



# Salado Independent School District

## Facility Planning Committee

Meeting #4  
Monday, April 10, 2023  
6:00 p.m.



# Meeting 04 Agenda

Review / Recap

Safety & Security Focus Presentation

Construction Cost Trends Presentation

Table Workshops & Prioritization – Potential Elements of a Long-Range Plan

What's Next?

Thank you! Questions?







# Review / Recap

# Meeting Schedule

- ✓ Monday, **February 20**
- ✓ Wednesday, **March 1** - *Campus Tours*
- ✓ Monday, **March 6**
- ✓ Monday, **March 27**

- Monday, **April 10**
- Monday, **May 1**
- Monday, **May 22**

information gathering

project prioritization &  
building consensus





# Agenda Recap - Meeting 03

Review / Recap

Mentimeter Results - Campus Tours

Principal & Departmental Presentations - Facility Needs & Proposed Projects

1. Elementary School
2. Middle School
3. High School
4. Athletics
5. Technology
6. Operations

What's Next?

Thank you! Questions?



# Purpose

The **purpose** of the Facility Planning Committee **is to review and evaluate information including student performance data, financial data, demographics, facility needs, and comprehensive District goals.** The Committee will develop and recommend a long-range plan that will help Salado ISD meet the challenges of the future as well as support future growth and change.





# Determine if a Bond is Needed

Determine if a bond referendum is needed.



Develop a package that meets our needs and can be supported by the Board of Trustees and ultimately the voters in Salado ISD.

# Our Promise

- Respect your **time**
- Provide you with all the **tools** you need
- Adjust our plan based on your **feedback**
- Ensure the process is **transparent**
- Answer all **questions** and serve as a **resource** to you





# Your Charge

- **Review** information related to the District's facilities needs, enrollment trends, and educational vision
- Consistently **attend** meetings and **contribute**
- Work with the **“big picture”**
- **Express** your point of view and be open to other viewpoints
- Provide **input** regarding District's facilities ability to support education in your community
- Provide **insight** into what the broader community might support
- Serve as **ambassadors** for the process and the proposed plan
- ...and hopefully have **fun!**



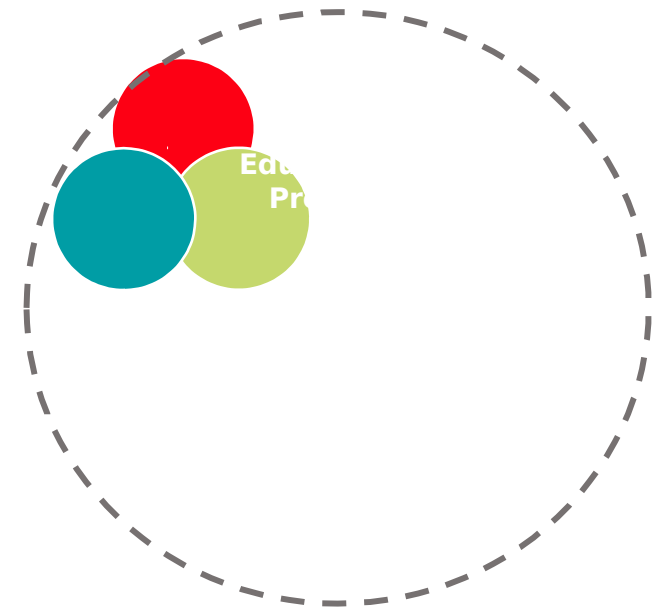
# What is a Long-Range Facility Plan?

## Comprehensive summary of facility need

- ✓ Ability to accommodate educational programs
- ✓ Capacity to accommodate projected enrollment
- ✓ Condition of District's facilities

## Strategic management tool for District facilities over time

- ✓ Explores modernizations, additions, replacements, and new construction
- ✓ Identifies opportunities for more efficient use of sites and facilities
- ✓ Creates a prioritized plan that aligns with community support





# **Safety & Security Focus Presentation**

# TEXAS SCHOOL SAFETY & SECURITY COUNCIL





# Texas School Safety and Security Council – Founding Members

## TEXAS SCHOOL SAFETY & SECURITY COUNCIL

### FOUNDING MEMBERS





**LAW ENFORCEMENT**

<p>Chief Antonio Afaro (Socorro Creek ISD)                  Chief Leslie Amador (Bakewell ISD)                  Laura V. Aulis (Austin Advanced Public Schools)                  Lt. Trade Baker (Arlington ISD)                  Lt. Jeremy Banks (Cypress Fairbanks ISD)                  Officer Michael Barrios (Ennis ISD)                  Captain Matthew Blacklock (Conroe ISD)                  Ann Baskie (Frisco ISD)                  Brian Baskie (Dallas ISD)                  Captain John Beale (HCC)                  Chief Alan Briggs (PRK)                  Chief Walter Braun (Santa Fe ISD)                  Chief Gregory W. Brooks (Flowerville ISD)                  Chief Robert Brown (Duncanville ISD)                  Lt. 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Chief Michael Combs (Harris County)                  Chief Solomon Cook (Humble ISD)                  Chief Paul Cordova (Houston ISD)                  Stacy Correa (Texas School for the Deaf)                  Chief Craig Miller (Dallas ISD)                  Chief Greg Cunningham (Houston Community College)                  Chief Brad Curtis (Krum ISD)                  Stephen Daniel (Houston Police Department)                  Chief Brock Darnay (Spring Branch ISD)                  Chief Kevin Densay (Red Oak ISD)                  Bruno Diaz (Weatherford ISD)                  Chief Ralph Dieter (Killeen ISD)                  Amimo Edwards (McAllen ISD)                  Lt. 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Jeff Haynes (Frisco ISD)                  Chief Anthony Henderson (Wylie ISD)                  Chief Ota Henry (Belts ISD)                  Chief Alan Hill (University of Houston - Clear Lake)</p>	<p>Chief Mark Hopkins (Katy ISD)                  Lt. Michael Howell (Harris County Fire Marshal)                  Chief Robert Jinks (Katy ISD)                  Lt. Erica Journal (Humble ISD)                  Denise Kabaits (Pflugerville ISD)                  Chuck R. Kelley (Killeen ISD)                  Chief David Kimberley (Klein ISD)                  Asst. Chief Ed Kraus (Fort Worth PD)                  Chief Bobby Larsen (Celina ISD)                  Carl Mawik (Dripping Springs ISD)                  Captain Robert L. 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Chief Wayland Rawls (Bryan PD)                  Chief David Rider (Fort Bend ISD)                  Ernesto Rodriguez (Allen ISD)                  Asst. Chief Jason Rodriguez (Dallas ISD)                  Asst. Chief Lucretia Rogers (Houston ISD)                  Chief Mark Rowden (Highland Park ISD)                  Chief Stewart Russell (Pasadena ISD)                  Lt. Dale Sacksteder (Pflugerville ISD)                  Officer Chris Sauer (Georgetown ISD)                  Sergeant Kyle Sanford (Georgetown ISD)                  Laura Santos Farry (Dallas ISD)                  Britney Sauer (Austin Regional Intelligence Center)                  Chief Jeremy Scroggs (Ennis ISD)                  Deputy Kristin Sorensen (Hays County Sheriff's Office)                  Chief Scott Shepherd (Maypearl ISD)                  Kharley Smith (Hays County)                  Captain Oscar Staker (Dickinson ISD)                  Deputy Chief Jim Swisher (San Marcos Hays County EMS)                  Chief Eugene Finn Tewar (South San Antonio ISD)                  Denise Trudwell (Hays County OES)                  Officer Arthur Ullrich (Mar Artyne ISD)                  Chief Chad Venekis (Prosper ISD)                  Commander Scott Weaver (Arlington ISD)                  Christopher Walk (Boerne Police Department)                  Chief Reggie Walker (Coppell ISD)                  Captain Artina Walker (Houston ISD)</p>	<p>Chief Kirby Warrick (Carpas Christi ISD)                  Officer Willie Watkins (Birdville ISD)                  Chief Matt Whitworth (Brow ISD)                  Captain Matt Williams (Cypress Fairbanks ISD)                  Chief Paul Williamson (Lone Star College)                  Lt. Jimmy Wins (Southern Methodist University)                  Doug Wreniak (San Marcos CISD)                  Jeffrey Yarbrough (Round Rock ISD)                  Chief David Zamora (Southside ISD)</p> <p><b>ADMINISTRATORS / PRINCIPALS</b></p> <p>Stacia Cannon (Cypress-Fairbanks ISD)                  Dr. Kary Casper (Plano ISD)                  Mitch Curry (McKinney ISD)                  Joe Dow (Conroe ISD)                  David B. Edwards (Smithville ISD)                  Easy Foster (Conroe ISD)                  Janet Garcia (Cypress-Fairbanks ISD)                  Inge Garbaski (Houston ISD)                  Rita Graves (Houston ISD)                  Sarah Harby (Cypress-Fairbanks ISD)                  Mike Harvey (Pflugerville ISD)                  Michael Hejdzcek (Fort Bend ISD)                  Hector Hernandez (Boerne ISD)                  Dr. Chris Hines (Conroe ISD)                  Carletta Hooks (Dallas ISD)                  Becky Koop (Cypress-Fairbanks ISD)                  Omye LaDoy (Spring ISD)                  Brian Lee (Conroe ISD)                  Terry Maldonado (Houston ISD)                  Ana Martin (Cypress-Fairbanks ISD)                  David Mason (Spring ISD)                  Lori May (Barbers Hill ISD)                  Chris McDaniel (Conroe ISD)                  Reggie Mitchell (Cypress-Fairbanks ISD)                  Larisa Murphy (Barbers Hill ISD)                  Janis Nott (Fort Bend ISD)                  Nicole Padu (Klein ISD)                  Dr. Chris Perich (Conroe ISD)                  Ruby Ransher (Dallas ISD)                  Holly Rogers (McKinney ISD)                  Paul Smith (Smithville ISD)                  Jorge Solberia (Killeen ISD)                  Roy Sprague (Cypress-Fairbanks ISD)                  Hannibal Trent (Spring ISD)                  Claudia Vega (Dallas ISD)                  Joel White (Cypress-Fairbanks ISD)                  Charla Wilson (Klein ISD)                  Erwann Wilson (Cypress-Fairbanks ISD)                  Jennifer Wiseman (Wylie ISD)                  Liz Wood (Cypress-Fairbanks ISD)</p>
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# Texas School Safety and Security Council – Best Practices

1. **OFFICER PRESENCE** – *Number 1 recommendation; consider 1/750 students*
2. **SITE EMERGENCY CALL STATIONS** – *At main entry and at student activity/sports areas*
3. **SITE FENCING** – *Non-scalable. 8' tall, vertical slat fencing; as many property edges as possible*
4. **NATURAL SURVEILLANCE (CPTED)** – *Clear sight lines from building to entry approaches*
5. **NATURAL ACCESS CONTROL (CPTED)** – *Passive barriers to direct vehicle and pedestrian traffic*
6. **TERRITORIAL REINFORCEMENT (CPTED)** – *Defined property edges, lighting, signage and landscaping*
7. **MAINTENANCE AND MANAGEMENT (CPTED)** – *Image maintenance to reflect facility care and ownership*
8. **SECURITY CAMERAS** – *Exterior and interior digital camera systems*
9. **ENTRY VIDEO CAMERA / INTERCOM SYSTEMS** – *Digital video/audio system at main entry to authenticate visitors*
10. **DRIVE AND DOOR IDENTIFICATION** – *Low/no-cost solution to identify all site drives and building entry doors*
11. **PORTABLE / MODULAR CLASSROOMS** – *Portables facilities treated identically as classrooms in main building*
12. **SECURE VESTIBULES** – *Main entry & multiple secondary entries built as secure vestibules*
13. **HARDENED GLAZING** – *System of hardened glazing for 1) forced entry resistance, and 2) ballistic resistance*
14. **ACCESS CONTROL** – *System of card reader controlled exterior and interior doors*
15. **LOCK-DOWN / PANIC BUTTONS** – *Lock-Down/Panic buttons placed in multiple location within facility*
16. **SAFE ROOMS** – *Multiple "Safe-In-Place" rooms for protection from human and environmental threats*
17. **INDICATOR LOCKS** – *Classroom locks lockable from inside room and with visual status indicator*
18. **SENSING TECHNOLOGY** – *Sensing/alerting technology including metal detectors, weapons detection, etc.*
19. **ACCESS CONTROLLED EGRESS DOORS** – *Restricted egress subject to Local Authority Having Jurisdiction*
20. **COMMUNITY/CONFERENCE ROOM** – *"Calming/Time Out" room off of main entry secure vestibule*

# Texas School Safety and Security Council – Best Practices

21. **SECURE COMMAND/CONTROL ROOM** – *Command/Control room with exterior door access for first responders*
22. **INTEGRATED & INTEROPERABLE COMMUNICATION SYSTEMS** – *Integrated mass communication & alerting system*
23. **EMERGENCY OPERATIONS PLAN (SRP)** – *Administrative response protocols for human & environmental threats*
24. **TRAINING AND DRILLS** – *Expanded schedule and scope of human and environmental threat drills and training*
25. **CLEAR BACKPACKS** – *If backpacks allowed, use clear backpacks, with consideration for ballistic inserts*
26. **SOCIAL MEDIA MONITORING SOFTWARE** – *Software to monitor social media for threat indicators*
27. **TOURNIQUETS/STB KITS** – *Tourniquets and “Stop The Bleed” kits throughout the facility and with teachers*
28. **GUNSHOT DETECTION TECHNOLOGY** – *Audio technology to detect gunshots, with caliber and location (GPS)*
29. **FACIAL RECOGNITION SOFTWARE** – *Software to authenticate known guests to the facility*
30. **STUDENT REUNIFICATION METHOD (SRM)** – *Method to organize and practice all aspects of student reunification*
31. **CYBER SECURITY** – *Awareness and deterrence of all forms of cyber security threats*
32. **CYBER BULLYING PREVENTION** – *Awareness and training to prevent social/emotional violence*



# Texas School Safety and Security Council – Best Practices



**Best Practices: Site  
Components**

**Best Practices: Building  
Components**

# Site Components

# 1 - Call Stations





# 2 – Site Fencing





# 3 – Natural Access Control





# 4 – Camera Systems





# 5 – Front Door Access





# 6 – Door & Drive Identification



# Building Components

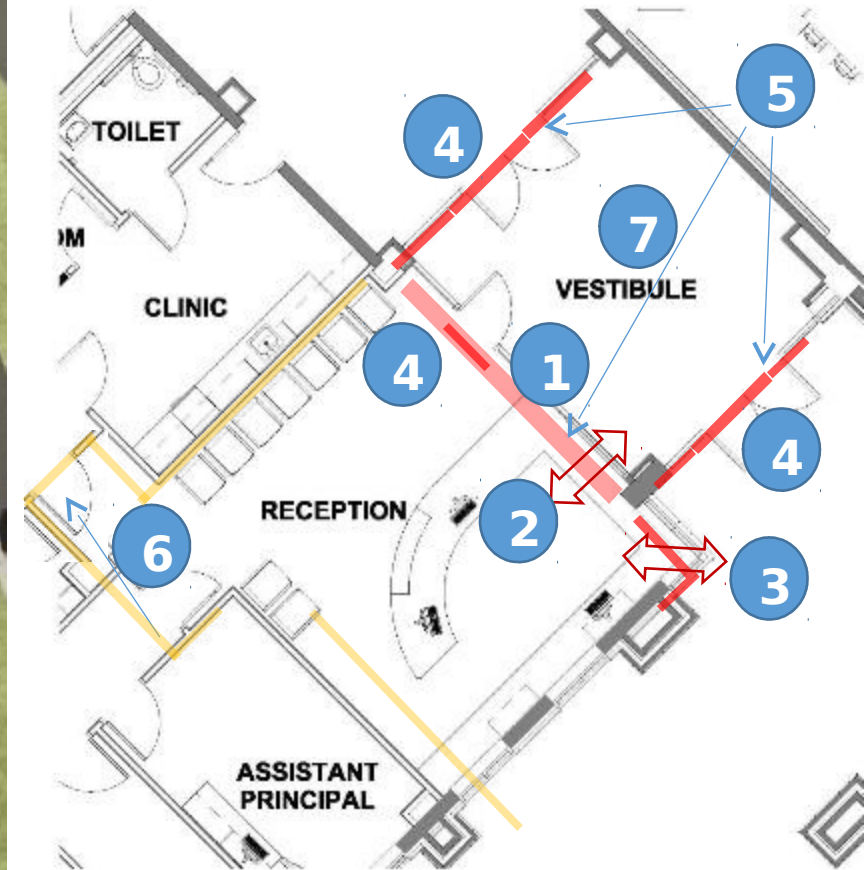


# 7 – Secure Vestibule(s)



1. Enclose entry vestibule
2. Sliding window transaction
3. Direct view to

4. Electric unlocking
5. BR glass or film
6. Add secondary door(s)





# 8 – Hardened Glazing





# 9 – Access Control





# 10 – Lock-Down / Panic Controls





# 11 – Indicator Locks





# 12 – Sensing Technology





**PRK**

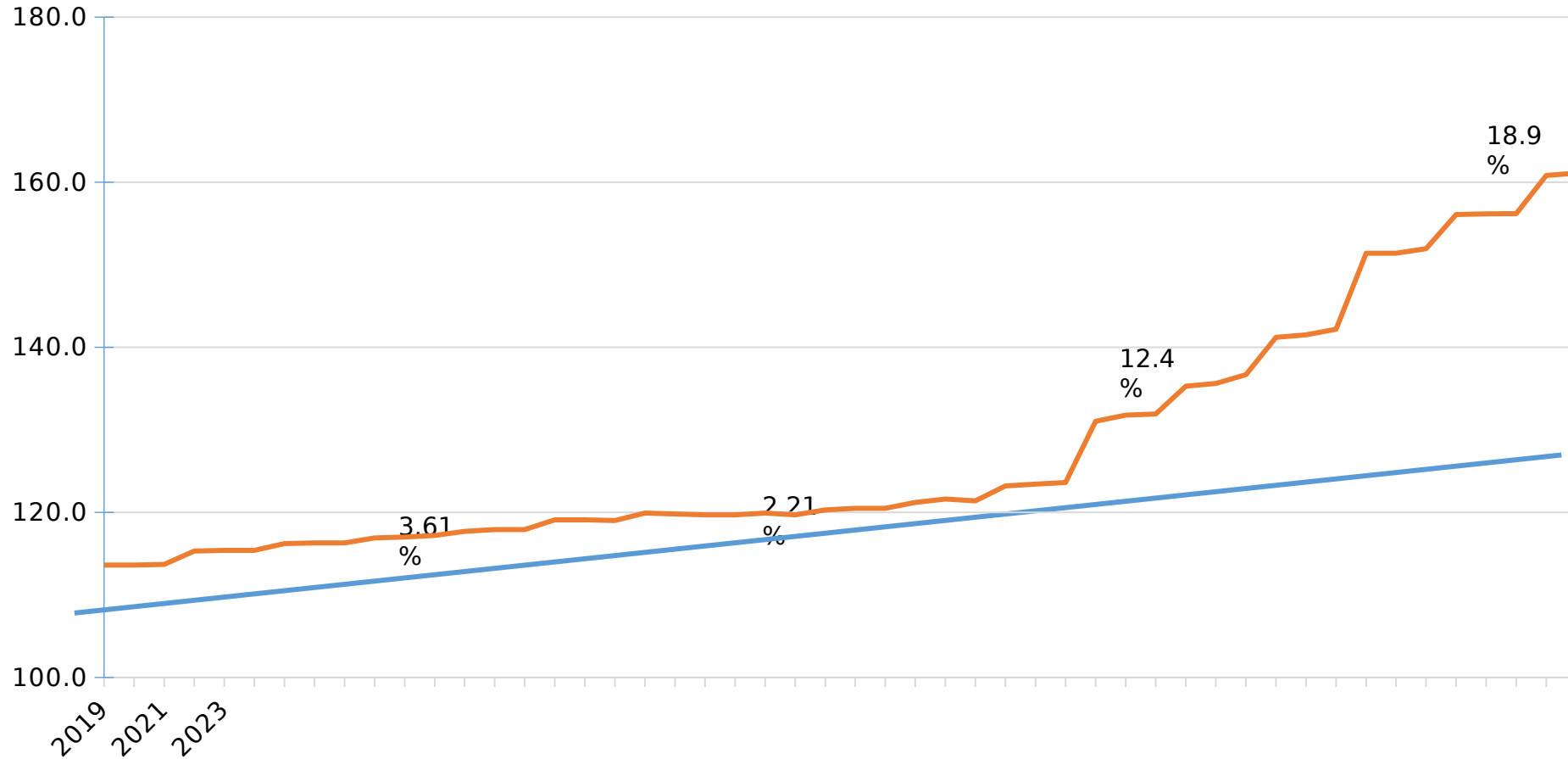
**Thank You!**

# Questions?

# **Construction Cost Influences & Trends Presentation**

# National Construction Cost History

PPI - New Nonresidential Building Construction South Region

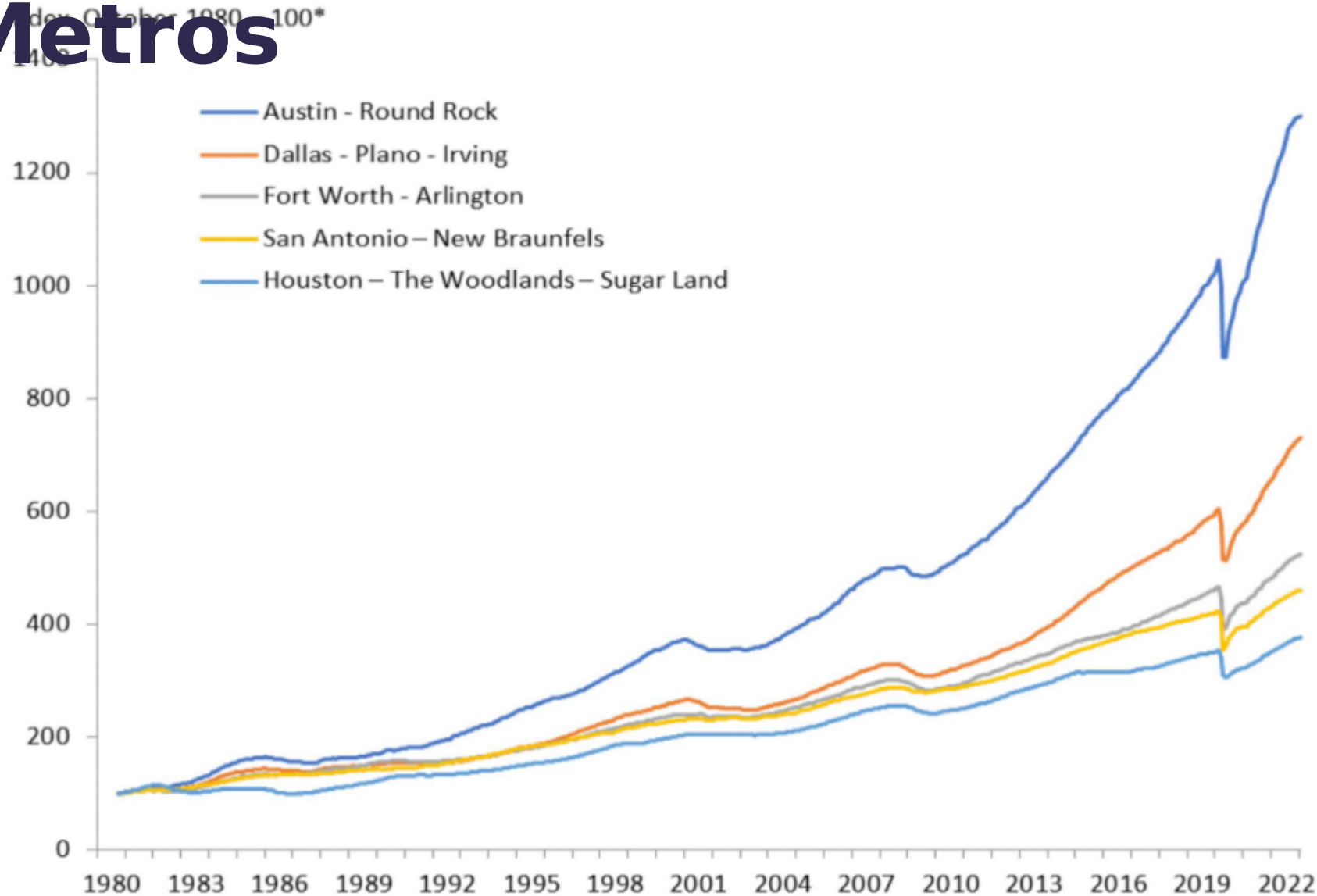


Source: US Bureau of Labor Statistics





# Business Cycle Indexes: Major Texas Metros



Source: Federal Reserve Bank of Dallas



# Local Construction Market

- Local Construction Demand is Very High:
  - Tesla, Samsung, & Supporting Businesses
  - \$4.6B Bonds passed in November 2022
  - \$2.8B Proposed for May 2023
- Tight Subcontractor/Labor Market in Central Texas
- Prices for direct inputs to construction are still increasing but the increase is slowing



# Recent New Construction Projects

- Belton Elementary - \$338/SF (complete 2024)
- Georgetown Elementary - \$396/SF (complete 2024)
- Bastrop Elementary #1 - \$317/SF (complete 2023)
- Bastrop Elementary #2 - \$371/SF (complete 2023)
- DVISD Elementary #1 - \$333/SF (completed 2022)
- DVISD Elementary #2 - \$322/SF (completed 2022)



# New Construction Budget Ranges

- Elementary School: \$340-\$390/ SF
- Middle School: \$375-\$425/ SF
- High Schools: \$425-\$600/ SF  
(Depending on the athletics components)





# Construction Inflation

- Actual Construction Inflation
  - 2021 - 12.4%
  - 2022 - 18.9%
- Projected for 2023 - 2025
  - 6% - 10%



# Bid vs. Bond Planning Budget Estimate

- Site is known and site conditions are known
- Project is fully designed with all detail necessary to quantify materials, labor and equipment needed to complete the work
- Advertised publicly and subcontractors provide hard bids
- **Bond Planning**
  - Site may or may not be known and site conditions are unknown
  - No definitive design
  - Budget is base largely on historical data
  - Inflation is projected
  - Needs to include items other than construction
    - Land, Offsite Roads, Utilities, Permits, Furniture, Technology, Design, Etc.



# Factors in Bond Planning Budget

- Challenges with Over or Under Estimating Project Costs
  - Overestimating can cause the bond to fail
  - Underestimating could cause drastic scope reduction



# Questions?





# Table Workshops & Prioritization

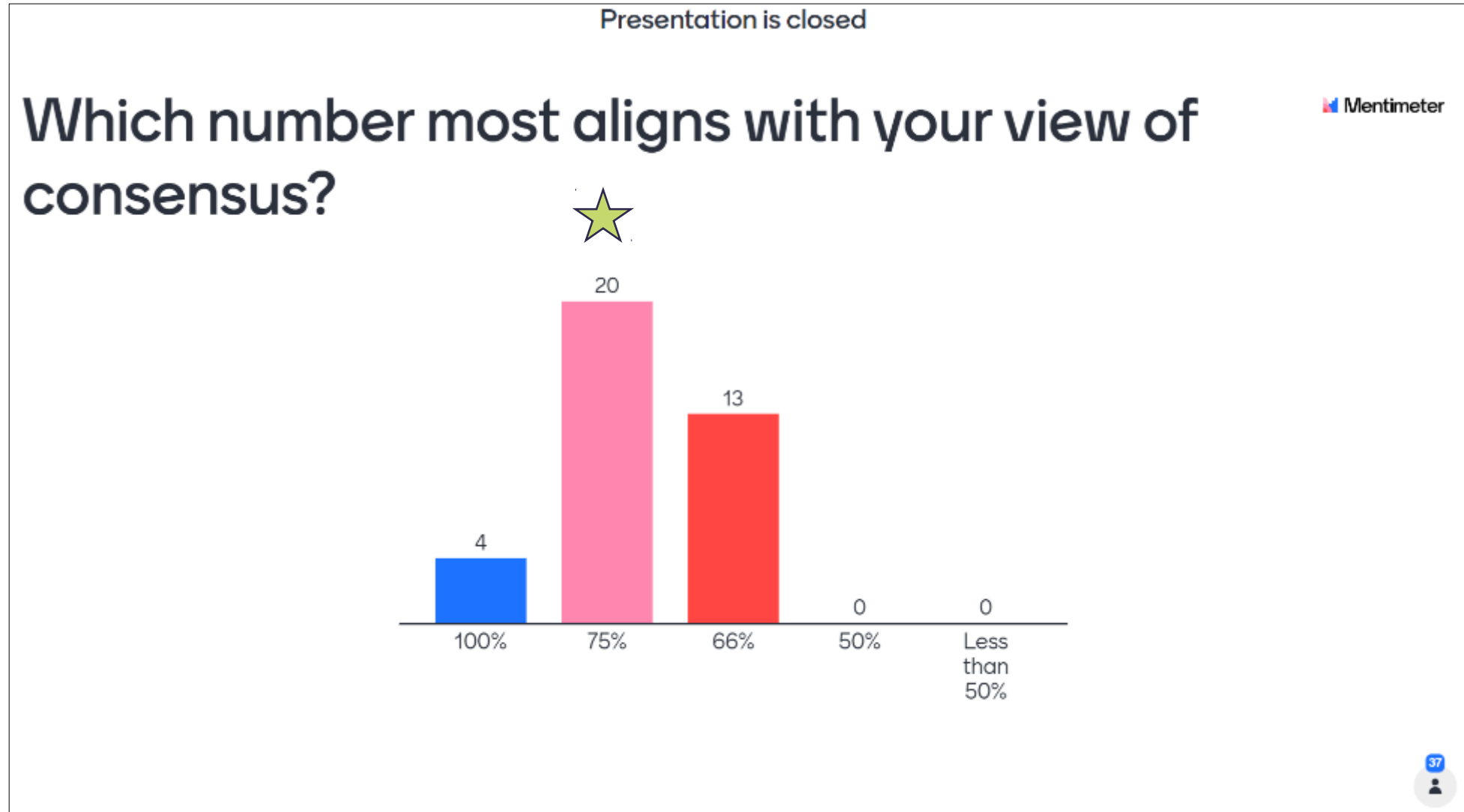
# Table Workshops & Prioritization

- Review Consensus Vote Exercise from Mtg. 01 *(1 min.)*
- Review List of Potential Projects Noted to Date *(4 min.)*
- Work in Small Groups to Discuss Other Potential Projects or Solutions *(15 min.)*
- Sort Potential Projects in Terms of Their Tier of Importance *(20 min.)*
  - **Remember:** *A lower prioritization does not necessarily mean that the project is not important. It may signify that the project is not as urgent relative to other projects and can potentially be addressed through other means or can wait until the next bond program.*
- Share Back to Full Committee *(20 min.)*





# Reminder on Consensus:



# Potential Projects Noted to Date

- **New High School**
- **High School Addition**
- **New Elementary School - Greenfield Site**
- **New Elementary School - Phased on Existing Site**
- **Thomas Arnold Elementary - Renovations**
- **Middle School Classroom Addition**
- **District Stadium (7,000 Seat Capacity) & Field House**
- **District Natatorium**
- **New Ag Barn**
- **New Maintenance / Grounds Shop**
- **Dedicated Technical Center / Shipping & Receiving**





# Potential Projects Noted to Date

- **District-wide IT Infrastructure Upgrades** (Skyward, Digitizing Documents, Centralized Faxing Solution, IP Based Phone System, Relocate Fiber Connection, Run New Fiber Connection)
- **District-wide Instructional Technology Upgrades** (IFPs)
- **Upgraded / New Digital Marquee Signs (District-wide)**
- **Bi-Directional Amplifier**
- **New Parking Lots at TAE and High School, Sidewalk Upgrades at TAE**
- **Fencing Replacement at TAE Campus**
- **HVAC Unit Replacement at High School**
- **Food Service Equipment Replacement at TAE Campus**
- **3<sup>rd</sup> Serving Line at TAE Campus**
- **Kitchen Expansion at T-2**



# Potential Projects Noted to Date

- **Connect Corridors between TAE Buildings, Covered Walkway to T-1 Gym**
- **New Flooring in T-1 Gym**
- **Additional Restrooms for T-1, T-2 Cafeteria**
- **Updated Playgrounds at TAE Campus**
- **Built-in Storage for TAE Campus Classrooms**
- **Convert T-3 Lounge into Additional Dedicated Classroom**
- **New Classroom Furniture for TAE Campus**



# Potential Projects Noted to Date

- **Turf Area Outside Cafeteria at Middle School**
- **New Dedicated Covered Wash Bay at Transportation**
- **Replace Road Base / Gravel Parking Lot with Concrete at Transportation**
- **Expand Parking Yard at Transportation**
- **6' Security Fence at Transportation**



# Small Group Work





WHAT SOIL  
GROWS  
PLANTS THE  
FASTEST

# What's Next?

DOES  
EFFECT  
SHEEP?

ate  
(ace hardware)  
rials.  
plant pots and  
soil and peat  
Then after that  
in inch under the  
of water and pour  
up in each of the  
of soil each day.  
ure to water them  
get placed  
day for



Workers live to 15-20 days in the  
summer of winter 150-200  
The queen lives to 5-7 years

111

with project

predators  
Soar, skunks, bats, and  
beetles

Autumn  
Harvest  
How to  
Day the  
How to

Comments of  
Example  
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1. 2000  
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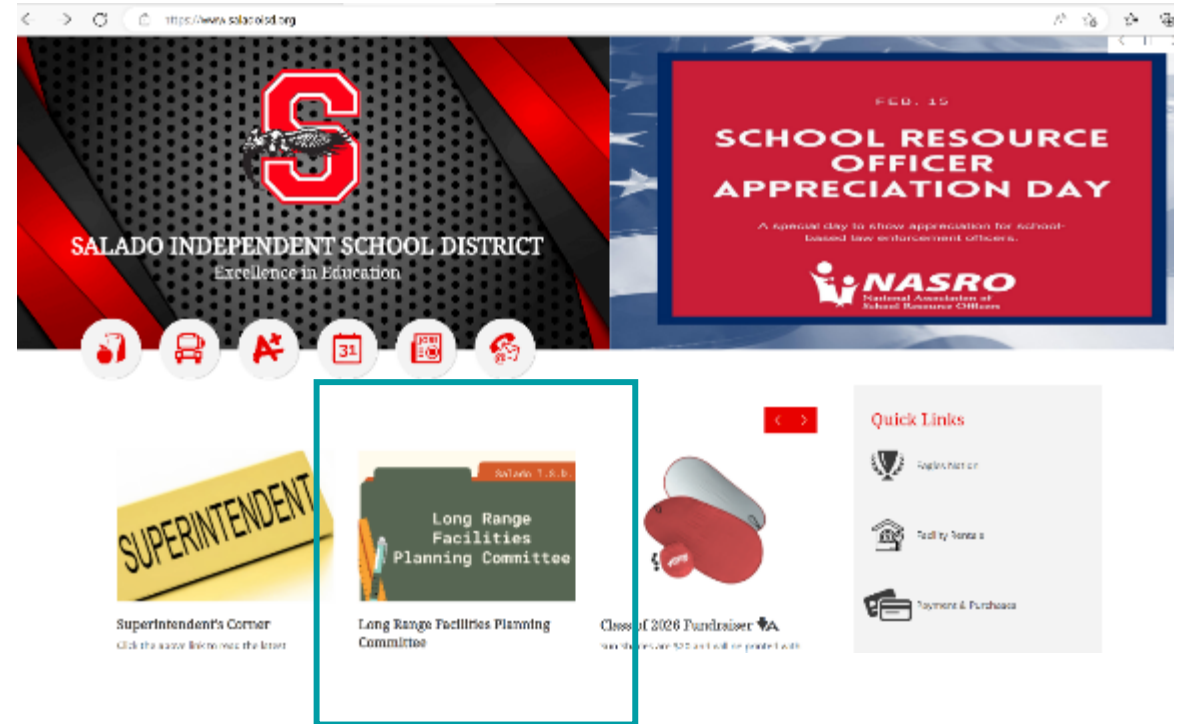
# Meeting #5 - May 1

- *Table Workshops & Prioritization - Takeaways + Results*
- *Salado ISD Bonding Capacity & Tax Impact Scenarios*
- *Conceptual Project Options with Costs*
- *Second Prioritization Exercise*
- *Building a Bond Plan Matrix - Table Votes*

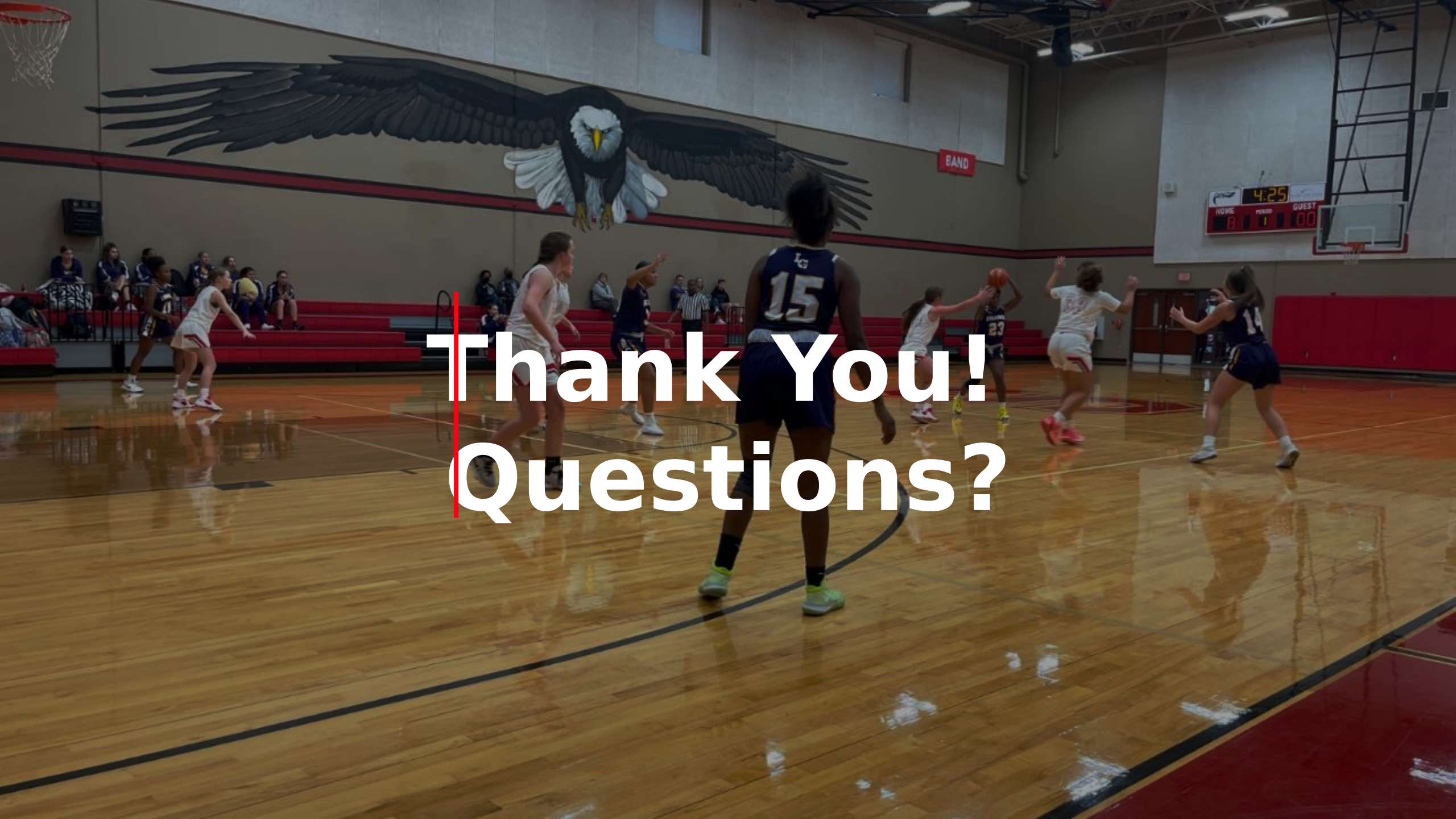


# Ongoing Communications

Agendas, presentation slides, and supplemental information will be available online accessible through the District's homepage:







**Thank You!  
Questions?**