

BELLVILLE INDEPENDENT SCHOOL DISTRICT

518 S. MATHEWS STREET. BELLVILLE. TX. 77418. WWW.BELLVILLEISD.ORG

CAPITAL IMPROVEMENT PLAN & LONG-RANGE FACILITIES PLANNING

DEVELOPED FALL 2019
UPDATED SPRING 2020

LEARNERS TODAY. LEADERS TOMORROW.

BISD CAPITAL IMPROVEMENT & LONG-RANGE PLANNING

In an effort to ensure we approach our future work and investments with comprehensive perspective, information, and forethought a core committee of board members, administrators, staff, parents, and community members has been formed to assess and review external assessment data on the condition and needs of our existing facilities and begin to prioritize and plan how to best meet current and future needs.

Capital Improvement Assessment Committee Members:

Nicole Poenitzsch, Superintendent	npoenitzsch@bellvillebrahmas.org
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Garrett Dornan, Parent/Community Member	
Phillip Shackelford, Parent/Community Member	
Kevin Bellville	

2019-2020 Meeting Dates & Locations:

October 15 at 4:30pm	O'Bryant Intermediate Library
November 12 at 4:30pm	O'Bryant Intermediate Library
December 3 at 4:30pm	West End Elementary Cafeteria
January 16 at 4:30pm	Bellville Junior High Cafeteria
February 4 at 4:30pm	Bellville High School Cafeteria
March 3 at 4:30pm	O'Bryant Primary School Library
April 7 at 4:30pm	Spicer Campus (Cancelled due to COVID-19)

DATA & INFORMATION

TASB COMPREHENSIVE CAPITAL ASSESSMENT

Beginning in February 2020, the Texas Association of School Boards capital assessment team will conduct a comprehensive assessment of all BISD facilities and capital assets. TASB generate a comprehensive web-based inventory and report to assist the district in on-going tracking of maintenance needs and assist the district in making long-range decisions based on assessed capital and facility needs. Upon complete, a link to the available data and information from the report will be included in this Capital Assessment Plan.

LOCAL CAPITAL ASSESSMENT: FALL 2019

WEST END ELEMENTARY SCHOOL

- Roof leaks in the library;
- Traveling roof leaks in the kindergarten classrooms;
- Shape of roof with middle ridge creates space for leaves to pile up and cause debris to block run-off;
- Need to replace/repair garden fence;
- Leak and piecemealed pipe lining near sidewalk going toward playground;
- Need new water fountains (with cool water);
- Broken sink in girls' restroom;
- Intercom not working;
- Exterior lights not working;
- Fire alarm issues;
- Need more exterior lighting;
- Need to add light to the back parking lot area;
- Add wire covering between kinder and sped classrooms;
- Cafeteria fans and microwaves are on the same circuit and blow the breaker when both are on
- Restrooms need baseball park need to be redone;
- Need restrooms near gym/playground area;
- Need new cafeteria windows;
- PTO purchasing electronic marquee;
- Need to look at wood rot inside window frame of cafeteria window;
- More gravel needed in bus road/ramp area;
- Paved teacher parking lot needed (lots of washed out holes in ground currently);
- Need new mirrors in restrooms;
- Redesign A/C unit in the cafeteria (cool limited space and drip);
- Redo exterior wall of cafeteria (all windows with no insulation);
- New stage curtains (red);
- PTO trailer storage in average condition; (1)
- Need new door on district stand-alone storage shed, also needs to be cleaned out (leaves); (1)
- Need to clean out and replace door on storage built against the side of the building; (1)
- Need to clean out trash and leaves in between storage areas;
- Additional storage areas (2) near gym- in good condition;
- Wood shed with gardening tools needs to be replaced; (1)
- Need to pressure wash mildew off exterior of building especially near drainage splash pads;
- Need to pressure wash mildew off exterior of walk-in freezer;
- Need to remove PVC pipe pieces near exterior of building adjacent to staff parking;
- Need to clean leaves out of A/C areas;

LEARNERS TODAY. LEADERS TOMORROW.

- Redo/replace painted window areas between old & new buildings;
- Paint walls between kinder and sped classes
- Exterior of building needs to be painted;
- ✓ Carport poles need to be repainted;
- Logo on bus sidewalk needs to be repainted;
- Need new benches near bus ramp;
- The concrete between the kinder and sped classrooms and tile in front of the cafeteria get slick, especially on humid days;
- Replace skylight with clean glass, (no chicken wire and no green covering);
- Would like to get rid of the portable buildings (current classroom for Boys & Girls Club and Storage)
- Check all A/C's;
- Broken window in kinder classrooms;
- Holes in kinder classroom ceilings need caps;
- Add West End/BB graphics in the cafeteria

O'BRYANT PRIMARY SCHOOL

- A/C Coil Cleaning
- Wallpaper seams peeling all over the campus halls;
- Exterior paint peeling;
- A/C issues in different places (too cool/too hot);
- With foundation shifting some tiles have lifted;
- Water stained ceiling tiles;
- Need new kid-friendly paper towel dispensers in restrooms;
- Consider cafeteria tables with regular chairs for use at meetings and performances;
- Need new base cove in several areas;
- Main hallway ceiling has water stains;
- Boys restroom has kick spots/broken tiles under toilets and sinks;
- Need faculty restrooms throughout the building
- Portables not secure;
- Need a secure vestibule at front entrance;
- No sufficient parking for staff and visitors;
- Preference would be to get rid of portables;
- Replace exterior glass/plastic at OBP entrance

O'BRYANT INTERMEDIATE SCHOOL

- Need to replace/repair exterior intercom
- Limited office space;
- Need faculty restrooms distributed throughout campus;
- Need to get rid of odor in student restrooms in the middle of courtyard area;
- Need taller stall doors in restrooms near cafeteria;
- Need larger cafeteria space;
- New cafeteria tables with stand alone chairs;
- Lounge needs revitalization;
- Lounge needs new fridge;
- Redesign the drop ceilings that can be seen through the windows;
- Rooms need new windows;
- Need more permanent and user friendly option to closing off gap between classrooms (sliding barn door possibly)
- Windows on both sides of the classroom walls is a concern;
- No secure entrance point;
- Low fences all open with visibility to students;
- Roof gutters need to be cleaned out;

LEARNERS TODAY. LEADERS TOMORROW.

- rocks/sand down drainage area by 5th grade science/life skills building needs to be cleaned out;
- Bird poop stinks and is everywhere near student restrooms and water fountain in middle of courtyard area;
- Paint flag pole
- Exterior paint peeling;
- Portables slope; (would like to get rid of them);
- Sidewalk patch jobs create uneven surface

BELLVILLE JUNIOR HIGH

- Leaks in the art room, window frame deteriorated
- Clean out and repair/replace greenhouse;
- Clean out and rebuild outdoor classroom area;
- Redo flower planting beds;
- Trees near gardening bed areas need to be lifted;
- Need to look into why toilet has to flush twice in the girls' staff restroom in the office;
- Unused shower in girls' locker room is dripping;
- Need a new sound system in the gym;
- Bandhall needs new speakers;
- Re-map fire alarm system;
- Need new phone system;
- A/C Coil Cleaning needs to be done
- Need better flow and space in the front office area;
- Need larger lounge and workroom areas;
- Cafeteria space is limited (consider a way to add secure outdoor seating);
- Need new rangehood/vent in kitchen;
- Need to replace boys locker room shower areas;
- Resurface blue countertops in restrooms and workrooms;
- Wallpaper peeling in some areas;
- Redesign workroom counters, cabinets, and floor space;
- Chips in paint on cinder block walls;
- New exterior windows needed in several areas;
- Classrooms need new ceiling tiles;
- Need new door signs in some areas;
- Need new lockers/new locks;
- Consider adding glassed area under current covered entrance and rebuilding office entrance between secured glassed area;
- Need all exterior doors wired for keycard/alarm access;
- Add reflective tint to exterior glass entrance;
- Exterior cafeteria doors stay unlocked once keyed open (need to auto reset to lock when key is removed);
- Need to add additional exterior camera coverage in areas;
- Need new PE fire extinguisher;
- redesign/reorganize band storage;
- Instrument hook racks dislocated from the wall;
- Need to clean out and dispose of old items in band storage;
- Clean out repair outdoor storage area near green house (1);
- Remove "snake shack";
- Water damage on ceiling tiles in the cafeteria;
- Repaint black trim in cafeteria near windows;
- "Horseshoe" band practice room has major water damage and holes in the ceiling;
- Ceiling tiles need to be replaced in small band hall;
- Need new carpet in small band hall;
- Ceiling in boys' weight room needs to be cleaned;

LEARNERS TODAY. LEADERS TOMORROW.

- Remove barbed wire from fences;
- Repaint exterior of building, cover rust areas;
- Need a sprinkler system on field, get rid of old water pipes;
- Consider ways to use front field to offset traffic back-up for drop-off and pick-up;
- Need regular plastic wear (more durable with plastic knife in cafeteria);
- Gym separating net is torn;
- Gym floor needs to be resurfaced;
- Need new gym bleachers;
- Bus loop expansion joints in concrete hold water;
- In general, need new signage;
- Training room is gym is too small for use;
- JH boys/guest team locker room needs updating;
- Remove random concrete block in girls' locker room;
- Would like to get old woodshop up and running again;

BELLEVILLE HIGH SCHOOL

- Small greenhouse and planter boxes near bus area not used;
- Leak in the of the cafeteria from interior water drain pipe
- Exterior electric box missing covers;
- Front row seats in the auditorium are loose;
- Some auditorium seats need to be recovered and need new springs;
- Replace lights & sound in auditorium;
- Resurface stage top;
- Asbestos and water leaks in 101 science lab;
- 101 needs new ceiling tiles;
- Need "louvers" over air gaps in brick spaces by classroom doors for return air, (study how much space is needed for return air, currently 90% of gapped wall is covered by furniture);
- Need new restroom door signs;
- Consider removing restroom doors;
- Walls need to be repainted;
- 100 hallway needs new ceiling tiles;
- Athletic classroom near cafeteria needs to be redone (new desks, paint, ceiling tiles, floor tile);
- Brahmadoras space is air-conditioned but there are gaps at the bottom of the old garage doors that aren't efficient;
- Boys restroom in 200 hallway dividers missing and tile needs to be replaced;
- One stall in girls' restroom does not have a toilet;
- Need art decals/paint in halls;
- Cracked paint, tile, grout near art room area;
- Need restroom upgrades around library area;
- New gym rolling door needs repair
- Need camera on side doors near gym area (interior);
- Need camera on exterior doors between gym and ag building;
- Front entrance needs vestibule, (consider adding secure glass out to current covered area and relocate office to existing science lab and rework office space area);
- Attendance office opens up to two science labs;
- No alarm/alert system when doors are propped;
- Need vape detectors in restrooms;
- Evaluate all areas in need of additional cameras;
- Old storage buildings between gym and ag need to be removed (2);
- Rebuild new awning on metal slab (old athletic water break area);
- Need new water fountains with bottle fillers;
- Wall patch near rm 114 needs to be done better;

LEARNERS TODAY. LEADERS TOMORROW.

- Several busted wall corner protectors;
- Missing door sign across from A5;
- Door stops in A hallway worn down;
- Clean off black mildew on white part of exterior of building;
- Bus area- remove/replace wooden benches;
- Clean wax layer off the bottom of the walls;
- "Redneck" parking lot needs to be resurfaced and old broken curb stops removed and replaced;
- Foundation shifting in part of the building near art/bus wing, (doors offset/out of alignment);

ATHLETICS

- Remove old wire fencing from "Redneck" parking lot;
- Need shade/coverage over baseball bleachers;
- Softball field needs to be re-elevated and needs new restrooms;
- Consider baseball/softball complex on 10 acres across from stadium;
- Tennis needs new bleachers and needs shade;
- Clean out area under bleachers of guest side of football stadium;
- Repair broken part of fence under guest bleachers on football stadium;
- Need hand rails down stairs on guest bleachers on football stadium;
- Track will need to be redone within next three years;
- Get rid of two storage buildings near old ag; (2)
- Get rid of two storage buildings near guest bleaches in football stadium (1);
- Replace all four with one cinder block building built to match other stadium facilities- double or more the size of existing storage; (current storage has leaks in roof and sky lights);
- Consider revisiting old plans for new entrance/field house/restroom area between south size endzone and tennis courts;
- Consider building new ticket booth/entrance to stadium with platform for band practices in parking lot;
- Baseball facilities need to be painted/need graphics;
- Remove old bleachers by football practice field;
- Baseball has no entrance/ticket booth area;
- Paint/clean the white paint in boys' weight room;
- Ceiling paint in boys' weight room is chipping;
- Room 300 by cafeteria is warm and needs to be redone (ceiling tiles, paint, tables and chairs, floor tiles);
- Weeds around cones and field goal posts need to be weed eaten on practice field;
- Weeds growing on top of old ag building roof need to be removed;
- new/additional cameras needed in areas;
- New gym needs a new sound system;
- Softball Bleachers
- Baseball Bleachers
- Shade for Baseball & Softball Bleachers
- New Baseball Scoreboard

SPICER

- Consider rebuilding/adding on to location closer to junior high and high school to allow for more efficient use of staff and connection to the district; (sell existing property);
- Roof is damaged;
- Ceiling tiles all need to be replaced;
- Ceiling tile frame in conference room is damaged/rusted/broken;
- Whole building interior needs to be painted;
- Add flower beds to exterior;
- Gutter is damaged;
- Need flag for flag pole;

LEARNERS TODAY. LEADERS TOMORROW.

- Gutters clogged/leaking;
- Storage closets inside and storage in classroom areas needs to be cleaned out;
- Lounge area needs to be redone (painted/cleaned/cleaned out);
- Need to paint/replace fridge for staff;
- Redoe drain coverage in lounge area;
- Need new base cove;
- Need at least one, preferably two more trifolds to separate student computers;
- Exterior roof leaks;
- repaint/repair book shelves;
- Cameras not working;
- Enclose space between all and metal detector;
- Internet cord running from classroom to center student area needs to be dropped through the ceiling;
- Insulation showing in front room near corner ceiling;

MAINTENANCE & TRANSPORTATION

- Current maintenance facilities are unsuitable for office/departmental use.
- Portable buildings are collapsing, ramps have holes, buildings have water damage and holes.
- Limited lighting, space and storage in old field house,
- Inadequate space for lounge/lunch room;
- Inadequate privacy in restroom areas;
- Need disposal plan and removal of old items/trash;
- Sloping portable buildings with damaged ceilings and unsafe ramps;
- Needs weed eating around fence area;
- Cameras are needed at transportation;
- Electrical issues at transportation gate- now working;
- Leaks in office wall (transportation director's office);
- Need to remove old fish tank;
- Need additional electric outlets- currently overloaded;
- Repaint shop stripes in yellow;
- Need shop supervisor (Leon) office space;
- Parts room needs to be updated (organized/space);
- Lounge and restrooms need to be updated;
- Bank truck is too tall to get in the bays- need to add on taller bays;
- 2 sped buses with blown engines- need to replace

OTHER

- Joint venture natatorium/pool (Admin site)
- 10 Acres: Baseball/softball complex
- Real Estate Plan
- 100 Acres: Cross Country Meet Site, Walking Paths, Jogging Paths, Fishing Club, Outdoor Adventures Class

MASTER PROJECT LIST actions & timelines [2019-2020]

	PROJECT	OCT	NOV	DEC	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY
✓	R&G: OBI Awning										
✓	Local Assessment										
☐	BJHS Outdoor Classroom										
✓	Fire Alarm System at WE										
✓	Chemical Disposal: Gray House										
✓	R&G: Auditorium										
☐	R&G: Maint/Trans										
✓	R&G: Aud. Electrical Rack										
✓	Remove Awning at Central										
✓	Pickleball Courts-MOU										
☐	R&G: OBP Parking										
☐	R&G: Vestibules at campuses										
☐	TASB Assessment										
☐	R&G: Ag Parking										
✓	BHS Cafe' Leak										
☐	R&G: BHS Air Return										
☐	R&G: West End Roof										
✓	Stump Removal -BISD										
☐	Remove housing structures at OBI & BHS										
☐	Door Monitoring Systems										
☐	Bleacher Safety Upgrades										
✓	Transportation Student Tracking System										
✓	Upgrade Bus Camera System										
☐	BJHS Lounge										
☐	Long-Range Planning										

LEARNERS TODAY. LEADERS TOMORROW.

2020-2021 YEAR-AT-A-GLANCE

BISD CAPITAL IMPROVEMENT & LONG RANGE PLANNING COMMITTEE

GOALS:

1. Develop a comprehensive data base with all BISD properties, equipment, and maintenance conditions;
2. Regularly convene a Capital Improvement and Long-Range Planning Committee inclusive of representatives of all BISD Stakeholders to identify and prioritize BISD capital needs and develop and support plans for improvement;
3. Develop and take action on a comprehensive plan to improve security on all BISD campuses housing students;

COMMITTEE:

If you are interested in serving on the BISD Capital Improvement & Long Range Planning Committee, please submit your information through the form available [here](#).

RETURNING MEMBERS:

Nicole Poenitzsch, Superintendent

npoenitzsch@bellvillebrahmas.org

Dennis Jurek, Assistant Superintendent

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JD Higgin Botham, Maintenance Director

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BISD CAPITAL IMPROVEMENT & LONG RANGE PLANNING COMMITTEE

2020-2021 YEAR-AT-A-GLANCE

COMMITTEE MEETING DATES:

June 17 at 4:00pm	BISD Central Administration Training Lab
September 16 at 5:30pm	BISD Central Administration Training Lab
October 21 at 5:30pm	BISD Central Administration Training Lab
December 9 at 5:30pm	District Facilities Tour beginning at BHS Library
February 17 at 5:30pm	BISD Central Administration Training Lab
April 14 at 5:30pm	BISD Central Administration Training Lab

DATA SOURCES:

- ✓ 2017 PBK Security Evaluation
- ✓ 2019 Local Capital Assessment
- ✓ 2020 Region 6 Security Assessment
- ☐ 2020 Comprehensive Capital Assessment & Data Base from TASB
- ✓ Guiding Documents and Proposed Designed from Rice & Gardner
- ☐ Potential partnership with newly selected architectural firm (TBD)

LEARNERS TODAY. LEADERS TOMORROW.

MASTER PROJECT LIST actions & timelines [2020-2021]

	PROJECT	JUNE	JULY	AUG-SEPT	OCT	NOV-DEC	JAN	FEB	MARCH	APRIL-MAY	JUN-JULY
<input type="checkbox"/>	Select Architectural Partner										
<input type="checkbox"/>	Band Tower										
<input type="checkbox"/>	Athletic Storage: Stadium										
<input type="checkbox"/>	Efficiencies Audit										
<input type="checkbox"/>	Revisit Bleacher Safety Upgrades										
<input checked="" type="checkbox"/>	West End Roof Replacement										
<input type="checkbox"/>	West End A/C Replacement										
<input type="checkbox"/>	OBP Parking										
<input type="checkbox"/>	BJHS Lounge & Workroom										
<input type="checkbox"/>	BHS Air Vent System										
<input type="checkbox"/>	Demolish Housing Structures: OBI & BHS										
<input type="checkbox"/>	Ag Parking										
<input type="checkbox"/>	Temperature Scanning Devices										
<input type="checkbox"/>	Compile Comprehensive Security Improvement Plan										
<input type="checkbox"/>	Review TASB Comprehensive Assessment										
<input type="checkbox"/>	Revisit Door Security System										
<input checked="" type="checkbox"/>	Revisit Campus Vestibules										
<input checked="" type="checkbox"/>	Revisit Maint/Trans Facility										
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