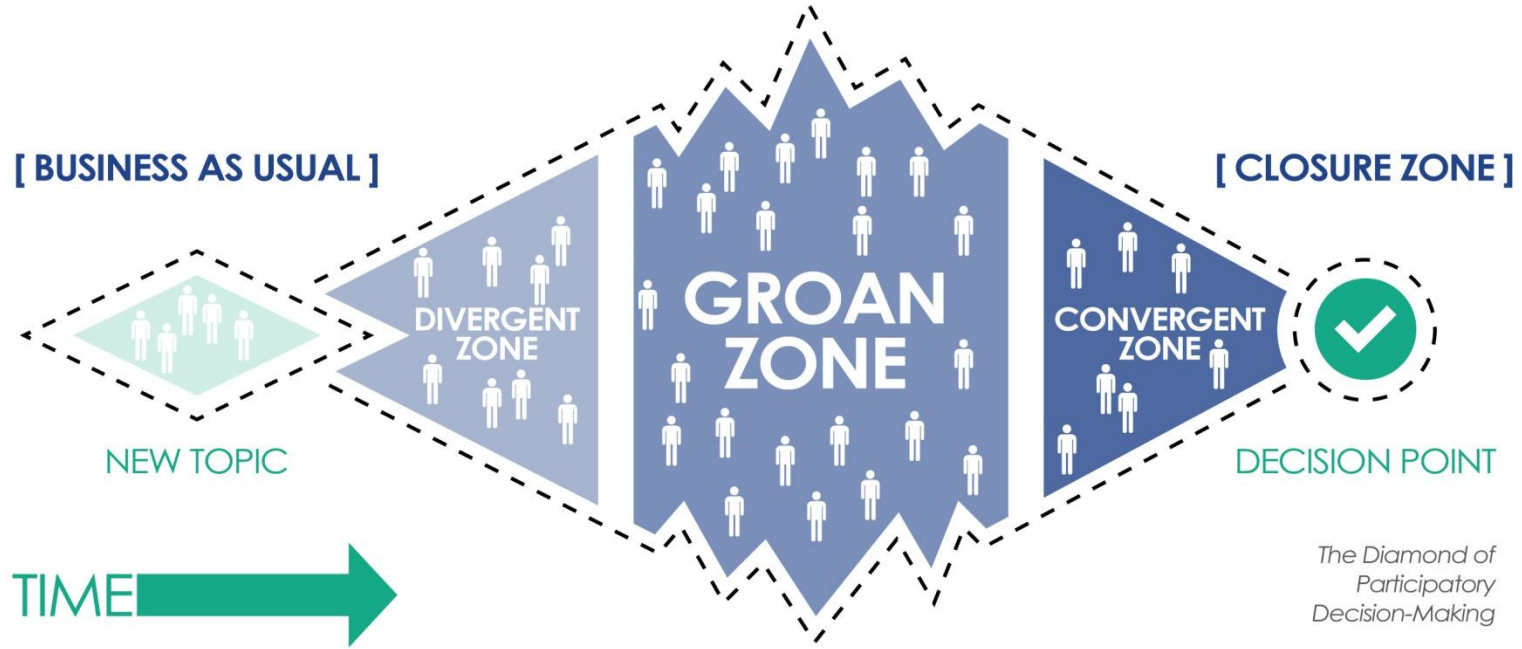SWOT Analysis regarding potential bond

DRAFT

TRANSCEND4
Collaboration | Communication | Critical Thinking | Creativity

CONSENSUS & GRADIENTS OF AGREEMENT

ENDORSEMENT	ENDORSEMENT WITH A MINOR POINT OF CONTENTION	AGREEMENT WITH RESERVATIONS	ABSTAIN	STAND ASIDE	FORMAL DISAGREEMENT, BUT WILLING TO GO WITH THE MAJORITY	FORMAL DISAGREEMENT, WITH REQUEST TO BE ABSOLVED OF RESPONSIBILITY	BLOCK
"I like it."	*"Basically, I like it."*	*"I can live with it."*	*"I have no opinion."*	*"I don't like this, but I don't want to hold up the group."*	*"I want my disagreement noted in writing, but I'll support the decision."*	*"I don't want to stop anyone else, but I don't want to be involved in implementing it."*	*"I veto this proposal."*

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.
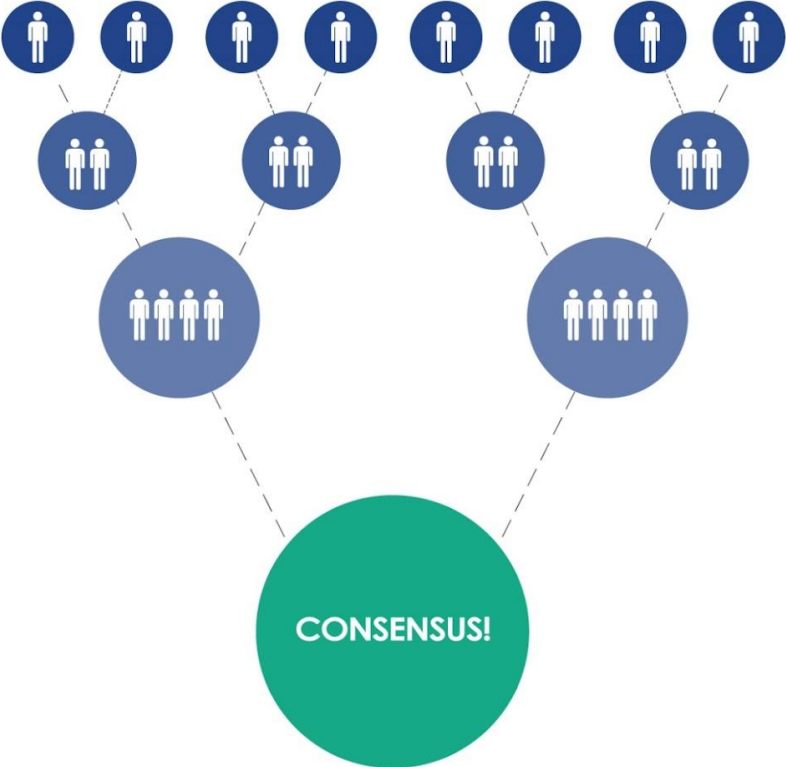
TRANSCEND⁴
Collaboration | Communication | Critical Thinking | Creativity

DYNAMICS OF GROUP DECISION-MAKING

[BUSINESS AS USUAL]

DIVERGENT ZONE

GROAN ZONE

CONVERGENT ZONE

[CLOSURE ZONE]

NEW TOPIC

DECISION POINT

TIME

The Diamond of Participatory Decision-Making

CONSENSUS BUILDING MODEL
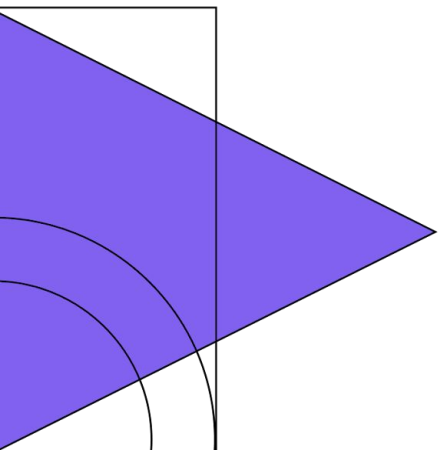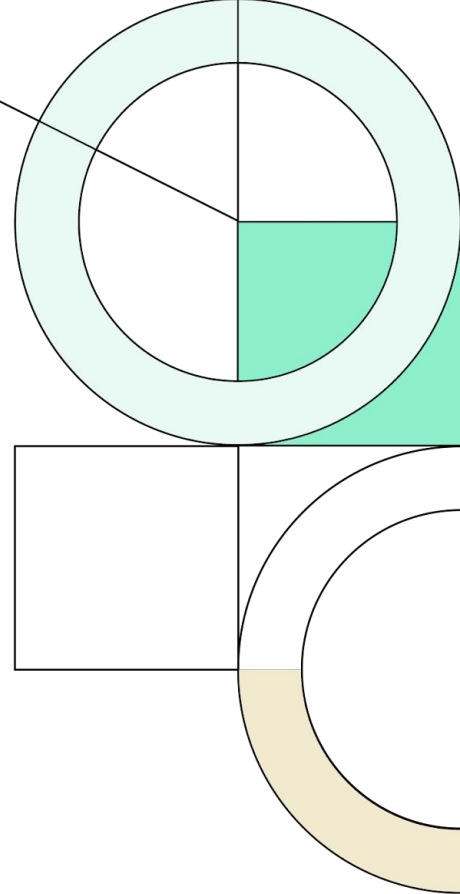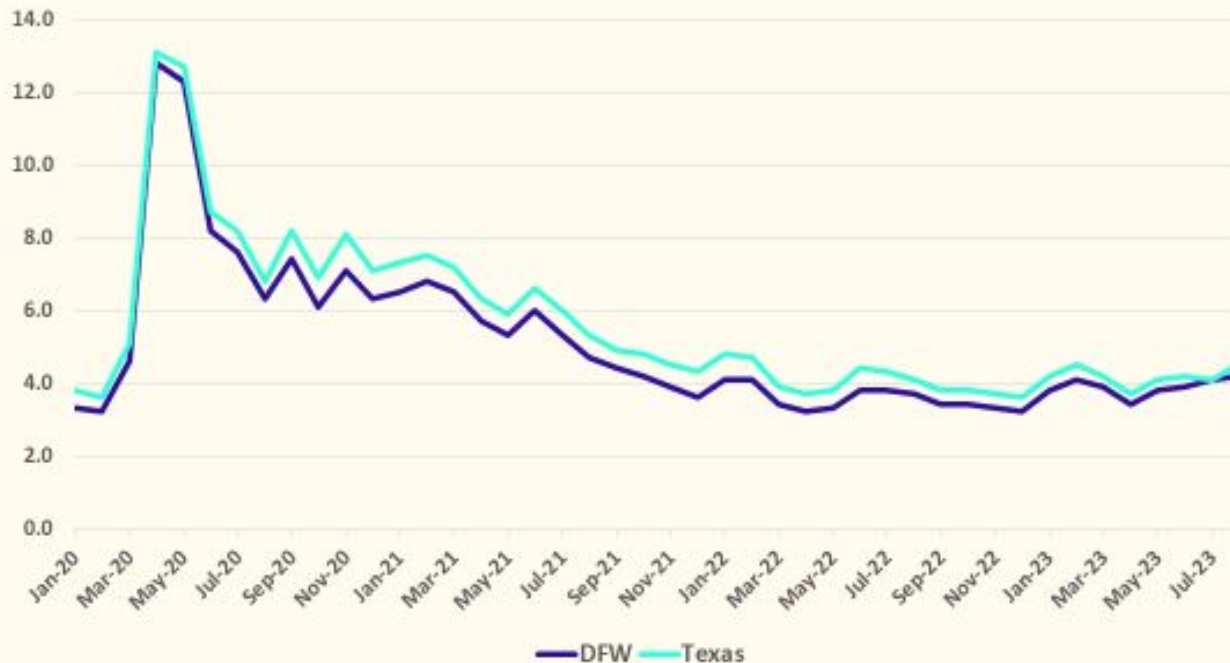
Argyle Independent School District

Fall 2023

Demographic Report

Local Economic Conditions

Unemployment Rate, Jan. 2019 - August 2023

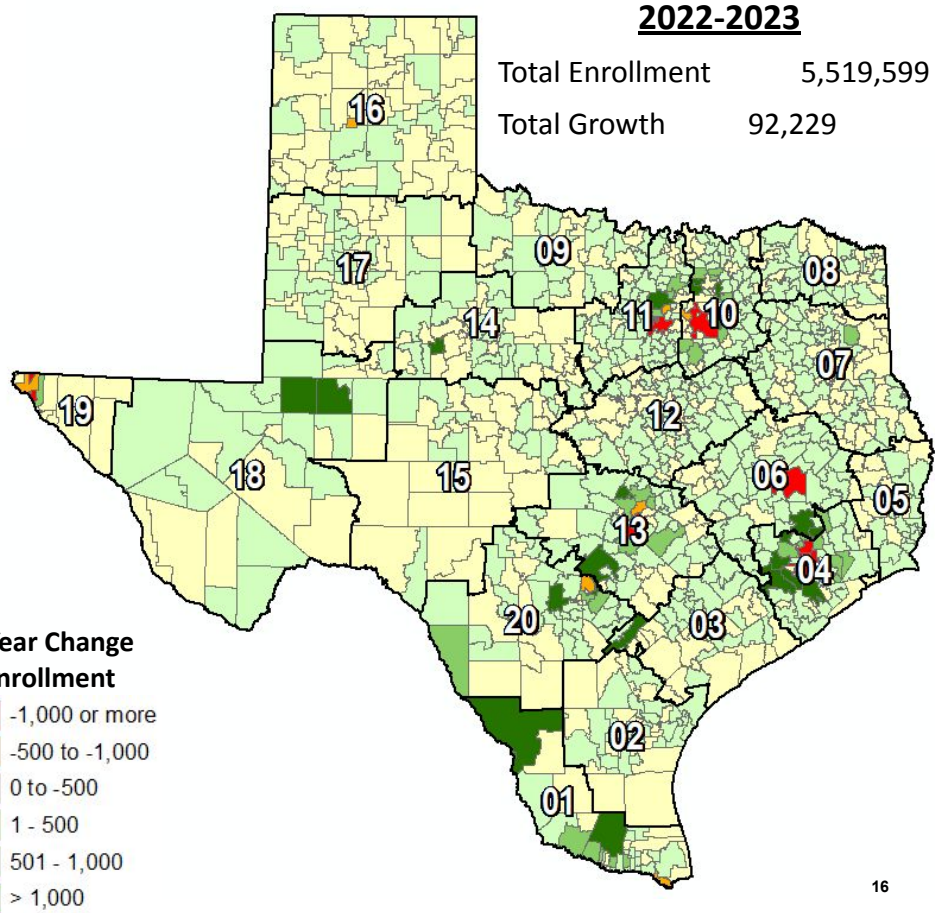Legend: DFW — Texas

Unemployment Rate, Year over Year
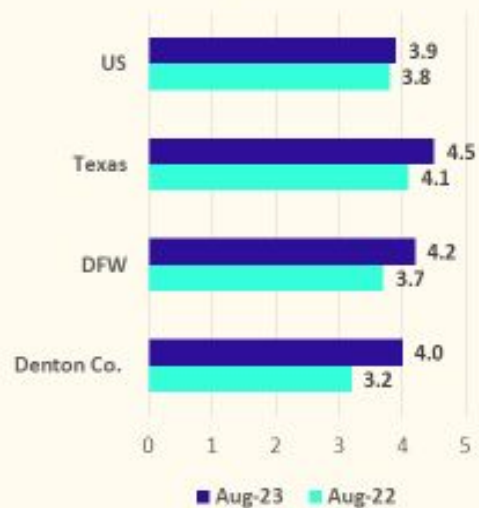
Region	Aug-23	Aug-22
US	3.9	3.8
Texas	4.5	4.1
DFW	4.2	3.7
Denton Co.	4.0	3.2

Legend: ■ Aug-23 ■ Aug-22

State Enrollment Trends*

*(*Preliminary Enrollment Data, TEA April 2023)*

2021-2022

Total Enrollment	5,427,370
Total Growth	55,780

2022-2023

Total Enrollment	5,519,599
Total Growth	92,229

1-Year Change Enrollment

Color	Range
Red	-1,000 or more
Orange	-500 to -1,000
Pale Yellow	0 to -500
Light Green	1 - 500
Green	501 - 1,000
Dark Green	> 1,000

Zonda Education
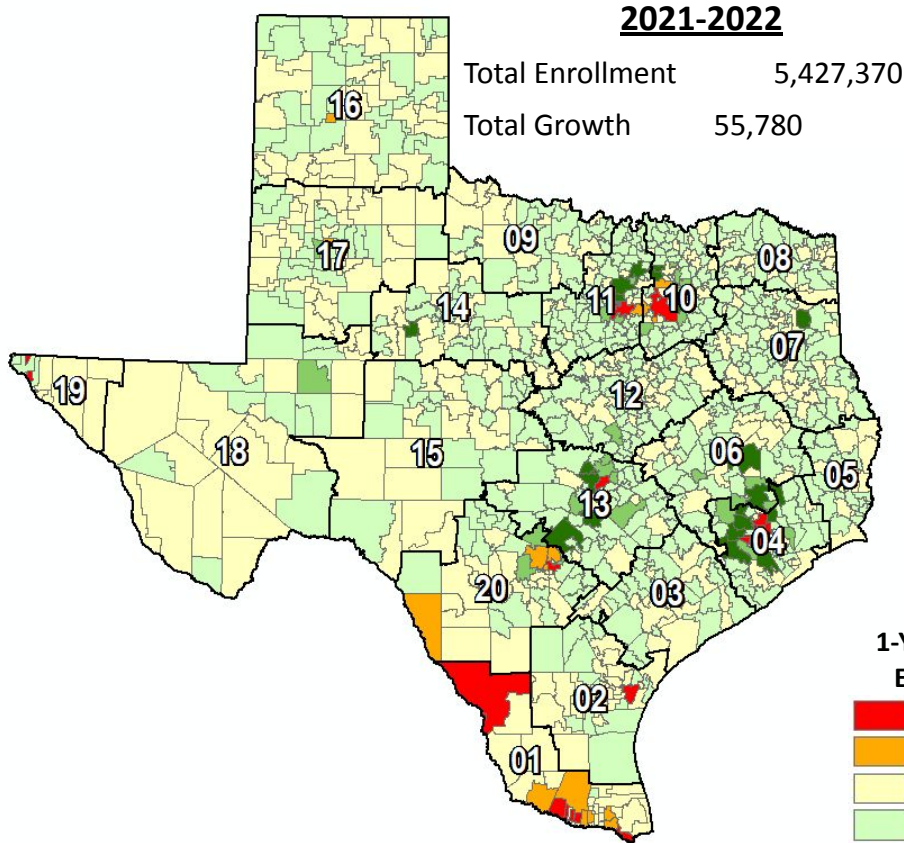
Texas ISD Enrollment Change

| Year	Enrollment Change
2015/16	67,522
2016/17	59,540
2017/18	40,555
2018/19	32,228
2019/20	62,030
2020/21	-122,350
2021/22	55,780
2022/23	92,229

Zonda
Education

4
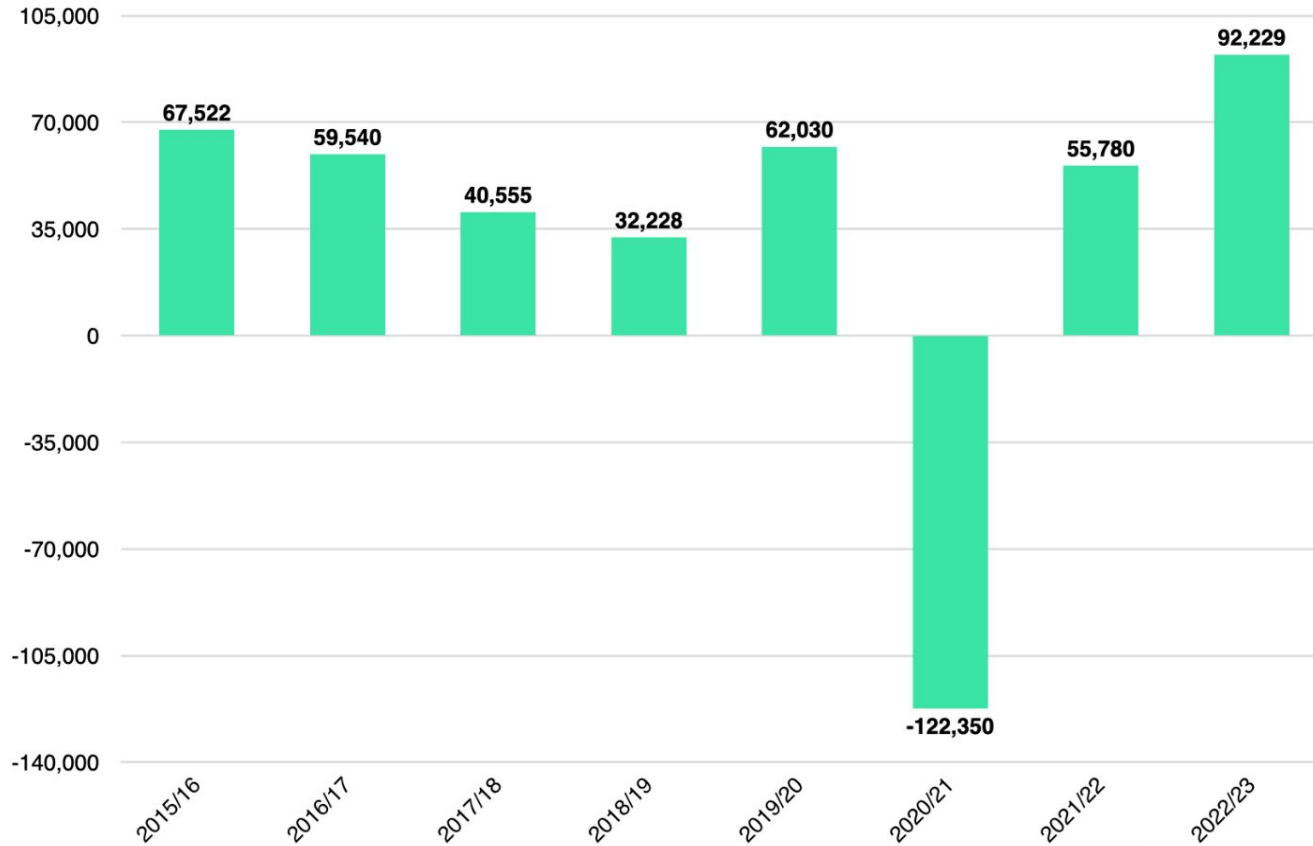
Region 10-11 Enrollment Trends*

*(*Preliminary Enrollment Data, TEA April 2023)*

- Argyle ISD enrollment has risen by 2,250 students between 2017/18 and 2022/23, an increase of 82.8%

- AISD enrollment increased by 628 students, or 14.5%, from the 2021/22 to 2022/23 school years

5-Year Change Enrollment

- < 0
- 1 - 100
- 100 - 500
- 501 - 1,000
- 1,001 - 2,500
- > 2,500

Zonda Education
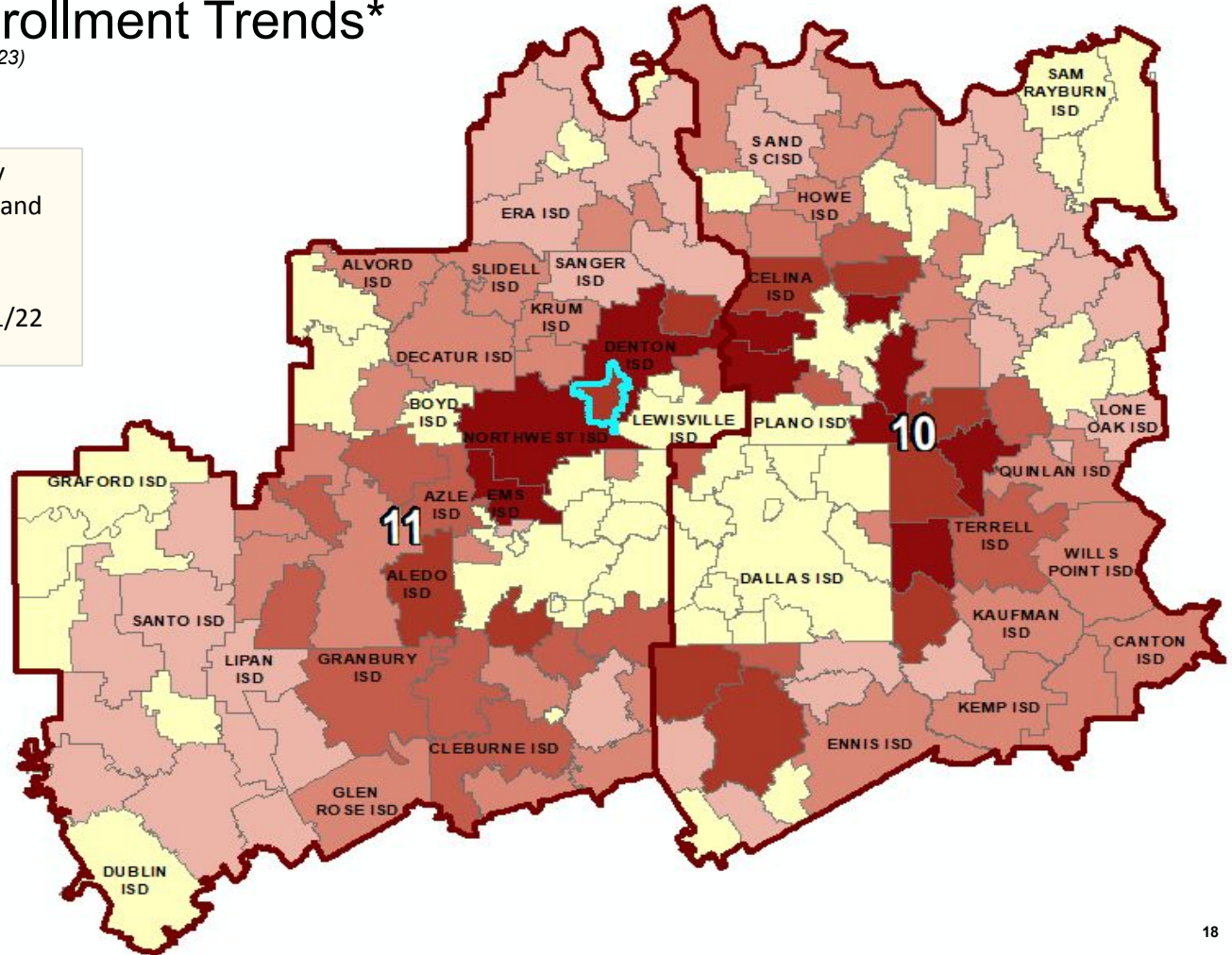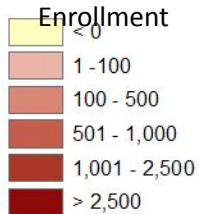
DFW Remains the Most Active New Home Market Nationally

Top Markets by Housing Starts (2Q 2023)

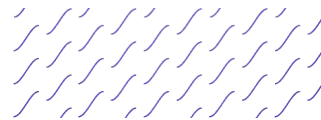| Rank	Market	Quarter Starts	YOY Difference	%
1	Dallas-Fort Worth-Arlington, TX	13,307	-210	-2%
2	Houston-The Woodlands-Sugar Land, TX	10,243	-1,476	-13%
3	Atlanta-Sandy Springs-Alpharetta, GA	5,119	-676	-12%
4	Austin-Round Rock-Georgetown, TX	4,904	-2,202	-31%
5	Phoenix-Mesa-Chandler, AZ	4,803	-2,137	-31%
6	San Antonio-New Braunfels, TX	4,287	-2,464	-36%
7	Orlando-Kissimmee-Sanford, FL	3,740	-632	-14%
8	Riverside-San Bernardino-Ontario, CA	3,730	28	1%
9	Charlotte-Concord-Gastonia, NC-SC	3,312	-468	-12%
10	Tampa-St. Petersburg-Clearwater, FL	3,284	360	12%
11	Raleigh-Cary, NC	3,233	-148	-4%
12	Washington-Arlington-Alexandria, DC-VA-MD-WV	3,080	-767	-20%
13	Las Vegas-Henderson-Paradise, NV	2,953	-673	-19%
14	Jacksonville, FL	2,584	-833	-24%
15	North Port-Sarasota-Bradenton, FL	2,498	-136	-5%
16	Nashville-Davidson--Murfreesboro--Franklin, TN	2,453	-284	-10%
17	Seattle-Tacoma-Bellevue, WA	2,141	567	36%
18	Portland-Vancouver-Hillsboro, OR-WA	2,118	736	53%
19	Denver-Aurora-Lakewood, CO	1,994	-881	-31%
20	Chicago-Naperville-Elgin, IL-IN-WI	1,972	-72	-4%
21	Lakeland-Winter Haven, FL	1,900	-286	-13%
22	Minneapolis-St. Paul-Bloomington, MN-WI	1,890	-738	-28%
23	Miami-Fort Lauderdale-Pompano Beach, FL	1,873	-342	-15%
24	Los Angeles-Long Beach-Anaheim, CA	1,806	-133	-7%
25	Sacramento-Roseville-Folsom, CA	1,671	-634	-28%

4
Texas Markets in the national Top 10 rankings

1st
DFW's national rank in terms of starts volume

21
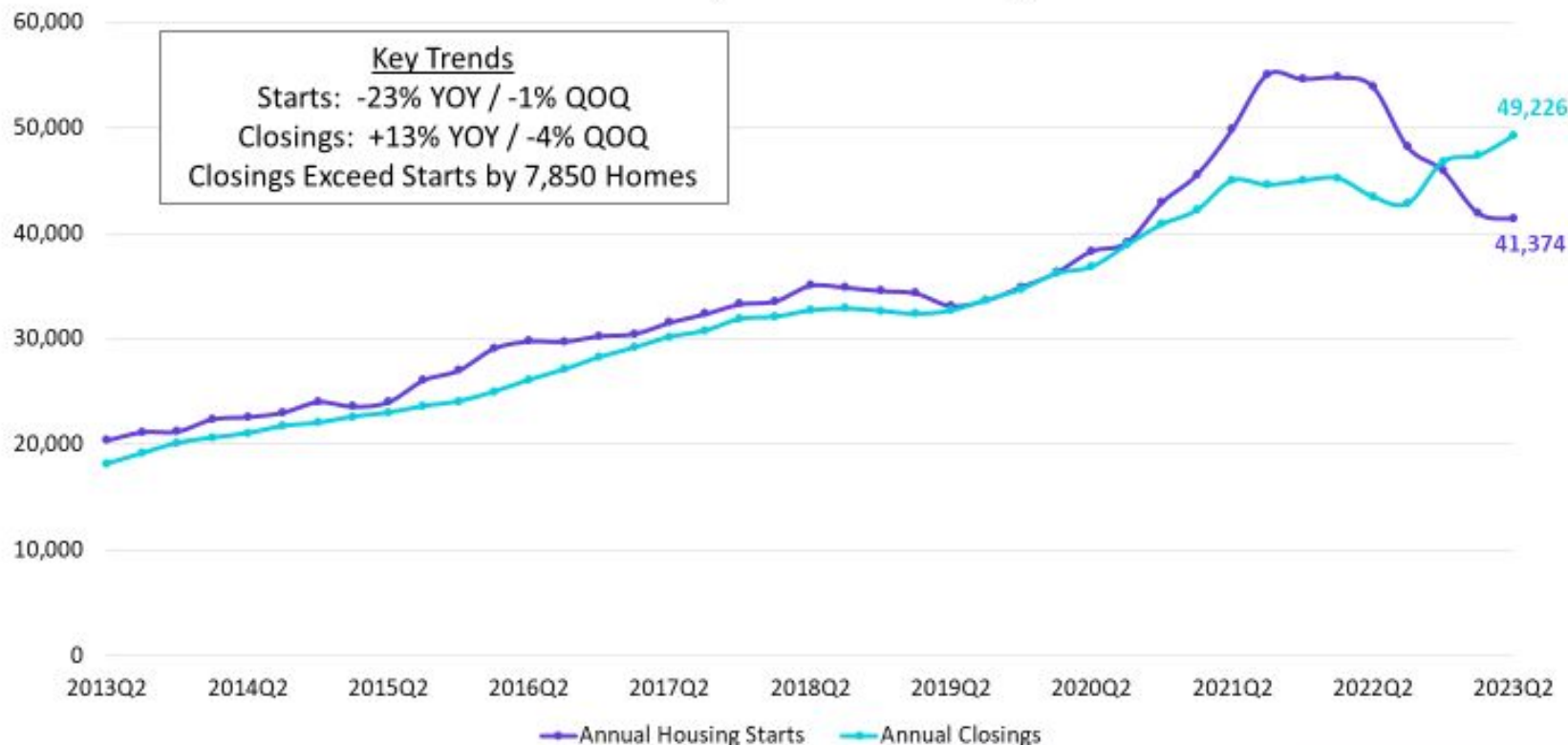Starts declined YOY in 21 of the top 25 markets

DFW New Home Starts & Closings

Annual Housing Starts vs. Annual Closings

Key Trends
Starts: -23% YOY / -1% QOQ
Closings: +13% YOY / -4% QOQ
Closings Exceed Starts by 7,850 Homes
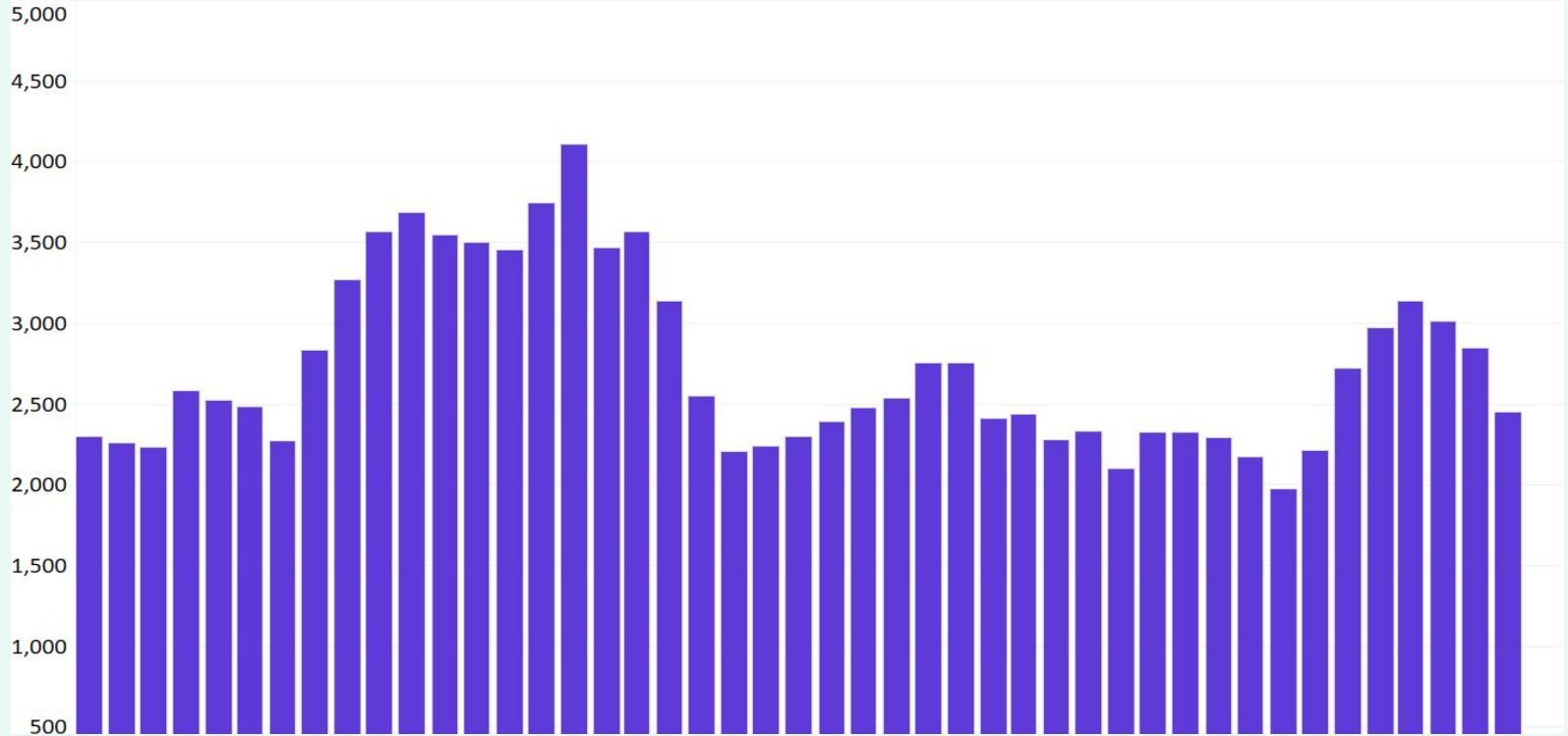
49,226

41,374

Annual Housing Starts
Annual Closings

DFW Monthly New Home Sales- Oct. 2019 – June 2023

Monthly New Home Sales (DFW)

DFW New Home Ranking Report
ISD Ranked by Annual Closings – 2Q23

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	NORTHWEST ISD	2,795	3,622	1,589	4,017	40,144
2	DENTON ISD	2,428	3,100	1,457	3,821	28,270
3	PROSPER ISD	2,443	2,701	2,043	2,919	18,633
4	PRINCETON ISD	1,738	2,180	1,177	3,350	7,827
5	ROYSE CITY ISD	1,229	1,851	750	1,894	7,771
6	EAGLE MT-SAGINAW ISD	1,822	1,527	1,104	2,346	15,570
7	FORNEY ISD	1,414	1,526	973	4,546	19,011
8	FRISCO ISD	888	1,490	692	2,038	8,761
9	MCKINNEY ISD	1,690	1,441	1,125	2,036	14,392
10	ROCKWALL ISD	1,059	1,434	811	2,865	9,923
11	CRANDALL ISD	916	1,375	419	1,349	17,860
12	AUBREY ISD	904	1,309	632	1,104	5,936
13	DALLAS ISD	1,477	1,308	1,852	1,494	6,309
14	MANSFIELD ISD	1,028	1,277	798	1,791	6,034
15	CROWLEY ISD	1,491	1,247	1,022	1,565	15,913
16	LEWISVILLE ISD	973	1,184	735	543	1,545
17	MELISSA ISD	1,391	1,098	889	1,025	3,173
18	CELINA ISD	730	1,091	660	1,736	36,298
19	COMMUNITY ISD	783	1,068	608	1,828	6,814
20	MIDLOTHIAN ISD	636	1,032	500	3,230	17,483
21	ANNA ISD	890	1,029	594	1,134	7,754
22	FORT WORTH ISD	656	982	384	1,827	4,200
23	WYLIE ISD	456	915	419	961	2,329
24	**ARGYLE ISD**	**685**	**912**	**476**	**1,433**	**5,119**
25	LITTLE ELM ISD	462	820	309	1,203	1,043

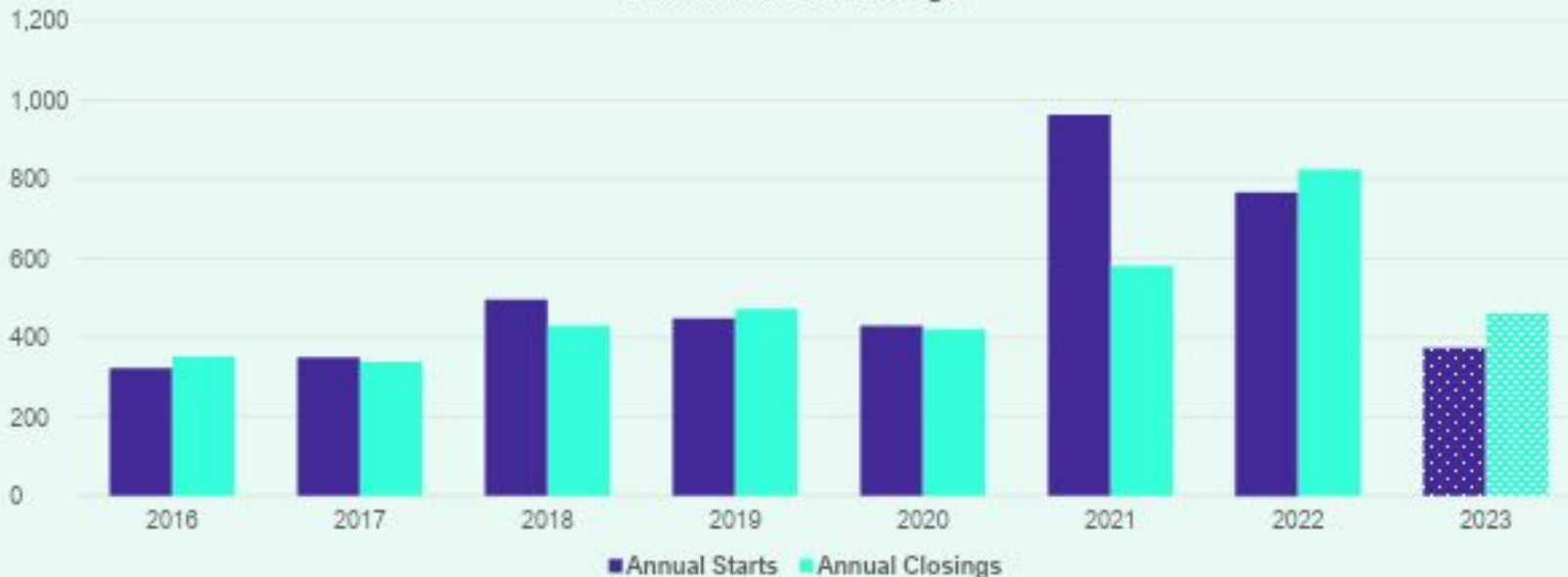** Based on additional research by Zonda Education*
*** Totals **DO NOT** include age-restricted communities*

Zonda™
Education

District New Home Starts and Closings by Quarter
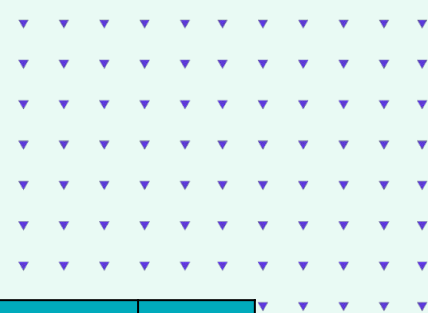

Annual Starts & Closings

Starts	2017	2018	2019	2020	2021	2022	2023
1Q	95	116	124	86	139	200	116
2Q	81	157	111	112	225	224	258
3Q	109	133	123	105	332	195	
4Q	65	90	90	127	266	146	
Total	350	496	448	430	962	765	374

Closings	2017	2018	2019	2020	2021	2022	2023
1Q	58	77	82	89	124	164	209
2Q	83	100	104	99	114	209	253
3Q	124	133	152	118	132	166	
4Q	73	119	135	116	210	284	
Total	338	429	473	422	581	823	462

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District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarterly Starts	Annual Closings	Quarterly Closings	Under Construction	Inventory	Vacant Dev. Lots	Futures
HILLTOP	90	17	118	30	68	73	160	686
SOUTH	275	77	526	132	131	167	414	4041
WEST	320	164	268	91	175	236	859	392
Grand Totals	685	258	912	253	374	476	1,433	5,119

Highest activity in the category

*Does NOT include age-restricted communities
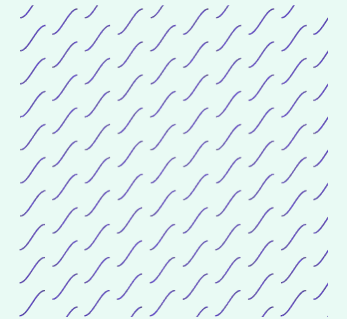
District Housing Overview

- The district has 31 actively building subdivisions

- Within AISD there are 15 future subdivisions in various stages of planning

- Of these, groundwork is underway on approximately 525 lots within 5 subdivisions

- 267 lots were delivered in the 2nd quarter

Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway

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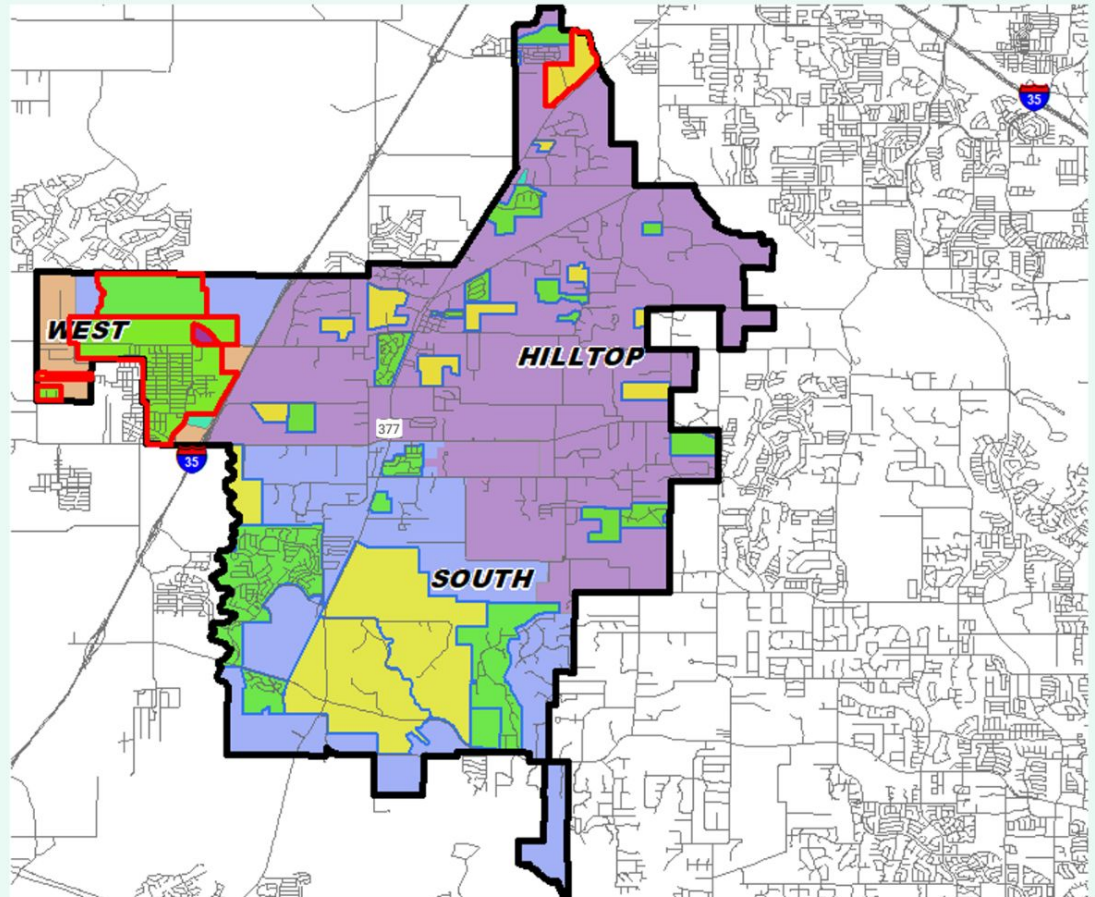
Residential Activity

Harvest

- 3,082 total lots in AISD
- 287 future lots
- 858 vacant developed lots
- 175 homes under construction/61 inventory
- 1,701 homes occupied
- Building 200-250 homes per year

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BB Living Harvest

- 191 total single family rental units
- Project mostly complete with leasing currently at 45%

SOUTH

ELEM 4

ARGYLE WEST ELEM

NORTHWEST ISD

WEST

NORTHWEST ISD

Harvest MF

- Groundwork underway, details to come

Hawthorne Estates

- 31 total future lots
- Groundwork underway, vacant developed lots and street evident

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Canyon Falls

- 1,075 total lots in AISD
- 97 vacant developed lots remain
- 16 homes under construction
- 959 homes occupied
- 5 starts and 14 closings last quarter
- Development nearing build-out
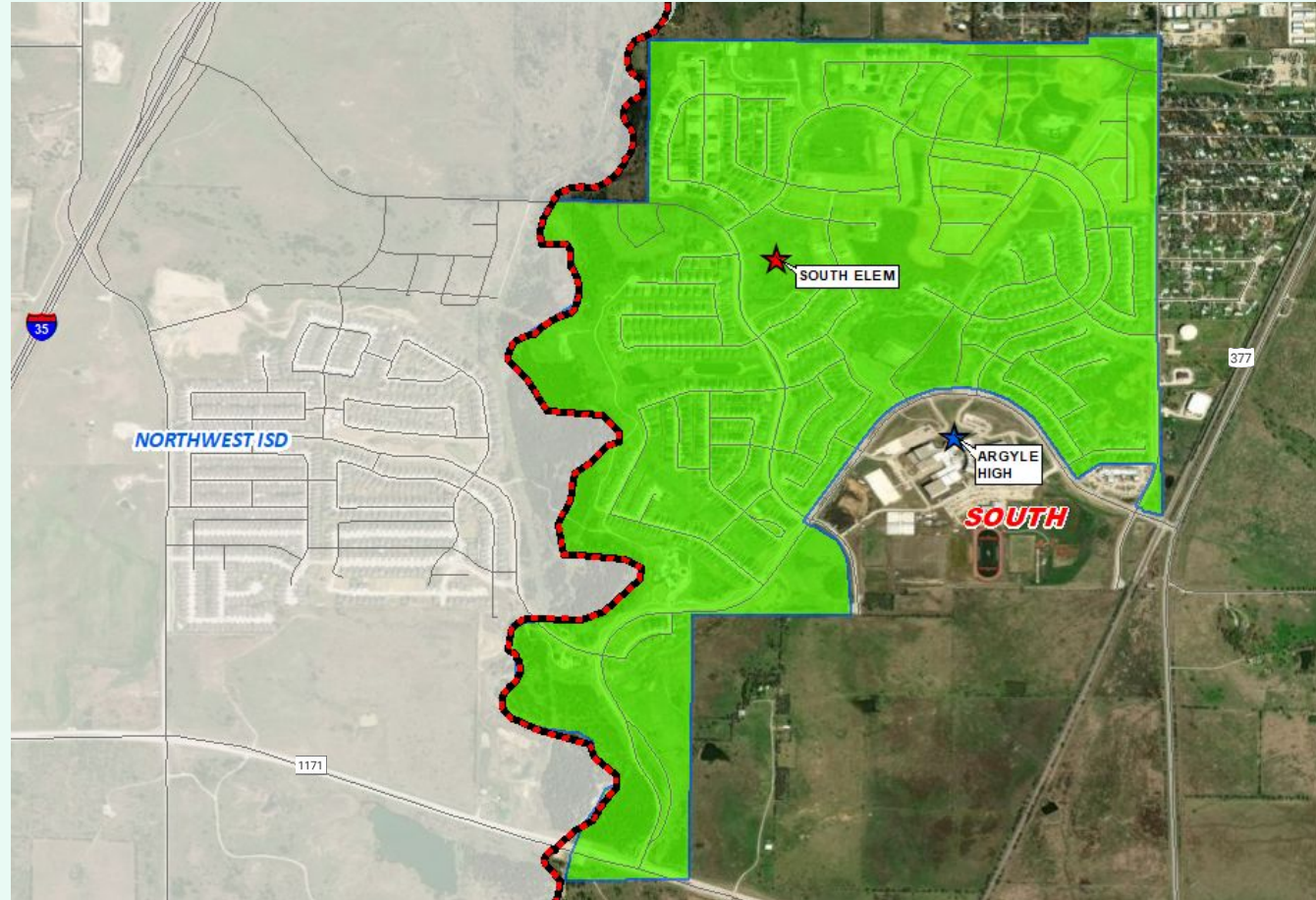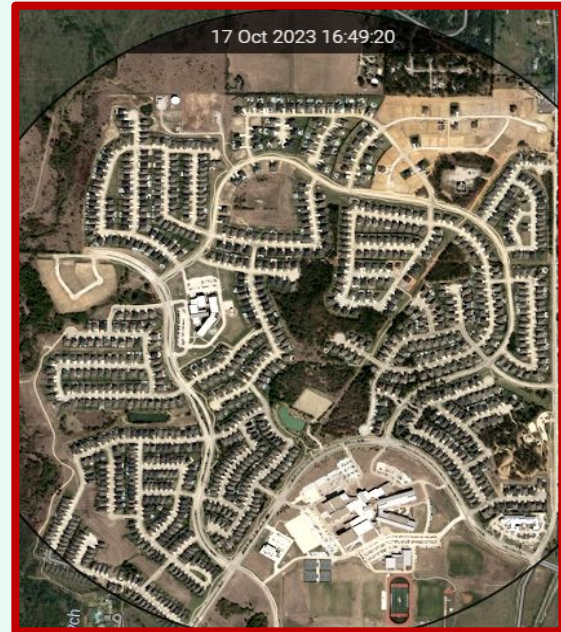
Residential Activity

Ridge at Northlake

- 958 total lots
- 480 future lots
- 73 vacant developed lots
- 55 homes under construction
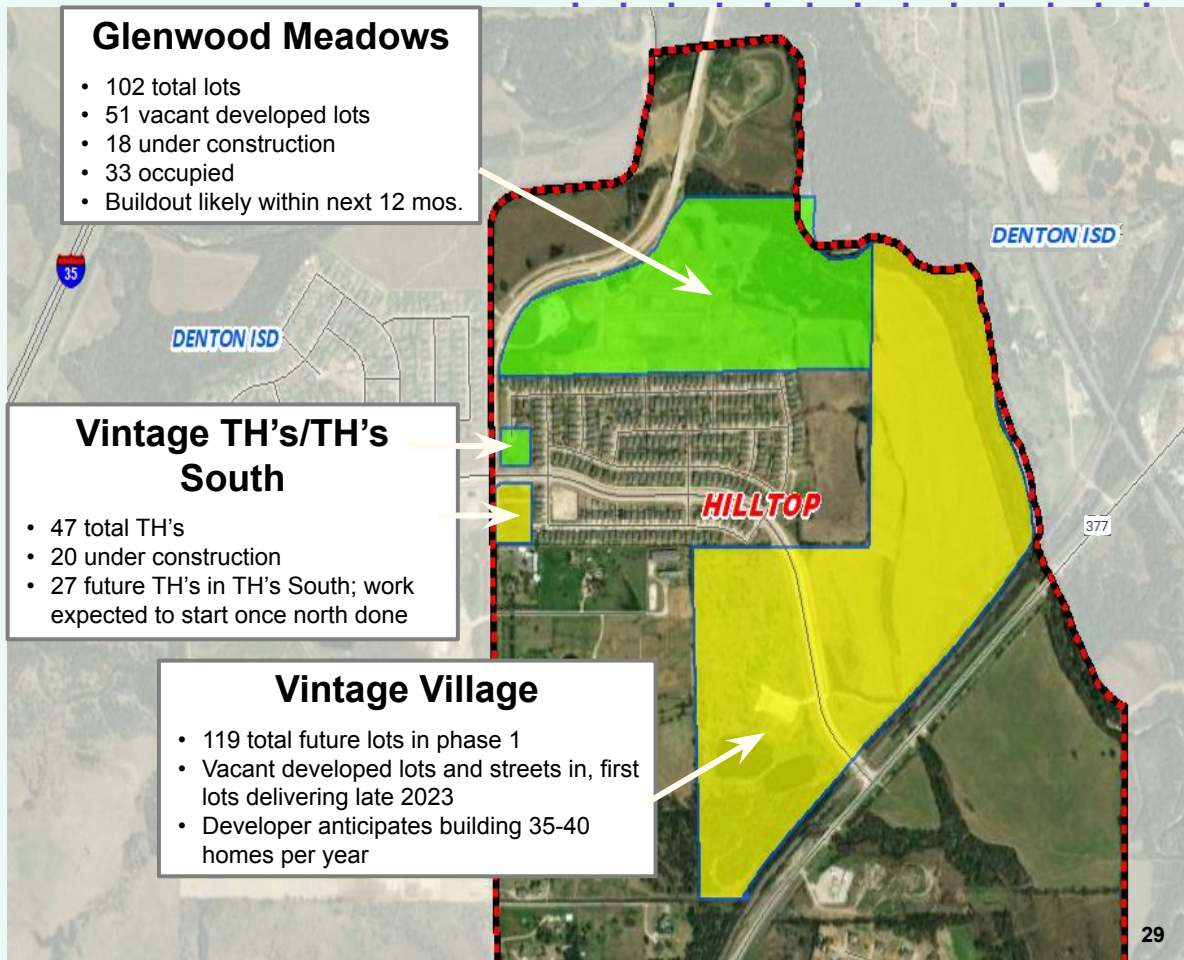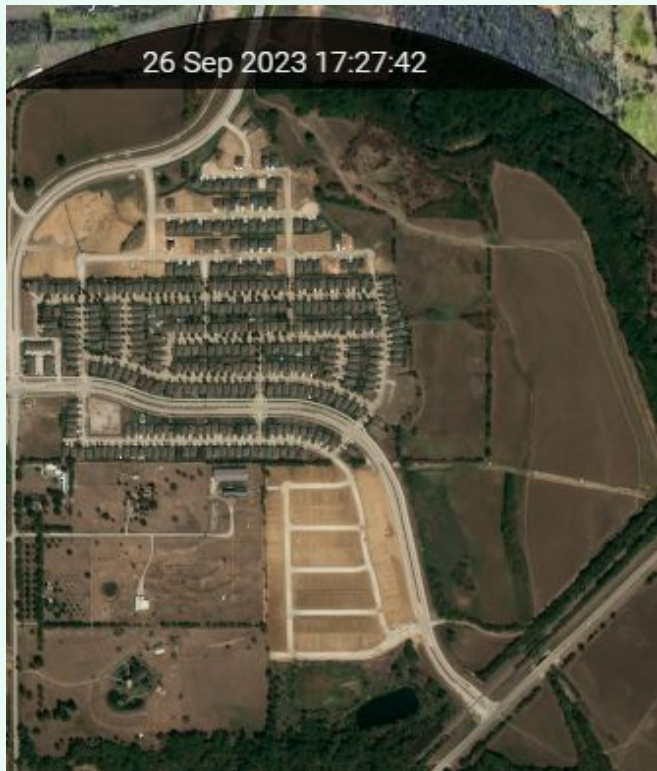- 343 homes occupied
- Building 100-150 homes per year
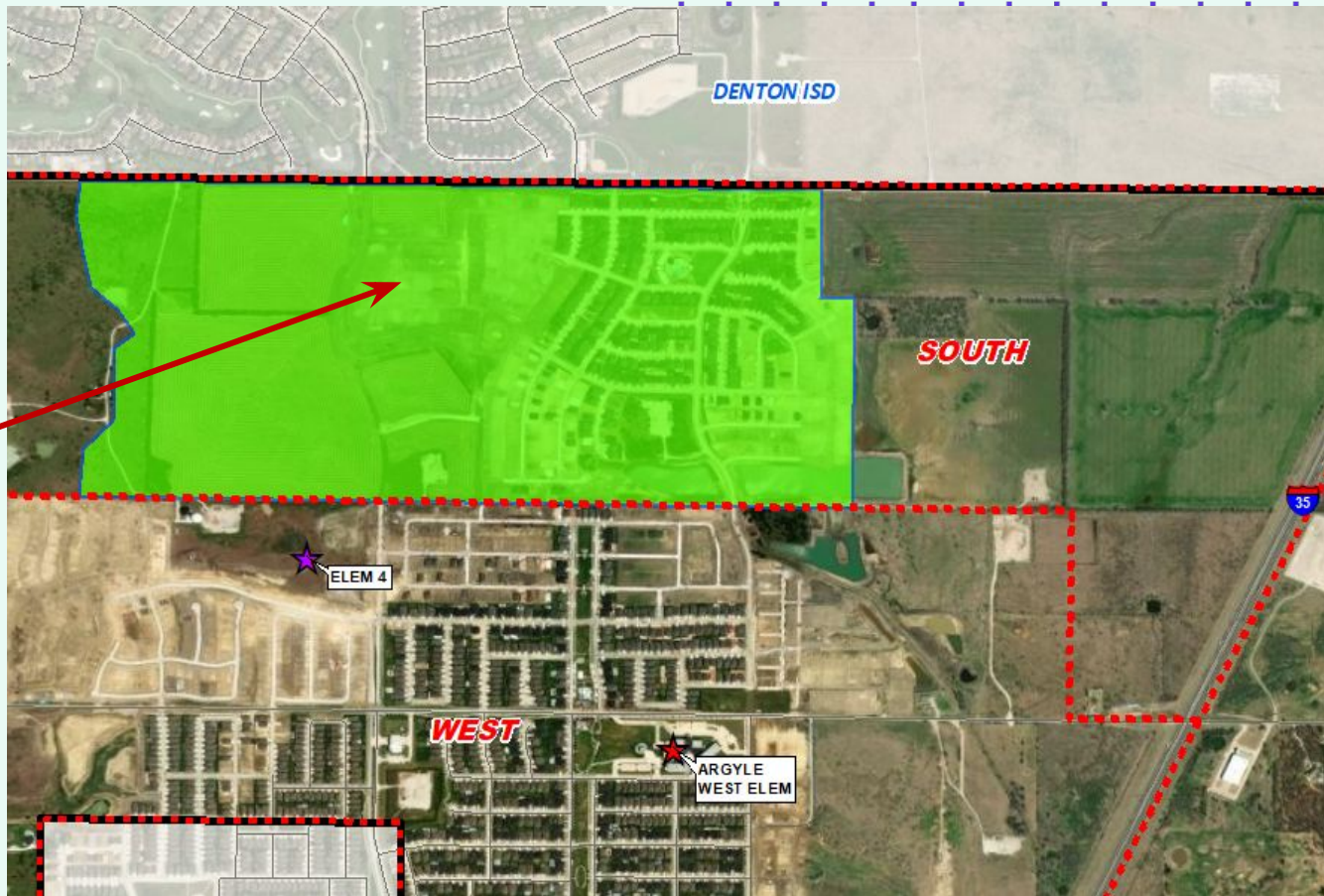

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Residential Activity

Glenwood Meadows

- 102 total lots
- 51 vacant developed lots
- 18 under construction
- 33 occupied
- Buildout likely within next 12 mos.

Vintage TH's/TH's South

- 47 total TH's
- 20 under construction
- 27 future TH's in TH's South; work expected to start once north done

Vintage Village

- 119 total future lots in phase 1
- Vacant developed lots and streets in, first lots delivering late 2023
- Developer anticipates building 35-40 homes per year

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DENTON ISD

HILLTOP

Flower Mound Ranch Mixed Use Project

- 3,000 total SF lots
- 6,000 MF (1,000 will be senior living)
- 6-8 million SF of commercial space
- Commercial/Office (corporate relocation(s), resort hotel, grocery store, hospital, parks and schools)
- Buildout expected to take 30-40 years, in part to allow for infrastructure to keep up with development
- TXDOT expansion of US Hwy 377 from Roanoke to Argyle to occur within next 3-5 years with new overpass at 1171 planned
- Entire development within AISD boundaries. Anticipating the Developer working with the District on land acquisition for a new elementary and middle school campus site(s)
- First residents currently projected to arrive late 2026 (nothing submitted thus far); ETJ portion of development could begin delivering lots by mid 2025
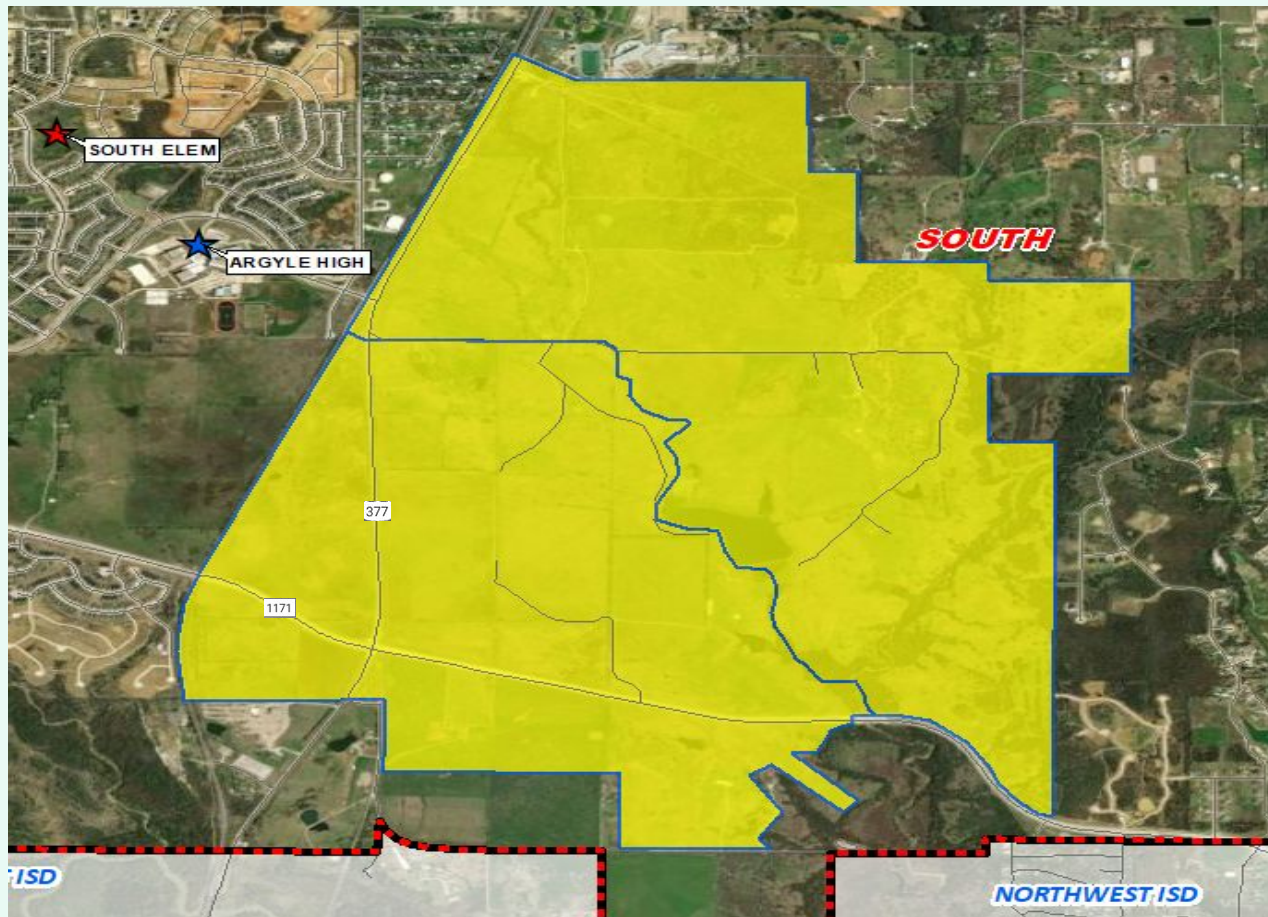
District Multi-Family Overview

- There are 191 multi-family units under construction, all of which are single family rental homes (BB Living Harvest)

- There are more than 250 future multi-family units in various stages of planning in two separate projects within the district
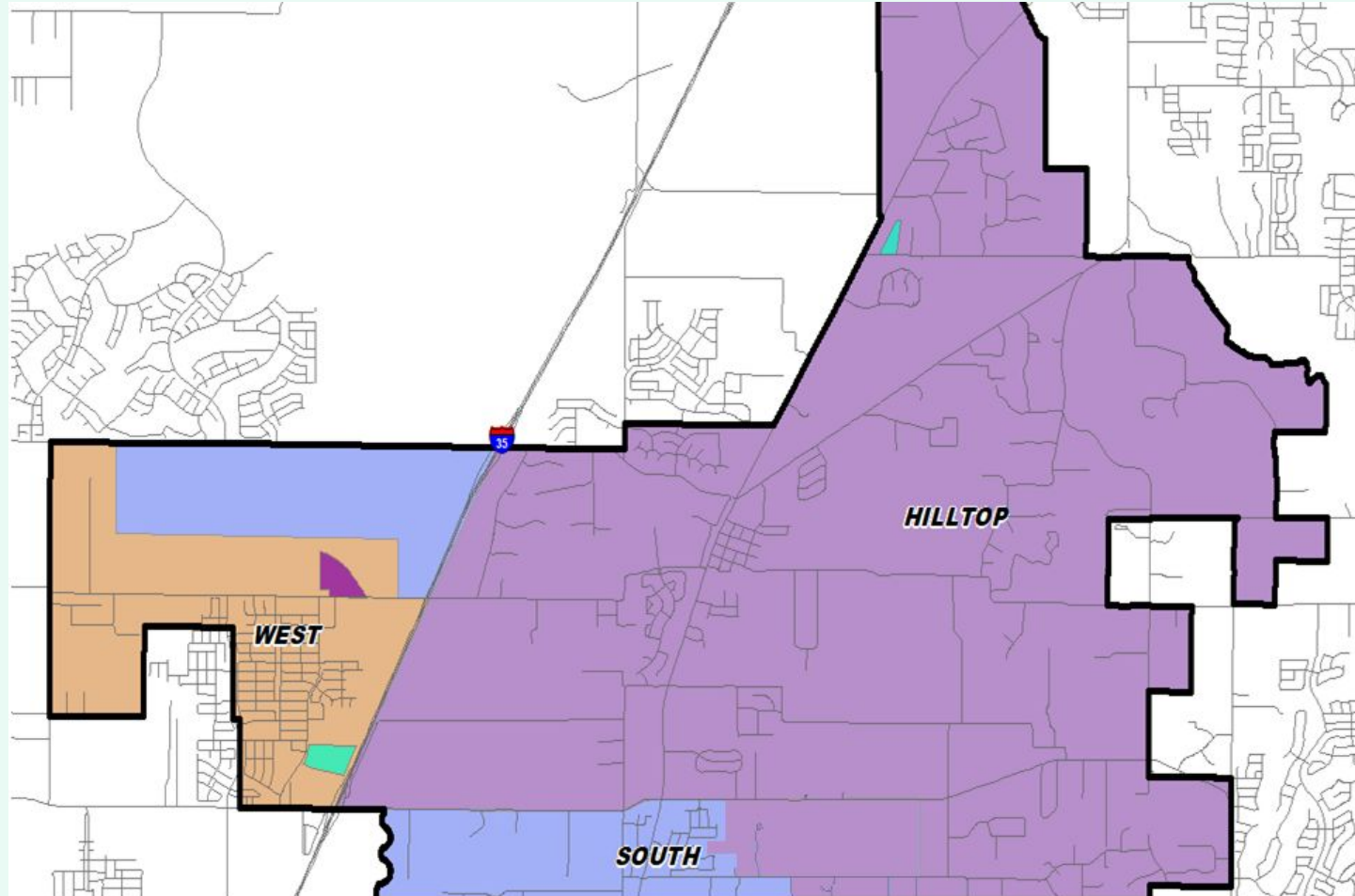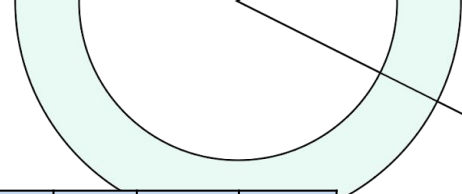
Multi-Family Developments

- FUTURE
- UNDER CONSTRUCTION

Ten Year Forecast by Grade Level

Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Total %
2019/20	21	40	268	251	245	257	279	240	275	282	274	299	282	246	224	3,483		
2020/21	13	39	268	283	272	256	286	301	280	320	327	313	306	287	244	3,795	312	9.0%
2021/22	20	36	310	294	330	308	315	331	348	337	367	369	341	334	298	4,338	543	14.3%
2022/23	21	96	336	357	348	404	384	375	392	404	372	412	380	353	332	4,966	628	14.5%
2023/24	12	93	409	371	416	402	441	434	434	424	415	395	412	377	343	5,378	412	8.3%
2024/25	12	106	430	457	407	462	435	476	488	479	450	439	399	404	361	5,805	427	7.9%
2025/26	12	116	459	480	492	435	495	465	540	524	534	488	446	403	398	6,287	482	8.3%
2026/27	12	121	492	504	521	535	476	550	552	602	574	566	488	449	392	6,834	547	8.7%
2027/28	12	126	544	538	553	568	590	526	654	617	645	597	572	499	445	7,486	652	9.5%
2028/29	12	132	567	591	583	604	612	634	631	734	661	674	588	575	492	8,089	603	8.1%
2029/30	12	135	588	629	629	622	641	648	709	707	789	684	664	597	567	8,622	533	6.6%
2030/31	12	146	623	649	670	671	665	685	725	776	764	840	674	669	598	9,168	546	6.3%
2031/32	12	153	612	682	702	727	726	707	766	798	826	791	836	675	663	9,676	508	5.5%
2032/33	12	158	632	663	732	749	771	773	791	858	870	844	787	832	670	10,142	466	4.8%
2033/34	12	165	654	685	713	790	789	821	865	866	905	892	831	781	828	10,596	454	4.5%

Yellow box = largest grade per year
Green box = second largest grade per year

Ten Year Forecast by Campus

CAMPUS	Capacity	2022/23	FALL 2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
				ENROLLMENT PROJECTIONS									
HILLTOP ELEMENTARY SCHOOL	750	639	662	685	649	668	687	733	752	773	783	797	805
ARGYLE SOUTH ELEMENTARY SCHOOL	850	840	956	1,050	1,143	1,218	1,284	1,370	1,505	1,677	1,839	1,976	2,105
ARGYLE WEST ELEMENTARY SCHOOL	850	842	960	1,050	1,161	1,325	1,486	1,630	1,648	1,673	1,699	1,718	1,719
ELEMENTARY NO. 4 (2024-25)				TO PROVIDE ENROLLMENT RELIEF TO THE EXISTING ELEMENTARY CAMPUSES									
ELEMENTARY TOTALS	2,450	2,321	2,578	2,785	2,954	3,211	3,457	3,734	3,905	4,122	4,321	4,490	4,628
Elementary Absolute Change		708	257	207	169	257	246	277	171	217	199	169	138
Elementary Percent Change		43.89%	11.07%	8.01%	6.07%	8.71%	7.66%	8.01%	4.58%	5.56%	4.83%	3.91%	3.07%
ARGYLE INTERMEDIATE/6th GRD CNT	730	0	434	488	540	552	654	631	709	725	766	791	865
INTERMEDIATE TOTALS		0	434	488	540	552	654	631	709	725	766	791	865
Intermediate Absolute Change		-331	434	54	52	12	102	-23	78	16	41	25	74
Intermediate Percent Change				12.44%	10.66%	2.22%	18.48%	-3.52%	12.36%	2.26%	5.66%	3.26%	9.36%
ARGYLE MIDDLE SCHOOL	1,300	1,168	839	929	1,058	1,176	1,262	1,395	1,496	1,540	1,624	1,728	1,771
NEW MIDDLE SCHOOL (2025-26)				TO PROVIDE ENROLLMENT RELIEF TO THE EXISTING MIDDLE SCHOOL CAMPUSES									
MIDDLE SCHOOL TOTALS		1,168	839	929	1,058	1,176	1,262	1,395	1,496	1,540	1,624	1,728	1,771
Middle School Absolute Change		116	-329	90	129	118	86	133	101	44	84	104	43
Middle School Percent Change		11.03%	-28.17%	10.73%	13.89%	11.15%	7.31%	10.54%	7.24%	2.94%	5.45%	6.40%	2.49%
ARGYLE HIGH SCHOOL	2,100	1,477	1,527	1,603	1,735	1,895	2,113	2,329	2,512	2,781	2,965	3,133	3,332
HIGH SCHOOL TOTALS		1,477	1,527	1,603	1,735	1,895	2,113	2,329	2,512	2,781	2,965	3,133	3,332
High School Absolute Change		135	50	76	132	160	218	216	183	269	184	168	199
High School Percent Change		10.06%	3.39%	4.98%	8.23%	9.22%	11.50%	10.22%	7.86%	10.71%	6.62%	5.67%	6.35%
DISTRICT TOTALS		4,966	5,378	5,805	6,287	6,834	7,486	8,089	8,622	9,168	9,676	10,142	10,596
District Absolute Change		628	412	427	482	547	652	603	533	546	508	466	454
District Percent Change		14.48%	8.30%	7.93%	8.31%	8.71%	9.54%	8.05%	6.59%	6.34%	5.54%	4.82%	4.47%

Key Takeaways

Enrollment Forecast
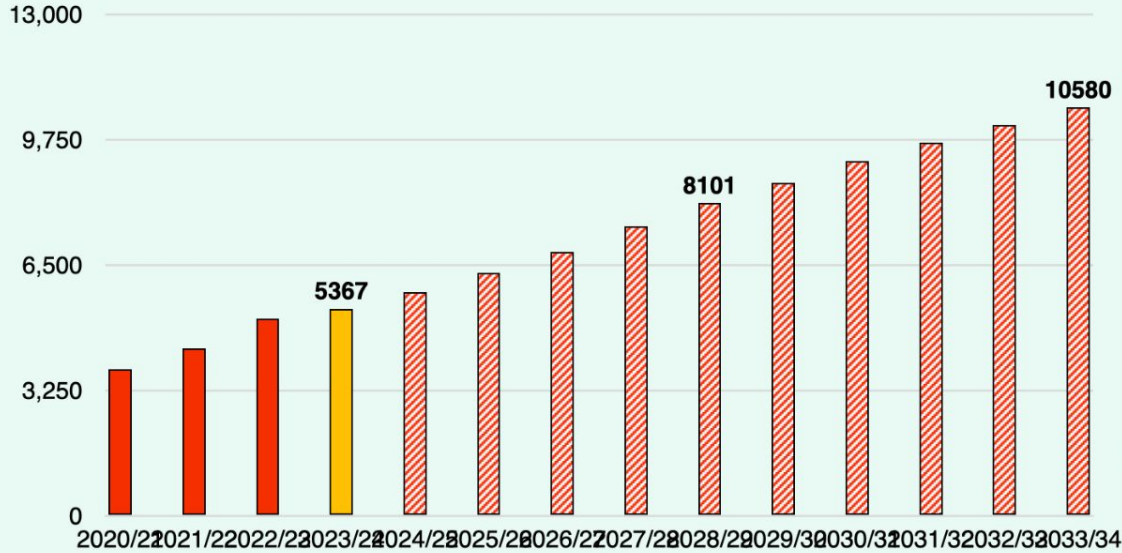
- Argyle ISD enrollment grew by 451 students from the previous 2022-23 school year

- The District has seen the highest number of starts in the 2nd Quarter in its history. In spite of the higher mortgage rate conditions the new housing activity remains relatively strong.

- Argyle ISD new home closes remain continues to remain strong

- The district has over 1,400 lots currently available to build on, with nearly 525 more under development

- AISD is forecasted to enroll over 8,050 students by 2028-29 and will be near 10,600 by the 2033-34 School Year.

Table Talk
Q&A Process

AGENDA

Process Overview

Campus Overview

Elementary School Campuses

6th Grade/Middle School Campuses

High School Campuses

Support Facilities

PROCESS OVERVIEW

PROCESS OVERVIEW - VLK | LINK®

VLK | CURATION®

Education Specifications

Safety & Security

Programming & Capacity Analysis

Educational Adequacy Assessment

Facility Conditions Assessment

Demographics

VLK | ARCHITECTS   **ARGYLE ISD** | LRFP UPDATE

PROCESS OVERVIEW - VLK | CURATION®
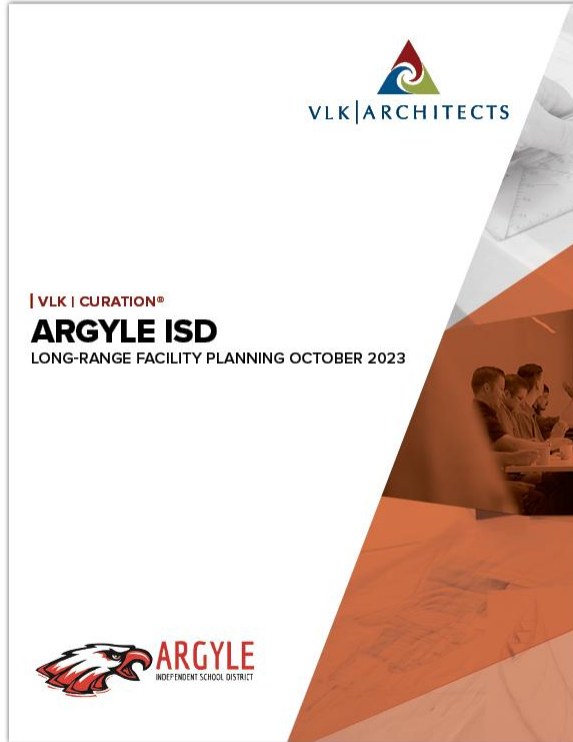
VLK | CURATION® studies district philosophy in order to adequately approach the collaborative Long-Range Facility Planning process that will conclude with a collection of thoughts including the Educational Specifications that will define expectations for future design needs in the district.

- Initial meetings began **October 3, 2023**
- Process involved Superintendent and other district leaders to establish district goals and objectives

PROCESS OVERVIEW - CAPACITY STUDY

VLK | ARCHITECTS

Capacity Summary
Argyle Independent School District

11/3/2023

School Name	Teaching Stations	Maximum Capacity	Functional Capacity	Fall 2023 Enrollment	% Functional
Argyle South Elementary School	42	942	848	956	113%
Argyle West Elementary School	42	942	848	960	113%
Hilltop Elementary School	37	829	746	662	89%
Total ES		2,713	5,020	2,581	
Sixth Grade Center	33	849	728	433	60%
Argyle Middle School	59	1,517	1,300	839	65%
Total JH		1,517	1,300	839	
Argyle High School	95	2,461	2,109	1,528	72%
Total HS		2,461	2,109	1,528	
District Total		6,691	8,429	4,948	

A Capacity Study determines the available number of seats in a school. In the process, the existing capacity will be compared with developed programs needed for each facility.

Factors Affecting School Capacity:

- Student : Teacher Ratio

- Available Square Footage per Instructional Space, Class Scheduling

- Emerging Class Offerings

- Special Teaming Concepts

- Lunch Rotation

PROCESS OVERVIEW - EDUCATIONAL ADEQUACY ASSESSMENT

VLK | ARCHITECTS

Educational Adequacy Index Summary
Argyle Independent School District
10/26/2023

School Name	EDUCATIONAL ADEQUACY INDEX
Argyle South Elementary School	-2
Argyle West Elementary School	-2
Hilltop Elementary School	-10
Sixth Grade Center	-16
Argyle Middle School	-20
Argyle High School	-5

Educational Adequacy scores are used to determine if the facility is appropriately sized and includes spaces necessary to deliver instruction that meet student's needs. Multiple items in each of the categories listed above are evaluated based on the following scoring scale: 1=Poor 2=Below Standard 3=Meets Standard 4=Exceeds Standard 5=Extravagant. The assignment of scores are based on the District's Education Specifications, Texas Education Agency Guidelines, the district's Technical Design Guidelines, Association for Learning Environments best practices, and VLK's institutional knowledge of district facilities. Scores for each section are averaged and scores for each campus are averaged to produce this rating.

- A survey was utilized by VLK Architects from site visits **September 7 and 21 and October 9 and 26** to evaluate the Educational Adequacy of each campus using floor plans, aerial imagery, and building walk-throughs

- Findings will be used to evaluate the future use of each campus

PROCESS OVERVIEW - FACILITY CONDITIONS ASSESSMENT

A Facility Condition Assessment is conducted in order to evaluate the current condition of building systems, finishes, materials, and site conditions. This information is used to formulate plans for not only current maintenance/repair needs, but also to prepare a long term plan for the buildings evaluated.

- VLK staff and engineers conducted a facility walk through to verify TAS Facility Assessment and document existing conditions. Life safety, maintenance items, life cycle replacement items, sub-standard education conditions, safety and security, non-compliant conditions were reviewed.

- Cost information was identified for each deficiency and is used to determine future needs.

CAMPUS OVERVIEW

VLK|ARCHITECTS

ARGYLE ISD | LRFP UPDATE

ELEMENTARY SCHOOL CAMPUSES

CAMPUS OVERVIEW - HILLTOP ELEMENTARY SCHOOL

BUILT: 2005

TOTAL BUILDING AREA: 97,112 SF

EDUCATIONAL ADEQUACY SCORE (EAI): -10

AS USED FUNCTIONAL CAPACITY: 746 STUDENTS AT 83% EFFICIENCY

POTENTIAL FUNCTIONAL CAPACITY: 746 STUDENTS - GROSS

PROJECTED ENROLLMENT

662 (2023/2024)	733 (2028/2029)
685 (2024/2025)	752 (2029/2030)
649 (2025/2026)	773 (2030/2031)
668 (2026/2027)	783 (2031/2032)
687 (2027/2028)	797 (2032/2033)

CAMPUS OVERVIEW - HILLTOP ELEMENTARY SCHOOL

FACILITY CONDITION ASSESSMENT

Upgrades – Site
- Security fencing upgrades
- Covers on play areas
- Sidewalk repairs/replacement minor cracking
- Paving repairs/replacement minor cracking
- Site sealant
- Rework retaining wall for accessibility
- Erosion at south end of classroom wing and floor hatch
- New PA and Sound System in Cafeteria
- Accessible swings
- Re-key Campus

Upgrades – Exterior
- Accessibility upgrades
- Repair exterior concrete ramps
- Repair/replace flatwork
- Repair perimeter grade-beams

Upgrades – Interior
- Repair cracking sheetrock
- Repaint steel doors and frames
- Replace ceiling tile

Upgrades – Mechanical, Plumbing, Electrical
- Plumbing- Revise roof-mounted boiler
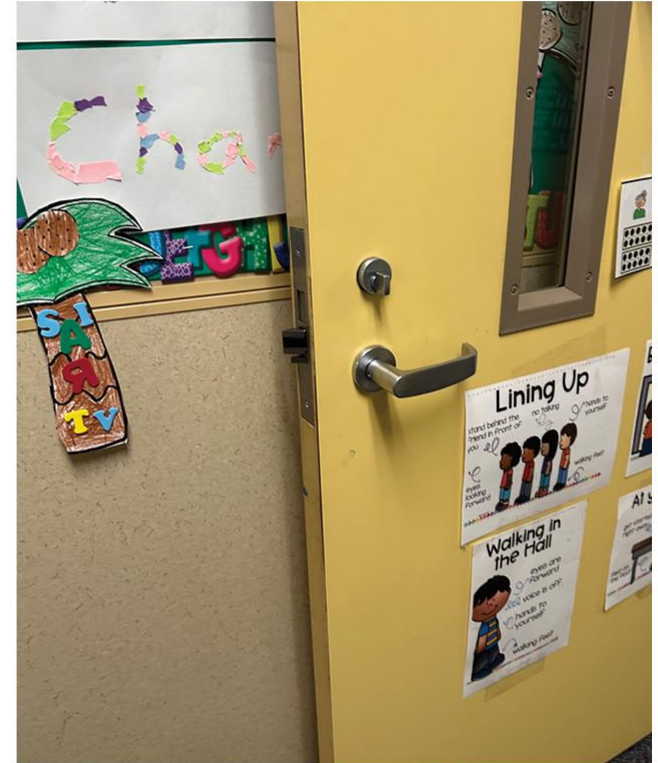
CAMPUS OVERVIEW - HILLTOP ELEMENTARY SCHOOL
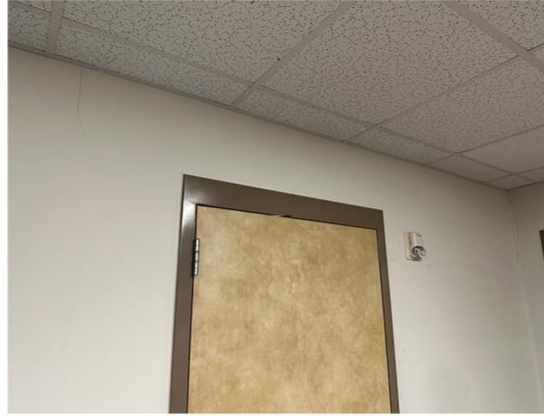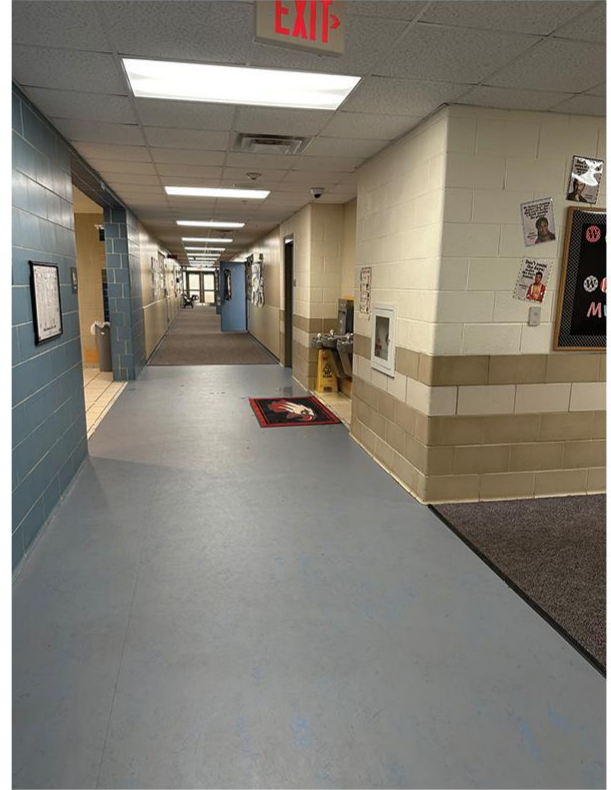
CAMPUS OVERVIEW - HILLTOP ELEMENTARY SCHOOL

CAMPUS OVERVIEW - HILLTOP ELEMENTARY SCHOOL
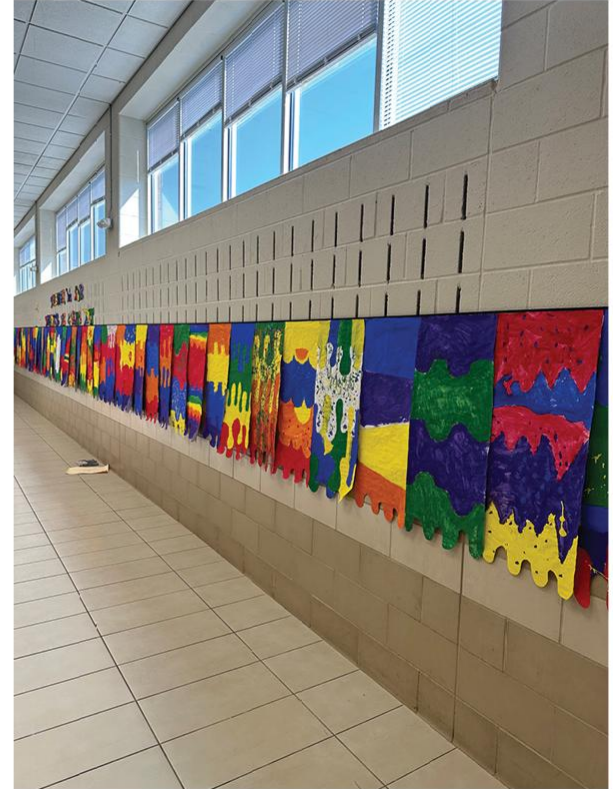
CAMPUS OVERVIEW - ARGYLE WEST ELEMENTARY SCHOOL

BUILT: 2019

TOTAL BUILDING AREA: 107,324 SF

EDUCATIONAL ADEQUACY SCORE (EAI): -2

AS USED FUNCTIONAL CAPACITY: 848 STUDENTS AT 99% EFFICIENCY

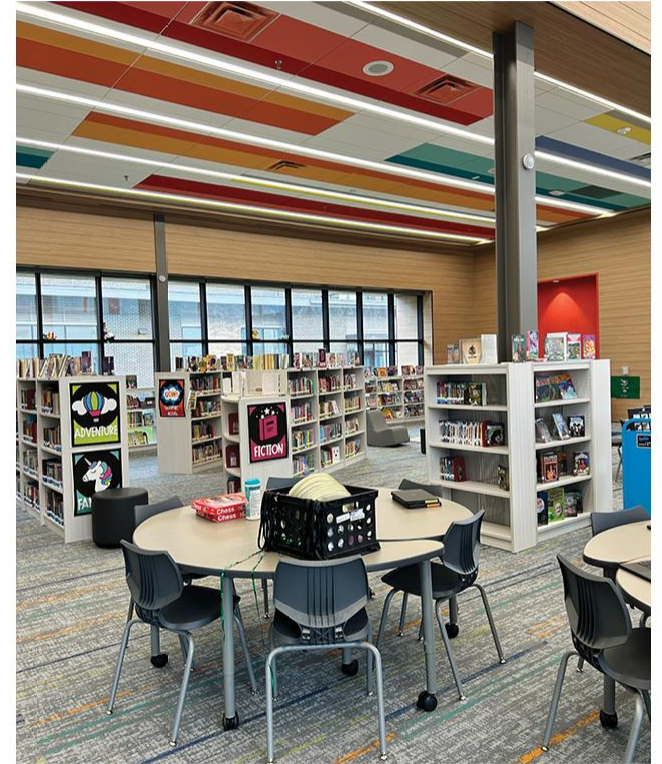POTENTIAL FUNCTIONAL CAPACITY: 848 STUDENTS - GROSS

PROJECTED ENROLLMENT

960 (2023/2024)	1,630 (2028/2029)
1,050 (2024/2025)	1,648 (2029/2030)
1,161 (2025/2026)	1,673 (2030/2031)
1,325 (2026/2027)	1,699 (2031/2032)
1,486 (2027/2028)	1,718 (2032/2033)

CAMPUS OVERVIEW - ARGYLE WEST ELEMENTARY SCHOOL

FACILITY CONDITION ASSESSMENT

Upgrades – Site
- Additional Bike Racks
- Erosion between area drain and play ground
- Site sealant
- Accessible swings

Upgrades – Exterior
- Provide canopies at courtyard doors
- Replace door hardware that is rusting

Upgrades – Interior
- Replace sills with solid surface material
- Replace library circulation desk
- Monitors for Stage
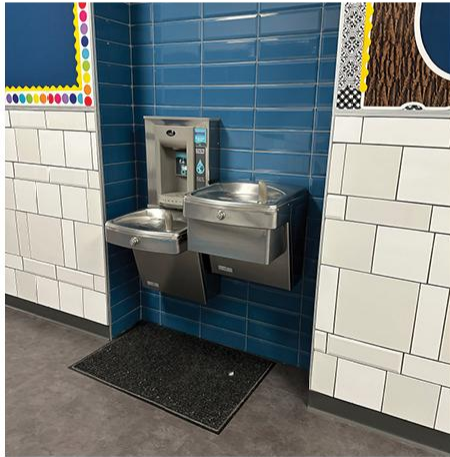
CAMPUS OVERVIEW - ARGYLE SOUTH ELEMENTARY SCHOOL
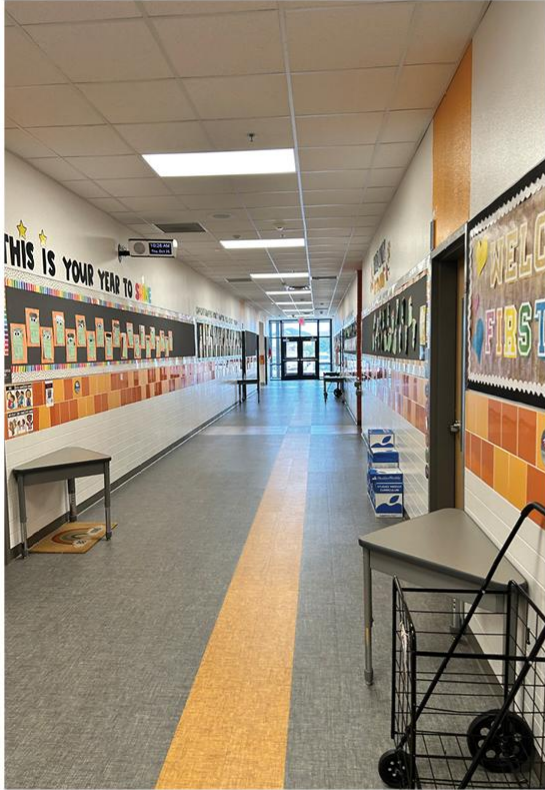
BUILT: 2023

TOTAL BUILDING AREA: 104,812 SF

EDUCATIONAL ADEQUACY SCORE (EAI): -2

AS USED FUNCTIONAL CAPACITY: 848 STUDENTS AT 96% EFFICIENCY

POTENTIAL FUNCTIONAL CAPACITY: 848 STUDENTS - GROSS

PROJECTED ENROLLMENT

956 (2023/2024)	1,370 (2028/2029)
1,050 (2024/2025)	1,505 (2029/2030)
1,143 (2025/2026)	1,677 (2030/2031)
1,218 (2026/2027)	1,839 (2031/2032)
1,284 (2027/2028)	1,976 (2032/2033)

CAMPUS OVERVIEW - ARGYLE SOUTH ELEMENTARY SCHOOL

FACILITY CONDITION ASSESSMENT

Upgrades – Interior
- Monitors for Stage

Table Talk
Q&A Process

6TH GRADE/ MIDDLE SCHOOL CAMPUSES

CAMPUS OVERVIEW - 6TH GRADE CENTER

BUILT: 1991 | 2022

TOTAL BUILDING AREA: 77,485 SF

EDUCATIONAL ADEQUACY SCORE (EAI): -16

AS USED FUNCTIONAL CAPACITY: 728 STUDENTS AT 60% EFFICIENCY

POTENTIAL FUNCTIONAL CAPACITY: 728 STUDENTS - GROSS

PROJECTED ENROLLMENT

433 (2023/2024)	631 (2028/2029)
488 (2024/2025)	709 (2029/2030)
540 (2025/2026)	725 (2030/2031)
552 (2026/2027)	766 (2031/2032)
654 (2027/2028)	791 (2032/2033)

CAMPUS OVERVIEW - 6TH GRADE CENTER

FACILITY CONDITION ASSESSMENT

Upgrades – Site
- Water backs up at area drain in parking lot

Upgrades – Exterior
- Refinish/repair exposed wood awnings & bird netting
- Clean and seal brick
- Repaint exterior steel doors and metal trim
- Replace hollow metal windows with insulated glazing aluminum
- Tie in downspouts to storm lines
- Provide grass or planting at bare areas backside of building for erosion
- Replace awnings beyond lifecycle
- Provide/replace paving at service area and dumpsters
- Re-key Campus
- Security at Warehouse
- Band Expansion

Upgrades – Interior
- Replace non ADA door hardware at adimn and gym
- Refinish wood panel/bench
- Replace bleachers at gym
- Refinish stage floor, replace curtains, lighting, rigging
- Replace gym stairs flooring
- Repaint/repair metal panels at gym
- Re-screen wood floor at gym
- Upgrade concession, or repurpose

- Provide new finishes in gym restrooms
- Replace toilet partitions and sink counters at main building
- Replace ceiling tile at main building

Upgrades – Mechanical, Plumbing, Electrical
- Electrical- Replace exterior lighting
- Provide Fire Sprinkler at main building
- Replace mechanical beyond lifecycle

CAMPUS OVERVIEW - 6TH GRADE CENTER

CAMPUS OVERVIEW - 6TH GRADE CENTER

CAMPUS OVERVIEW - 6TH GRADE CENTER

CAMPUS OVERVIEW - 6TH GRADE CENTER

CAMPUS OVERVIEW - ARGYLE MIDDLE SCHOOL

BUILT: 1999 | 2004

TOTAL BUILDING AREA: 216,521 SF

EDUCATIONAL ADEQUACY SCORE (EAI): -20

AS USED FUNCTIONAL CAPACITY: 1,300 STUDENTS AT 65% EFFICIENCY

POTENTIAL FUNCTIONAL CAPACITY: 1,300 STUDENTS - GROSS

PROJECTED ENROLLMENT

839 (2023/2024)	1,395 (2028/2029)
929 (2024/2025)	1,496 (2029/2030)
1,058 (2025/2026)	1,540 (2030/2031)
1,176 (2026/2027)	1,624 (2031/2032)
1,262 (2027/2028)	1,728 (2032/2033)

CAMPUS OVERVIEW - ARGYLE MIDDLE SCHOOL

FACILITY CONDITION ASSESSMENT

Upgrades – Site
- Sidewalk repairs/replacement/clean
- Paving/Asphalt repair/replace
- Address traffic flow
- Restrooms serving athletics not accessible
- Erosion at overflow drains
- Provide ramp/dock at auditorium

Upgrades – Exterior
- Clean and seal exterior brick and stone
- Replace sealant
- Repaint exterior steel doors and metal
- Clean flatwork
- Replace fencing around stadium
- Restrooms undersized for athletics events- renovate and provide additional
- Clean and paint canopies
- Top/repair cracking asphalt
- Provide concrete where overflow drains are eroding at the foundation
- Replace site traffic security gates
- Renovate baseball/softball concession
- Covered seating at baseball/softball
- Replace PA system
- Upgrade network cabling
- Turf at football field
- Turf at baseball field
- Turf at softball field
- Basepaths/mound
- Turf at indoor track
- Track resurface

Upgrades – Interior
- Replace damaged ceiling tiles 1999 Portion
- Mezzanine safety system at fly loft
- Refinish wood trim and stairs at stage
- Stairs to mezzanine
- Replace sinks at classrooms 1999 & 2000 portions- ADA
- Repaint steel doors and frames
- Replace damaged ceiling
- Replace damaged laminate doors at fine arts
- Locker Rooms undersized at field houses
- Remove lockers
- Replace 2x2 and 2x4 ceilings in older corridors
- Replace 2x4 ceilings in older classrooms
- Cafeteria undersized

Upgrades – Mechanical, Plumbing, Electrical
- Electrical- Replace exterior lighting
- Fire Alarm- Replace
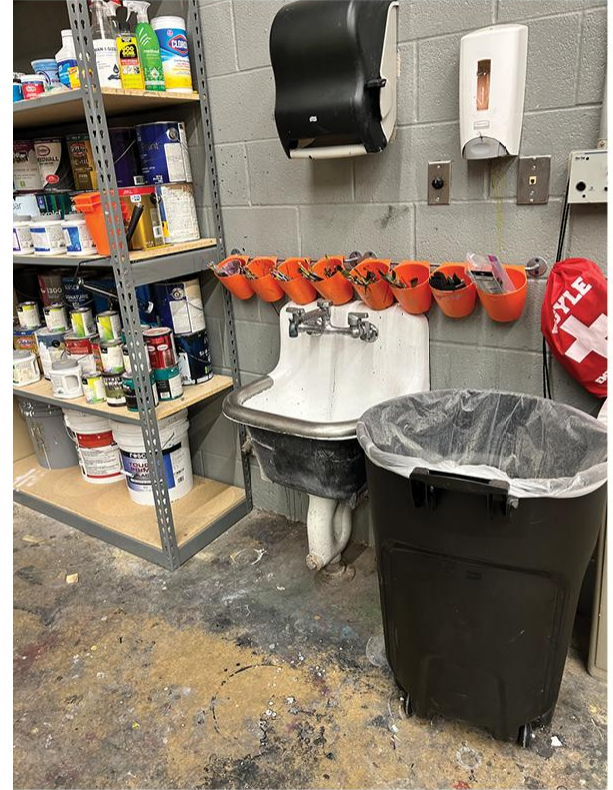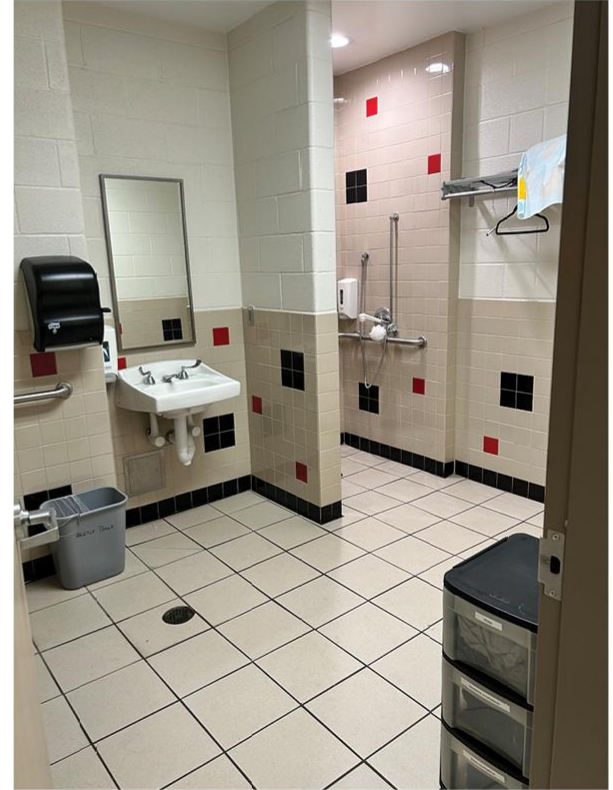- Replace/upgrade theater lighting rigging

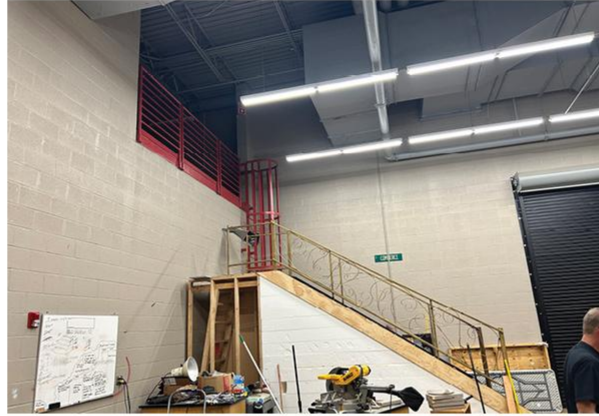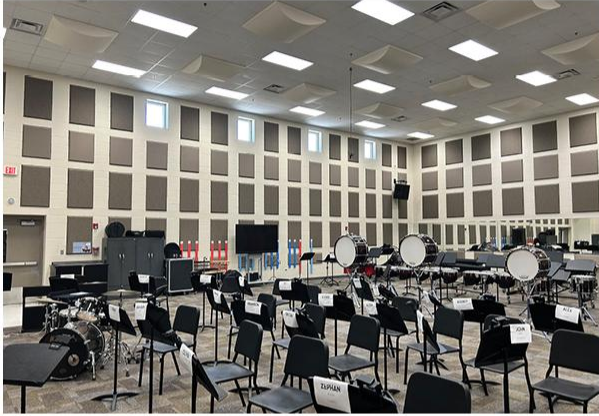# CAMPUS OVERVIEW - ARGYLE MIDDLE SCHOOL
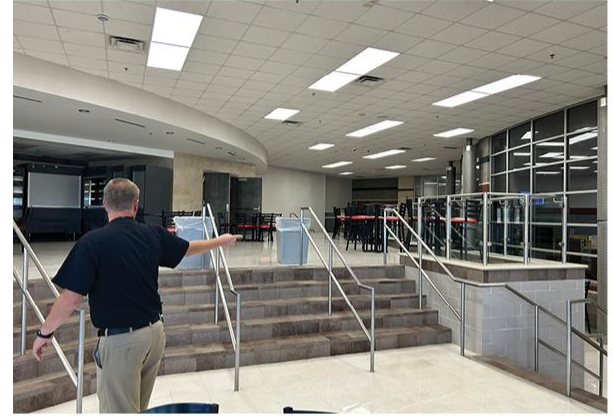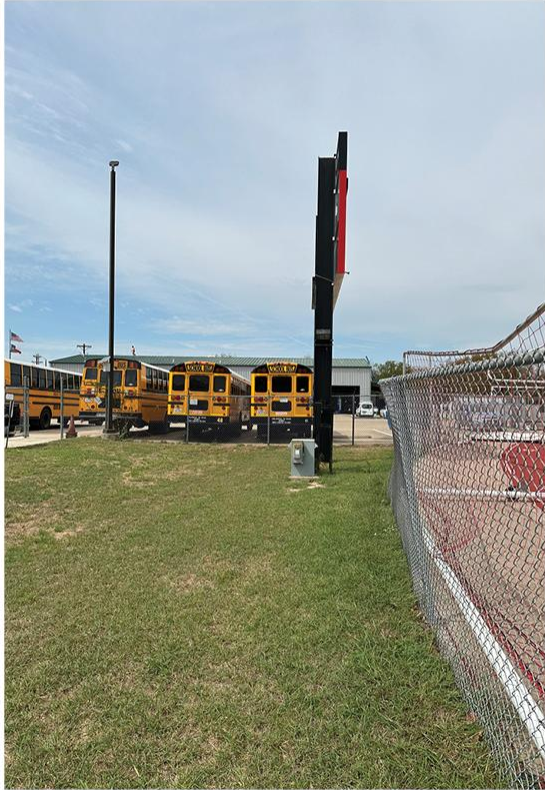
CAMPUS OVERVIEW - ARGYLE MIDDLE SCHOOL
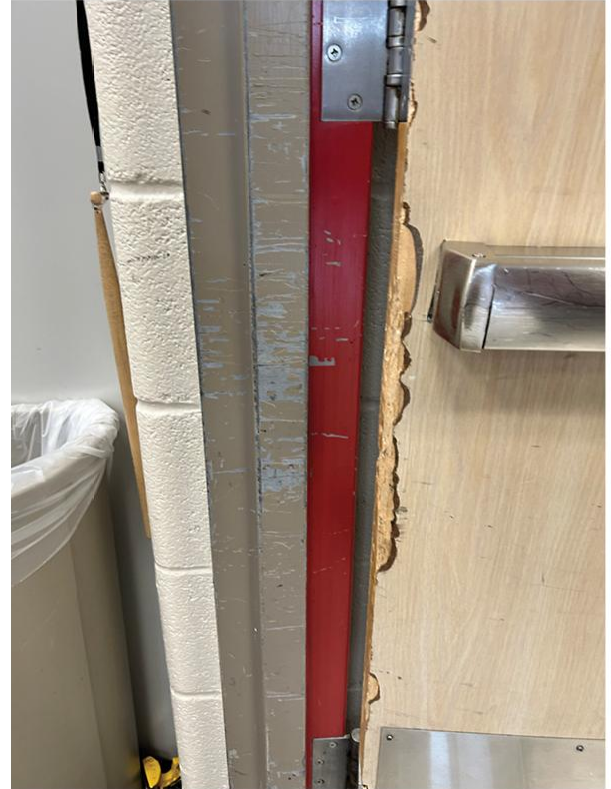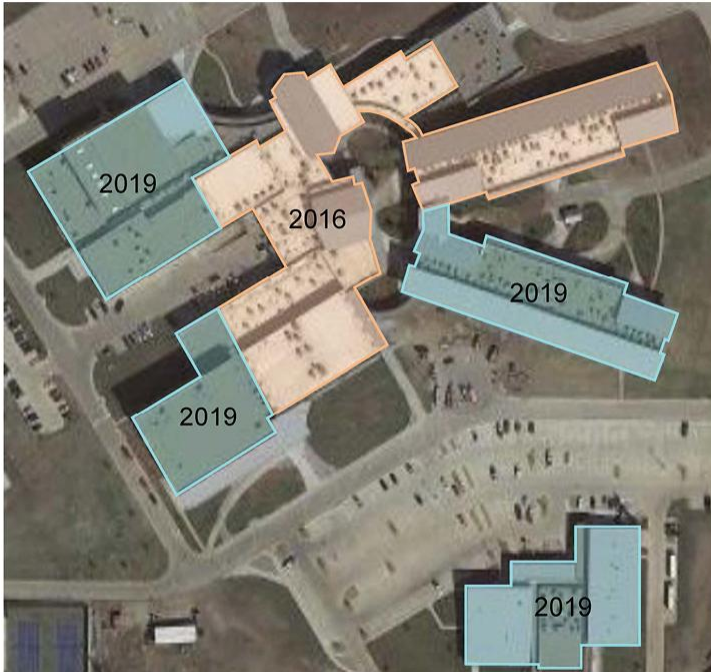
CAMPUS OVERVIEW - ARGYLE MIDDLE SCHOOL

HIGH SCHOOL CAMPUSES

CAMPUS OVERVIEW - ARGYLE HIGH SCHOOL

BUILT: 2016

TOTAL BUILDING AREA: 359,193 SF

EDUCATIONAL ADEQUACY SCORE (EAI): -5

AS USED FUNCTIONAL CAPACITY: 2,109 STUDENTS AT 72% EFFICIENCY

POTENTIAL FUNCTIONAL CAPACITY: 2,109 STUDENTS - GROSS

PROJECTED ENROLLMENT

1,527 (2023/2024)	2,329 (2028/2029)
1,603 (2024/2025)	2,512 (2029/2030)
1,735 (2025/2026)	2,781 (2030/2031)
1,895 (2026/2027)	2,965 (2031/2032)
2,113 (2027/2028)	3,133 (2032/2033)

CAMPUS OVERVIEW - ARGYLE HIGH SCHOOL

FACILITY CONDITION ASSESSMENT

Upgrades – Site
- Repair erosion at downspout boots
- Replace site sealant
- Repair/replace cracking in paving/fire lanes
- Repair cleanouts where raised above grade
- Replace site light where removed
- Establish grass where exposed dirt
- Provide screen where trash is collecting at mechanical unit in service yard
- New well for irrigation
- Replace turf
- Restripe track

Upgrades – Exterior
- Patch foundation where spalling
- Provide awning at exposed doors
- Repaint exterior steel doors and metal

Upgrades – Interior
- Address foundation heaving at classroom wing near 1519- potentially storm backing up- camera lines
  - o Patch cracking sheetrock doors not flush
  - o Repair ceiling
  - o Replace VCT
  - o Doors not sitting flush in frame
- Rescreen auxiliary gym wood floor
- Locker replacement/configuration
- Repaint door frames

Upgrades – Mechanical, Plumbing, Electrical
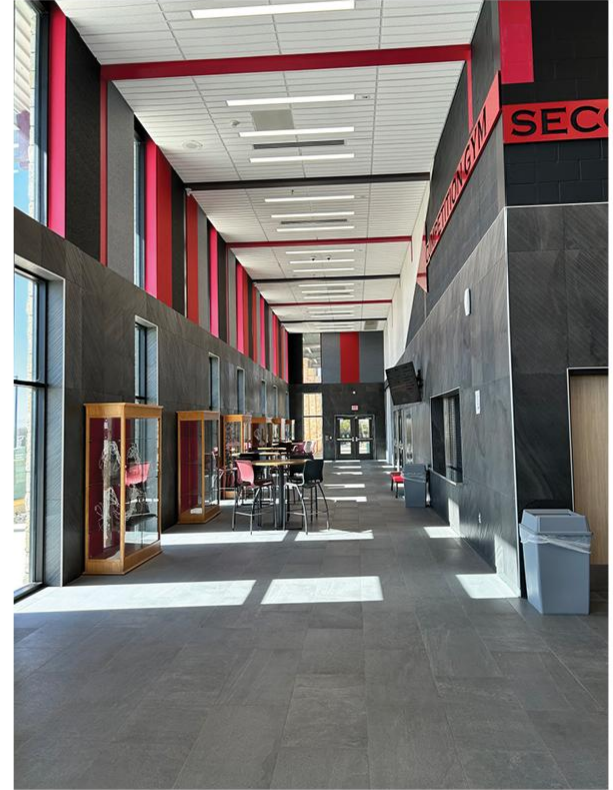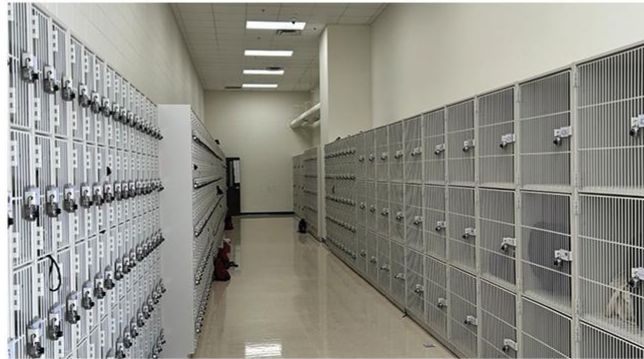- Provide safety cages around sprinkler heads where low at storage
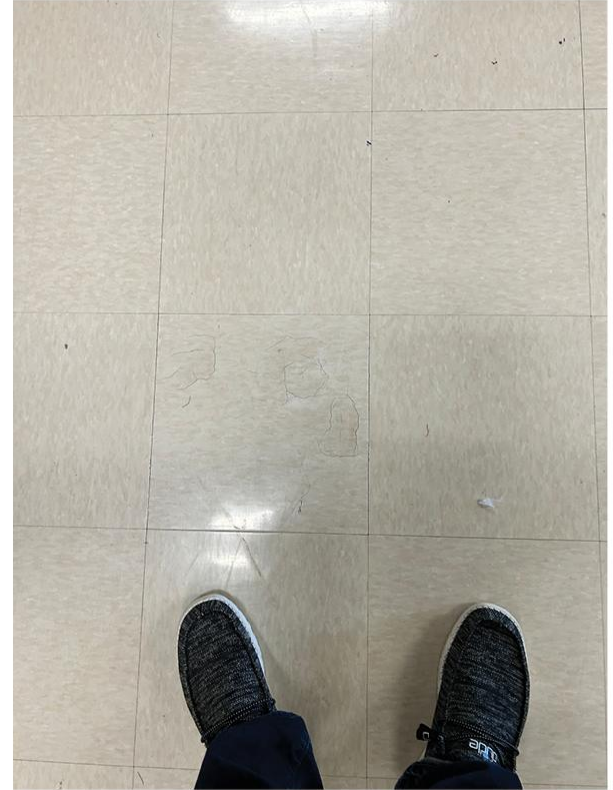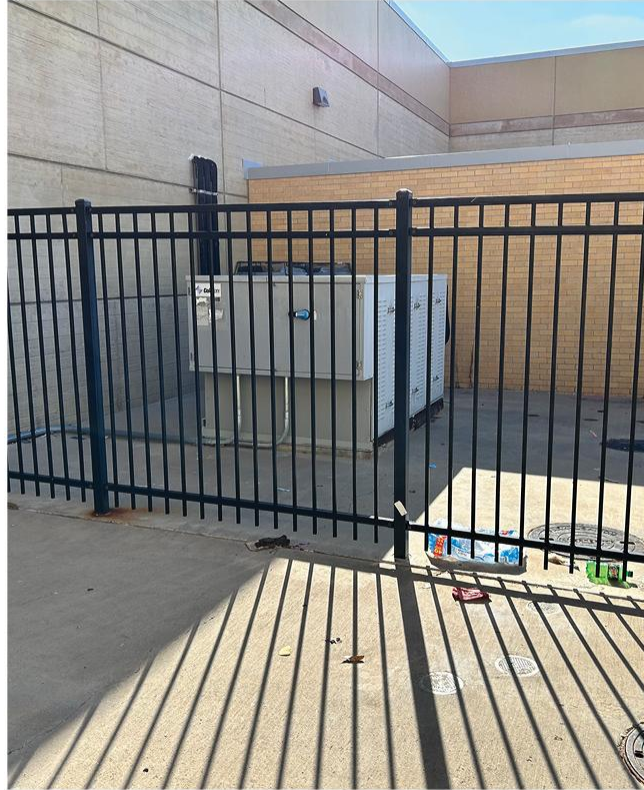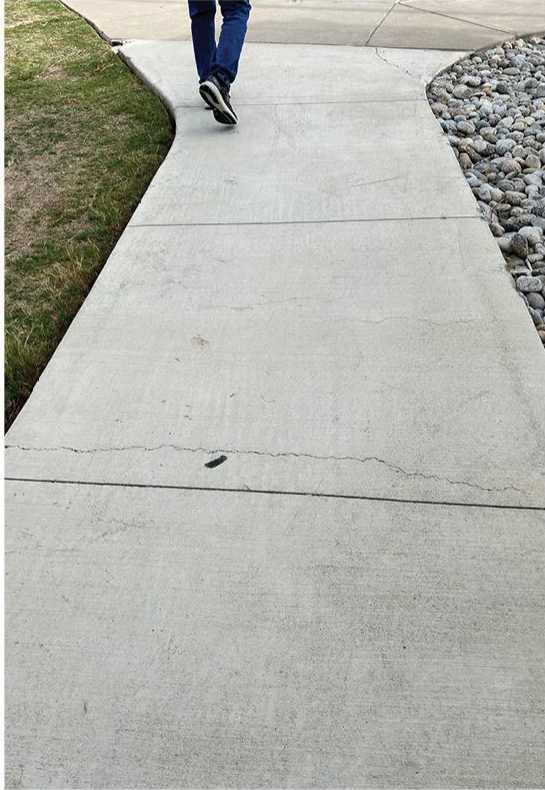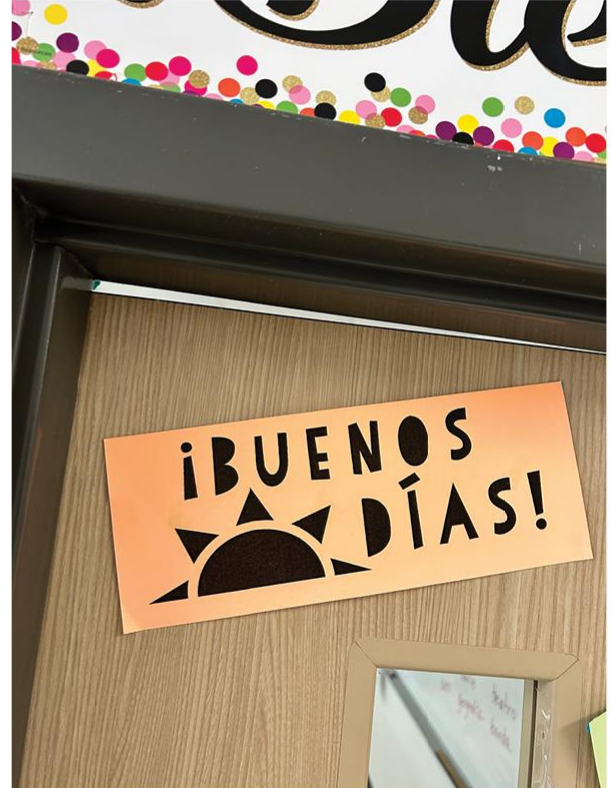
CAMPUS OVERVIEW - ARGYLE HIGH SCHOOL

CAMPUS OVERVIEW - ARGYLE HIGH SCHOOL
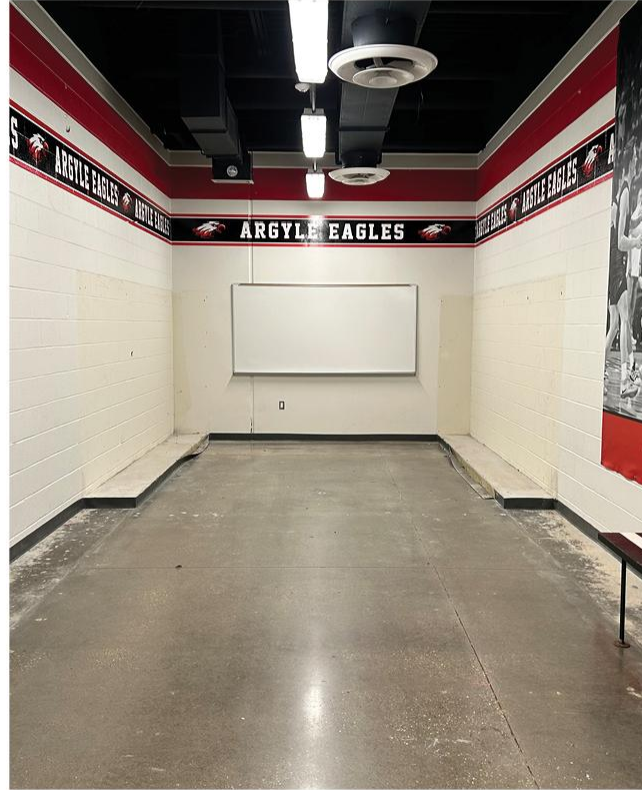
SUPPORT FACILITIES

CAMPUS OVERVIEW - ADMINISTRATION BUILDING

BUILT: 2022
TOTAL BUILDING AREA: 16,697 SF
EDUCATIONAL ADEQUACY SCORE (EAI): N/A
AS USED FUNCTIONAL CAPACITY: N/A
POTENTIAL FUNCTIONAL CAPACITY: N/A

CAMPUS OVERVIEW - DISTRICT WAREHOUSE ON 6TH GRADE CENTER CAMPUS

BUILT: 1966

TOTAL BUILDING AREA: 8,900 SF

EDUCATIONAL ADEQUACY SCORE (EAI): N/A

FUNCTIONAL CAPACITY: N/A

MAXIMUM CAPACITY: N/A

FACILITY CONDITION ASSESSMENT

Upgrades – Mechanical, Plumbing, Electrical
- Not heated or cooled
- Plumbing filled in with concrete
- Not sprinkled

CAMPUS OVERVIEW - DISTRICT WAREHOUSE ON 6TH GRADE CENTER CAMPUS

CAMPUS OVERVIEW - MAINTENANCE BUILDING ON 6TH GRADE CENTER

CAMPUS

BUILT: 1966 | 2023
TOTAL BUILDING AREA: 11,515 SF
EDUCATIONAL ADEQUACY SCORE (EAI): N/A
FUNCTIONAL CAPACITY: N/A
MAXIMUM CAPACITY: N/A

Table Talk
Q&A Process

TELLING THE STORY....

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

TRANS**C**END[4]

Collaboration | Communication | Critical Thinking | Creativity

NEXT MEETING INFORMATION

Facility Tour/Meeting 3
Thursday, November 16th
Meet at AISD Administration
5:30pm Dinner & Opening Remarks
6pm-8pm Tour

Meeting 4
Tuesday, November 28th
5:30 pm Dinner
6pm-8pm Meeting
AISD Administration

TRANSCEND⁴
Collaboration | Communication | Critical Thinking | Creativity