

# Facility Planning

Smithville Independent School District

July 21, 2025



**TASB**<sup>TM</sup>  
FACILITY SERVICES



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# Today's agenda

- Educational Facility Assessment (EFA)
- Facility Planning
- Capital Planning
- Maintenance Planning



*Do we know ALL  
of our needs?*



# Educational Facility Assessment

# Educational Facility Assessment

Every campus, building, system and room

3<sup>rd</sup> Party Advantages

Facility Condition Snapshot

TEA and Other Regulatory Standards

It's not a 'Gotcha!'



# Educational Facility Assessment

## Site

Site size, topo & drainage  
Activity spaces  
Parking, Student loading  
Pedestrian & Vehicular traffic

## Systems

Foundations, Mechanical  
Building envelope  
Flooring  
Doors, walls, cabinets, ceilings  
ADA compliance

## Safety and Security

ADA compliance  
Life safety systems  
Campus security systems  
Safety and Security Best Practices

## Support Spaces

Cafeteria and kitchen  
Nurse's clinic  
Reception space  
Teachers' Work rooms  
Administration  
Support spaces

## Educational Adequacy

Academic learning spaces  
Specialized learning spaces  
Library  
Gyms, athletic, and P.E. facilities  
Science labs  
Band, choir, and music spaces  
Art space  
Computer labs



# Educational Facility Assessment

## Products

Deficiency List

Inventories

Replacement Schedules

Budgetary Planning

M&O Project and Plan Development

Capital Planning Data





# Facility Assessment Results

## Brown Primary School – Main Building

FCI 9%\* - \$1.4m condition cost/\$19.2m replacement cost

### Needs:

- Replace 34 aging HVAC units across entire campus
- Provide ADA access to playgrounds and compliant fall material under all playground equipment
- Numerous other repairs & maintenance
- \*FCI is actually lower when adjusting for HVAC replacement





# Facility Assessment Results

**Brown Primary School – Older Buildings**

**Two Wings plus Library Building**

FCI 31%\* - \$3.4m condition cost/\$13.5m replacement cost

## Needs:

- Roofing replacement and repairs
- Replace and repair old windows
- Various ADA improvements
- Upgrade aging infrastructure
- Numerous other repairs & maintenance
- \*FCI is actually higher when adjusting for HVAC replacement



# Facility Assessment Results

## Smithville Elementary School – Main Buildings

### Renovated Buildings plus Cafeteria, Comp. Gym, Nurse/Nutrition, & Special Education

FCI 30%\* - \$12.5m cond. cost/\$50.0m replacement cost

#### Needs:

- Replace 34 aging HVAC units across campus
- Gravel roof replacement, metal roof repairs
- ADA improvements to playgrounds
- Upgrade aging infrastructure (non-renov. bldgs.)
- Security improvements (access & intrusion)
- Numerous other repairs & maintenance
- \*FCI is actually lower when adjusting for HVAC replacement



FACILITY  
**DASHBOARD**

# Facility Assessment Results

## Smithville Elementary School – Older Buildings

Music, Gym, Locker Rms., Very Old Gym, Janitor Building, Athletics, Maintenance

FCI 26%\* - \$4.5m condition cost/\$42.5m replacement cost

### Needs:

- Numerous extensive interior and exterior repairs
- Roof repairs/inspections
- Upgrade aging infrastructure; determine future need of very old gym (dungeon)
- ADA, track, & tennis court improvements
- Numerous other repairs & maintenance
- \*FCI is actually higher when adjusting for HVAC replacement



# Facility Assessment Results

## Smithville Junior High School

FCI 0% - \$0.2m condition cost/\$52.5m replacement cost

### Needs:

- Clean/repair/repaint exterior walls & doors
- Repaint locker room walls
- For weather protection, provide covered walkway from back entrance to and along bus loading area



# Facility Assessment Results

## Smithville High School – Educational Facilities

FCI 20% - \$12.6m condition cost/\$75.6m replacement cost

### Needs:

- Replace 68 aging HVAC units and AHUs
- Recaulk joints and clean masonry exteriors
- Reseal parking, provide canopies at loading areas
- Replace ceiling tiles
- Construct addition to replace portables (cost included in condition cost)
- Numerous other repairs & maintenance



# Facility Assessment Results

## Smithville High School - Athletic Fields & Facilities

FCI 0% - \$173,469 condition cost/\$14.8m replacement cost

### Needs:

- Track topcoat is developing some damage, needs replacement
- Some interior wall painting needed





# Facility Assessment Results

## Transportation/Maintenance Building

FCI 16% - \$1.4m condition cost/\$10.8m replacement cost

### Needs:

- Replace aging HVAC units
- Improve ADA access
- Numerous other repairs & maintenance





# Facility Assessment Results

## Administration Building

FCI 26% - \$2.3m condition cost/\$10.9m replacement cost

### Needs:

- Replace aging HVAC units
- Exterior wall and window repairs
- Some ADA improvements needed
- Major basement repairs
- Upgrade aging infrastructure
- Numerous other repairs & maintenance

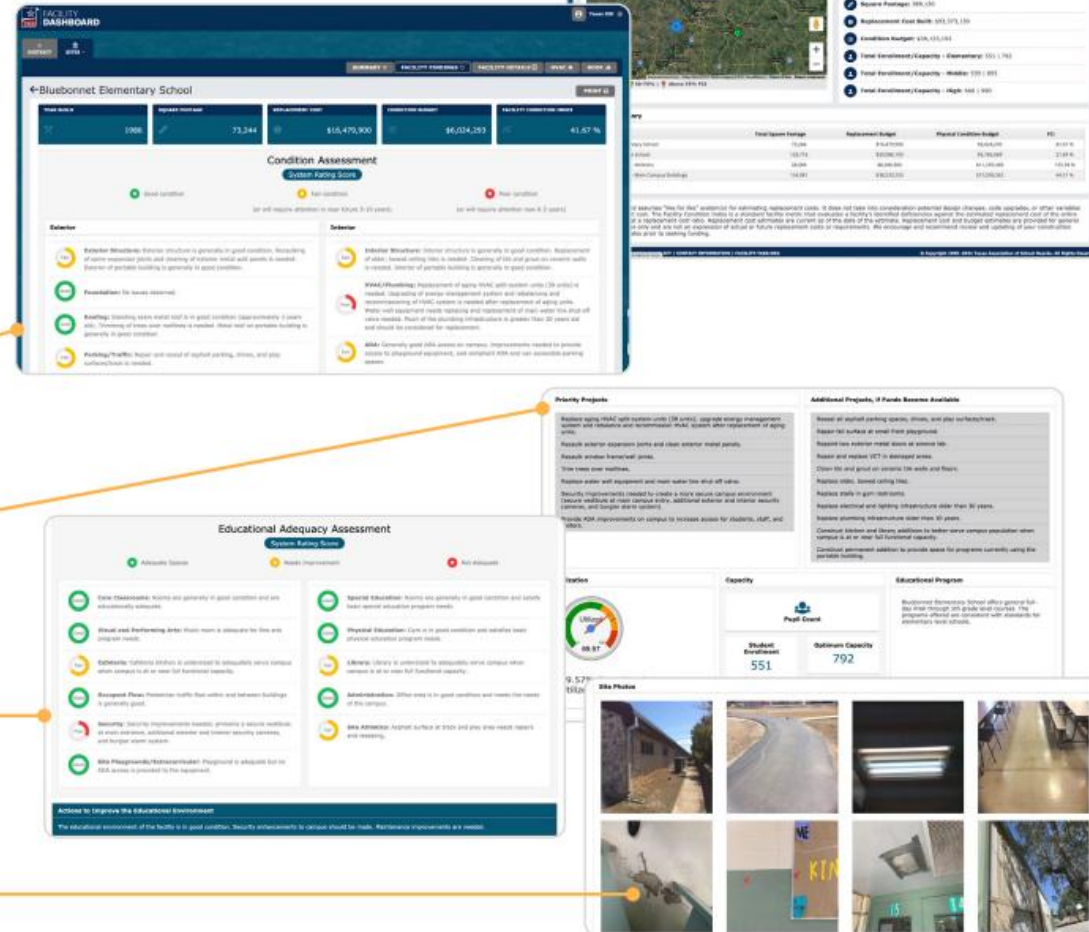


# THE TASB FACILITY DASHBOARD

know your facilities inside and out

## KEY FEATURES

- + **Make data-informed decisions** with confidence with an easy to interpret, color-coded display that helps you prioritize based on importance, expense and benefit.
- + Includes **detailed condition findings**, photos, and priority projects for each campus/building along with **estimated repair/replacement costs** to help with future planning and annual budgeting.
- + Collection & reporting of valuable **building systems and roofing information improves M&O efficiency** & can help with planning of preventative and proactive replacement programs.
- + Provides an overview of **building capacity and educational adequacy** which evaluates how well a facility is equipped to deliver the curriculum, whether it is overcrowded, underutilized, and can identify where improvements can be made.
- + Includes **photos of findings**, so they can be easily identified by stakeholders



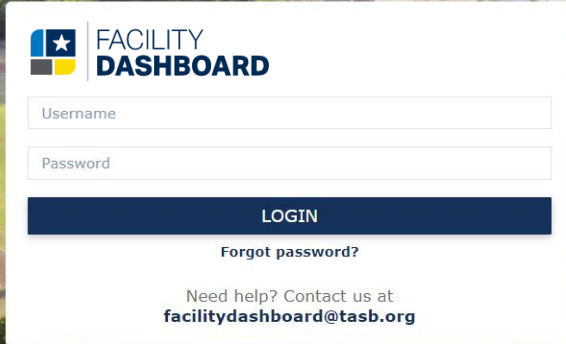
Find out how The TASB Facility Dashboard can help you better manage your facilities by giving you district-wide assessment data at a glance.

tasb.org • 512-505-2430 • facilities@tasb.org



# Planning Membership – Updating Data

- Expect periodic email inquiries from TASB.
- Keep track of significant changes or improvements to your facilities and report these to TASB, e.g.:
  - HVAC replacements
  - Major roof repairs or replacement
  - Building additions or renovations
  - Demolition of buildings, etc.
- TASB staff will make annual visits to the district.
- Main TASB contact:
  - Tiffany Hammond, Program Coordinator  
512-505-1055  
tiffany.hammond@tasb.org

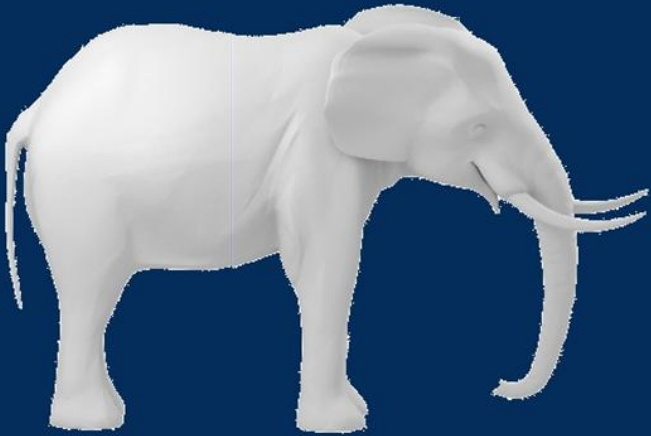




So.....

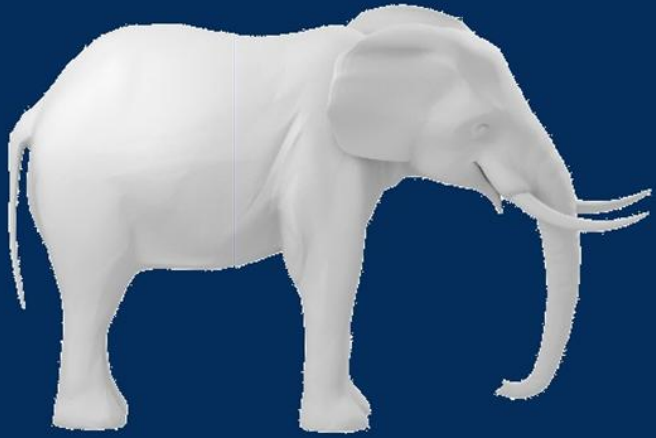
Now  
what?!?





# Facility Planning

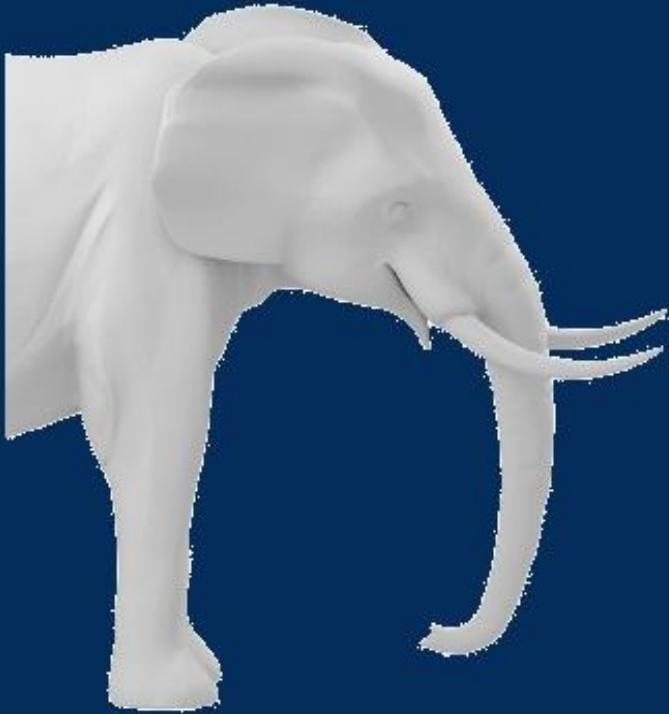
- Provides direction for future boards and administrators
- Aligns facilities with educational vision
- Communicates needs to the community



# Facility Planning

## Capital or Maintenance?

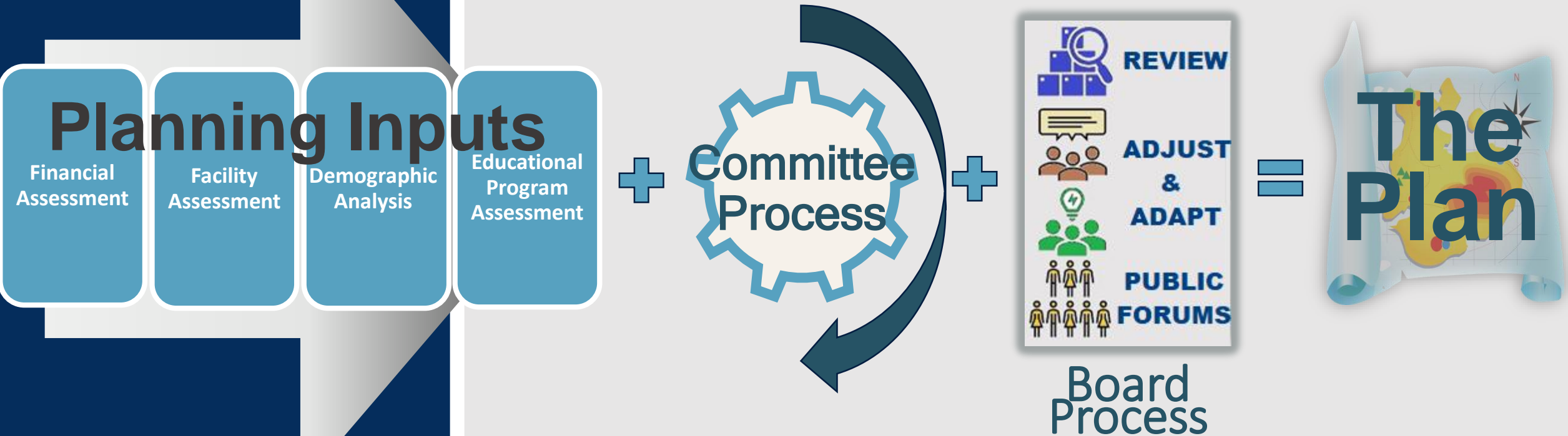




# Long-Range Facility Planning



# Long-Range Facility Planning (LRFP) Overview



# LRFP Benefits

- Community Engagement
- Transparency
- Getting the RIGHT Story Out
- Guide for Future Boards & Administrations
- Establish a Baseline Plan
- Builds Community Trust
- Satisfies regulatory requirements...required by TAC



# Maintenance Planning

# Maintenance Planning

## Elements:

Maintenance and Improvement Projects

Replacement Schedules

Funding Priorities

Building and Equipment Inventories

Preventive Maintenance Schedules

Facility Inspections

Systems and Procedures

# Maintenance Planning

## Benefits:

Preventive Approach vs. Reactive Approach

Efficient Use of Resources

Transparency

Communicates Good Stewardship

Early Wins





Questions?

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