



Parkhill

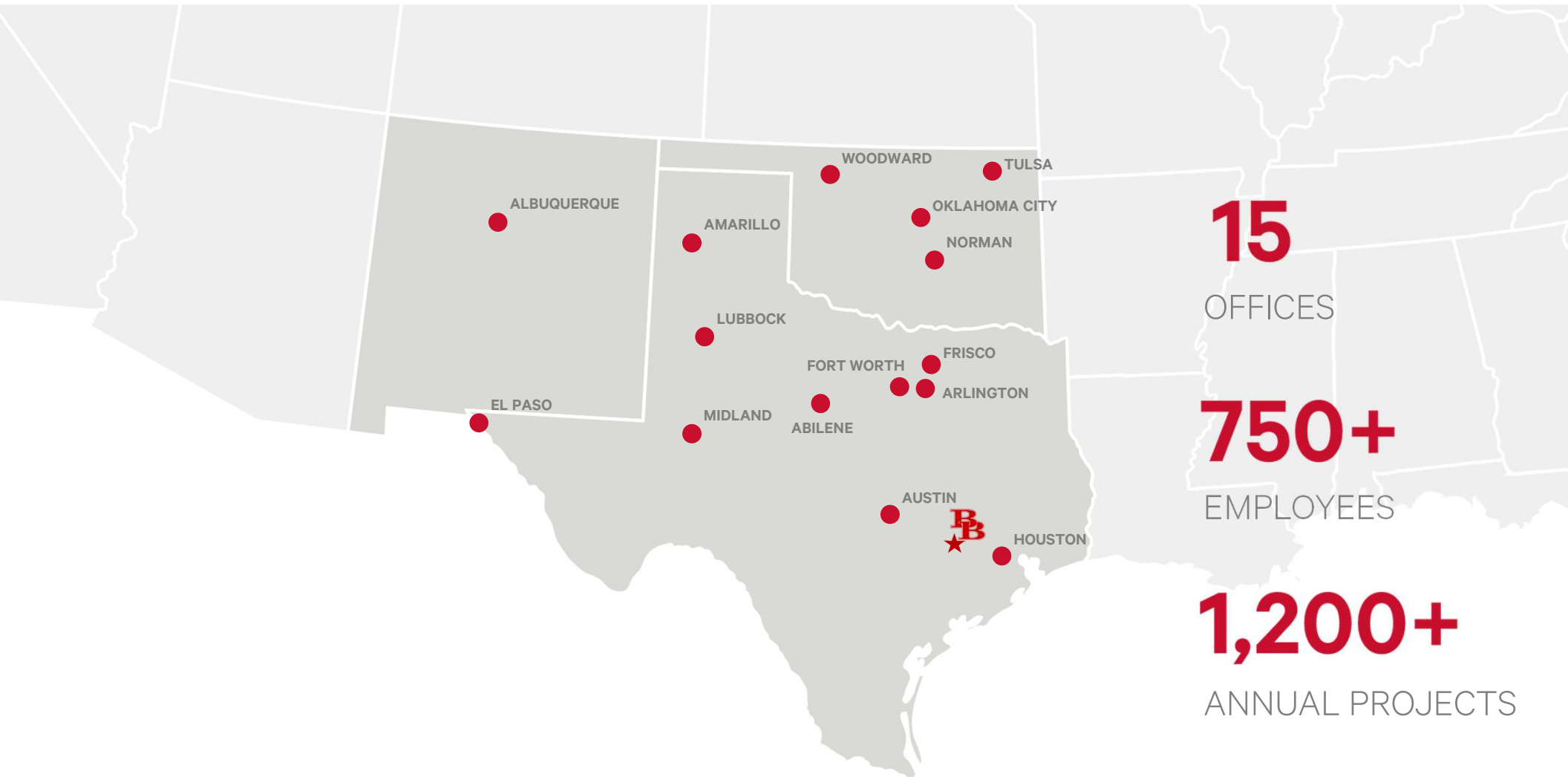


Bellville ISD

Professional Services for Facilities Assessment and Facilities Master Planning

August 17, 2026

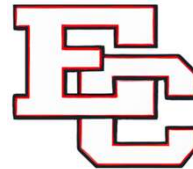




About Parkhill

Parkhill

Regional Experience



Parkhill

Building Community. Together.



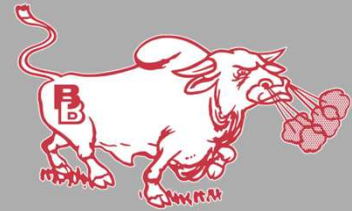
Parkhill's Mission

Building
Community.



Bellville ISD Mission

Learners Today.
Leaders
Tomorrow!



The Bellville Way

Family.
Trust.
High Expectations.

GUIDING PRINCIPLES

What if...

we **make the most of what you already** have before expanding your facility footprint with new construction?

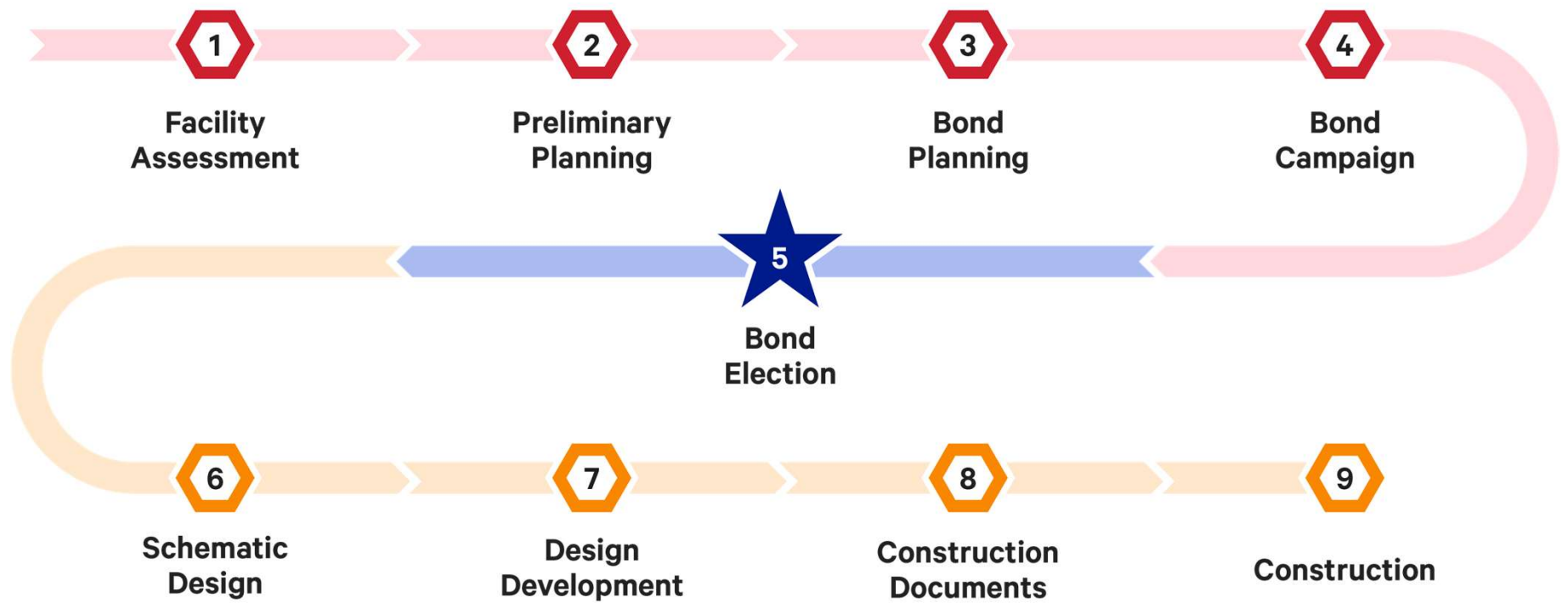
What if...

we validate future needs using a **data-driven design strategy** to forecast growth?

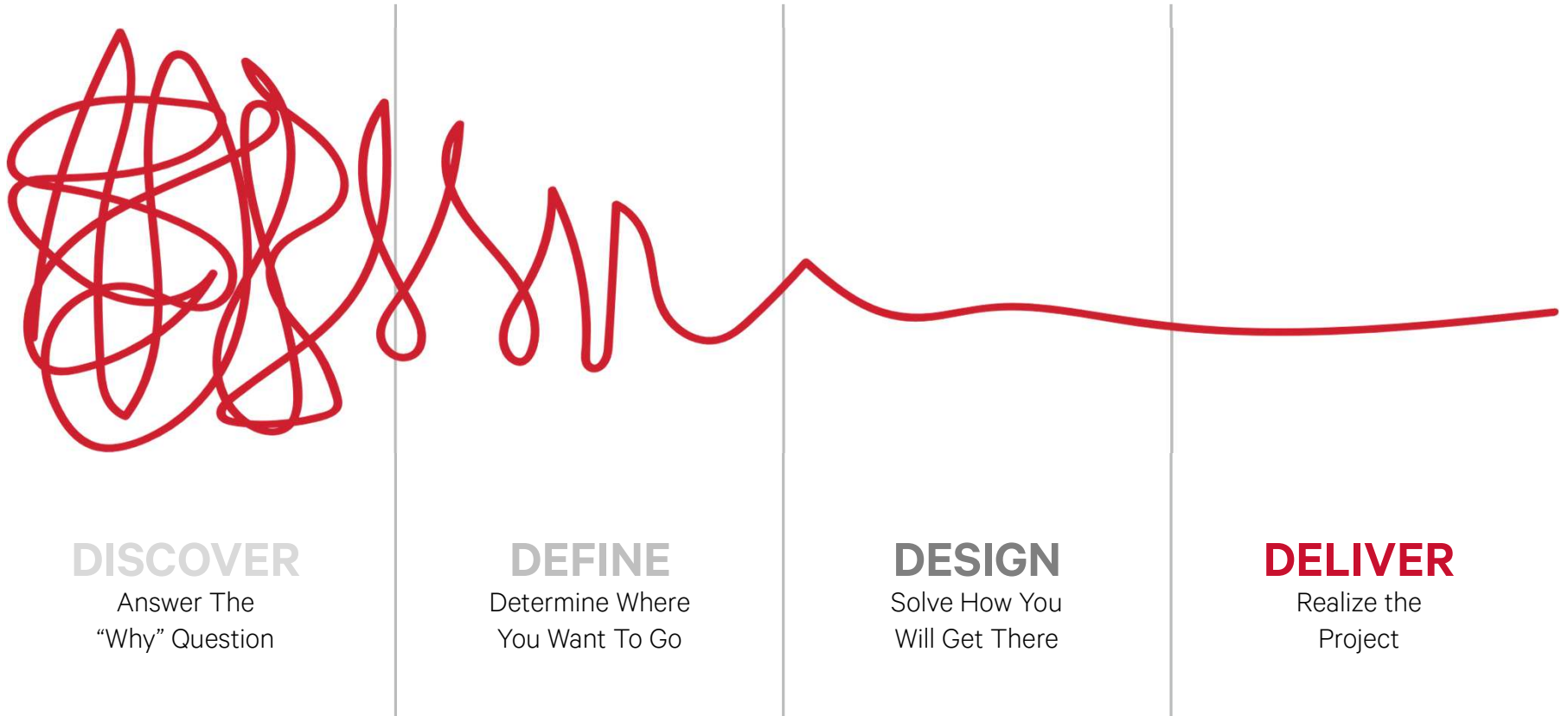
What if...

we create a **tailored Bellville way strategy** that improves educational outcomes, safety and well-being of students and staff?

Facility Planning & Construction Process

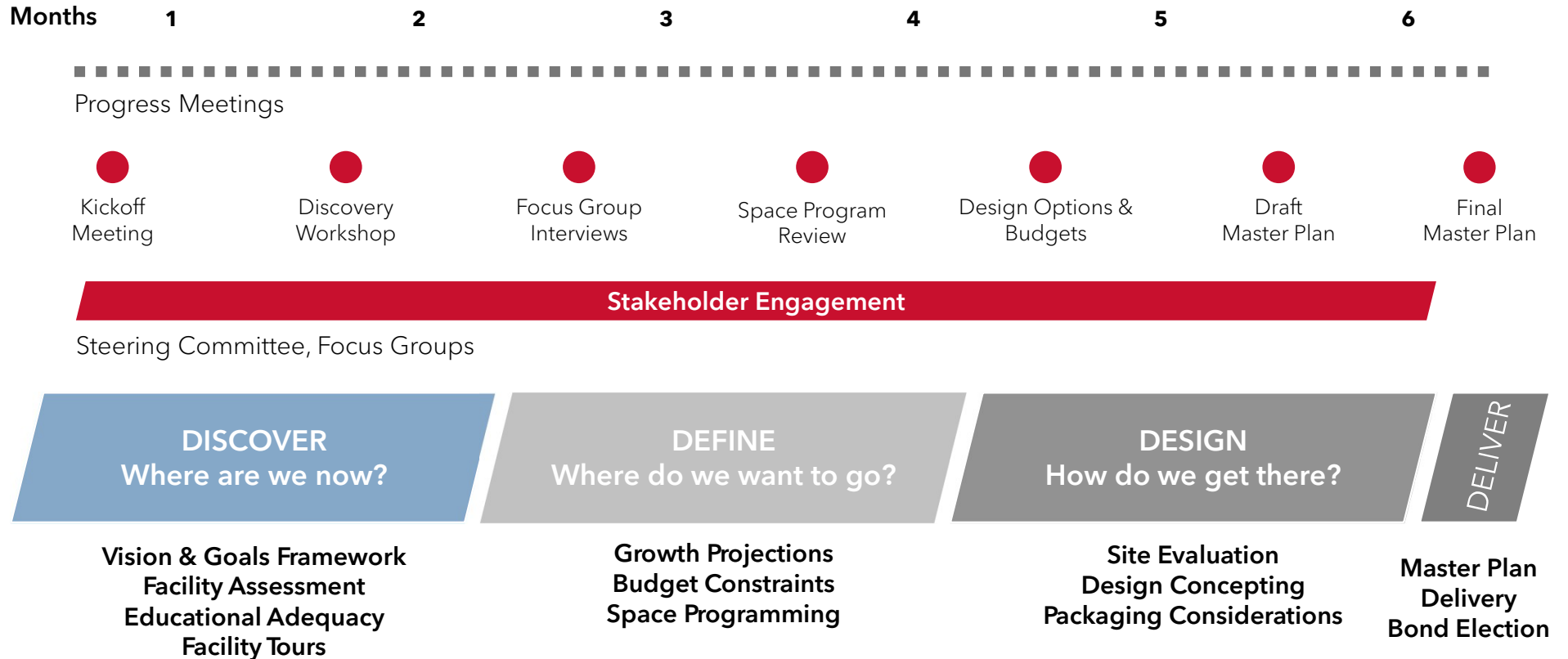


What Design is Actually Like...





Timeline



How do we Evaluate Needs?

Deferred Maintenance
System Lifecycles
Code Compliance



CONDITION

Utilization
Growth Projections
Space Demand



CAPACITY



CAPABILITY

Adjacencies
Space Efficiency
Technology
Ed Adequacy

Facility Condition Assessment Process



Facility Condition Assessment Deliverables

ALPHA creates a variety of deliverables to inform every aspect of your program.

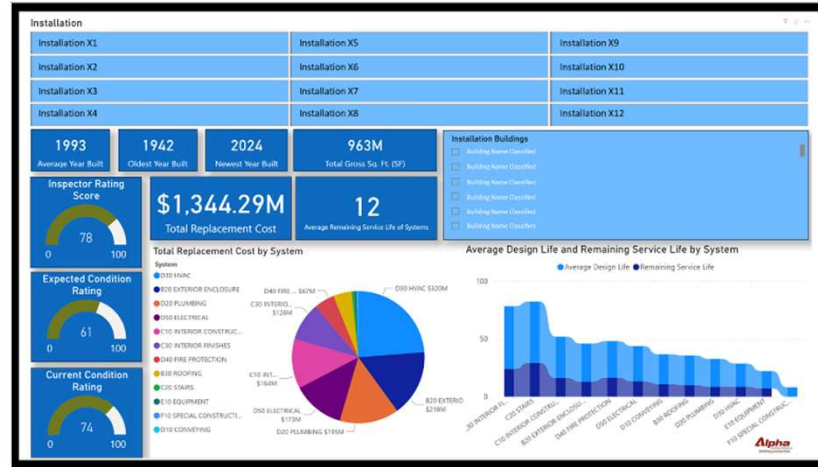
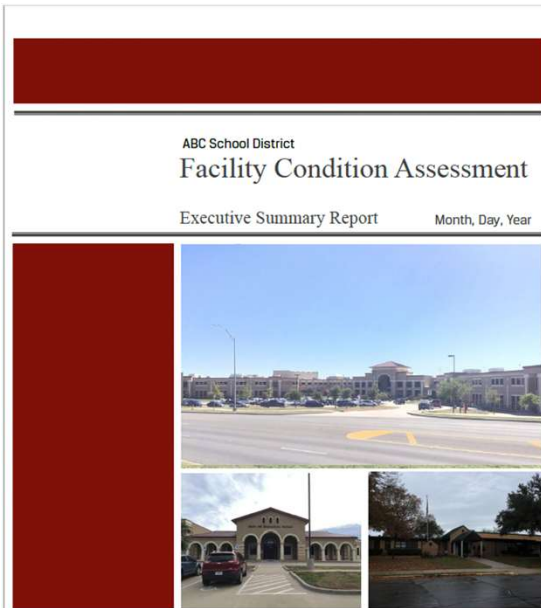
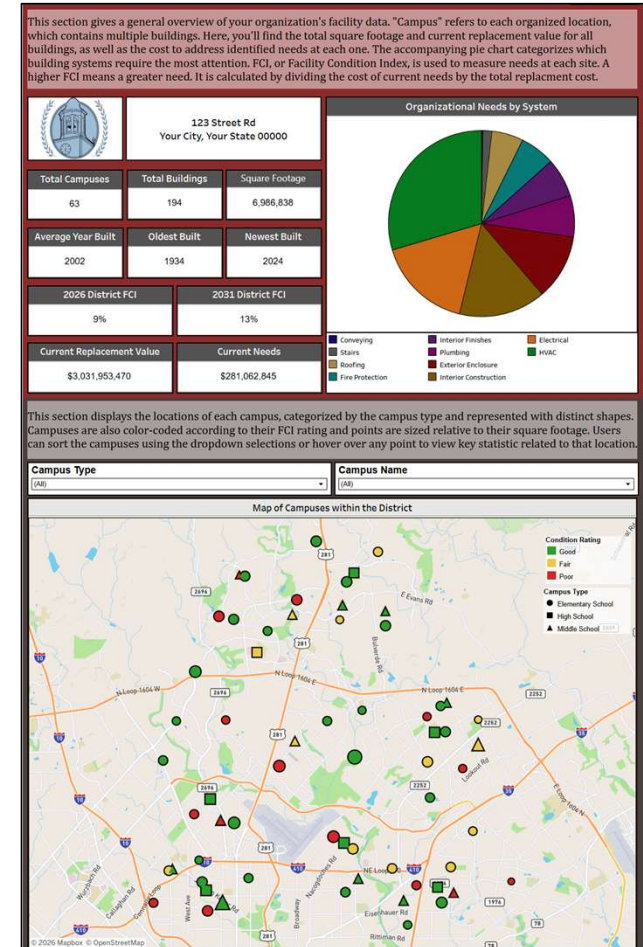


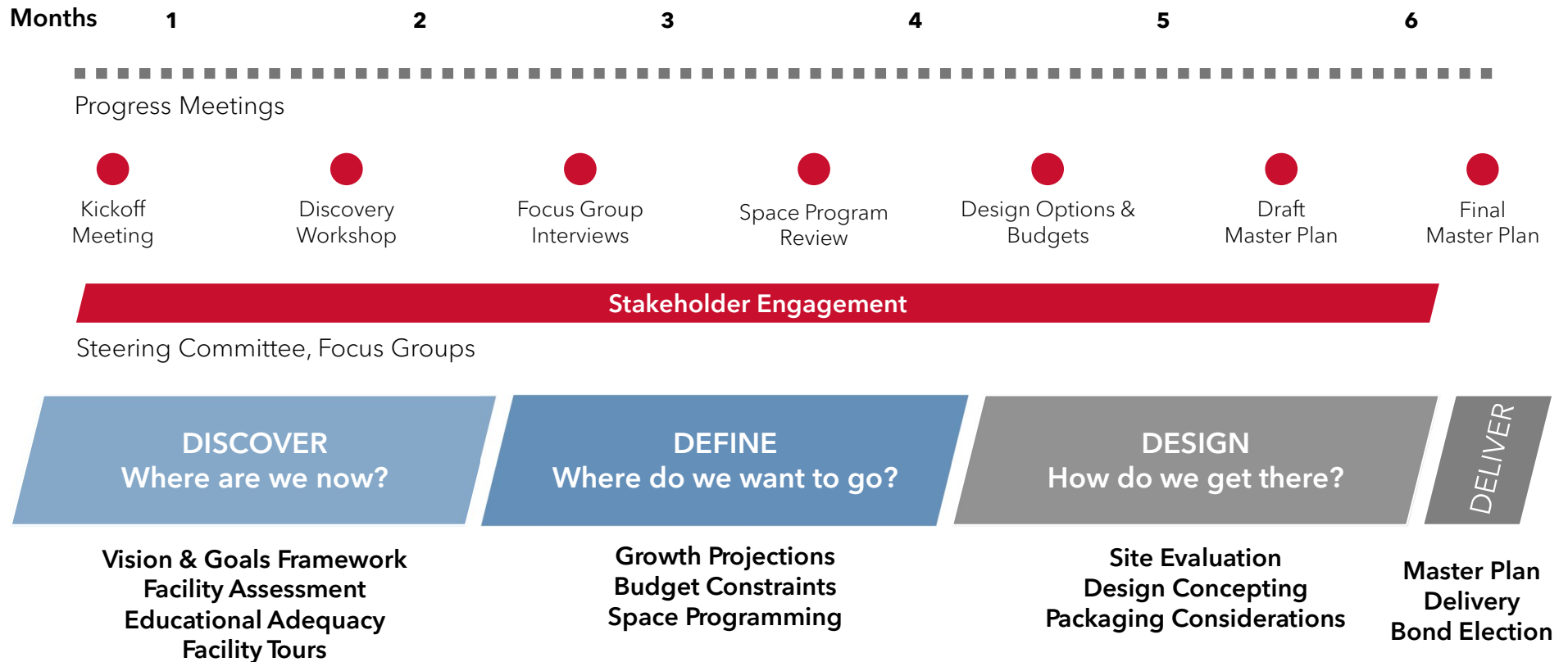
Table 1. Facility Description: Summary of Findings: ABC School District

Group	Area (SF)	Total Needs 2019	Current Replacement Value	2019 FCI %	Total Needs 2024	2024 FCI %
Administration	83,221	\$1,840,966	\$13,869,346	13	\$2,049,325	15
Athletic Complexes	53,230	\$499,720	\$12,026,723	4	\$506,956	4
Elementary School	840,638	\$15,196,146	\$178,095,362	9	\$18,222,553	10
High Schools	773,895	\$10,074,286	\$153,780,861	7	\$11,806,959	8
Magnet School	370,969	\$9,872,355	\$79,279,392	12	\$12,394,843	16
Middle School	487,504	\$11,914,247	\$106,294,196	11	\$13,269,250	12
Transportation/Maintenance	55,832	\$1,303,203	\$9,309,894	14	\$1,579,542	17
SUBTOTAL		\$50,702,922	\$552,655,773	9	\$59,829,429	11
Site and Infrastructure (excluded from FCI calculations)			\$4,480,340		\$4,480,340	
TOTALS		\$55,183,262	\$552,655,773		\$64,309,769	

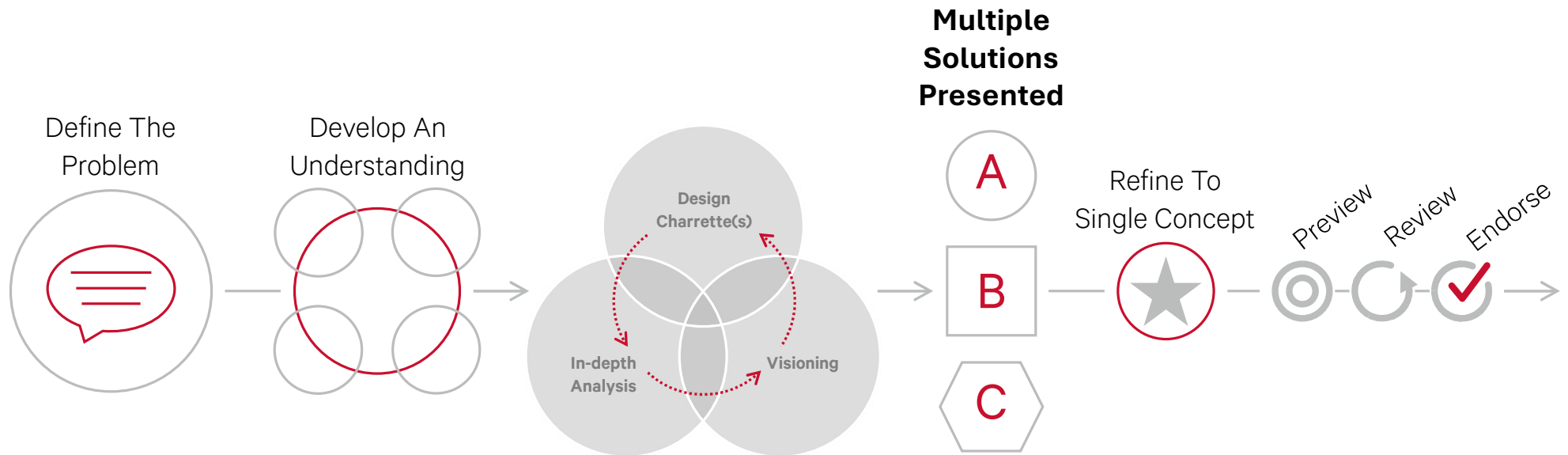




Timeline



Project Approach | Engagement Strategy



Confirm Priorities

HS Scope: Replace the AVS Building, 'H' Building, Portables, Admin/Cafeteria/Kitchen, Library, and Band Hall/Choir

Middle School: NO SCOPE (unless track could be considered part of academic proposition and not as stand alone)

Hutchins: Replace original building construction

Mayatt: NO SCOPE (decommission)

Northside: Renovate existing building for life safety and ADA improvements. Addition to accommodate Myatt displacement.

RECAP – Elementary Grade Configuration

What would be your ideal Primary School grade configuration for the district?

TOTAL ENROLLMENT 1564	OPTION #1	CURRENT CONFIGURATION (3 CAMPUSES)							
		ECSE (4)	PK (7)	K (12)	1ST (10)	2ND (11)	3RD (11)	4TH (12)	5TH (12)
		39	136	235	220	227	231	234	242
		410			678			476	
	OPTION #2	(2 CAMPUSES) PK-2nd & 3rd-5th							
		ECSE (4)	PK (7)	K (12)	1ST (10)	2ND (11)	3RD (11)	4TH (12)	5TH (12)
		39	136	235	220	227	231	234	242
		857					707		
	OPTION #3	(2 CAMPUSES) PK - 1st & 2nd-5th							
		ECSE (4)	PK (7)	K (12)	1ST (10)	2ND (11)	3RD (11)	4TH (12)	5TH (12)
		39	136	235	220	227	231	234	242
		630				934			



Hutchins 30-Year Cost of Ownership Table

El Campo ISD Cost of Ownership - 30 Year Window (2024 to 2054)

- Notes:
1. New Construction cost and Repair Cost (2024) comes from Parkhill assessment of Existing Hutchins Older Wing and replacement with appropriate sized replacement square footage
 2. 2024 Debt service assumed at 3.5% interest rate fixed and 30 year term. Year 2044 debt assumed at 4% fixed and 30 year term
 3. No maintenance and operation cost included in either option, although it would yield a bigger savings with replace now option as existing building envelope is less energy efficient.

	Reno / Repair	New Constr.	20 Yr Renewal of New Construction
Current Year	\$20,746,978	\$26,072,089	\$5,760,000
Future Value (20 yrs at 3.8%)		\$54,969,640.9	\$12,144,218.0

	Reno / Repair	New Constr.	Replace Now, renew in 20 yrs	Debt Service	New Constr.
2024	\$20,746,978	\$26,072,089			
2025	\$21,836,873	\$27,441,726		-\$1,369,637	
2026	\$22,926,767	\$28,811,363		-\$1,369,637	
2027	\$24,016,662	\$30,181,000		-\$1,369,637	
2028	\$25,106,556	\$31,550,637		-\$1,369,637	
2029	\$26,196,451	\$32,920,274		-\$1,369,637	
2030	\$27,286,345	\$34,289,910		-\$1,369,637	
2031	\$28,376,240	\$35,659,547		-\$1,369,637	
2032	\$29,466,134	\$37,029,184		-\$1,369,637	
2033	\$30,556,029	\$38,398,821		-\$1,369,637	
2034	\$31,645,923	\$39,768,458		-\$1,369,637	
2035	\$32,735,818	\$41,138,095		-\$1,369,637	
2036	\$33,825,712	\$42,507,732		-\$1,369,637	
2037	\$34,915,607	\$43,877,369		-\$1,369,637	
2038	\$36,005,501	\$45,247,006		-\$1,369,637	
2039	\$37,095,396	\$46,616,643		-\$1,369,637	
2040	\$38,185,290	\$47,986,279		-\$1,369,637	
2041	\$39,275,185	\$49,355,916		-\$1,369,637	
2042	\$40,365,079	\$50,725,553		-\$1,369,637	
2043	\$41,454,974	\$52,095,190		-\$1,369,637	
2044	\$97,514,509	\$53,464,827	Replace		
2045	\$101,661,038	\$67,653,972	Renew		
2046	\$105,807,567	\$69,698,898		-\$675,290	
2047	\$109,954,096	\$71,743,825		-\$675,290	
2048	\$114,100,625	\$73,788,752		-\$675,290	
2049	\$118,247,154	\$75,833,678		-\$675,290	
2050	\$122,393,683	\$77,878,605		-\$675,290	
2051	\$126,540,212	\$79,923,532		-\$675,290	
2052	\$130,686,741	\$81,968,458		-\$675,290	
2053	\$134,833,269	\$84,013,385		-\$675,290	
2054	\$138,979,798	\$86,058,312		-\$675,290	
		\$52,921,487			

	Repair Now, Replace Later Option - Blue Line in Graph	Debt Service	Debt Service
	Replace in 20 yrs	Repair / Reno	
2024	\$20,746,978	-\$1,089,895	
2025	\$21,836,873	-\$1,089,895	
2026	\$22,926,767	-\$1,089,895	
2027	\$24,016,662	-\$1,089,895	
2028	\$25,106,556	-\$1,089,895	
2029	\$26,196,451	-\$1,089,895	
2030	\$27,286,345	-\$1,089,895	
2031	\$28,376,240	-\$1,089,895	
2032	\$29,466,134	-\$1,089,895	
2033	\$30,556,029	-\$1,089,895	
2034	\$31,645,923	-\$1,089,895	
2035	\$32,735,818	-\$1,089,895	
2036	\$33,825,712	-\$1,089,895	
2037	\$34,915,607	-\$1,089,895	
2038	\$36,005,501	-\$1,089,895	
2039	\$37,095,396	-\$1,089,895	
2040	\$38,185,290	-\$1,089,895	
2041	\$39,275,185	-\$1,089,895	
2042	\$40,365,079	-\$1,089,895	
2043	\$41,454,974	-\$1,089,895	
2044	\$97,514,509	-\$3,056,634	-\$1,089,895
2045	\$101,661,038	-\$3,056,634	-\$1,089,895
2046	\$105,807,567	-\$3,056,634	-\$1,089,895
2047	\$109,954,096	-\$3,056,634	-\$1,089,895
2048	\$114,100,625	-\$3,056,634	-\$1,089,895
2049	\$118,247,154	-\$3,056,634	-\$1,089,895
2050	\$122,393,683	-\$3,056,634	-\$1,089,895
2051	\$126,540,212	-\$3,056,634	-\$1,089,895
2052	\$130,686,741	-\$3,056,634	-\$1,089,895
2053	\$134,833,269	-\$3,056,634	-\$1,089,895
2054	\$138,979,798	-\$3,056,634	-\$1,089,895

Hutchins Elementary (3rd – 5th Option)

CONST YEAR			TOTAL SF	TOTAL ENROLLMENT	SERVES		
1970	PRE-BOND	GOOGLE EARTH	118000	678	1ST (10)	2ND (11)	3RD (11)
					220	227	231
			SF/STUDENT	174			
	POST-BOND	GOOGLE EARTH	TOTAL SF	TOTAL ENROLLMENT	BECOMES		
			77607	707	3RD (11)	4TH (12)	5TH (12)
				231	234	242	
		SF/STUDENT	110				
NEW ADDITION TOTAL			43356	BUILDING TOTAL		\$ 17,821,420.00	
				SITE DEVELOPMENT	5%	\$ 891,071.00	
EXISTING TO REMAIN			34251	SOFT	20%	\$ 3,742,498.20	
GRAND TOTAL			77607	DEMOLITION		\$ 450,000.00	
				GRAND TOTAL		\$ 22,904,989.20	

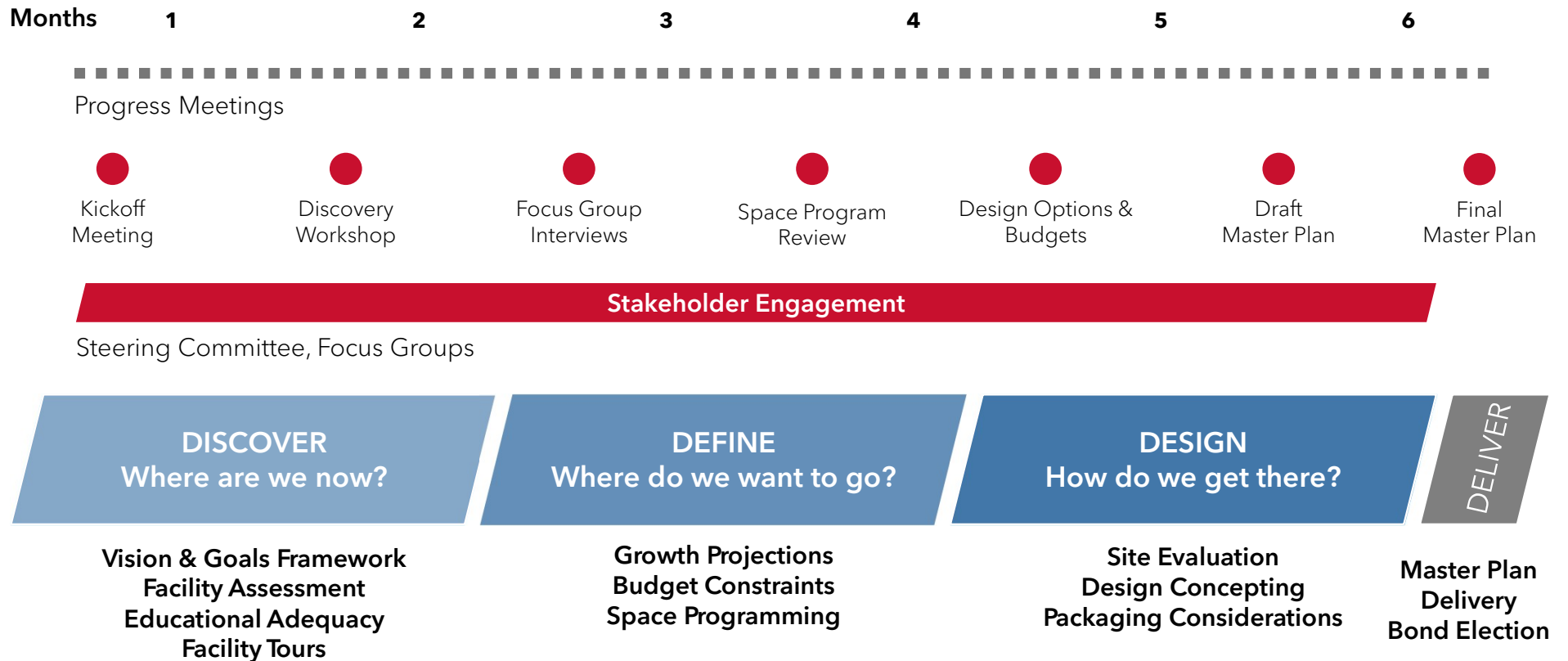
HUTCHINS 3RD – 5TH
707 STUDENTS
\$22,904,989.00

*Existing cafeteria/kitchen manageable for add'l enrollment

SCOPE							
SPACE TYPE		QTY	AREA	AREA TOTAL			
ACADEMICS	4th Grade	12	800	9600	24,900	\$ 410.00	\$ 10,209,000.00
	5th Grade	12	800	9600			
	Flex	2	1000	2000			
	LIBRARY	1	3700	3700			
ADMIN	Entry	1	400	400	3,750	\$ 410.00	\$ 1,537,500.00
	Principal	1	175	175			
	Assistant Principal	1	150	150			
	Reception	1	400	400			
	Counselor	2	175	350			
	Attendance	1	125	125			
	PEIMS	1	125	125			
	SRO	1	125	125			
	Conference	2	250	500			
	Teacher's Lounge	1	500	500			
	Workroom	1	500	500			
	Nurse	1	400	400			
SUPPORT	MDF	1	150	150	6,520	\$ 400.00	\$ 2,608,000.00
	IDF	1	100	100			
	Custodial	4	80	320			
	Storage	3	250	750			
	MEP	2	100	200			
	Gym	1	5,000	5000			
	Student Restrooms	2	400	800	960	\$ 450.00	\$ 432,000.00
	Staff Restrooms	2	80	160			
	SUBTOTAL			36,130	\$ 409.26	\$ 14,786,500.00	
	Circulation	20%	7226	\$ 420.00	\$ 3,034,920.00		
	NEW ADDITION TOTAL			43356	BUILDING TOTAL		\$ 17,821,420.00
					SITE DEVELOPMENT	5%	\$ 891,071.00
	EXISTING TO REMAIN			34251	SOFT	20%	\$ 3,742,498.20
	GRAND TOTAL			77607	DEMOLITION		\$ 450,000.00
					GRAND TOTAL		\$ 22,904,989.20



Timeline





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Parkhill is a partner!



Hutchins Elementary (1st, 2nd, 3rd)
REPLACEMENT OPTION

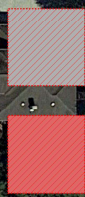
-Convert to ECSE, PK, K, 1ST
REWORK SITE CIRCULATION

HUTCHINS ADDITION
55,960 sf

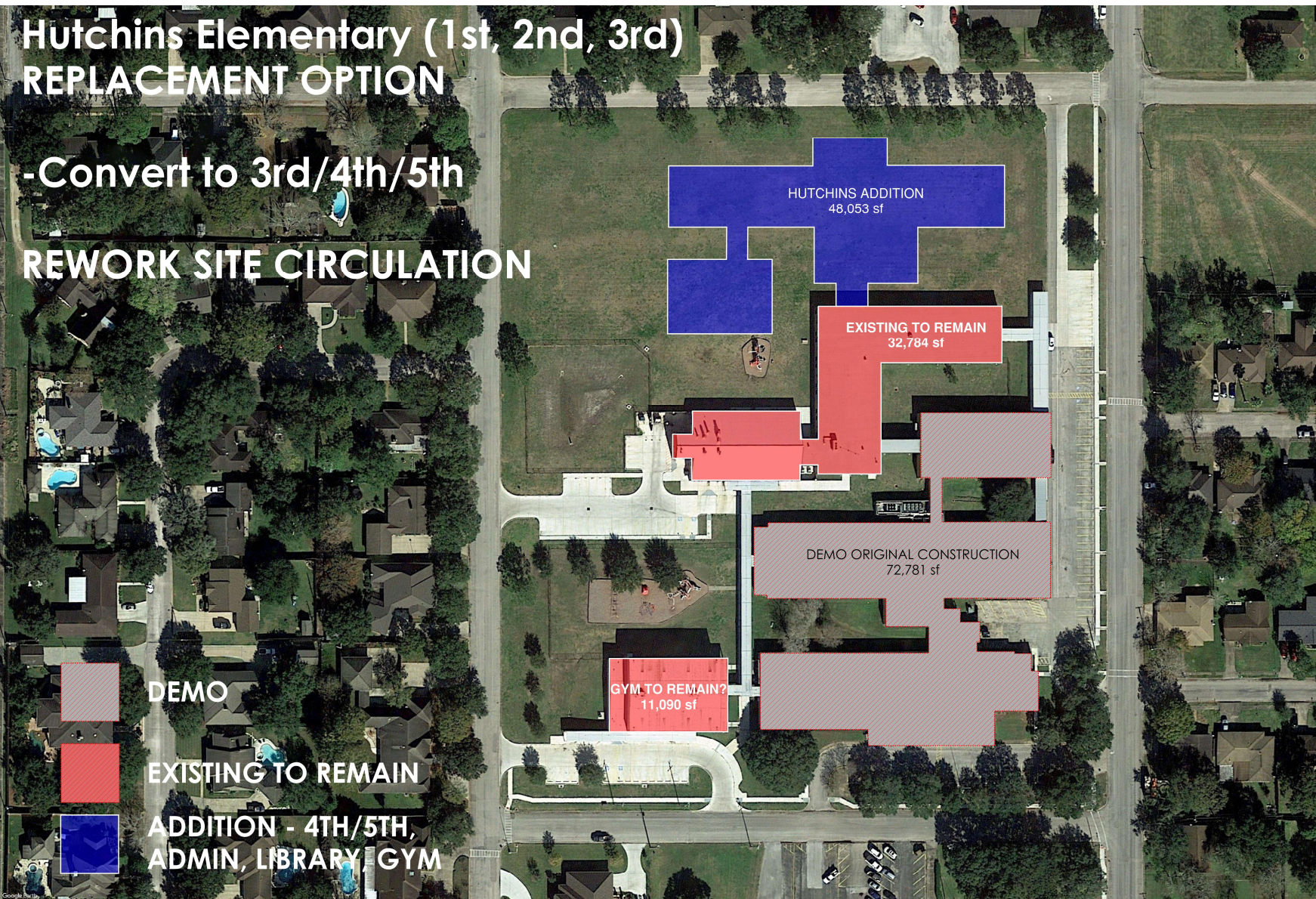
EXISTING TO REMAIN
32,784 sf

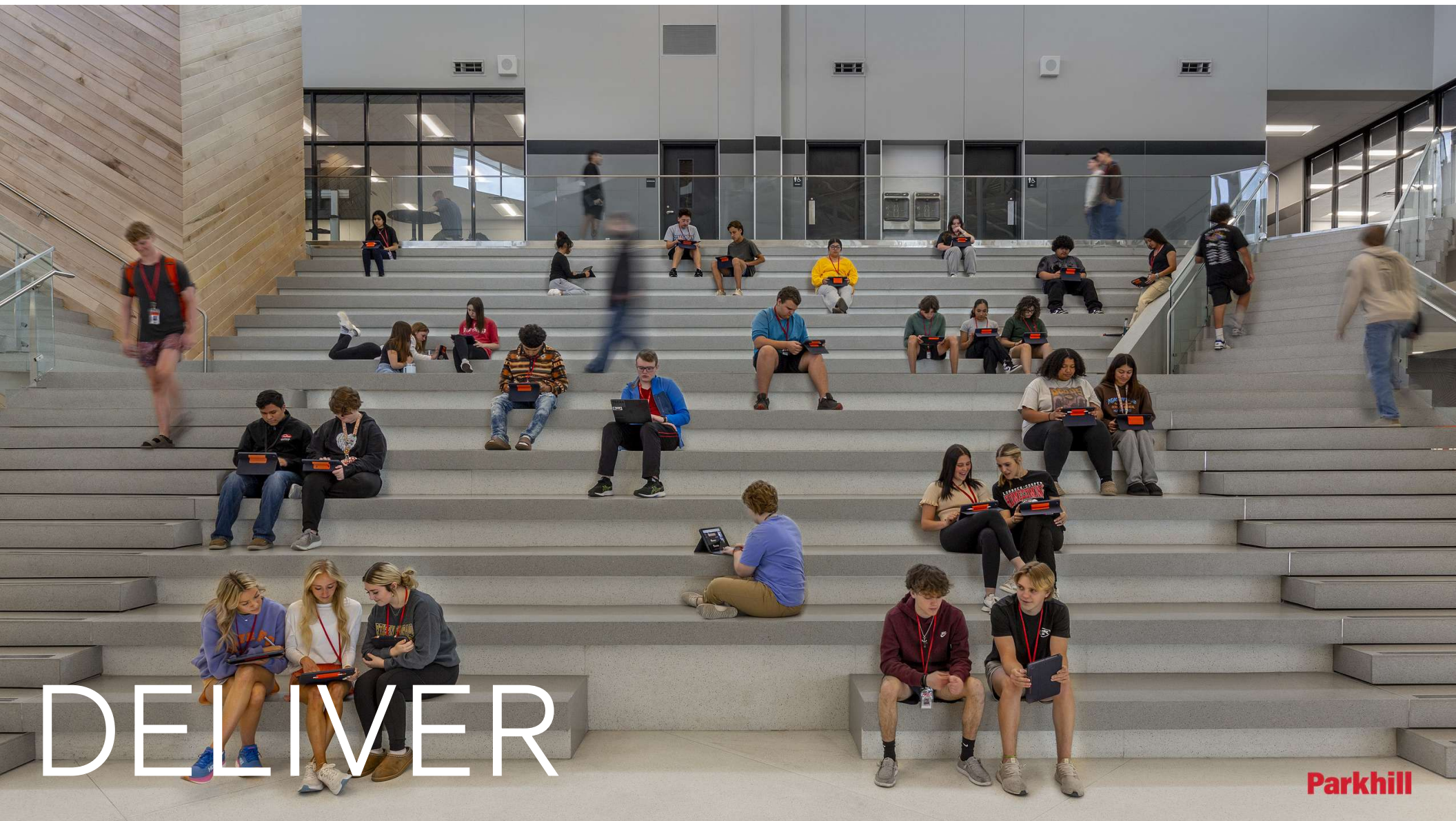
DEMO ORIGINAL CONSTRUCTION
72,781 sf

GYM TO REMAIN?
11,090 sf



DEMO
EXISTING TO REMAIN
(3RD)
ADDITION (EC, PK, K 1ST,
ADMIN, LIBRARY, GYM)

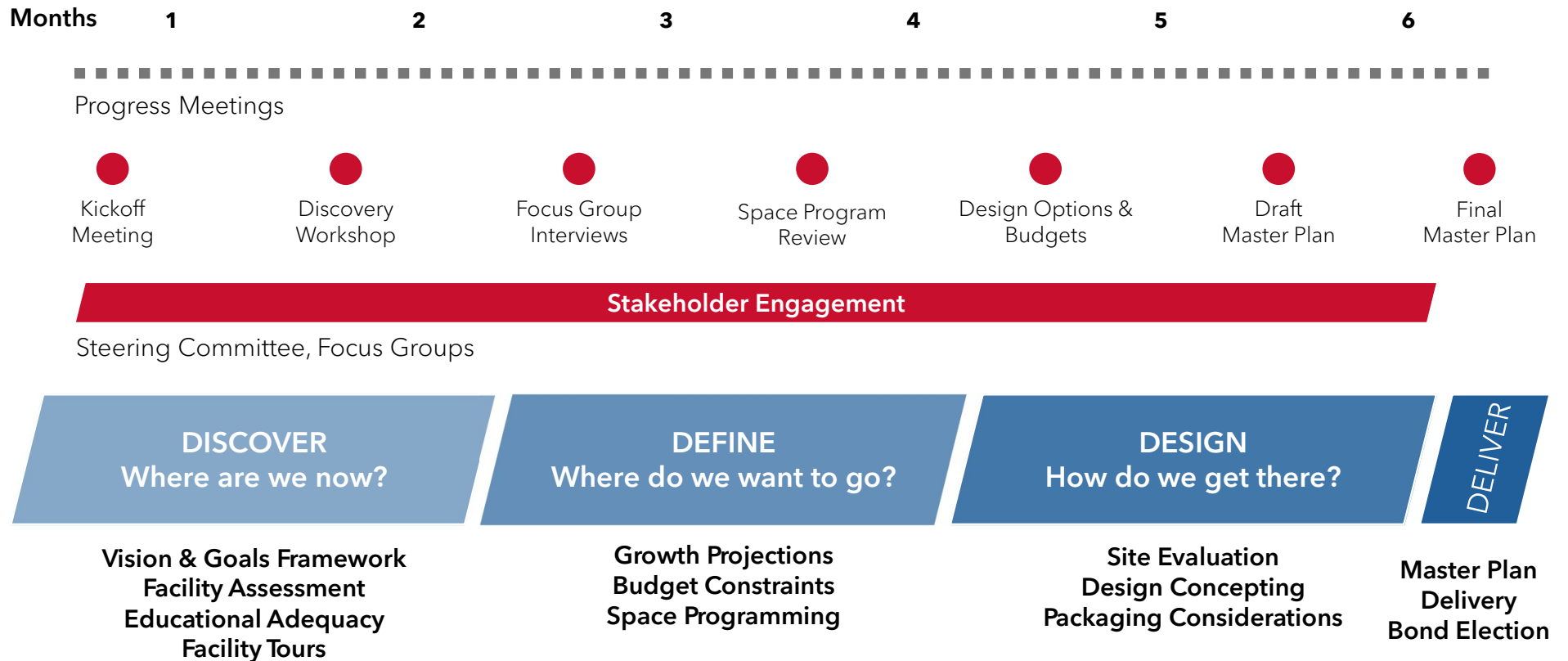




DELIVER

Parkhill

Timeline



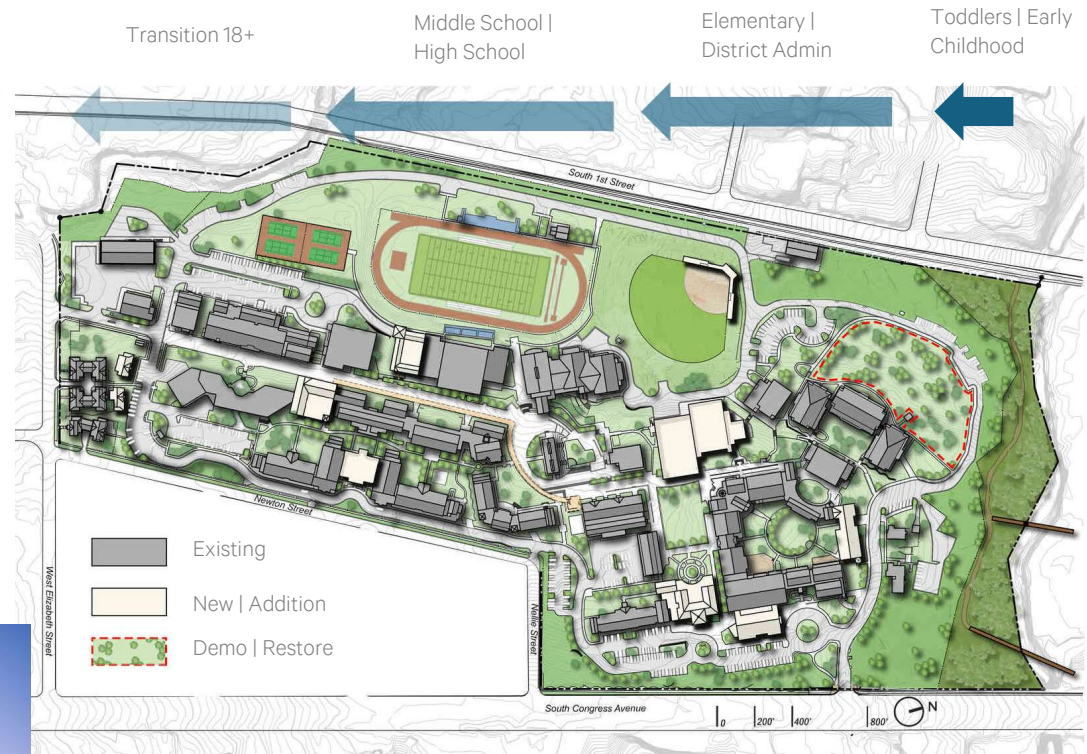
Master Plan | Texas School for the Deaf



Master Plan | Proposed



Facility Built



This is Our Why



Parkhill

Parkhill + **Alpha**[™]
Facilities Solutions
Building perspective.