

**Medina Valley Independent School District  
Board of Trustees  
Regular Meeting on Monday, February 27, 2023 at 6:30 PM  
Medina Valley ISD Central Office Board Room**

**A Regular Board Meeting of the MVISD Board of Trustees was held on Monday, February 27, 2023, beginning at 6:30 PM at/on Medina Valley ISD Central Office Board Room.**

**I. First Order of Business**

- A Establish a Quorum
- B Pledge of Allegiance to the Flag followed by a moment of silence

**II. Student/Staff Recognition**

- A Carissa Ceasor - 1st place State UIL Congressional Debate
- B Aiden Fish - 2nd place State American Legion Oratorical Contest
- C Jenna Boehme - State Qualified - 100 yard Breaststroke
- D Star Students - Castroville Elementary
- E Above & Beyond Service Staff Recognition - Castroville Elementary

**III. Public Comment**

*At Regular Board Meetings the Board shall permit public comment on any topic. At all other Board Meetings public comments will be limited to items on the agenda posted with the notice of the meeting. All Public Comments are limited to 5 minutes.*

**IV. Announcements/Communications/Presentations**

- A Construction Update
- B Financial Briefing
- C Superintendent Briefing
- D Board Committee Reports
  - Finance & Operations Committee
  - Curriculum Committee

**V. Discussion and Possible Action Items**

**A Consent Agenda Items**

- 1 Minutes of Regular Board Meeting on January 23, 2023 and Special Meeting on February 6, 2023
- B Consider MVISD High School #2 Schematic Design
- C Consider Resolution regarding weather related closure of school
- D Consider TASB initiated Board Policy Update 120 affecting Local Policies BBB, CB, CKC, CRD, FFI, FNG, and FO
- E Consider purchase of High School Bathroom Portable Building
- F Consider purchase of Suburbans for CTE
- G Consider Budget Amendment

**VI. Closed Session**

- A Consultation with Attorney (TX Govt. Code Section 551.071)
  - The Board will consult with its legal counsel regarding a grievance
- B Personnel Matters (TX Govt. Code Section 551.074)
  - The Board will consider the Level III grievance of Jessica Fischer
  - Superintendent Evaluation
  - Head Football Coach
- C Deliberation Regarding Real Property (TX Govt. Code Section 551.072)

**VII. Continued Discussion and Possible Action Items**

- A Consider and take possible action regarding the Level III grievance of Jessica Fischer
- B Consider professional contract recommendations
- C Consideration of future meeting dates

**VIII. Adjournment**

(Items do not have to be taken in the same order as shown on the meeting agenda.)

# **Staff & Student Recognition**

# Public Comments



**Medina Valley**  
INDEPENDENT SCHOOL DISTRICT

**Board of Trustees Meeting:  
Silos Elementary School  
Project Update**

**GENERAL PROJECT SUMMARY:**

**General Contractor (CMR):** \_\_\_\_\_ Nunnelly General Contractor

Original Substantial Completion Date: \_\_\_\_\_ April 2024

Requested Days to Date: \_\_\_\_\_ Zero (0)

**Original Contract Sum (GMP):** \_\_\_\_\_ \$42,139,608.00

**Change Order Sum to Date:** \_\_\_\_\_ \$0.00

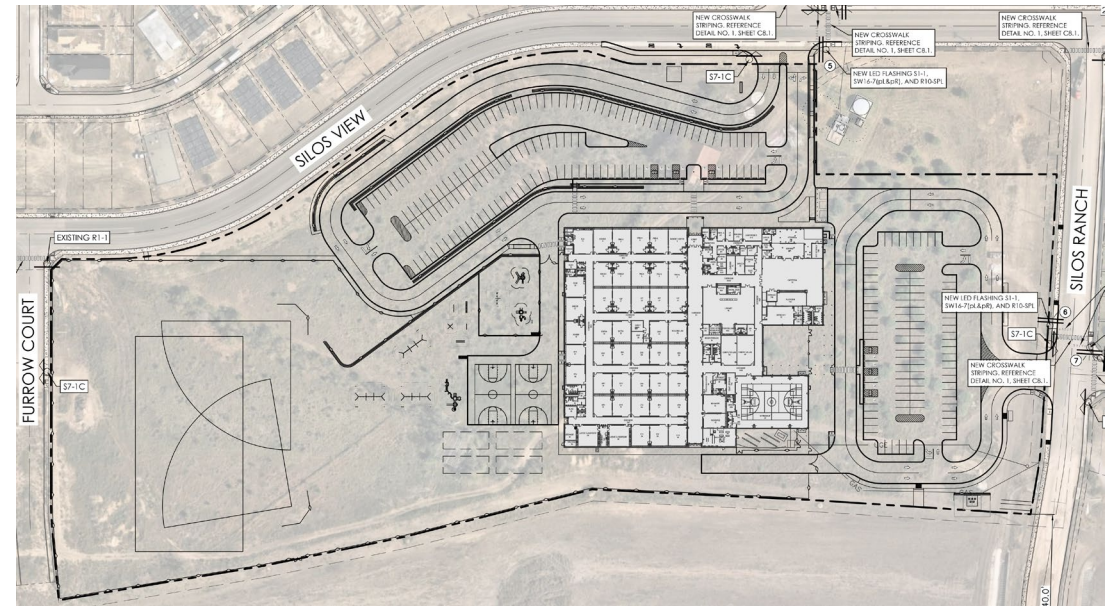
**Current Contract Sum:** \_\_\_\_\_ \$42,139,608.00

**Percentage of Work Complete:** \_\_\_\_\_ 22% - Pay Application No. 5

\$9,449,384 Total Stored/Completed

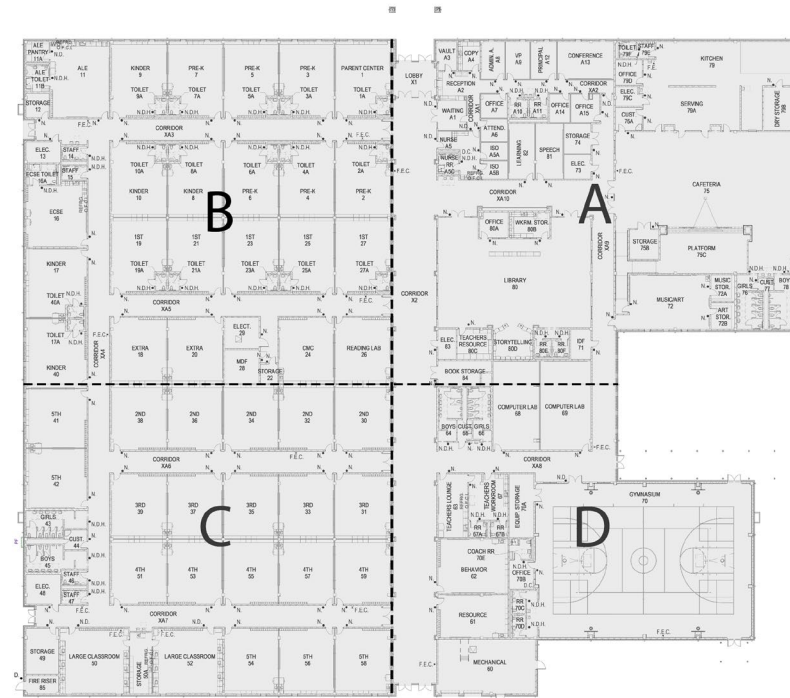
# **RECENT CONSTRUCTION ACTIVITY**

1. Project submittal process is ongoing.
2. Site work on ongoing.
3. Area 'A' – Elevated slab completed.
  - Concrete columns have been completed.
  - CMU walls have begun installation.
  - Scaffolding for concrete structural beams started.
4. Area 'B' – Elevated slab formwork on going.
  - Scaffolding for elevated slab complete.
  - Forms and pans in progress.
5. Area 'C' – Elevated slab formwork and rebar complete.
  - Most of elevated slab has been poured.
6. Area 'D' – Elevated slab completed.
  - Structural columns have been completed



# **2 WEEK LOOK AHEAD SUMMARY:**

1. Continue sitework at open fields.
2. Complete pours on remaining suspended areas.
3. Continue forming and pouring concrete columns.
4. Continue installation of CMU walls.
5. Continue scaffolding in preparation for concrete beams
6. Begin installation of structural steel.





















**JANUARY 2023**  
**MEDINA VALLEY INDEPENDENT SCHOOL DISTRICT**  
**GENERAL FUND FINANCIAL STATEMENT**

<u>Estimated Revenues</u>		<u>Original Budget</u>	<u>Current Budget</u>	<u>Current Period Actual</u>	<u>YTD Actual</u>	<u>Balance</u>	<u>Percent Realized</u>
5700	Local Revenues	\$ 36,410,641	\$ 36,648,303	\$ 23,505,505	\$ 30,569,754	\$ 6,078,549	83.41%
<b>5800</b>	<b>State Program Revenues</b>	<b>\$ 30,880,783</b>	<b>\$ 32,906,496</b>	<b>\$ 471,021</b>	<b>\$ 18,608,794</b>	<b>\$ 14,297,702</b>	<b>56.55%</b>
5900	Federal Revenues	\$ 1,270,000	\$ 1,270,000	\$ 17,504	\$ 189,775	\$ 1,080,225	14.94%
	<b>Total Revenues</b>	<b>\$ 68,561,424</b>	<b>\$ 70,824,799</b>	<b>\$ 23,994,031</b>	<b>\$ 49,368,323</b>	<b>\$ 21,456,476</b>	<b>69.70%</b>
<b>Proposed Appropriations</b>							
11	Instruction	\$ 39,809,875	\$ 39,859,626	\$ 3,248,426	\$ 16,458,131	\$ 23,401,496	41.29%
<b>12</b>	<b>Media Services</b>	<b>\$ 671,445</b>	<b>\$ 671,445</b>	<b>\$ 37,482</b>	<b>\$ 200,232</b>	<b>\$ 471,213</b>	<b>29.82%</b>
13	Staff Development	\$ 701,616	\$ 702,616	\$ 54,677	\$ 312,953	\$ 389,663	44.54%
<b>21</b>	<b>Instruct. Leadership</b>	<b>\$ 868,278</b>	<b>\$ 880,278</b>	<b>\$ 82,424</b>	<b>\$ 381,828</b>	<b>\$ 498,450</b>	<b>43.38%</b>
23	School Leadership	\$ 3,447,370	\$ 3,447,370	\$ 296,016	\$ 1,488,630	\$ 1,958,740	43.18%
<b>31</b>	<b>Counseling</b>	<b>\$ 2,893,641</b>	<b>\$ 2,889,141</b>	<b>\$ 238,378</b>	<b>\$ 1,130,984</b>	<b>\$ 1,758,157</b>	<b>39.15%</b>
32	Social Work Services	\$ 490,242	\$ 490,242	\$ 53,924	\$ 240,093	\$ 250,149	48.97%
<b>33</b>	<b>Health Services</b>	<b>\$ 762,463</b>	<b>\$ 762,463</b>	<b>\$ 69,983</b>	<b>\$ 350,006</b>	<b>\$ 412,457</b>	<b>45.90%</b>
34	Student Transportation	\$ 4,402,577	\$ 4,574,757	\$ 846,789	\$ 2,503,096	\$ 2,071,661	54.72%
<b>35</b>	<b>Food Service</b>	<b>\$ 126,727</b>	<b>\$ 126,727</b>	<b>\$ 9,813</b>	<b>\$ 47,646</b>	<b>\$ 79,081</b>	<b>37.60%</b>
36	Extracurricular Activities	\$ 2,126,543	\$ 2,192,392	\$ 134,474	\$ 866,480	\$ 1,325,912	39.52%
<b>41</b>	<b>General Admin</b>	<b>\$ 2,309,578</b>	<b>\$ 2,309,578</b>	<b>\$ 225,432</b>	<b>\$ 1,046,528</b>	<b>\$ 1,263,050</b>	<b>45.31%</b>
51	Maint. Operations	\$ 6,660,154	\$ 6,840,879	\$ 526,387	\$ 3,179,713	\$ 3,661,166	46.48%
<b>52</b>	<b>Security/Monitoring</b>	<b>\$ 1,005,492</b>	<b>\$ 1,270,457</b>	<b>\$ 94,613</b>	<b>\$ 415,473</b>	<b>\$ 854,984</b>	<b>32.70%</b>
53	Data Processing	\$ 1,782,489	\$ 1,728,489	\$ 116,246	\$ 948,142	\$ 780,347	54.85%
<b>61</b>	<b>Community Services</b>	<b>\$ 9,987</b>	<b>\$ 9,987</b>	<b>\$ 1,231</b>	<b>\$ 7,496</b>	<b>\$ 2,491</b>	<b>75.06%</b>
81	Facilities Construction	\$ 2,947	\$ 1,578,352	\$ 137,081	\$ 631,101	\$ 947,251	39.98%
<b>95</b>	<b>JJAEP</b>	<b>\$ 5,000</b>	<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,000</b>	<b>0.00%</b>
99	Intergovernmental	\$ 485,000	\$ 485,000	\$ 34,359	\$ 249,752	\$ 235,248	51.50%
	<b>Totals</b>	<b>\$ 68,561,424</b>	<b>\$ 70,824,799</b>	<b>\$ 6,207,733</b>	<b>\$ 30,458,282</b>	<b>\$ 40,366,517</b>	<b>43.01%</b>

**JANUARY 2023**  
**MEDINA VALLEY INDEPENDENT SCHOOL DISTRICT**  
**FOOD SERVICE FUND FINANCIAL STATEMENT**

<u>Estimated Revenues</u>	<u>Original Budget</u>	<u>Current Budget</u>	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Balance</u>	<u>Percent Realized</u>
5700 Local and Intermediate Revenues	\$ 1,500,152	\$ 1,500,152	\$ 175,402	\$ 877,672	\$ 622,480	58.51%
<b>5800 State Program Revenues</b>	<b>\$ 7,000</b>	<b>\$ 7,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,000</b>	<b>0.00%</b>
5900 Federal Revenues	\$ 3,562,125	\$ 3,562,125	\$ 375,564	\$ 1,765,570	\$ 1,796,555	49.57%
<b>Total Revenues</b>	<b>\$ 5,069,277</b>	<b>\$ 5,069,277</b>	<b>\$ 550,966</b>	<b>\$ 2,643,242</b>	<b>\$ 2,426,035</b>	<b>52.14%</b>
 <b><u>Proposed Appropriations</u></b>						
<b>35 Food Service</b>	<b>\$ 4,608,123</b>	<b>\$ 4,608,123</b>	<b>\$ 411,077</b>	<b>\$ 1,799,947</b>	<b>\$ 2,808,176</b>	<b>39.06%</b>
<b>Totals</b>	<b>\$ 4,608,123</b>	<b>\$ 4,608,123</b>	<b>\$ 411,077</b>	<b>\$ 1,799,947</b>	<b>\$ 2,808,176</b>	<b>39.06%</b>

**JANUARY 2023**  
**MEDINA VALLEY INDEPENDENT SCHOOL DISTRICT**  
**INTEREST SINKING FUND FINANCIAL STATEMENT**

<u>Estimated Revenues</u>	<u>Original Budget</u>	<u>Current Budget</u>	<u>Current Period Actual</u>	<u>YTD Actual</u>	<u>Balance</u>	<u>Percent Realized</u>
5700 Local and Intermediate Revenues	\$ 19,623,032	\$ 19,623,032	\$ 12,947,776	\$ 16,644,796	\$ 2,978,236	84.82%
<b>5800 State Program Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 576,215</b>	<b>\$ (576,215)</b>	<b>0.00%</b>
5900 Federal Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
<b>Total Revenues</b>	<b>\$ 19,623,032</b>	<b>\$ 19,623,032</b>	<b>\$ 12,947,776</b>	<b>\$ 17,221,011</b>	<b>\$ 2,402,021</b>	<b>87.76%</b>
<u>Proposed Appropriations</u>						
71 Debt Service	\$ 19,510,553	\$ 19,510,553	\$ 500	\$ 1,450	\$ 19,509,103	0.01%
<b>Totals</b>	<b>\$ 19,510,553</b>	<b>\$ 19,510,553</b>	<b>\$ 500</b>	<b>\$ 1,450</b>	<b>\$ 19,509,103</b>	<b>0.01%</b>



**Medina Valley**  
INDEPENDENT SCHOOL DISTRICT

# Superintendent Briefing

February 27, 2023

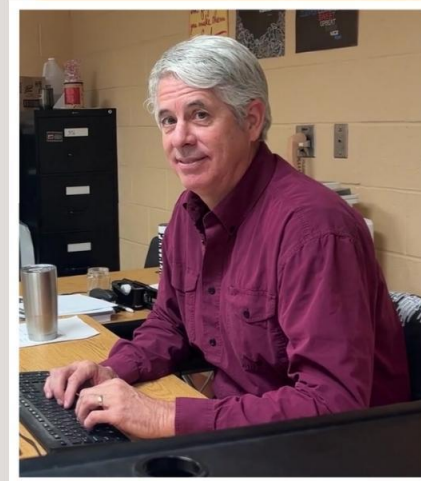


**Medina Valley**  
INDEPENDENT SCHOOL DISTRICT

# Employee of the Month

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February  
2023



**Thad Kroon, Medina Valley HS Business Teacher**

**Medina Valley ISD's communications department earned one bronze, two silver and six gold awards at the annual Texas School Public Relations Association conference.**

**The team also received a Crystal Finalist plaque for our Employee of the Month series. All accolades were awarded for projects showing the amazing work being done in our district.**





**The MVHS Speech & Debate team finished first overall and the full academics team finished second overall at UIL competition.**

**Aiden Fish finished 2nd at the State American Legion Oratorical Contest!**



MVHS Junior, Garrett Echtle's journey was highlighted on KENS 5 on February 19. His journey to show his pig at the SA Rodeo & Stock Show has been a long and difficult<sup>23</sup> one, and we are so proud of his bravery and determination.



**MVHS Top Cats competed at the Marching Auxiliaries of America (MA) San Antonio Regional and varsity won:**

- **1st place in jazz**
- **1st place in contemporary**
- **1st place in pom**
- **Super Sweepstakes Award**



**Color Guard competed at the T.E.C.A. Madison competition and earned 2nd place in Scholastic A Division! Next up will be the TECA Lee competition!**

**MVHS student Abigail Vierling came out on top at the San Antonio Stock Show and Rodeo FFA Horse Judging contest, receiving a \$10,000 scholarship.**

**Mayor Darrin Schroeder and council members signed a proclamation officially recognizing CTE Month in Castroville.**

**MVHS SkillsUSA construction and automotive technology teams are state bound.**





**The Castroville Area Chamber of Commerce recognized MVISD Seniors Julia Guzman and Tyler Frail as Junior Citizens of the Year awards. Dr. Keith Jones was recognized as Educator of the Year. Senior Gabrielle Wilson sang the National Anthem.**

**MVHS girls basketball team finished an amazing season winning their third consecutive district championship.**



# District Enrollment

	5/27/22	02/22/23
Castroville Elementary	616	636
LaCoste Elementary	660	762
Ladera Elementary	659	785
Luckey Ranch Elementary	750	885
Potranco Elementary	783	875
Medina Valley Middle School	916	1,039
Loma Alta Middle School	760	801
Medina Valley High School	1,921	2,131
<b>District-Wide</b>	<b>7,065</b>	<b>7,914</b>

**Medina Valley Independent School District**  
**Regular School Board Meeting**

Board Minutes

January 23, 2023, 6:30 PM

Potranco Elementary Cafeteria, 190 CR 381 South, San Antonio, TX 78253

A **Regular Board Meeting** of the Board of Trustees was held Monday, January 23, 2023, beginning at 6:30 PM at the Potranco Elementary Cafeteria.

**I. First Order of Business**

**A Establish a Quorum**

Beth Zinsmeyer, Board President, called the Medina Valley ISD Regular Board Meeting to order at 6:30 pm. A quorum of the Board Members were present, Shannon Beasley, Jennilea Campbell, Veronica Cavazos, Matt Castiglione, Paula Davidson, and Beth Zinsmeyer. Mario De Leon was absent.

**B Pledge of Allegiance to the Flag followed by a moment of silence**

Everyone joined in the Pledge of Allegiance to the Flag followed by a moment of silence.

**II. Student/Staff Recognition**

**A Board Appreciation Presentations**

- 1 Ladera Elementary
- 2 LaCoste Elementary
- 3 Potranco Elementary
- 4 Castroville Elementary
- 5 Luckey Ranch Elementary
- 6 Medina Valley Middle School
- 7 Loma Alta Middle School
- 8 Medina Valley High School

**III. Break**

**IV. Public Comment**

Douglas Hutzler, Topic: School Bond Proposal

Terry Beck, Topic: General

Hank Seay III, Topic: General

Charles Seay, Topic: General

**V. Announcements/Communications/Presentations**

**A Bond Committee Presentation – Bond Committee Members**

**B Construction Update, presented by Rafael Barajas**

**C Financial Briefing, presented by Juan C. Zamora**

**D TASB Initiated Local Policy Update 120 - First Reading presented by Dr. Caloss**

**E Superintendent Briefing, presented by Dr. Caloss**

**F Board Committee Reports**

- Construction Committee, presented by Paula Davidson, committee member

**Medina Valley Independent School District**  
**Regular School Board Meeting**

Board Minutes

January 23, 2023, 6:30 PM

Potranco Elementary Cafeteria, 190 CR 381 South, San Antonio, TX 78253

**VI. Discussion and Possible Action Items**

**A Consent Agenda Items**

- 1 Minutes of Regular Board Meeting on December 15, 2022 and Special Board Meeting on January 17, 2023

Matt Castiglione made a Motion, seconded by Jennilea Campbell, to approve the consent agenda items as presented. All of the Board Members voted for and the Motion passed.

**B Consider Programming Document for Medina Valley ISD High School #2**  
Shannon Beasley made a Motion, seconded by Veronica Cavazos, to approve the programming document for Medina Valley ISD High School #2 as presented. All of the Board Members voted for and the Motion passed.

- C Consider action ranking and selecting proposals to the Request for Proposals for Construction Manager-at-Risk for the District's High School #2 project, as recommended by the Superintendent, and select the first-ranked Construction Manager-at-Risk and delegate to the Superintendent the authority to negotiate and execute the final contract and any other necessary documents on behalf of the District, subject to approval by legal counsel, in accordance with Texas Government Code §2269.254**

Matt Castiglione made a Motion, seconded by Paula Davidson, to approve the ranking and selecting proposals to the Request for Proposals for Construction Manager-at-Risk for the District's High School #2 project as presented, and delegate to the Superintendent the authority to negotiate and execute the final contract and any other necessary documents on behalf of the District, subject to approval by legal counsel, in accordance with Texas Government Code §2269.254. All of the Board Members voted for and the Motion passed.

**A Consider the 2023-2024 Instructional Calendar and 2023-2024 Flex Calendar**  
Jennilea Campbell made a Motion, seconded by Matt Castiglione, to approve the 2023-2024 Instructional and Flex Calendar as presented. All of the Board Members voted for and the Motion passed.

**B Consider the purchase of a Bus Camera System**  
Shannon Beasley made a Motion, seconded by Paula Davidson, to approve the purchase of the bus camera system as presented. All of the Board Members voted for and the Motion passed.

**Medina Valley Independent School District**  
**Regular School Board Meeting**

Board Minutes

January 23, 2023, 6:30 PM

Potranco Elementary Cafeteria, 190 CR 381 South, San Antonio, TX 78253

**II. Closed Session**

The Board President, Beth Zinsmeyer announced that in accordance with the Texas Open Meetings Act, under the exceptions noted in TX Govt. Code Section 551.074 Personnel Matters, TX Govt. Code Section 551.072 Deliberation Regarding Real Property, TX Govt. Code Section 551.071 Consultation with Attorney, TX Govt. Code Section 551.076 Considering the deployment, specific occasions for, or implementation of, security personnel or devices, the Board of Trustees convened into a closed session at 8:44 pm. All voting or action will take place when the Board reconvenes in the open session.

- A Considering the deployment, specific occasions for, or implementation of, security personnel or devices (TX Govt. Code Section 551.076)
- B Consultation with Attorney (TX Govt. Code Section 551.071)
  - The Board will consult with its legal counsel regarding the potential initiation of litigation on behalf of the District and/or its officers and employees
- C Personnel Matters (TX Govt. Code Section 551.074)
  - Athletic Director
- D Deliberation Regarding Real Property (TX Govt. Code Section 551.072)

Board President Beth Zinsmeyer announced that the Board would reconvene into Open Session on February 24, 2023 at 12:48 am.

**III. Continued Discussion and Possible Action Items**

- A Consider professional contract recommendations

Matt Castiglione made a Motion, seconded by Veronica Cavazos, to approve the contract recommendations by the Superintendent for professional contracts as presented. All of the Board Members voted for and the Motion passed.

Congratulations to the following Medina Valley ISD new hires:

- Brittni Sackett, Castroville Teacher
- Angela Parker, Luckey Ranch Teacher
- Hannah Green, Potranco Teacher
- Krystal Dalrymple, Potranco Teacher
- Dellanie Fleming, LaCoste Teacher
- Jessica Bloodgood, Luckey Ranch Teacher
- Toni Draper, Loma Alta Teacher
- Stephanie Sanchez, Communications Coordinator
- Douglas Bull, Athletic Director
- Zuni Ortega, Social Worker

- B Discussion of Districtwide Intruder Detection Audit Report Findings  
No Action Needed

**Medina Valley Independent School District**  
**Regular School Board Meeting**

Board Minutes

January 23, 2023, 6:30 PM

Potranco Elementary Cafeteria, 190 CR 381 South, San Antonio, TX 78253

- C Consider adopting a Resolution formally approving the purchase of a 20.89-acre tract of real property in Medina County, Texas, and authorizing the Superintendent to act on behalf of the Board to close on the transaction, to tender the agreed Purchase Price and all closing and other costs required under the Contract to the title company for the acquisition of said property, and to execute such other and further documents as may be necessary or desirable to effect the District's purchase of the said property.

Matt Castiglione made a Motion, seconded by Veronica Cavazos, to adopt the Resolution formally approving the purchase of a 20.89-acre tract of real property in Medina County, Texas, and authorizing the Superintendent to act on behalf of the Board to close on the transaction, to tender the agreed Purchase Price and all closing and other costs required under the Contract to the title company for the acquisition of said property, and to execute such other and further documents as may be necessary or desirable to effect the District's purchase of the said property as presented. All of the Board Members voted for and the Motion passed.

- D Consider and take possible action regarding the initiation of litigation on behalf of the District and/or its officers and employees - No Action was taken.

- E Consider and take possible action to address misinformation stated during Public Comment at various Board Meetings

Jennilea Campbell made a Motion, seconded by Veronica Cavazos, to accept the recommendation of the Superintendent and the school's attorney and direct the Superintendent and the school's attorney to proceed as discussed in Closed Session. All of the Board Members voted for and the Motion passed.

- F Consideration of future meeting dates

A Special Meeting to call the Trustee and Bond election is scheduled for Monday, February 6, 2023. Our next scheduled Regular Board Meeting is set for Monday, February 27, 2023 at 6:30 pm – back in the Board Room.

**IV. Adjournment**

Matt Castiglione made a Motion, seconded by Veronica Cavazos, to adjourn the Regular Board Meeting at 12:54 am on January 24, 2023. All of the Board Members voted for and the Motion passed.

\_\_\_\_\_  
Beth Zinsmeyer, Board President

\_\_\_\_\_  
Shannon Beasley, Board Vice President

Board Approved \_\_\_\_\_

**Medina Valley Independent School District  
Special School Board Meeting**

Board Minutes

February 6, 2023, 6:30 PM

Medina Valley ISD Central Office Board Room

A **Special Meeting** of the Board of Trustees was held Monday, February 6, 2023, beginning at 6:30 PM at the Medina Valley ISD Central Office Board Room.

**I. First Order of Business**

**A Establish a Quorum**

Beth Zinsmeyer, Board President, called the Medina Valley ISD Special Board Meeting to order at 6:31 pm. A quorum of the Board Members were present, Shannon Beasley, Jennilea Campbell, Veronica Cavazos, Matt Castiglione, Paula Davidson, Mario De Leon, and Beth Zinsmeyer.

**B Pledge of Allegiance to the Flag followed by a moment of silence**

Everyone joined in the Pledge of Allegiance to the Flag followed by a moment of silence.

**II. Public Comment**

Russell Persyn, Topic: Bond Election

Terry Beck, Topic: Multiple Topics

Hank Seay, Topic: Bond Election

**III. Discussion and Possible Action Items**

**A Medina Valley Independent School District Joint Election Agreement with Medina County**

Shannon Beasley made a Motion, seconded by Veronica Cavazos, to approve the Joint Election Agreement with Medina County as presented. All of the Board Members voted for and the Motion passed.

**B Medina Valley Independent School District Joint Election Agreement with Bexar County**

Matt Castiglione made a Motion, seconded by Shannon Beasley, to approve the Joint Election Agreement with Bexar County as presented. All of the Board Members voted for and the Motion passed.

**C Medina Valley Independent School District SMD # 5 and 2 At-Large Positions Trustee Election Order for May 6, 2023 General Election**

Mario De Leon made a Motion, seconded by Paula Davidson, to adopt an order calling a MVISD Trustee Election Order for Single Member District #5 and the 2 At-Large Positions for the May 6, 2023 General Election. All of the Board Members voted for and the Motion passed.

**D Medina Valley Independent School District Order calling a bond election to be held in the May 6, 2023 General Election**

Shannon Beasley made a Motion, seconded by Veronica Cavazos, to adopt the order calling a Bond Election for the May 6, 2023 General Election to be held by the Medina Valley Independent School District in the amount of \$ 376,000,000 million. Shannon Beasley, Jennilea Campbell, Veronica Cavazos, Matt Castiglione, Paula Davidson, and Beth Zinsmeyer voted for, and Mario De Leon voted against. The Motion passed.

**Medina Valley Independent School District  
Special School Board Meeting**

Board Minutes

February 6, 2023, 6:30 PM

Medina Valley ISD Central Office Board Room

**IV. Closed Session**

The Board President, Beth Zinsmeyer announced that in accordance with the Texas Open Meetings Act, under the exceptions noted in TX Govt. Code Section 551.071 Consultation with Attorney, and TX Govt. Code Section 551.072 Deliberation regarding real property, the Board of Trustees convened into a closed session at 7:18 pm. All voting or action will take place when the Board reconvenes in the open session.

A Consultation with Attorney (TX Govt. Code Section 551.071), the Board will consult with its legal counsel regarding threatened litigation

B Deliberation Regarding Real Property (TX Govt. Code Section 551.072),  
Deliberation regarding the purchase, exchange, lease or value of real property

Board President Beth Zinsmeyer announced that the Board would reconvene into Open Session at 8:16 pm.

**V. Continued Discussion and Possible Action Items**

A Consider and take possible action regarding the purchase, exchange, lease or value of real property

Jennilea Campbell made a Motion, seconded by Mario De Leon, to authorize the Superintendent to proceed as discussed in closed session concerning the purchase, exchange, lease, or value of real property. All of the Board Members voted for and the Motion passed.

B Consider and take possible action regarding threatened litigation

No Action was taken.

**VI. Adjournment**

Shannon Beasley made a Motion, seconded by Mario De Leon, to adjourn the Special Board Meeting at 8:17 pm on February 6, 2023.

\_\_\_\_\_  
Beth Zinsmeyer, Board President

\_\_\_\_\_  
Jennilea Campbell, Board Secretary

Board Approved \_\_\_\_\_



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## High School #2 Schematic Design

February 16, 2023

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**Table of Contents**

**Acknowledgements + Project Team** ..... 4

**Section 1 - Executive Summary**..... 5

**Section 2 – Programming Document Updates** ..... 7

- Space Program
- Codes + Life Safety

**Section 3 – Conceptual Planning** ..... 10

- Project Overview
  - General Building Description
  - Safety and Security
- Conceptual Design
  - Conceptual Site Plan
  - Conceptual Building Design
- Exterior Design
  - Exterior Design Perspectives

**Section 4 – Outline of Systems** ..... 21

- Civil Systems
- Landscape Design
- Structural Systems
- Interior Design
- Food Service
- Theatre Equipment
- Plumbing Systems
- Mechanical Systems
- Electrical Systems
- Technology Design
- Project Manual Table of Contents

**Section 5 - Appendix**..... 25

- Space Program Detail
- Meeting Minutes

## **Acknowledgements**

### **Medina Valley ISD – Project Executive Committee (PEC)**

Scott Caloss, *Superintendent*  
Juan Zamora, *Assistant Superintendent of Finance & Operations*  
Brandi Hendrix, *Assistant Superintendent of Curriculum & Instruction*  
Natalie Benke, *Director of Curriculum, Instruction and Assessment*  
Carol Brewer, *Director of Career and Technical Education*  
Jason Migura, *Director of Human Resources*  
Tanner Lange, *Principal of Medina Valley High School*  
Rafael Barajas, *Construction Director*

### **Medina Valley ISD – Board of Trustees**

Beth Zinsmeyer, *District 2, President*  
Shannon Beasley, *At-Large, Vice President*  
Jennilea Campbell, *District 4, Secretary*  
Veronica Cavazos, *District 1*  
Matthew Castiglione, *District 3*  
Mario De Leon, *District 5*  
Paula Davidson, *At-Large*

### **Project Team**

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#### **Cosper & Associates**

Food Service  
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## **Section 1 - Executive Summary**

Medina Valley Independent School District (MVISD)'s upcoming May 2023 Bond Program is focused on projects that support educational excellence for students and that address the District's fast-growth. Demographer projections show that MVISD will need additional campuses to support these bond goals and the Community Bond Advisory Committee identified a second comprehensive High School as the highest priority. Since September 2022, O'Connell Robertson has been coordinating with a MVISD project executive committee comprised of Medina Valley ISD senior leadership and Medina Valley High School campus staff to identify key goals and strategies for the new Medina Valley High School #2.

Issued in late 2022 and subsequently approved by the MVISD Board of Trustees, this project previously developed three supporting documents that established the framework for this project scope and established the general direction of the schematic design concepts detailed in this document.

1. Long-Range Facility Plan for Medina Valley High School #2, which noted proposed instructional programs, enrollment projections, and summarized the impact of a recent site evaluation.
2. Educational Specifications for Medina Valley High Schools, which defined key elements related to MVISD mission and pedagogy, pertinent provisions of the multi-hazard operations plan, inclusive design goals, and minimum square footage to comply with TEA standards.
3. Programming Document, which outlined the space program requirements, space characteristics (types, quantities, needs, sizes), building organization and major adjacencies, and the influence of instructional pedagogies on architectural design. Also included were the project goals:
  - a. Versatility to be adaptable to future learning trends + evolving programs.
  - b. Maximize utilization by exploring adaptable, multi-purpose spaces.
  - c. Building efficiency – every square foot needs to have purpose.
  - d. Programs/spaces that students want to be in + feel ownership for.
  - e. Equity with the existing High School will be critical for planning.
  - f. 21<sup>st</sup>-Century Learning / Emerging Student-Centered Concepts



*Student Engagement Activity, January 2023*

**Project Budget**

The estimated construction cost for this project is \$267.5 million, with a total project cost total of \$322.4 million. The soft costs section in the chart at right notes a line item for off-site costs, which includes a new high school bus access drive from Potranco Road, as well as bus loop improvements to the adjacent Loma Alta Middle and Potranco Elementary campuses. These items will be listed separately in the May 2023 Bond, but the intent is to include these scopes as part of this project.

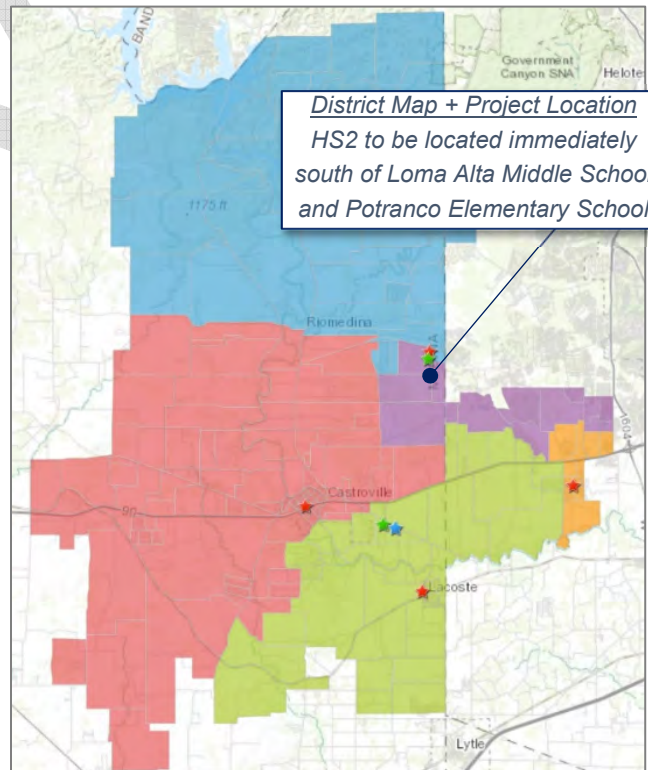
		HS #2
Building Size		425,880
Cost / SF		\$ 628
Hard Costs Sub Total		\$ 267,532,493
Soft Costs		
Fees / PM / Expenses	8.5%	\$ 22,740,262
Other Developmental Costs (Survey / Geotech / Etc)	0.35%	\$ 936,364
Furnishings Fixtures and Equipment	\$ 12.0	\$ 6,758,716
IT Systems (Projectors, Network, Security, Phone)	\$ 10.0	\$ 5,632,263
Offsite Costs (Bus Lane + PR/381)		\$ 9,902,880
Building Move-In Expenses	0.50%	\$ -
Construction Testing	0.50%	\$ 1,337,662
Contingency	3.00%	\$ 7,568,298
Supply Chain + Post Pandemic Escalation per year	15.00%	
<b>Total Project Costs</b>		<b>\$ 322,408,937</b>

A project construction manager at risk (CMR) is joining the project in February 2023, and will be providing cost estimates at key project milestones. With cost monitoring regularly during the design process, the design team intends to work with MVISD and the CMR to keep costs aligned with the project budget.

**Project Schedule**

The design team has created a detailed project schedule with the key milestones for the design phases. Once the construction manager has joined the team and provide input based on recent market conditions, we will likely break apart the contract documents into multiple deliverables to support supply chain demands and long-lead items.

- Design Development June 2023
- Contract Documents October 2023
- Bidding & Permit Nov – Dec 2023
- Construction Jan '24 – May '26
- First Day of School August 2026



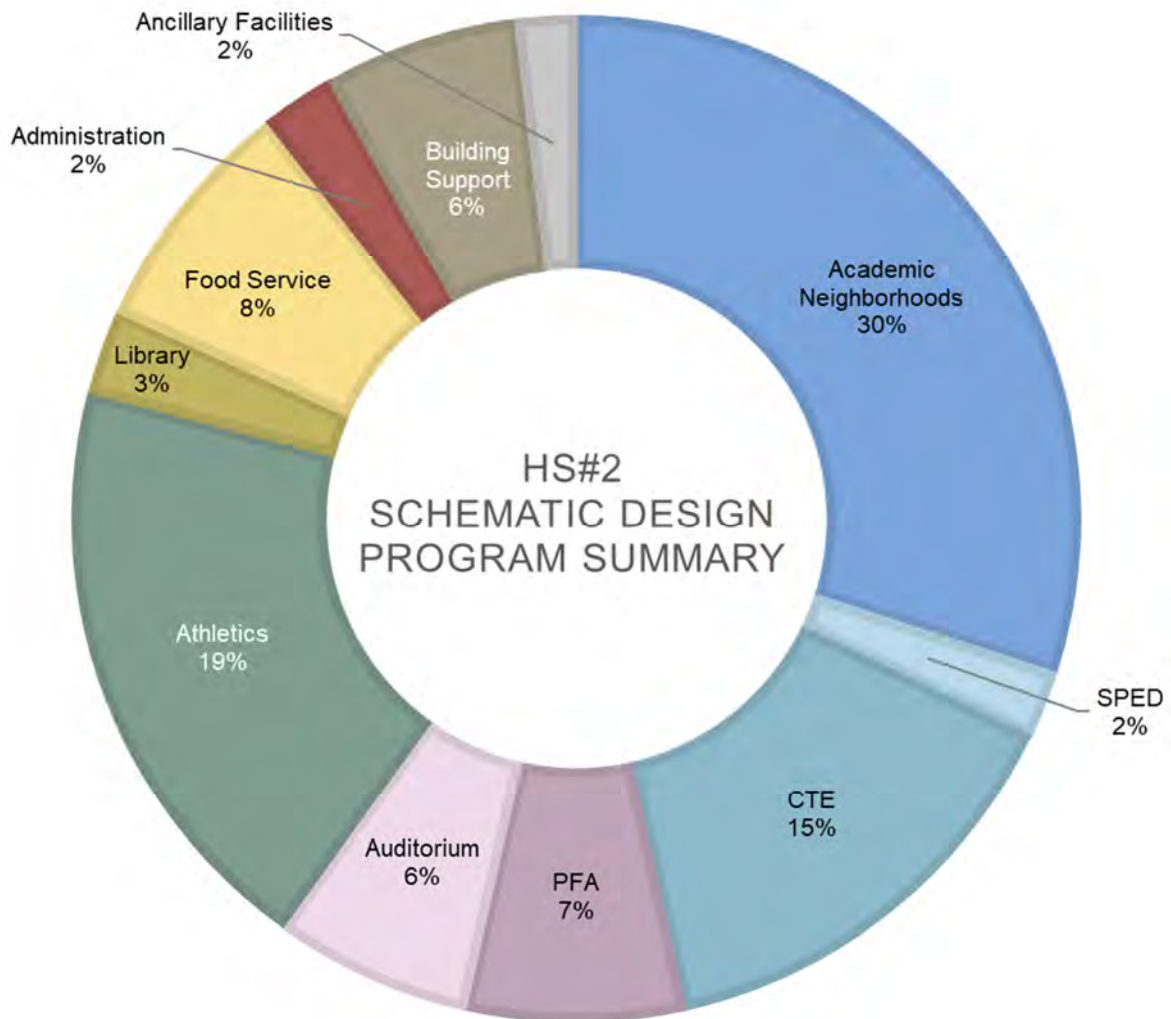


## Section 2 – Programming Document Updates

The schematic design and conceptual planning process resulted in a few minor adjustments to the space program that was detailed in the November 2022 Medina Valley High School #2 Programming Document. In that document, it was anticipated that there would be two bond propositions: the high school building and the football stadium. The current strategy is include just the high school in the May 2023 Bond and save the full stadium build-out for a future bond. As indicated in the Programming Document, the high school bond proposition will still include the football field and minimal spectator seating that is permitted without a separate bond proposition.

The schematic design total program size is 425,013 square feet, which is 867 square feet smaller than the programming document estimated. Once the Construction Manager at Risk (CMR) joins the team, they will validate how much square footage the project budget will support. Outside of modifications based on this CMR analysis, minimal adjustments are anticipated in subsequent design phases.

The overall program distribution of spaces by department has remained the same, but there were several additions and reductions based on feedback from user group and project executive committee feedback:



## MVHS2 Program Summary

	Schematic Design	Programming Phase	Delta
	<u>SF</u>	<u>SF</u>	<u>SF</u>
ACADEMIC NEIGHBORHOODS	93,670	93,670	0
SPECIAL POPULATIONS	6,720	6,420	300
CAREER + TECH ED (CTE)	44,920	46,260	-1,340
PERFORMING + FINE ARTS (PFA)	21,990	22,000	-10
AUDITORIUM	19,555	21,075	-1,520
P.E. + ATHLETICS	59,635	60,275	-640
LIBRARY	8,430	9,230	-800
FOOD SERVICE	24,065	24,075	-10
ADMINISTRATION	7,385	7,185	200
BUILDING SUPPORT	19,470	20,020	-550
ANCILLARY FACILITIES	6,013	5,257	756
GROSSING FACTOR (EXCLUDES ANCILLARY)	113,161	110,413	2,748
CAMPUS TOTAL	425,013	425,880	-867

As shown in the table above, several areas had minimal growth or reductions. The most substantial changes were related to:

- Career and Technical Education: Same quantity of instructional spaces, but overall reduction of square footage based on re-sizing of rooms to better align with intended use and pedagogy.
- Auditorium: Removal of orchestra pit and reduction to some back-of-house support spaces based on discussions of equity with existing high school and unlikelihood of utilizing these spaces.
- PE/Athletics: The competition gymnasium grew based on layout/access within the conceptual floor plan, but overall department growth was offset with very efficient locker room layouts.
- Library: Our square footage meets TEA minimum, but is shown as a reduction as the 800sf Go Center was previously listed here, but has been recategorized in Admin section of the program.
- Building Support: Layout efficiencies reduced the need for an AHU room as well as fewer electrical rooms. As design progresses, there may be a few additional modifications in this area.
- Ancillary Facilities: Growth based on requested bleacher capacity at baseball, softball, tennis, and small press boxes at baseball/softball, which then triggered additional restrooms.
- Grossing Factor: This multiplier accounts for building circulation (corridors, stairs, elevators) group restrooms, and walls, all of which are based on the building layout. As design progresses, there may be a few additional modifications in this area if more efficiencies can be gained.

The full program detail is included of the Appendix of this document.



### Applicable Codes and Life Safety Intent

The Medina Valley High School #2 campus is located on the edge of Medina County, and is outside both the Corporate Limits and the Extraterritorial Jurisdiction of the City of San Antonio. On February 2nd, the design team met with Medina County District Commissioners 1 & 2 (who each border our site) and the Medina County Fire Marshal to clarify the project review process and permitting expectations.

- Building Codes: recommended to follow City of San Antonio, which follows the 2018 International Code Council (ICC) and local amendments. The applicable codes for this project include:
  - 2018 International Building Code
  - 2018 International Fire Code
  - 2018 International Mechanical Code
  - 2018 International Plumbing Code
  - 2018 International Energy Conservation Code
  - 2017 National Electrical Code
  - 2012 Texas Accessibility Standards
- Permitting: not a deliverable or a review process. The design team, District Commissioners, Fire Marshall, and TxDOT should meet in a few months to review the updated site plan to make sure all are in agreement on the design.
- 3<sup>rd</sup> Party Reviewer: Not required by the County, but is required by TEA.

Life safety intent – The design team worked through several scenarios to evaluate potential construction types. Functionally, we recommend the entire building to be constructed as type I-B as it achieves the openness and connectivity of the building as it does not require fire walls. Type 1-B requires the ratings noted below, but avoids installing multiple (potentially 4-8) fire walls throughout the building.

- Primary structural frame (columns, beams, trusses): 2-hour rating
- Exterior and interior bearing walls: 2-hour rating
- Floors: 2-hour rating
- Roof: 1-hour rating

Once the Construction Manager (CMR) comes on board, we intend to do constructability review to evaluate the feasibility and potential cost savings of breaking down the building into smaller “buildings” separated by Fire Walls. Modifications to the proposed type I-B construction type would not be implemented without approval from the Project Executive Committee and potentially the MVISD Board.

## Section 3 – Conceptual Planning

### ***Project Overview***

The site for this project is located in eastern Medina County, near the intersection of Potranco Rd. and CR 381. To the north of the site are set two other Medina Valley ISD schools, Potranco Elementary School and Loma Alta Middle School. The nearby areas surrounding the project location have experienced tremendous growth, with many new housing and commercial developments recently completed or under construction.

The new facility will be the second high school for Medina Valley ISD, and will operate as a comprehensive high school, supporting the growth of the District as well as providing a facility to help Medina Valley ISD meet its mission to develop, cultivate, and inspire self-directed critical thinkers and life-long learners who strive to achieve their highest potential. The school will serve a functional building capacity population of 2,400 students.

The new Medina Valley ISD High School schematic design is based on the building program developed through the collaboration between school staff, Medina Valley ISD, and the design team led by O'Connell Robertson. The proposed school facility will support project-based learning, CTE programs, collaboration, and flexible scheduling. The new facility will be a flexible and adaptable learning environment comprised of the following spaces:

- academic neighborhoods
- collaborative small group work and social areas
- centralized library and college and career center
- comprehensive indoor and outdoor athletics facilities
- performing and fine arts wing with an auditorium
- outdoor courtyards to support dining and outdoor learning

### ***General Building Description***

Through the Schematic Design process, the design team has worked inclusively with Medina Valley High School and Medina Valley ISD staff to develop a comprehensive site plan, floor plans and building exterior concepts. During the initial meetings, O'Connell Robertson helped define the following desires and goals for the campus:

- Safe and Secure Campus - Students under one roof with a secure entry vestibule through main office.
- Versatility – The facility should be adaptable to future learning trends and evolving programs within the campus.
- Building Efficiency – Every square foot needs to have purpose.
- Maximize Utilization – Provide flexibility and multi-purpose spaces, as well as collaborative spaces for both students and staff.
- Campus Pride – Create spaces that students want to be in and feel ownership for.
- Equity – The programs and spaces in the new high school should be equitable with the existing Medina Valley High School.
- Daylight and Views - Natural light and views to the exterior will be provided in classrooms and other educational / learning spaces.



### ***Accessibility***

The proposed design for the new Medina Valley ISD High School will provide full access as required by the Texas Accessibility Standards 2012 edition. Elevators will be provided to access upper and lower levels for all students and staff. Dedicated visitor, student, and staff parking lots will have accessible parking spaces with clear routes to the building. Buses will have a dedicated drop-off loop to keep traffic separated and provide an accessible route to the building for students.

### ***Safety and Security***

Student and faculty safety and security are of paramount importance to Medina Valley ISD. The design of the facility includes several measures consistent with Crime Prevention Through Environmental Design (CPTED). The main entrance incorporates a secure entry vestibule requiring school visitors to pass through the reception area before being allowed into the facility. Exterior doors will be strategically located and have electronically controlled access. In addition, the facility will have video surveillance, intrusion detection measures, fire alarms, and a fire sprinkler system. The floor plan places many major spaces around the open commons and courtyards, providing increased opportunities for passive observation, and administrative offices are disbursed throughout the campus to enhance coverage.

### ***Conceptual Site Plan***

An existing site plan, conceptual new site plan, conceptual floor plans, and exterior renderings follow this narrative.

The site plan design locates the building centrally in the northern portion of the site. From the northeast corner of the site across to the southwest corner, the grade drops approximately 87'. A prime consideration for the location of the new building is its relationship to the existing topography. The building consists of 3 levels that stair step with the grading to minimize the amount of sitework required as well as create outdoor courtyards and learning areas. Additionally this creates an opportunity for the building to overlook the football stadium, providing unique vantage points from spaces within the facility.

The main entrance faces east toward CR 381, and links access to student parking, the parent drop-off loop and visitor parking lot. Staff parking and bus drop-off/pickup is located towards the west of the building, with a proposed dedicated bus access drive connecting to Potranco Rd. to be included as an alternate in the project. Baseball fields, tennis courts and other athletic facilities will be located to the southeast on the site.

As part of the overall campus planning for site access and traffic flow, vehicle access loop improvements at Potranco Elementary and Loma Alta Middle School will be included as an alternate item in the project scope.

### ***Conceptual Building Design***

The main entry level of the building is on Level two and opens onto a "Main Street" concept that provides a clear central path through the building, connecting the academic wing on one end, the library and central commons area, and performing and fine arts at the other end. Level one follows the same "Main Steet" circulation concept and houses additional academic areas, CTE spaces, the central dining area and athletics. An additional academic neighborhood is located on the third floor. The Administration suite is connected directly to the secure entry vestibule, and contains the clinic and counseling suites, along with other student and staff support programs. This multi-level approach gives an opportunity to create visual connections between floors and use site grading strategies to create outdoor learning and social spaces.

### ***Academic Wing***

The academic wing is divided into four “Neighborhoods”, one neighborhood on Level one, two neighborhoods on Level two, and the fourth on Level three. Each neighborhood contains core curricula classrooms, science labs and distributed CTE programs. Additionally, each neighborhood contains open collaboration areas, providing flexible instruction spaces throughout. Open stairs connect all three levels, and this wing is arranged around an enclosed outdoor courtyard that interconnects Levels one and two, providing for outdoor learning opportunities.

### ***Library and Commons***

The library is centrally located on Level two adjacent to the Academic wing and near the Administration, counseling, and career center areas. This double height space creates an open and inviting environment with visual sightlines to both the central Commons area as well as CTE programs on Level one. Presentation areas and individual group collaboration rooms allow for collaborative work. The Commons area acts as a central hub between the Library and food service on Level one, overlooking the central dining area, and will also provide distributed dining opportunities for students. The two-story central dining area connects Levels one and two, with large exterior windows overlooking the football field, and has an adjacent courtyard for outdoor dining and social areas, creating a dynamic and vibrant environment.

### ***Performing and Fine Arts***

The performing and fine arts areas are located at the southern end of the building on Level two. These spaces are positioned to provide after-hours event access as needed, with security measures integrated to prevent access to the rest of the campus. The performing arts spaces include a band rehearsal hall, choir rehearsal hall, dance rehearsal suite, and theater arts support rooms, which are arranged around a 700 seat auditorium. Music practice rooms are directly accessible from the corridor and can be shared with all the music programs. Visual arts classrooms are located along the exterior to maximize natural light and will have direct access to their own outdoor courtyard.

### ***Fitness and Athletics***

The fitness and athletics area is located on Level one and has two gymnasiums – the competition gym has bleacher seating for 1,500 and the auxiliary gym has bleacher seating for 400. After-hours access to these spaces occurs on Level two at the same secure event entry point used for Performing Arts. The weight rooms and training rooms are located to provide adjacency to indoor and outdoor sports. Locker rooms are organized with shared restroom and shower facilities, while the locker and changing areas are separated by sport and secured in cages. The 990 seat football stadium is located on the west side of the property, arranged to set into the grade, allowing for higher vantage points and viewing areas from various areas of the building. Outdoor athletic storage, concessions, and ticketing for athletic events will be provided near the athletics fields.

### ***Career and Technical Education (CTE)***

Medina Valley ISD offers multiple CTE programs to its students, and many of these will be located on Level one along the main corridor between the Academic wing and the Athletics wing, allowing for high visibility into these programs. The location of Culinary Arts near the central dining and kitchen areas allows opportunity to showcase student work. A/V, multimedia, and business labs, along with JROTC flank the main connecting corridor putting these educational programs on display, and high-bay spaces including engineering & construction and a 2-bay auto tech shop have direct outdoor access on the west side of the building.

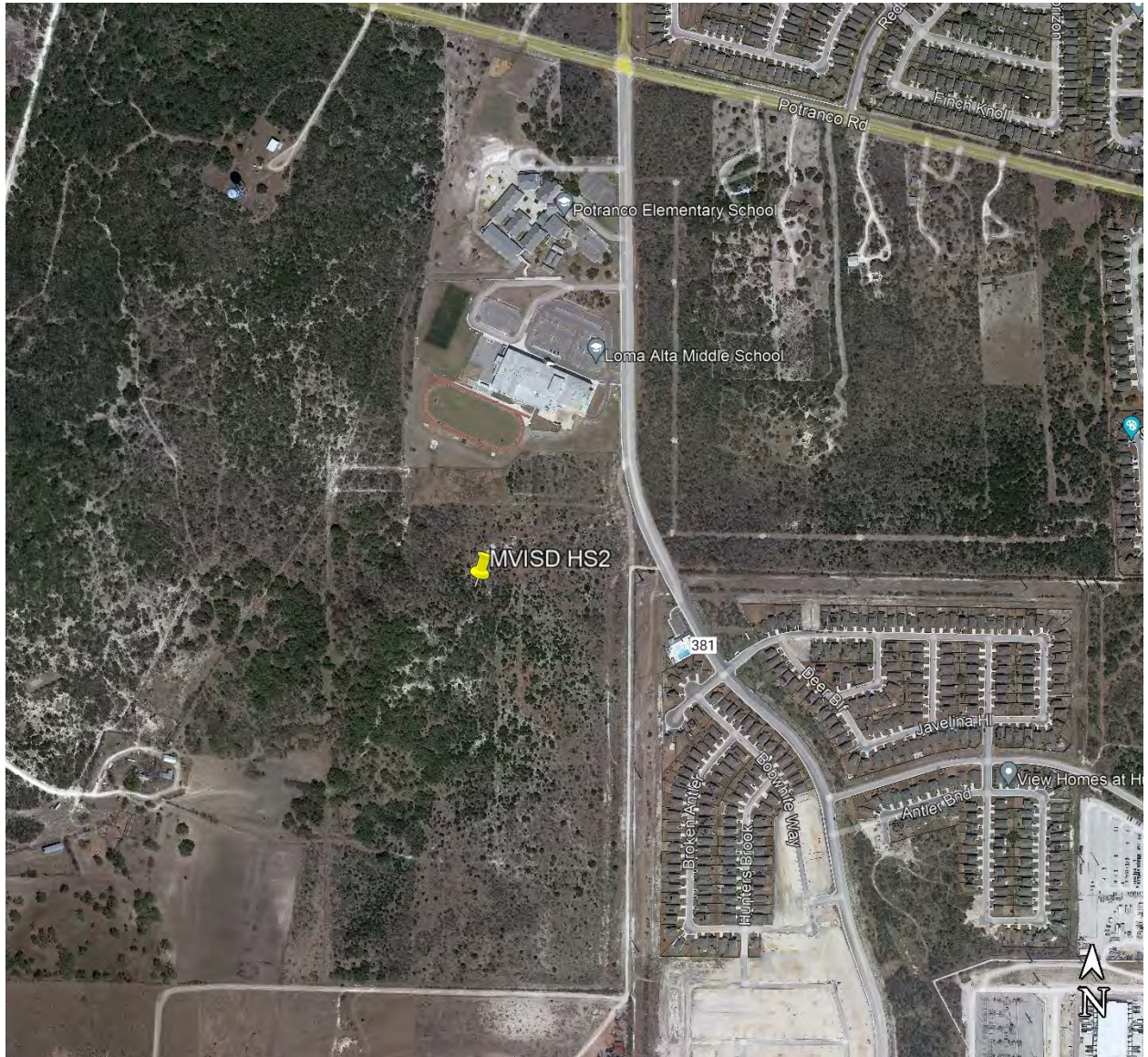


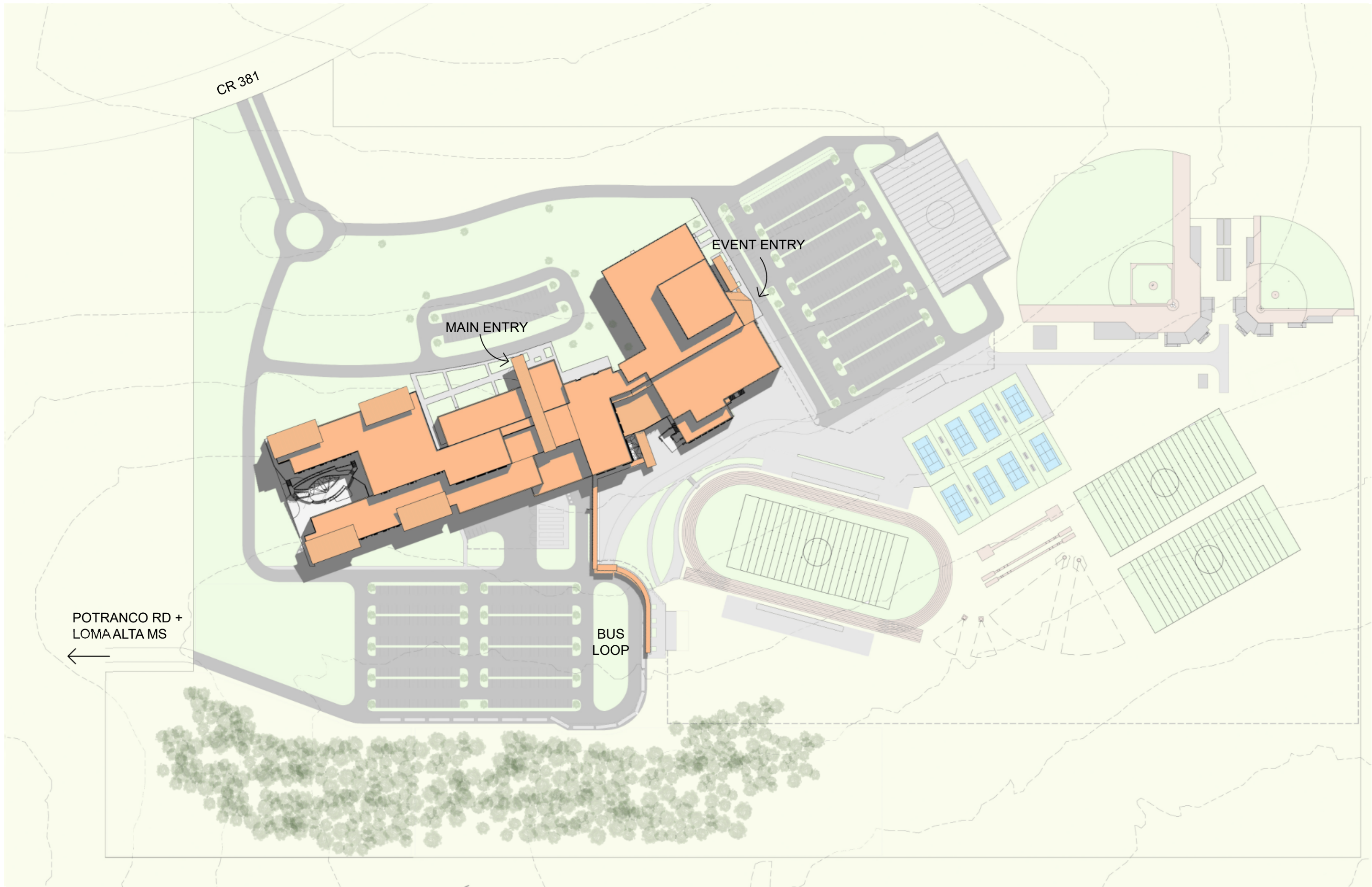
***Master Planning for Future Projects***

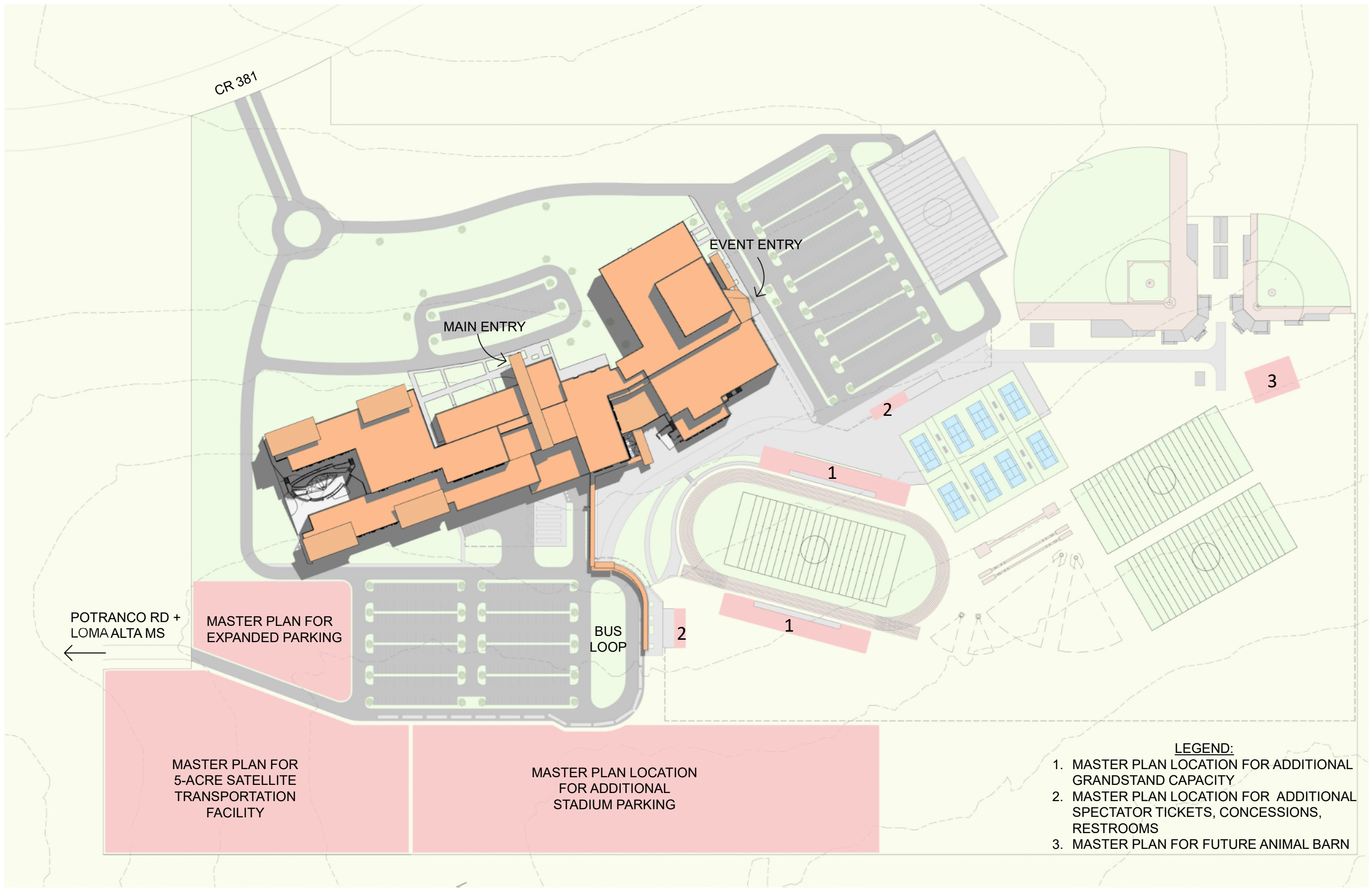
Additional projects are under consideration as part of a future bond, with overall campus master planning taking place now to help identify infrastructure scope that may want to be considered for inclusion as part of this project. These future projects include an approximately 7,000 s.f. Animal Barn, expansion of the football stadium to 6,000 seats with supporting restrooms and parking, a 5-acre satellite transportation facility with bus pad parking for 30 busses along with a portable support building, and lastly, an additional staff parking lot.

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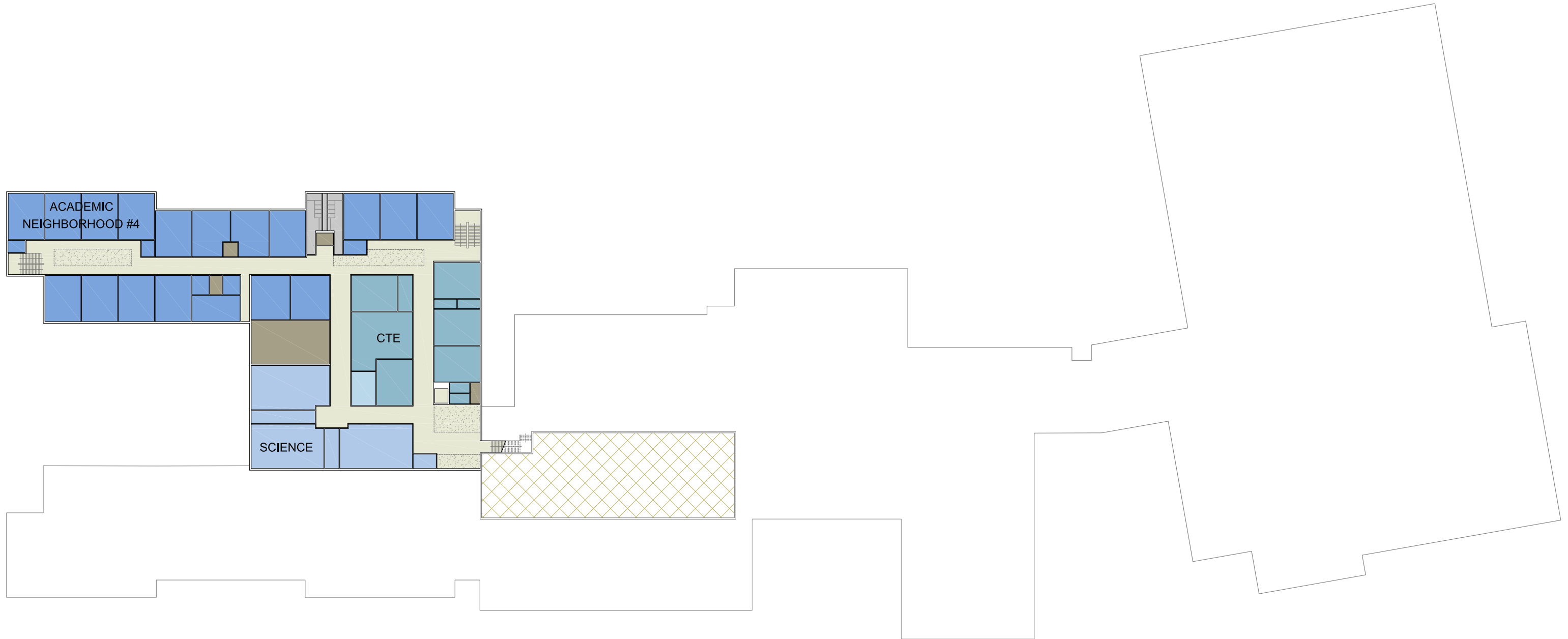
Existing Site Plan



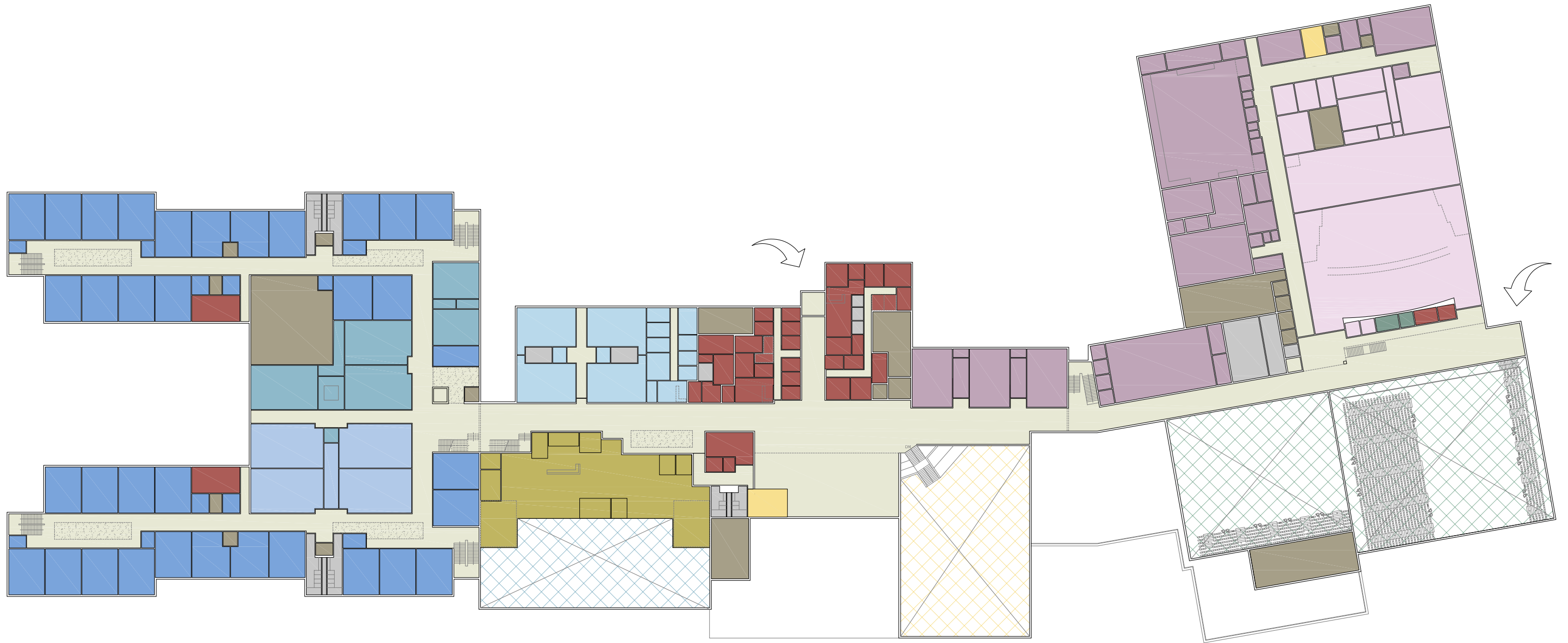


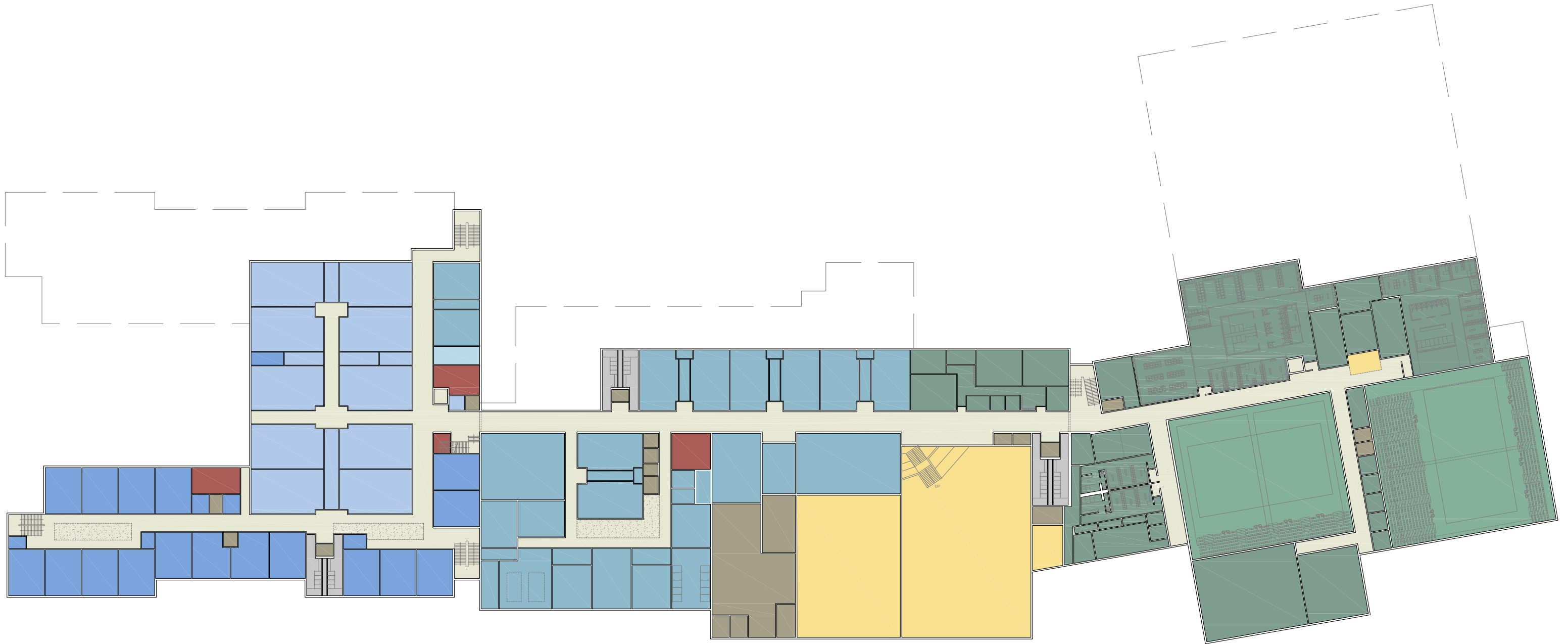


- LEGEND:**
1. MASTER PLAN LOCATION FOR ADDITIONAL GRANDSTAND CAPACITY
  2. MASTER PLAN LOCATION FOR ADDITIONAL SPECTATOR TICKETS, CONCESSIONS, RESTROOMS
  3. MASTER PLAN FOR FUTURE ANIMAL BARN



LEVEL 3





### Exterior Design

These images are a sample of architectural precedents that represent the aesthetic goals of the district for the new Medina Valley ISD High School #2 facility.



### Exterior Perspectives



Main Entry



**Medina Valley Independent School District**  
High School #2 Schematic Design



*Aerial View – Main Entry*



*Event Entry*



*Commons Courtyard*



*Aerial View - Commons Courtyard and Athletics*



*Academic Courtyard*

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## **Section 4 – Outline of Systems**

### **Civil Engineering Systems**

***Narrative prepared by Moy Tarin Ramirez Engineers, LLC***

#### **Site**

The project site is located in Medina County on County Road 381 (CR 381), approximately 2,250 linear feet south of the Potranco Road (FM 1957) & CR 381 intersection and is bordered on the north by the existing Loma Alta Middle School, to the east by the Hunters Ranch Subdivision, and on the south and west by undeveloped land.

The site is unplatted and comprises of land as described below:

92.843 acre (4,044,243.35 ft<sup>2</sup>) tract of land situated in the William B. Rhode Survey No. 96-1/3, Abstract No. 1327, and the Gabriel Areola Survey No. 38, Abstract No. 5, Medina County, Texas, and out of a 733.8942 acre tract of land conveyed to Robert Charles Steinle in Last Will & Testament recorded in Volume 63, Page 378 of the Official Public Records of Medina County, Texas, and Volume 4199, Page 1201 of the Official Public Records of Bexar County, Texas.

#### **Jurisdictional Authority**

- The project site is located within Precinct 2 of Medina County, Texas.
- The property is not located within the corporate limits of the City of San Antonio (CoSA) nor the Extra Territorial Jurisdiction (ETJ) of the City of San Antonio.
- The property is not within any regulated area of the Edwards Aquifer Recharge Zone per the Texas Commission on Environmental Quality (TCEQ).
- The site lies within the Medina River Watershed.
- The site is not located within or adjacent to a Federal Emergency Management Agency (FEMA) 1% Annual Chance Special Flood Hazard Zone (100-year floodplain).
- The property is depicted on FEMA Flood Insurance Rate Map (FIRM), Community Panel Number 48325C0400C, with an effective date of April 3, 2012.
- Based on a preliminary project meeting with Medina County officials Mr. Larry Sitter (Commissioner Precinct 2), Mr. Tim Neuman (Commissioner Precinct 1), and Mr. Mark Chadwick (Emergency Management Coordinator/Fire Marshal) there are no permitting requirements in Medina County associated with the school campus. However, they did express concern about traffic and emergency access. Additionally, when discussing storm water management/detention the Design Team was directed to the County Floodplain Administrator, Mr. Pat Brawner. Coordination with Mr. Brawner for final storm water management will be required during the design development phase of the project.

#### **Platting**

There is no recorded plat associated with this property. According to the Medina County Subdivision Regulations, there are several exceptions to the platting requirement that the subject property qualifies for, including:

- Article 4.1 – Any subdivision located outside the limits of a municipality in which the owner does not lay out a part of the land as streets, alleys, squares, parks, or other areas intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to



the streets, alleys, squares, or parks; and in which one or more of the following conditions exists:

- Article 4.1.3 – All the lots are more than ten (10) acres in area.
- Article 4.1.5 – The land belongs to the state or any state agency, board, or commission or the permanent school fund or any other dedicated funds of the state.

The site is located directly adjacent to the City of San Antonio (CoSA) Extra-Territorial Jurisdiction (ETJ). At this time there are no development, permitting, and/or platting requirements imposed by CoSA on the site. However, it is highly likely in the future the site will be incorporated into the CoSA ETJ. This would trigger additional platting and permitting requirements for future improvements on the site. While the site does currently qualify for a platting exemption, it is recommended that platting of the property take place at this time to prevent future permitting issues, fees, and requirements being imposed on the site when it is eventually incorporated into the City of San Antonio ETJ.

Additionally, it should be noted MVISD has previously attempted to plat the property. Acceptance of the plat was denied by the Medina County Commissioners Court based on the grounds of there being no secondary access to the property and concerns about traffic being released only on CR 381. Medina County did not at the time, nor do they now, have any codes or regulations in place requiring a traffic impact analysis (TIA), or secondary access be provided for commercial properties. Regardless, MVISD has accepted the recommendations of MTR's feasibility findings and a TIA for the site is being prepared for submission to the Medina County Commissioners along with plans for a secondary access from Potranco Road. Once the TIA is prepared and the Potranco Road access design is approximately 75% complete plat documents will be resubmitted to Medina County for review and approval.

### **Overall Site Development**

The proposed high school campus onsite development will include the construction of new driveway entrances, parking lots, bus and parent drop-off/pick up lanes, a paved band marching field, exterior courtyards, tennis courts, synthetic track and sports field, bleachers, natural grass softball, baseball fields and practice field with associated utility infrastructure.

Offsite improvements will include the construction of deceleration lanes, turn lane striping, acceleration lanes and traffic signalization on both Potranco Road and CR 381. In addition to these right-of-way improvements, an approximate 2,325 foot long by 30 foot (minimum) wide private access road will be constructed to provide access from Potranco Road along the back side of the adjacent Loma Alta Middle School and Potranco Elementary School sites. The private access drive will require the demolition of existing improvements and construction of new drainage infrastructure in addition to the MVISD standard curbed and paved roadway section.

### **Access**

The above noted access and private drive from Potranco Road is proposed to accommodate bus, staff, and delivery traffic to the site, and will also potentially provide secondary access routes to the existing campuses north of the high school site (see Additive Alternate section below). The access from CR381 will serve as the main student, parent, and visitor access to the site. These student and staff roadways will be tied together via an additional onsite road north of the proposed building and a paved courtyard on the west of the of the proposed building to provide full drivable access around the building for emergency and maintenance vehicles. Only the northern connecting road will be open for campus full time use, while the western connector will be incorporated into the overall site hardscape and blocked off for emergency

and maintenance access only. Consideration of restricting access points while at the same time maintaining emergency access to the site will be taken into consideration as design of the site progresses. This consideration and connecting of the site via an emergency loop will help to ensure compliance with the International Fire Code with regards to fire truck accessibility to the building.

Additional secondary onsite drives will be provided to various site features including the band marching field, tennis courts, softball/baseball fields, and sanitary sewer lift station.

Pedestrian access along the right-of-way in front of the site on CR 381 has already been constructed by others. There is no current pedestrian access along the Potranco Road right-of-way. Pedestrian access from the right-of-way to the building is only proposed from CR 381 and will be provided via a concrete sidewalk in front of the campus. Internal pedestrian access within the campus is proposed from the building to the various site features by means of concrete sidewalks, ramps, and risers. All pedestrian paths will be designed in accordance with the Texas Department of Licensing and Regulation (TDLR) Elimination of Architectural Barriers requirements.

### **Paving**

Hot mixed asphaltic concrete flexible pavement (HMAC) will be provided on all roadways, drive lanes, and parking areas. Roadways and drive lanes subject to heavy loading, or excessive traffic will be provided with heavy duty pavement sections, while parking areas subject to intermittent traffic and no trucks will be designed with light duty pavement. If cost savings are desired by the district, medium duty pavement sections will need to be coordinated with the appropriate district staff for their locations.

All service and delivery areas, as well as driveways will be paved with rigid pavement (continuously jointed reinforced concrete pavement). Additionally, rigid pavement will be utilized where it is anticipated that heavier traffic will be making frequent turns and stops, including bus loading areas and dumpster pads.

Pavement design will be based on recommendations provided by the district's Geotechnical Engineer with consideration to the anticipated equivalent single axle loads, proposed site grading, and existing onsite soil characteristics.

Pavers and decorative pavement and other site aesthetics will be coordinated with the Project Architect and MVISD as work progresses on the overall site design.

### **Grading**

The project site has approximately 84' of fall from the northeastern side of the tract to the southwestern corner. Existing elevations for the site range from 1,036 ft. to 952 ft. as referenced to the North American Vertical Datum of 1988 (NAVD88) and the slopes across the site range from approximately 1.0% to 8.0%, with a majority of the site being in the 4% to 7% range.

Grading for site development, based on the schematic site plan will require cutting and filling of the site in various locations, along with the construction of walls, ramps, and risers. Schematic building plans are attempting to take advantage of the grades on the site and include entering the building on the second level from the east and exiting the building on the first level on the west above the football field.

Approximate finish grades of various site features are included below:



## Medina Valley Independent School District

### High School #2 Schematic Design

- Building 1<sup>st</sup> Floor ~ 1009 ft
- Building 2<sup>nd</sup> Floor (Front Entry Level) ~ 1025 ft.
- Football Field (crown of field) ~ 996 ft.
- Tennis Courts ~ 1000 ft.
- Practice Field 1 ~ 987 ft.
- Practice Field 2 ~ 978 ft.
- Softball Field ~ 999 ft
- Baseball Field ~ 1010 ft

These approximate elevations are based on rough assumptions of site cut and fill balance within these major component areas. Finish grade elevations are subject to change as site design progresses.

Grading of site features will generally conform to the following standards:

- Drive lanes and roadways ~ 1.0% min. (all directions) to 5.0% max. cross slope and 7.5% max. in direction of travel.
- Parking lots ~ 1.0% min. to 6.5% max.
- Accessible Parking Areas ~ 1.0% min. to 1.9% max. (all directions)
- Accessible paths ~ 1.0% min. to 1.9% max. cross slope and up to 4.9% in the direction of travel.
- Accessible ramps ~ 1.0% min. to 1.9% max. cross slope and up to 8.0% in the direction of travel.
- General site grades (outside of pedestrian areas) ~ 1.0% min. to 25.0% max.
- Track ~ Competition Grading, level at inside curb line, and 1.0% cross slope.
- Field Events ~ Competition Grading, level at center of event and 1.0% to 2.0% cross slope.
- Football Field ~ Competition Grading, level along the centerline of the field and 0.5% to exterior of field.
- Tennis Courts ~ Competition Grading, level from end to end and 0.83% to 1.0% cross slope.
- Softball Field ~ Competition Grading, 0.5% from the pitcher's mound to the baseline, level along the base line and 1.0% to the outfield.
- Baseball Field ~ Competition Grading, 0.5% from the pitcher's mound to the baseline, level along the base line and 1.0% to the outfield.
- Practice Fields 1 & 2 ~ Noncompetition grading 1.0% min. to 2.0% max. (all directions)

Reasonable attempts will be made with the grading design to minimize walls, ramps, risers, and deviations from the above standards. If deviation from these standards is required, they will be coordinated with appropriate district staff prior to completion of design. Attempts will be made to balance the site grading as to minimize export/import of earthwork materials. However due to site constraints some export/import of earthwork materials should be expected. An estimate of earthwork will need to be conducted at each of the project phases and upon completion of the Geotechnical investigation and report.

### **Storm Water Management**

#### Offsite Storm Water Management

Parts of the northern end of the tract receive offsite drainage from upgradient. This offsite generated flow traverses the high school site and exits the property near the midpoint of the western boundary. From the property line flow is conveyed via existing lows to two (2) stock ponds located on the adjacent property. Collection and conveyance of offsite generated flow will be accomplished using an earthen interceptor channel along the northern property boundary where flow will then be conveyed west to another earthen channel that will turn south and run parallel to the western property boundary. Wherever flow is required to cross roadways an underground concrete culvert system will be utilized.

#### Onsite Storm Water Management

Collection and conveyance of onsite generated storm water flows will be accomplished using a combination of surface swales and channels, and underground storm drainage pipes as required to adequately convey flow away from the proposed building and critical site infrastructure. Once collected flow will be discharged to existing lows located along the western boundary of the project site.

MVISD standards for storm water in the past have been to connect downspouts around the building in critical locations only (pedestrian areas, drop off/pick up lanes, adjacent to doorways, etc.) and daylight at grade at non-critical locations. Unless otherwise directed, it is assumed that this design standard will remain to aid in cost controls with regards to site infrastructure.

#### Storm Water Detention

Medina County storm water management requirements are minimal, and the site is not located within a mandatory detention area per current Medina County development requirements. Further analysis of the offsite stock ponds and coordination with the Medina County floodplain administrator, as directed by Medina County Commissioner Mr. Larry Sitter, will be required to finalize potential storm water detention requirements. If detention is required, it will be located as far downstream of the onsite improvements as possible near south westerly most corner of the site.

#### Storm Water Management Basis of Design

Open channels, roadway culverts and underground storm drainage systems will be designed to accommodate the 25-year design storm event (minimum) as determined using City of San Antonio rainfall intensity data and applicable hydrologic calculations based on watershed size. Storm water detention facilities, if required, will be designed to mitigate the additional runoff generated from the site development for the 5-year, 25-year, and 100-year design storm events.

Consideration of higher-level design storm events will be coordinated with MVISD during the design development and construction document phase of the project for portions of the site deemed by district staff to be of a critical nature.

#### Storm Water Quality

The site is not subject to any permanent storm water quality requirements. However, it is subject to State regulations under provisions of Section 402 of the Clean Water Act and Chapter 26 of the Texas Water Code with respect to construction storm water quality.

The Texas Commission on Environmental Quality (TCEQ) has established the Texas Pollutant Discharge Elimination System (TPDES) permitting for various storm water discharges associated with construction. Current regulations require a TPDES Storm Water Pollution Prevention Plan (SW3P) if the project disturbs more than 1 acre or is part of a larger development; therefore, a TPDES plan will be required for this project. This involves the selection and location of Best Management Practices (BMPs), such as silt fencing, rock berms, temporary sediment basins, and stabilized construction exits based on the size of



the site, the size of offsite/upstream watersheds, and the size and nature of the on-site areas to be disturbed. The SW3P will include a Maintenance and Inspection schedule for BMPs, Inspection Forms, Notice of Intent (NOI) forms and Notice of Termination (NOT) forms. A submittal notifying TCEQ and other governing agencies, in this case Medina County, of construction activity will be required. Medina County has the authority to conduct on-site inspections of construction activity to determine if storm water pollution prevention is being attained.

In addition to the above temporary BMPs required, permanent stabilization and/or revegetation of areas disturbed by construction activities will be required per TPDES requirements.

### **Water Service**

The site is in the Yancey Water Supply Corporation (YWSC) service area and there is a 16" PVC water main located along the west side of CR 381 adjacent to the project site.

A letter of availability was provided by YWSC to MVIDS during the feasibility stage of this project stating that water service can be extended to the proposed site. Additional coordination with YWSC is anticipated as design of the site progresses.

An initial fire flow test has been conducted and indicates static pressure of the 16-inch water main in front of the site is 98.0 pounds per square inch (PSI) with a residual pressure of 90.0 PSI flowing 1,548 gallons per minute (GPM). The resultant theoretical flow at 25 PSI is 5,107 PSI, well more than the minimum required for fire flow coverage based on the International Fire Code. While some drop in flow and pressure should be anticipated due to surrounding development and onsite main extensions. It does not appear at this time an onsite booster pump and/or storage tank will be required. However, the area surrounding the site is quickly developing, as such it is recommended that an additional flow tests be conducted at the 75% construction document phase and prior to the 50% construction completion phase to ensure adequate fire coverage will be in place at the time of beneficial occupancy of the building.

Water service connections along with water meters, backflow prevention devices and associated valves will be located near the front of the property and will be designed in accordance with current MVIDS and YWSC standards and applicable International Plumbing Code (IPC) requirements. It is anticipated, based on similar projects, that a 6-inch water service, 4-inch to 6-inch irrigation service, and 12-inch fire service will be required for the site. All services will be equipped with backflow prevention devices. Additionally, due to the existing main pressure, a pressure reducing valve (PRV) will likely be required on the domestic service. Coordination of services, meters, and PRV's will need to be conducted as site and building system designs are further developed.

### **Sanitary Sewer Service**

There is an existing 8-inch San Antonio Water System (SAWS) sanitary sewer main located near the CR 381. However, the site is located outside of the SAWS service area and as such a Utility Service Agreement (USA) between MVIDS and SAWS was previously prepared by MTR on behalf of MVIDS to allow for the connection to this existing system. At this time, it is our understanding that the impact fees associated with this sewer connection have been paid by the district and capacity for sewer service to the site has been reserved with SAWS.

Additionally, due to the SAWS connection being located on the high end of the sight, a large portion of

the tract would not be able to be serviced by gravity flow. As such, design and construction of a sewage lift station and force main will be required. The location of the lift station is proposed on the downstream most portion of the site near the southwest corner of the property to maximize the serviceable area of the site. Lift station design for the site will comply with all applicable TCEQ and IPC requirements, and it is anticipated to be a duplex 6-inch pump system with wet well, backup power connection, and audible/visual alarms.

### **Additive Alternate Site Features**

In addition to the above site features and systems, MVIDS has requested an additive alternate design for a new bus loop for the Potranco Elementary School camps from the proposed Potranco Road access drive and a separate parent drop off/pick up in front of the Potranco Elementary School campus (approximate 1000 linear feet north of the high school site). This alternate will also include interconnecting the Loma Alta Middle School bus lane to the access drive from Potranco Road.

The current Potranco Elementary School campus does not allow for adequate queuing of vehicles onsite and thus traffic is backing up onto Potranco Road during peak pick up times. The proposed additive alternate improvements on the Potranco Elementary School campus will include the construction of a 30-foot wide by approximately 1975 linear feet of parent drop off lane for queuing. This will allow for approximately 66 additional single stacked vehicles or approximately 130 double stacked vehicles at the front of the elementary school. The improvements will also include a bus loop to the back of the elementary school campus from the access roadway being constructed with the high school campus.

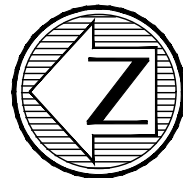
### **Overall Site Master Plan**

Design of the campus will also include master planning for future development of the overall 92.8 acre tract. Below is a list of items which will have space reserved for future build out of the site.

- Agriscience Facilities: Approximately 7000-8000 square feet of agriscience program facilities for housing of livestock and potentially a show space for competition.
- Athletic Stadium: Additional grandstand seating, separate spectator restroom and/or locker room facilities, and addition parking and drives to accommodate Varsity level competitions.
- Satellite Transportation Facility: Approximately 5 acres of parking for up to 30 buses along with portable buildings for office space
- Future Staff Parking: Approximately 1.5 acres of additional staff parking.

Planning and programming of these site features will be coordinated as the project design progresses, and if budget allows one or more of these items may be added to the scope of the current project as additional additive alternates.

*\* Schematic site layout of utilities and offsite access drive are attached.*



SCALE: 1"=200'



R:\MVISD\HIGH SCHOOL #2\DRAWINGS\EXHIBITS\MVISD\_HS #2\_EXHIBIT(11X17).DWG



- Engineers
- Surveyors
- Planners

**Moy Tarin Ramirez Engineers, LLC**

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MEDINA VALLEY INDEPENDENT SCHOOL DISTRICT  
**HIGH SCHOOL #2**  
 SCHEMATIC ACCESS DRIVE  
 & OFFSITE IMPROVEMENTS





**Landscape / Irrigation Design**

***Narrative prepared by Cooper-Lochte Landscape Architecture, LLC***

**Project Goals and Objectives**

- The landscape improvements will be designed to meet the budget goals of the project.
- Design will focus on low-maintenance and high durability installations.
- Landscape planting beds (shrubs, perennials, and groundcovers) will be kept to a minimum and used only in high visibility areas such as entrances and the student courtyard.
- New trees will be provided in limited quantities focused in high visibility areas and where strategic shade is needed.
- Design for natural grass baseball, softball, and practice fields with full coverage irrigation system.

**Irrigation System Design**

- Conserve water and reduce maintenance costs with connection to a dedicated irrigation water meter with proper backflow prevention.
- Backflow device will be placed in an above grade enclosure.
- Initial water pressure test indicates static pressure in excess of 80PSI, therefore a booster pump will not likely be necessary.
- Limit permanent grass irrigation to athletic fields and high visibility areas such as entry ways and the student courtyard.
- Temporary irrigation system to be provided for establishment of landscape at non-focal and periphery areas. Temporary irrigation components will be removed after vegetation establishment requirements are met. This is done to eliminate long-term maintenance of permanent irrigation system components.
- Tree bubblers will be provided at each new tree and drip emitter tubing provided at all shrub/groundcover planting beds.
- Irrigation system design to be easy to maintain, repair, control, and operate.
- Irrigation system will be hydro-zoned according to the different plant types and water needs.
- The system will be designed using water conservation techniques such as head-to-head spacing, check valves in spray heads, rain/freeze sensors, flow sensors, a master valve, and swing joints.
- Full irrigation coverage of the football/athletic field using large area pop-up rotors.
- Incorporate a modern irrigation controller along with rain-sensor, flow-meter, master-valve, check-valves, & pressure regulation devices to conserve water and manage operation.

**Landscape Design**

- Native and adapted plants with low-water and low-maintenance requirements will be incorporated into the design.
- Turf grasses for common areas will be Bermuda Grass, Buffalo Grass, and native grass seed mixtures selected based on location of the landscape area and use.
- Turf grass for the athletic fields (baseball, softball, and practice fields) will be a selection of hybrid Bermuda grass suitable for natural turf athletic surfaces.
- Athletic field root-zone soil will be sandy to sandy-loam mix suited for athletic field applications.
- Limited use of new trees and shrubs.
- Curb parking lot islands to be natural grass with potential alternative of compacted decomposed granite.
- Incorporate planting design into the student courtyard to soften and provide shade.

## **Structural Systems**

### ***Narrative prepared by RSCR Engineers***

#### **General:**

References: The structural design will be made in accordance with the following codes:

- International Building Code, 2018 Edition.
- Structural Steel: 'Specification for Structural Steel Buildings', The American Institute of Steel Construction, Fifteenth Edition.
- Structural Concrete: "Building Code Requirements for Structural Concrete ACI 318-14", The American Concrete Institute.
- Steel Joists: Steel Joist Institute, 2013.
- Metal Deck: Steel Deck Institute, 2008.
- Welding: Structural Welding Code – Steel, Latest Edition, American Welding Society (AWS D1.1 and AWS D1.3).

#### **Foundation and Floor Framing**

The foundation design will be in accordance with the geotechnical engineering report, not yet available. However, in our experience in this portion of the district we anticipate the use of a suspended floor framing built from a reinforced pan / joist system. The pan / joist system will span between beams. Each joist will be 6" wide x 24 5/8" deep and spaced a 6'-0" o.c. A 4 5/8" slab will span between joists. The interior and exterior beams will support the concrete joists and span between piers, transferring gravity loads to the ground below. Interior beams will be 42" wide x 24 5/8" deep, and perimeter beams will be 24" wide x 36" deep. We anticipate per spacing to be approximately 26'-28' on center, each way. We recommend any outdoor chiller or other mechanical units be supported by the same type of foundation system as the building, in this case, drilled piers.

#### **Second and Third Floor Framing**

We recommend the use of a suspended floor framing built from a reinforced pan / joist system. The pan / joist system will span between beams. Each joist will be 6" wide x 24 5/8" deep and spaced a 6'-0" o.c. A 4 5/8" slab will span between joists. The interior and exterior beams will support the concrete joists and span between piers, transferring gravity loads to the ground below. Interior beams will be 42" wide x 24 5/8" deep, and perimeter beams will be 16" wide x 31" deep.

#### **Roof Framing**

Most of the roof framing will consist of a steel super-structure. The steel roof framing will be steel bar joist spaced at 6'-0" o.c. (max) supported by steel wide flange beams. The steel beams will be supported by concrete columns. Lateral bracing will be provided by the masonry walls along the perimeter of the building. An 1 1/2", 20 gage metal deck will be used here the roof joists are closely spaced, In the gymnasium, cafeteria, auditorium, and other gathering spaces where more open areas are required, will consist of long span roof joists spaced at 10'-0" (max). A 3" acoustical deck will span between the bar joists. We recommend the roof perimeter be framed with concrete beams and be supported by concrete columns. An intermediate concrete beam, along the perimeter will also be constructed.



**Site buildings**

These buildings are a one-story structure and roof.

**Foundation and Floor Framing**

Floor framing will be a stiffened soil supported slab on grade. A 3'-0" deep beam will beat the perimeter of the building. Interior beams will be 3'-0" deep and be placed on pre-engineered metal frame centerlines. A 5" thick slab will be installed over a 15 mil vapor barrier. Along the perimeter of the building, a 12" thick clay linear may be installed.

**Roof Framing**

Small steel joists, wide flange beams and steel columns. A 1-1/2" metal deck will span between roof joists.

**Structural Members and Design:**

Load Assumptions

Dead Loads – loads actually calculated.

Live Loads

- Roof 20 PSF
- Classrooms 60 PSF
- Kitchen 150 PSF
- Mechanical Spaces 150 PSF
- Corridors 100 PSF

**Member Stresses:**

Concrete – 28 day ultimate compressive strength

- Slabs on grade 3000 PSI
- Suspended Concrete 4000 PSI
- Drilled piers 3000 PSI
- Concrete reinforcing steel 60,000 PSI

Structural steel

- Joists Fy = 50,000 PSI
- Beams Fy= 50,000 PSI
- Metal Deck Fy= 33,000 PSI

## Interior Design

Narrative prepared by O'Connell Robertson

### Introduction

This narrative provides a Basis of Design for the level of finishes within the facility, based not only on the facility program document, but also the design meetings and sustainability goals. It is anticipated that the interior finishes will develop and change during the Design Development phase of the project. This narrative provides a guide for cost estimating by the design team.

- All Exterior Entries, Exits, Corridors
  - Doors, Frames and Hardware: Aluminum storefront
  - Flooring and Base: Salt and pepper polished concrete with rubber base
  - Wall Finishes: Painted gypsum board with P-LAM wall panel system to approx. 5 ft AFF
- Admin, Private Offices, Conference Rooms
  - Doors, Frames, Hardware: Wood doors with full glass view panel; painted hollow metal frames
  - Casework: Wood casework with plastic laminate finish, Solid surface tops at counters with sinks
  - Flooring and Base: Polished concrete, carpet tile, rubber base
  - Wall Finishes: Paint
  - Specialties:
    - Conference Rooms: Magnetic white board mounted, projection screen
- Classrooms
  - Doors, Frames and Hardware: Wood doors with full glass view panel; anodized aluminum storefront frames. Acoustical operable wall with 50% glass
  - Interior Windows: 8 feet high by 16 feet long glass in anodized aluminum storefront frame
  - Casework: Wood casework with plastic laminate finish. Solid surface tops at counters with sinks
  - Flooring and Base: Polished Concrete, rubber base
  - Wall Finishes: Paint, specialty writable, magnetic, tackable wallcoverings
- Science Labs
  - Door, Frame, Hardware: Wood doors with full glass view panel; anodized alum storefront frame
  - Interior Windows: 8 feet high by 16 feet long glass in anodized aluminum storefront frame
  - Casework: Lab casework and epoxy countertops. Open wood casework for storage.
  - Flooring and Base: Polished concrete, rubber base
  - Wall Finishes: Paint, specialty writable, magnetic, tackable wallcoverings
- CTE Learning Spaces
  - Door, Frame, Hardware: Wood doors with full glass view panel; anodized alum storefront frame
  - Interior Windows: 8 feet high by 16 feet long glass in anodized aluminum storefront frame
  - Casework: Wood casework and epoxy countertops. Open wood casework for storage.



## Medina Valley Independent School District

### High School #2 Schematic Design

- Flooring and Base: Polished concrete, rubber base
  - Culinary: Epoxy floors
  - High Bay Labs: Sealed concrete
- Wall Finishes: Paint, custom graphics
  - High Bay Labs: Wall protection 8' AFF
- Specialties/Accessories: Magnetic whiteboard, tack boards, projection screen
  
- Cafeteria
  - Door, Frame, Hardware: Wood doors with full glass view panel; anodized alum storefront frame
  - Flooring and Base: Polished concrete, rubber base
    - Café Area: Marmoleum, rubber base
  - Wall Finishes: Paint, acoustical panels, wall protection 5' AFF
  - Specialties/Accessories: Special wall finishes that are writable, tackable, magnetic, projection screen, sound system, acoustic materials
  
- Library
  - Door, Frame, Hardware: Wood doors w/ full glass view panel; anodized alum storefront frame
  - Casework: Wood casework with plastic laminate finish. Custom fabricated solutions
  - Custom circulation desk
  - Flooring and Base: Carpet, rubber base
    - Storage: Sealed concrete
  - Wall Finishes: Paint, wood, metal and acoustical panels, custom graphics
  - Specialties/Accessories: Special wall finishes that are writable, tackable, magnetic, projection screen, sound system, acoustic materials
  
- Gymnasiums
  - Flooring and Base: Wood flooring over sleeper system and multipurpose athletic hybrid product similar to Omnisport
  - Wall Finishes: Paint, acoustical panels, custom graphics
  
- Dance Studios
  - Doors, Frames and Hardware: Wood doors
  - Casework: Wood casework with plastic laminate finish
  - Flooring and Base: Sprung type floor system, rubber base
  - Wall Finishes: Paint, mirrors, acoustical panels, and privacy curtains
  
- Band Hall
  - Doors, Frames and Hardware: Wood doors
  - Casework: Wood casework
    - Storage: Built in for instruments, music library, uniforms
    - Practice Rooms: BC to price Wenger vs. Site Built
  - Flooring and Base: Polished concrete, rubber base
  - Wall Finishes: Paint, acoustical panels, custom graphics
  
- Locker Rooms
  - Doors, Frames and Hardware: Wood doors

- Lockers: Metal lockers
- Flooring and Base: Epoxy floor, coved epoxy base
- Wall Finishes: Paint, epoxy paint, porcelain tile
  
- Kitchen
  - Doors, Frames and Hardware: Wood doors; painted hollow metal frames
  - Flooring and Base: Vinyl sheet flooring system similar to Altro Floors
  - Wall Finishes: Tile on CMU walls
  
- Restrooms
  - Doors, Frames and Hardware:
  - Stalls: Phenolic – Ceiling hung
  - Counters: Plastic SS
  - Flooring and Base: Epoxy floors as base, porcelain tile as alternate. Schluter transition. Floor drain
  - Wall Finishes: 5' Porcelain tile, epoxy paint

DRAFT



***Interior Design Inspiration***

The interior design inspiration images below were chosen by Medina Valley ISD leadership as the ones which align with their vision for Medina Valley High School No.2 the most. The feedback indicated a preference for a combination of natural and modern materials, with ample natural light and glass and opportunities for gathering and collaborative spaces. A neutral pallet with key pops of color and specialty material at communal spaces and entrances will mimic the exterior design and provide wayfinding points throughout the interior of the school. A key component of the learning neighborhoods is the connection to the library and dining experience. The large open corridors and stairwells connecting the four distinct neighborhoods will serve as circulation space, and group workspaces.

The images below are a sample of interior precedents that represent the aesthetic goals of the district for the new Medina Valley High School No.2 facility.







### **Foodservice**

**Narrative prepared by Cospers & Associates, Inc.**

### **Main Kitchen and Serving Areas**

The planning of foodservice facilities requires highly specialized knowledge of labor systems, equipment, and foodservice operations. It is the intent of Cospers & Associates to work closely with operations management to program improvements and an innovative design that will allow for the maximum productivity, flexibility, economy, and ease of maintenance. We strive to ensure that the resulting facility satisfies the unique requirements, location, and budget for this project.

### **FOODSERVICE OPERATIONS AND ANTICIPATED DESIGN REQUIREMENTS**

- The kitchen and cafeteria areas for the New Medina Valley ISD High School #2 is to be designed and equipped to stage and serve a student capacity of 2400 students.
- The design concept for this facility is to be in accordance with Medina Valley ISD's design guidelines and criteria for high schools.
- All foodservice areas, including storage areas, shall have a removable ceiling with cleanable surface.
- All kitchen floors are to be anti-skid and comprised of a non-porous sealed material.
- The following provides an area summary of the anticipated space requirements for the main kitchen area:

### **Serving Area**

- The expected service format for this facility shall consist of a combination of four (4) traditional straight-line serving counters located adjacent to the main kitchen and two (2) satellite serving kiosks to assist with the disbursement of student traffic and expedite service during peak serving periods. The serving lines are to be equipped with the required holding components for serving the meals at proper food safety temperatures as required per HACCP regulations.
- Most of the food preparation for the two (2) satellite serving areas shall be provided and transported from the main kitchen area. These serving areas shall include minimal dishwashing and cooking production capabilities.
- The serving concepts and equipment requirements for each of the serving counters shall be determined upon future coordination with the district's child nutrition department.

### **Dry Storage**

- A dry storage area sized accordingly for anticipated schedule of one delivery per week. Shelving units, dunnage and can dispensing racks shall be determined and provided in accordance with the district's needs and requirements.

### **Refrigerated Storage**

- A walk-in cooler and freezer assembly, sized accordingly for an anticipated delivery of one delivery per week. A combination of shelving units and dunnage rack storage shall be determined and provided in accordance with the District's needs and requirements.

**Food Prep and Cooking Production**

- Food preparation and cooking production areas shall be designed to provide easy and efficient flow throughout the area.
- Food prep and cooking areas shall be equipped with the district’s standard appliances and equipment for a high school campus.

**Scullery / Warewashing**

- A scullery area shall be equipped as follows: a four-compartment pot wash sink for cookware, service ware and utensil cleaning and sanitation, as well as pot/pan drying storage racks for storing the cleaned items. Utility provisions are to be included for a commercial dishwasher and associated dish tables for future installation. This area may be utilized for storage of disposable service ware if washable service ware is not to be utilized.

**Kitchen Manager’s Office / Lockers and Restrooms**

- An adequately sized kitchen managers office shall be provided for two office personnel.
- Uni-sex employee restrooms and locker room area are to be sized accordingly to accommodate the quantity of kitchen personnel anticipated for this facility.

**Utility / Laundry**

- Utility room shall be equipped with a mop sink, washing machine, clothes dryer, and chemical storage area.

**Receiving Dock**

- A covered receiving dock or patio is to be provided with a trash can washing area incorporated within the covered dock area.
- Trash dumpsters shall be in proximity to the loading dock area of the kitchen and be easily accessible for the kitchen staff.

The following is a program planning report summarizing the anticipated foodservice program for this facility. The estimated student participations, serving durations and service formats listed below will require verification and confirmation with the Medina Valley I.S.D.’s child nutrition department upon further design development of this project.

**FOODSERVICE PROGRAM & PLANNING REPORT**

**A. POPULATION / PARTICIPATION**

<u>Participant Description</u>	<u>Estimated Population</u>	<u>Estimated Participation</u>	
		<b>Breakfast</b>	<b>Lunch</b>
Students	2400	1400	2400

**B. SERVING DURATION**

Breakfast.....	7:00 am to 8:30 am
Lunch.....	11:00 am to 1:15 pm



Lunch Periods..... 3 staggered lunch periods  
 Lunch Period Duration..... Approximately 40 minutes

**C. SERVICE FORMAT**

This facility shall service students ranging from 9<sup>th</sup> thru 12<sup>th</sup> Grade. The kitchen is anticipated to consist of a full-service kitchen, pot washing, food handling, storage, and serving areas.

**D. CAFETERIA FUNCTIONS**

The cafeteria dining area shall be a large open space equipped with seating to accommodate a capacity of 800 students per serving period. The kitchen and cafeteria areas shall be accommodating to hold special functions such as school and community meetings and gatherings.

**E. SERVICEWARE**

Service ware shall be a combination of the following:

Disposable trays, flatware, and napkins.

Provisions are to be included for future option to accommodate washable trays and flatware.

**F. DISH RETURN**

Students are to self-buss to a central trash deposit station and/or multiple trash deposit stations throughout the cafeteria dining space. Provisions are to be included for a tray deposit window at the scullery area for if and when washable service ware is adopted into the program.

**G. DELIVERY/STORAGE REQUIREMENTS**

Inventory / Delivery Frequency

	<u>Deliveries per Week</u>
Milk/Dairy	1 day per week
Bread/Baked Goods	2 days per week
Dry Goods	1 day per week
Perishables/Produce	1 day per week
Disposables	1 day per week

## **Culinary Arts CTE Labs**

### **CTE CULINARY ARTS ANTICIPATED DESIGN REQUIREMENTS**

- The Culinary Arts lab and classroom is to be designed to allow for instructional training to prepare students to enter the workplace and/or prepare them to further extend their education in the culinary arts field. Through basic instruction the home economics program shall educate students on household and life tasks such as healthy cooking, household management, budgeting, etc.
- It the district's desire for the culinary commercial kitchen area to be visible from the commons area and/or adjoining corridors.

The following provides an area summary of the anticipated space requirements for the Culinary Arts commercial kitchen lab and classroom areas:

#### **Classroom**

- It is the district's desire for there to be a shared or adjoining classrooms that are to accommodate an estimated 20 students for the home economics program and 20-25 students for the commercial culinary program.
- It is anticipated that there will be two instructional teachers to lead the programs which on occasion may occur during the same teaching period.
- A teaching / demonstration counter shall be provided between the classroom space and the culinary arts commercial kitchen to be utilized for instructional and demonstration cooking purposes. This counter shall be equipped with cooking appliances and serving components that can be used to prepare and serve food items produced by the culinary arts students.

#### **Food Preparation and Cooking Lab**

- The commercial culinary kitchen shall be equipped with commercial appliances and fixtures in accordance to accommodate the CTE director's anticipated instructional program. Typical appliances for instructional kitchen facilities include the following.
  - Range(s) with oven base(s)
  - Double stacked convection and/or combi ovens
  - Steamer
  - Stand mixers
  - Vegetable prep sink(s)
  - Stainless steel worktables
  - Commercial dishmachine
  - Pot washing scullery sink
  - Reach-in refrigerators
  - Reach-in freezers
  - ADA compliant hand sinks
  - Ice Machine
  - Utility mop sink
  - Washing machine and dryer
  - Storage shelving
- The home economics lab shall include multiple spacious cooking and food prep stations that are equipped with residential appliances and fixtures.

#### **Dry Storage**

- Dry storage space shall be sized and equipped to accommodate the needs and capacity requirements for the Culinary Arts program.



### **Refrigerated Storage**

- The culinary arts and home economics programs shall utilize reach-in refrigerators and freezers for their refrigeration storage. The quantity and sizes of these units shall be based upon the storage needs and frequency of product deliveries.

### **Scullery**

- The scullery space is to be equipped with a commercial grade dishmachine, pot wash sinks and associated dishtable to properly clean and sanitize the cookware, utensils and serviceware.
- Space shall be provided to accommodate the drying racks and mobile dish racks.

### **Utility Closet / Laundry**

- Either individual or separate rooms are to be provided and utilized for a laundry and/or utility closet.
- The room shall be equipped with a mop sink, residential grade washing machine and clothes dryer.
- Cabinetry is to be provided to secure and store clean linens and chemicals.

### **Clean Dish and Equipment Storage**

- A room is to be provided and equipped accordingly to store and secure all clean dishes, cookware, utensils and table top appliances or equipment.

### **Office**

- An adequately sized office shall be provided for two instructional teachers.

Upon further design development of this facility through coordination meetings with the Medina Valley Independent School District and the design team, we shall further determine the needs and requirements of the kitchen areas. This concludes Cospers & Associates' preliminary schematic design narrative for the main kitchen, serving areas, and Culinary CTE labs for the Medina Valley ISD High School #2

**Theatre Equipment**

**Narrative prepared by Schuler Shook**

The cost opinions contained herein are in 2023 dollars and do not include escalation, bonds, or general contractor mark-up.

**Stage Rigging and Curtain Systems**

*Section 116133; Drawing series "TR"*

*Procurement: Procure within the General Construction Contract as an Allowance to allow latitude in subcontractor selection and coordinated installation.*

*Estimated cost of construction:*

Option 1	\$ 1,100,000
Option 2	\$1,575,000

**Theatre Option 1**

- Manual linesets with automated linesets for the electrics and concert shells.
- Two galleries on stage left and one on stage right.
- Counter weight will need to be loaded and unloaded from the high gallery 37' or more above the stage
- Locking rail is at an elevated gallery to secure them from being tampered with.

**Theatre Option 2**

- Variable speed automated linesets with fixed speed linesets for the electrics and concert shells.
- Lower stresses on the building structure without need to store stage weights on the loading gallery or a head block beam.
- Control of linesets through a remote console

Fire Safety Curtain: No fire curtain is required as the stage height to the bottom of the fly tower loft ceiling is less than 50 feet.

***Theatre, Option 1***

The stage rigging system will be a manually operated, single purchase, counterweight system for general purpose use. Approximately 28 counterweight rigging line sets will be mounted on 8" centers for the full depth of the stage, except where motorized sets occur. Curtain and utility battens will be a single-pipe configuration. Approximate line set payload capacity will be 1,800 lbs. for manual line sets.

An additional seven (7) motorized, high capacity, fixed speed line sets will be provided for operation of the orchestra shell ceilings and the stage electrics. Four (4) dedicated stage electrics will be evenly spaced over the stage. Three (3) concert enclosure ceiling hoists will be located as required. Stage electrics and concert enclosure ceiling battens will utilize a double pipe configuration and each pipe will have electric cable management. All motorized hoists will be equipped with a redundant braking method and designed for overhead lifting. Approximate line set payload capacities will be 2,000 lbs. for stage electrics and 3,000 lbs. for orchestra shell ceiling line sets. Speed for electric and shell ceiling hoists will operate at a single, fixed speed of 20 fpm.



Manual line sets will be operated from locking rails at an elevated fly gallery level. Counterweight arbors will be loaded from elevated loading gallery approximately 9' below the bottom of the rigging support structure that will also be used to store stage weight when not in use. Motorized line sets will be operated from a motor control panel located at stage level or the control pendant. Manual and automated line set components will be mounted in an under-hung configuration when attached to the roof structure. Rigging wall location will be stage left. No devices can be mounted to this wall or within 3'-6" of this wall.

Elevated fly galleries both stage right and left will incorporate a pin rail for securing fiber rope spot lines.

An assortment of stage draperies will be provided for masking. The grand drape and travelers will have both vertical and horizontal movement and be hung on track suspended from a line set batten. Masking curtain legs, borders, cyclorama, and scrim will hang from the line set battens. The grand drape and valence will be sewn with 100% fullness and made of 32oz Velour. Traveling draperies will be sewn with 50% fullness. Legs and Borders will be sewn flat so that they may be hung flat or have tied-in fullness and made of 25oz Velour. The cyclorama and scrim will have a bottom pocket sewn in and fitted with a continuous pipe to keep them taught and wrinkle free. All curtains will be inherently flame resistant (IFR).

### *Theatre, Option 2*

The stage rigging system will be a variable-speed, motorized system for curtains and general-purpose use. Approximately 28 variable speed rigging line sets will be mounted on 8" centers for the full depth of the stage except where electrics and shell ceilings occur. Curtain and utility battens will be a single-pipe configuration. Approximate line set payload capacity will be 1,500 lbs. for manual line sets. Speed for curtain and utility battens will be variable up to 180 fpm.

An additional seven (7) motorized, high capacity, fixed speed line sets will be provided for operation of the orchestra shell ceilings and the stage electrics. Four (4) dedicated stage electrics will be evenly spaced over the stage. Three (3) concert enclosure ceiling hoists will be located as required. Stage electrics and concert enclosure ceiling battens will utilize a double pipe configuration and each pipe will have electric cable management. All motorized hoists will be equipped with a redundant braking method and designed for overhead lifting. Approximate line set payload capacities will be 2,000 lbs. for stage electrics and 3,000 lbs. for orchestra shell ceiling line sets. Speed for electric and shell ceiling hoists will operate at a single, fixed speed of 20 fpm.

Motorized line sets will be operated from a motor control panel located at stage level. Hoists will be mounted on the stage house steel and galleries on both sides of the stage will provide accessibility for servicing of motors. The exact location of the hoists will be determined as the design progresses.

An assortment of stage draperies will be provided for masking. The grand drape and travelers will have both vertical and horizontal movement and be hung on track suspended from a line set batten. Masking curtain legs, borders, cyclorama, and scrim will hang from the line set battens. The grand drape and valence will be sewn with 100% fullness and made of 32oz Velour. Traveling draperies will be sewn with 50% fullness. Legs and Borders will be sewn flat so that they may be hung flat or have tied-in fullness and made of 25oz Velour. The cyclorama and scrim will have a bottom pocket sewn in and fitted with a continuous pipe to keep them taught and wrinkle free. All curtains will be inherently flame resistant (IFR)

### **Stage Lighting Instruments and Portable Equipment**

Section 11 61 53; No drawings

Procurement: Owner Direct Purchase or within the General Construction Contract as an allowance.

Owner's existing inventory of instruments and equipment to be applied to the balance of new equipment to be procured: \$ 300,000 - \$530,000

Theatre:

An inventory of portable stage lighting fixtures using a mixture of LED static fixtures, automated LED fixtures, LED cyclorama fixtures, follow spotlights, and accessories including lighting effects equipment, cable, and hardware appropriate for this facility and its users will be provided. Instruments will be manufactured by Altman, ETC, Chauvet, Lycian, Martin Light, Varilite, Robert Juliat, and/or Strong, as appropriate and equal in quality and performance. Owner will be responsible for hanging and focusing instruments.

1. LED spot fixtures
2. LED spot zoom fixtures
3. LED wash fixtures
4. LED Cyclorama lights
5. LED Automated Fixtures (Spot)
6. LED Automated Fixtures (Wash)
7. Ellipsoidal iris assembly,
8. Pattern holders
9. Barn doors, snoots
10. Jumper cables, two-fers
11. Booms, stands
12. Follow spotlights
13. Power and data cables for fixtures
14. Multi-receptacle cable
15. Sidearms

Theatre: Approximately 150 high output LED fixtures, 16 LED cyclorama fixtures, 2 follow spotlights similar to Robert Juliat, 8 LED automated fixtures, and accessories.

### **Performance Lighting Power/Control System**

Specification 11 61 63, Drawings series "TL"

Procurement: Procure within the General Construction Contract as an Allowance to allow latitude in equipment selection and coordinated installation.

Estimated cost of construction: \$300,000

Furnish equipment and supervise installation of control heads, dimmers, signal distribution, high voltage outlets and plug strips. This section also furnishes emergency transfer equipment as directed by Electrical Engineer.

The stage lighting system will be DMX-controlled relay panels for solid-state (LED) lighting. Approximately one-hundred and twenty (120) switched circuits are anticipated to be required for stage, orchestra, and house lighting in the theatre. Lighting circuit outlets will be located on dedicated battens on stage, catwalks over the audience seating, and at various positions around the stage and audience chamber.

The performance lighting system will be controlled through an Ethernet-based digital network. The network will be run throughout the venue and support spaces for connection of production lighting control components. Connection of designer's remote and hand-held remote control may be made



at multiple locations along the network. The primary control console for the theatre will be a microprocessor-based memory control console similar to an ETC Ion XE. A fader wing will provide manual fader handles for manual control of performance and house lighting.

A wireless hand-held control device will be provided for remote control and focusing of lighting instruments from locations throughout the stage and auditorium. A Wi-Fi access point will allow connection of personal devices such as iPhones and iPads, allowing for a wide range of control options.

***House Light Control:***

House light control will be accomplished through programmable control stations located on stage, near the stage lighting control, audio control, and at strategic entrances to the audience chamber. Toggle on/off control with keyed enable/disable will be provided at audience chamber entrances. A multi-scene control station will be provided at the stage manager's control panel, on the stage right wing, and in the control booth to allow recall of certain pre-programmed performance and house light scenes. This will allow non-technical personnel to recall specific lighting presets for activities not requiring complicated lighting cues. Scene presets will be configured on the performance lighting console then recorded to the house light systems.

***Work/Run of Show Lighting:***

A system of switched work light will be provided. The backstage area will be equipped with run of show lights for use during performances to provide a low level of illumination that will allow for activity back stage that is not disruptive to the performance. DMX-controlled relay panels will provide control of non-dimmed work lighting in the catwalks and back of house areas through the architectural control system.

***Edge Protection Lighting***

A low-voltage LED system will be provided in the stage floor. The system will be designed so that it is visible to performers on stage in low-light conditions but not to audience members. The edge lighting will occur on the edge of the stage apron on the downstage edge and around the perimeter of the pit lift. Control of the edge lighting system will be on the stage right wing wall.

***Stage Manager's Panel***

A rolling stage manager's rack will be provided. This will include: house and work light control, lighting scene recall, clock, timer, lockable cabinet, a pull-out shelf and space for a prompt book. Other features may be included as the design progresses.

***Fixed Theatre Seating***

*Section 126100; Drawing series "TC"*

*Procurement: Procure within the General Construction Contract as an Allowance to allow latitude in product selection and coordinated installation.*

Estimated cost of construction: \$245,000

Approximately 700 fixed seats are being provided. Standard self-rising theatre chair with wood arms, plastic back and edge reveal, decorative aisle end panel with aisle light, some with movable end panels/arms for transfer seating, standard upholstery. Also includes approximately 4% attic stock of fully assembled seat pan, seat back, end standards, arm rests, and additional fabric for future replacement due to wear or damage.

### **Concert Enclosure System**

*Section 116113, Drawing series "TO"*

*Procurement: Procure as Owner Direct Purchase OR within the General Construction Contract as an Allowance.*

Estimated cost of construction: \$240,000

An orchestra enclosure (shell) will be provided to acoustically enhance band, orchestra, and choral performances. The enclosure will include ceiling reflector pieces per a configuration developed by the acoustic consultant. Ceiling pieces will store in the fly loft on motorized line sets (see Section 116133, motorized linesets are included in this alternate). The ceiling pieces will have integral lighting fixtures providing approximately 100 foot candles illumination at the stage. Enclosure will be equal to Diva by Wenger.

#### *Anticipated Itemized Details*

1. Ceilings
  - a. Three pieces suspended on motorized line sets
  - b. Integral lighting utilizing Source 4 PARS or LEDs
  - c. Non-removable from battens by users
  - d. No use of grand curtain when downstage ceiling is deployed
2. Finish painted hardboard

### **Electrical for Theatrical Lighting**

*Drawings series SKE, Specification division 26 (Documents are initiated by Schuler Shook with final engineering and documentation by electrical engineer.)*

*Procurement: General Construction Contract.*

LED house lighting fixtures are approximately \$1,400/fixture. The theatre will require approximately 70 LED fixtures.

Furnish and install standard back boxes, conduit, and high-voltage wiring; install equipment furnished under Section 11 61 63.



## **Plumbing Systems**

### ***Narrative prepared by O'Connell Robertson***

The following is a written description of the plumbing design criteria and plumbing systems anticipated for the proposed new Medina Valley High School #2.

### **Introduction**

The New High School will be a multi-story building that will house classrooms, science labs, administration, cafeteria and kitchen support areas, gymnasiums, fitness/locker room, CATE areas, library and common areas. See architectural narrative for a further description of the new building and construction phasing.

Information herein includes feedback from a site walk and discussion at the existing Ladera Elementary School on January 17, 2023 with Medina Valley ISD and O'Connell Robertson staff.

### **Plumbing and Fire Protection Design Criteria**

The following Codes and Standards will be used for the mechanical design of the project:

- NFPA 13 – Standard for the Installation of Sprinkler Systems
- Local code amendments, where applicable
- NFPA 13 Standard for the Installation of Sprinkler Systems
- NFPA 14 Standard for the Installation of Standpipe Systems

### ***Plumbing Systems***

- Plumbing Site Utilities
  - Civil to extend domestic water service to the building.
  - Civil will extend fire suppression water supply to the building.
  - Civil to extend sanitary sewer lines to building.
  - It is assumed that natural gas will be provided to the campus. Gas availability will need to be discussed with the provider.
  - Primary roof/storm drainage piping will extend from the buildings to the underground storm drainage system provided by Civil. Secondary (overflow) roof/storm drainage will sheet flow to local filter/detention pond, refer to architectural and civil.
- Fire Protection Systems
  - The new building will be a multi-story structure. The building will be fully protected with an automatic wet-pipe sprinkler system and will consist primarily of light hazard occupancy with some ordinary hazard areas (kitchen, science classrooms, storage rooms, janitor rooms and mechanical rooms). Due to the size of the building, eight sprinkler system risers are anticipated.
  - Municipal water service will be provided to the site and the building. Multiple 6" fire protection water service lines will be extended to the new building to serve the sprinkler systems.

- At this time, it is expected that the available water pressure and flow will be adequate to serve the building and neither a fire pump system nor a water storage tank is anticipated to be required. Refer to Civil discussion of water utility service. Further evaluation of the flow test is currently underway.
- Sprinkler heads are anticipated to be installed as follows (flex heads may be used for ease of installation):
  - Low ceiling (8 feet): concealed
  - High ceilings (>8 feet): concealed
  - Exposed structure: upright heads.
  - Gym areas: upright heads with U.L. listed protective covering.
  - Areas subject to freezing: Dry sprinkler heads.
- Domestic Water (Hot/Cold) System:
  - General - Municipal water service will be provided to supply domestic water. Refer to civil for additional information.
  - Based on expected water pressure available, a domestic water booster pump system is not anticipated to be required at this time.
  - A water softener will be provided to serve all domestic hot water. Further evaluation is needed to determine the need to softening all domestic cold water.
  - Domestic hot-water system – it is anticipated two 125 HP (~4200 MBH output) Sellers high-efficiency boilers will provide the domestic hot water to the building, coupled with a ~200 gallon storage tank.
  - Hot water will be stored at 140 degrees F to combat legionella, and delivered to the kitchen, laundry and janitor rooms at that temperature. Hot water will be recirculated at 125 degrees F to general areas. Thermostatic mixing valves will reduce water delivery temperature to 115 degrees F for hand washing and showering purposes. The water heater capacities will be less than the criteria for classification as boilers. Electric storage type or instantaneous water heaters may be considered in areas of low hot-water demand.
  - Domestic hot water will be supplied to the following areas: Nurse's room, administration, kitchen, special education and support areas, sports facility, science rooms, art rooms and all restrooms.
  - Point of use thermostatic mixing valves (conforming to ASSE 1070) will be provided at each sink and lavatory fixture to limit water temperature to 110°F.
  - A hot-water recirculation system including pump(s), piping, balancing valves, controllers and all other accessories will be provided to ensure adequate hot water at all points within the building. The recirculation system will incorporate controls as required by the International Energy Conservation Code.
- Sanitary Sewer
  - Multiple 4-inch wastewater lines will extend to 5'-0" outside the building for continuation by the site work contractor to a main sanitary sewer line. Each wastewater line will be provided with exterior two-way cleanouts for maintainability. Refer to Civil for additional information.



## Medina Valley Independent School District

### High School #2 Schematic Design

- A grease interceptor (two compartment precast concrete tank with manhole access at grade) will be provided for collection of kitchen and culinary grease waste.
- An acid neutralization tank will be provided for the chemical waste from the science lab area. A pH monitor and sampling tank will also be provided to monitor tank discharge.
- Plaster traps will be provided in Art areas.
- Storm Drainage
  - The primary roof drainage will be routed below slab for connection with the site storm drainage provided by Civil. This will require multiple storm drain connection points. Secondary (overflow) will discharge at grade and sheetflow to detention pond or similar areas. Refer to Civil for additional information.
- Plumbing Fixtures
  - Water Closets: White vitreous china, elongated bowl toilets with open front seats and 1.28 gpf automatic (battery) diaphragm type flush valves will be scheduled. Floor-mounted fixtures will be utilized in most Toilet Rooms.
  - Urinals: Wall-hung, white vitreous china fixtures with 1 pint per flush automatic (battery) flush valves. A floor drain will be located at each urinal battery.
  - Flush Valves: Automatic (battery) flush valves for water closets and urinals. Acceptable flush valves manufacturer are Sloan and Zurn.
  - Lavatories: Wall hung or counter mounted where desired, white vitreous china bowls with mechanically metered push button type faucets (Sloan or Intersan) in general student areas. Hot or tempered water will be connected to the lavatories.
  - Showers: Barrier-free shower systems with pressure-balancing flow control, diverter valves and hand-held sprays will be provided where required.
  - Sinks: Stainless steel counter-mounted, single or double bowl, as appropriate to function, with gooseneck faucets and ADA/TAS compliant handles. Sinks in science lab areas will be epoxy drop- in counter mounted, single bowl with gooseneck faucets containing vacuum breakers.
  - Mop Service Basins: Floor-mounted, constructed of composite molded stone, with lever handled service faucets, bucket hooks and five foot hoses. An additional 1/2" cold water hose bib will be installed adjacent to each mop basin for future connection to soap dispenser. A floor drain will be provided in each Janitor Room.
  - Sink faucets: All sinks and mop basins will be scheduled with T&S Brass faucets or Chicago Faucet Co. brand faucets.
  - Drinking Fountains: Two level, electric water coolers of vandal resistant stainless steel construction ( ELKAY VRC8S) will be provided throughout the buildings. Water cooler(s) in the gym areas will include water bottle filler. A floor drain will be provided at each location.
  - Hose Bibs: Interior hose bibs will be located below the lavatories of each group Toilet Room. Exterior wall hydrants will be of the freezeless, concealed box-type, located roughly 75 feet apart around the perimeter of the building. A freezeless type roof mounted hose bib will be provided at each roof area with mechanical equipment.
  - Emergency Eyewash station will be provided in the Nurses Room.

- Trap primers: All floor drains, subject to trap seal evaporation, will be provided with electronic trap primers or fixture generated trap primers.
- Floor drains: Floor drain will be provided in each restroom (gang or private), janitor closet, at emergency showers, mechanical rooms, kitchen, and miscellaneous areas.
- Science Labs:
  - Each science lab will have an emergency shut-off controller to turn off the domestic water supply and natural gas to the lab in the event of an emergency. The utility controllers will be provided in locations accessible to the instructors but not easily accessible to students.
  - Each science lab will be provided with an Emergency Fixture with combination eye/face wash and shower. A floor drain will be provided at each emergency shower, piped to the acid waste system.
  - Due to the tepid nature of normal groundwater supply temperatures in this region, we do not anticipate adding heat to the water supplied to emergency fixtures unless directed otherwise by the school district
  - Laboratory fume hoods will be provided with cup sinks, chemical resistant waste piping, domestic cold water and natural gas as required by usage.
- Natural Gas
  - It is assumed that natural gas will be provided to the campus. There is not natural gas in the immediate area, therefore, discussion is needed with the owner, engineer, contractor, and provider.
  - Gas will be utilized for kitchen equipment, water heating equipment and HVAC equipment as appropriate as well as science labs.
  - Natural gas piping will be painted yellow.
- Piping
  - Domestic water piping will be type “K” or “L” copper water tube. Type “K” annealed temper will be used without joints below grade. Type “L” drawn temper with wrought copper ProPress type joint fittings will be used inside the building for sizes 1-1/2” and larger. All smaller pipe will be soldered joints.
  - Uponor fittings to fixtures will be further evaluated as an option.
  - All domestic water piping will be insulated; hot-water pipes to meet IECC requirements, cold-water pipes to control condensation.
  - Sanitary waste and vent piping will be service weight cast iron with hub and spigot fittings below grade and “no-hub” fittings inside the building. Schedule 40 PVC-DWV piping may be considered as a cost-saving measure for below-grade piping, except that PVC piping will not be allowed for the grease waste system or boiler room drainage.
  - Storm drainage piping will be service weight cast iron with hub and spigot fittings below grade and “no-hub” fittings inside the building. Horizontal storm drainage piping will be insulated to control condensation. Schedule 40 PVC-DWV piping may be considered as a cost-saving measure for below-grade piping.
  - Natural Gas will schedule 40 Steel above grade. Polyethylene pipe below grade.



- Miscellaneous
  - Plumbing vents to be located 25' from outside air intakes and rise to level or above the parapets.
  - The detergent systems will have backflow prevention.
  - Natural gas will be routed inside the building and then up to the roof to eliminate a climbing pole to access the roof.
  - Natural gas piping will be designed with multiple valves on the mains to accommodate isolation of lengths of piping.

Schematic Design Narrative for interim review.  
Not to be used for construction, bidding or permit purposes.

Narrative prepared by: David Meyer, P.E. #92665  
O'Connell Robertson  
TBPE Firm # F2708

**Mechanical Systems**

***Narrative prepared by O’Connell Robertson***

The following is a written description of the mechanical design criteria and mechanical systems anticipated for the proposed new Medina Valley High School #2.

**Introduction**

The new building will be designed using the requirements and input from Medina Valley ISD’s MEP, energy management, and maintenance staff as well as requirements/restrictions of the existing site. See architectural narrative for a further description of the new building and construction phasing.

Information herein includes feedback from a site walk and discussion at the existing Ladera Elementary School on January 17, 2023 with Medina Valley ISD and O’Connell Robertson staff.

**Design Criteria**

The following Codes and Standards will be used for the mechanical design of the project; these codes will be confirmed with the county at a later date:

- Codes:
  - International Building Code (IBC) – 2018
  - International Mechanical Code (IMC) – 2018
  - International Energy Conservation Code (IECC) – 2018
  - Local code amendments, where applicable
- Standards:
  - ASHRAE 62.1-2013 for ventilation requirements
  - NFPA – 90A: Standard for the Installation of Air-Conditioning and Ventilating Systems
  - NFPA – 96: Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations
  - TEA/TSS standards for laboratory/shop area ventilation and controls
- The HVAC systems will be designed to the climatic conditions listed below for San Antonio, TX. The data is based on the ‘extreme’ weather data from the ASHRAE Handbook Fundamentals 2021:

**Climatic Design Data:**

○ Outdoor Cooling	103.0°F DB	/	79.6°F MCWB
○ Outdoor Dehumidification	77.0°F WB	/	80.2°F MCDB
○ Outdoor Evaporation	78.1°F WB		
○ Outdoor Heating	24.1°F DB		
○ Indoor Cooling	75°F DB	/	50% RH
○ Indoor Heating	70°F DB		

- DB = Dry Bulb (deg. F)
- WB = Wet Bulb (deg. F)
- RH = Relative Humidity
- HR = Humidity Ratio (grains of moisture per LB. Of dry air)
- MCWB = Mean coincident wet bulb
- MCDB = Mean coincident dry bulb



- General
  - The primary HVAC system serving the school shall be a 4-pipe chilled water and heating water system with variable air volume (VAV) distribution systems.
  - Equipment Efficiencies: All equipment shall exceed energy code minimum efficiencies wherever possible. The IECC Section 406.1 requirement for additional efficiency package will be met through reduced lighting power density.
  - MDF and IDF rooms: A mini-split system DX unit will be provided for after-hours cooling. A dedicated VAV terminal unit from the zone's associated air handler will be provided for normal cooling during the day. Condensing unit will be mounted in the crawl space similar to Ladera ES where feasible.
  - All pumps shall have 70% static efficiency or better at design operating points. All fans shall have 70% static efficiency or better at design operating points.
  - High volume, low speed (HVLS) fans shall be utilized in gyms and weight rooms to supplement the HVAC system to match existing district facilities.
- Chilled Water Plant
  - Five 450-ton air-cooled variable speed screw chillers will serve the building with N+1 redundancy (i.e. if one chiller goes down, the remaining chillers can handle 100% of the design peak load of the building). Connections for an emergency chiller will be provided within the chiller yard. Chillers will have AHRI full-load and part-load efficiencies that exceed the energy code tabulated requirements. Where chiller refrigerants are no longer in production or being phased out within 5 years, 'next generation' refrigerants shall be used.
  - One constant speed primary chilled water pump will be provided to serve each chiller (five total) to guarantee design flow through the chillers at all times. The pumps will be vertical in-line, sized for roughly 600 gpm each. These pumps will be provided with a variable frequency drive for soft start and balancing only.
  - Three variable speed secondary chilled water pumps will be provided to serve the building side, each with a variable frequency drive. The pumps will be close-coupled base-mount end-suction style, sized for 900 gpm each for N+1 plant pump redundancy. A place for a fourth future or emergency pump will be provided within the central plant. Minimum flow through the secondary (building) system shall be accomplished with three-way valves at remote unit coils.
  - A coupon rack will be provided for each closed loop system for corrosion monitoring.
- Heating Water Plant
  - Three 125 HP (~4200 MBH output) Sellers high-efficiency boilers with a variable primary pumping configuration will provide the heating water to the building. These boilers will be

controlled in a cascading method to allow for efficient part-load operation. A place for a fourth future or emergency boiler will be provided in the plant.

- Three variable speed heating water close-coupled vertical inline pumps with one VFD each will distribute the heating water to the building through the secondary piping system. The pumps will be sized for roughly 600 gpm each for N+1 pump redundancy. A space for a fourth future/emergency pump will be provided.
- A coupon rack will be provided for each closed loop system for corrosion monitoring.
- Hydronic Piping Systems
  - HVAC piping will be routed indoors, either exposed in mechanical rooms or above ceiling. It shall not be routed on the roof unless specifically serving a roof-mounted air handler.
  - Chilled and heating water piping located above grade shall be steel (2.5 inch diameter and above) or copper (2 inches diameter or less). Steel piping shall be schedule 40 black steel pipe with wrought steel fittings or welded fittings. Copper piping shall be Type “L” hard drawn piping with wrought copper fittings. Steel pipe shall be welded or flanged; copper pipe shall be soldered. At Contractor’s option, grooved fittings (Victaulic) will be allowed in the central plant and mechanical rooms. Press fittings for copper will \*not\* be allowed.
  - Where located indoors heating water piping shall be insulated with molded fiberglass insulation with a vapor barrier jacket and chilled water piping shall be insulated with phenolic insulation. Piping outdoors shall be insulated with rigid molded closed cell insulation with vapor barrier jacket. Piping located in mechanical rooms and less than 10 feet above the floor shall have an aluminum jacket. Piping located outdoors shall have an aluminum jacket.
  - Condensate drain piping shall be Type “L” copper tube. Piping indoors shall be insulated with cellular foam insulation with PVC jackets below 10 feet in exposed areas. Piping outdoors shall be insulated with cellular foam insulation and provided with aluminum jacketing. Condensate drains will be routed to the nearest floor drain for indoor equipment and nearest roof drain for roof-mounted air handlers.
  - Taps and isolation valves will be provided for future/emergency equipment.
  - Make-up water assemblies for the closed loop systems will be designed with MVISD’s preferred automated ‘flush’ assembly with BAS-controlled valves to prevent degradation of unused components in the make-up water assembly. MVISD will provide design documents for this assembly to O’Connell Robertson.
    - This system will also be used for elevator sump pumps if deemed feasible by the design team.
- Water Treatment
  - The closed loop water treatment system shall be based around Medina Valley ISD’s existing relationship with Urita.



- Air Handling Systems
  - All air handling units shall be located in indoor mechanical rooms only. Units shall be mixing type with 2" MERV 8 filters, hydronic preheat coil, hydronic cooling coil, fan array, and discharge air plenum.
  - All air handlers will be provided with a fan array consisting of at least 2 plenum fans. Each unit will be provided with 1 VFD per array with bypass.
  - 4-pipe VAV Multiple Zone Air Handling Units (AHUs):
    - VAV AHUs shall be provided to serve the administration, classrooms, library, performing arts, locker room and coaches' offices, and shop areas. The units shall be located on the roof. The units shall deliver variable volume primary air to single duct VAV terminal units with heating heating water reheat coils.
    - There shall be a minimum of one terminal unit per zone. Each classroom, lab, theater, and music hall shall be a zone. At other spaces, a zone may serve up to three occupied rooms having common load and function characteristics.
  - 4-pipe VAV Single Zone Air Handling Units (AHUs):
    - VAV SZAHU's shall be provided to serve the gyms and cafeteria. The units shall be located on the roof.
    - Single zone units shall be provided with a heating water reheat coil for dehumidification mode.
    - CO2 based demand control outside air ventilation shall be provided with automatic modulating control of the outside air damper. An outside air economizer shall be provided.
  - Science Energy Recovery Units (ERUs):
    - The science labs in the building will be served by a dedicated double-deck 100% outside air energy recovery unit utilizing an enthalpy energy recovery core.
    - The unit will be equipped with bypass dampers to bypass the enthalpy core.

The return and outside air systems shall be fully ducted.

- Exhaust Systems
  - Fully ducted exhaust systems shall be provided for janitor closets, toilet rooms, science labs and other areas as required by the mechanical code. Priority will be given to selecting fans with direct drive electronically commutated motors (ECMs) in lieu of belt-driven assemblies for ease of maintenance.
  - Shop areas will be provided with dedicated dust collection units and exhaust systems within the space designed to best industry standards for indoor air quality.

- Science lab fume hoods will be provided with welded stainless steel round ductwork from the hood connection up to a stack exhaust fan on the roof. These systems will *not* be fed into the energy recovery unit serving the lab spaces.
- Kitchen Hood Ventilation Systems
  - Type I commercial kitchen hoods shall be provided as required at the cooking appliances. The hoods shall have a kitchen fan control center to modulate the exhaust air flow in response to appliance operation. The hoods shall be provided with a fire suppression system.
    - Grease fans will be provided with hinged access kits for ease of cleaning the grease duct system.
    - The grease duct system will be welded black iron or stainless steel ductwork.
    - All attempts will be made to provide more than 50% make-up air, at full hood exhaust flow, from adjacent spaces in the building. The remainder of make-up air will be provided from the kitchen air conditioning unit as necessary.
  - A Type II hood shall be provided at the dishwasher if a ductless unit is provided. Stainless steel ductwork will be used to connect the hood to a roof-mounted fan.
- HVAC Duct Systems
  - Except for special exhaust systems (kitchens, labs, shops, etc.) all ductwork shall be constructed of galvanized sheet steel. Construction, sheet metal gauges and specifications shall be in accordance with current SMACNA standards for the specified pressure classification.
  - Exhaust duct serving Type I kitchen hoods shall be welded black steel construction with ceramic fiber fire wrap. Dishwasher hood ductwork shall be stainless steel construction.
  - Supply, return air and outside air intake ductwork shall be externally insulated with fiberglass insulation. The first 10 feet of exhaust ductwork up to a roof-mounted exhaust fan shall be insulated with fiberglass insulation. Rigid fiberglass board shall be used at the mechanical rooms and fiberglass blanket at concealed areas.
  - Exposed areas such as gyms and weight rooms shall use double-wall insulated metal ductwork; fabric ductwork is not allowed.
  - Acoustic closed-cell foam duct liner will be used within 20 feet of air handling systems and as needed for sound control. Mass-loaded vinyl duct lagging will be used to control duct breakout noise where needed.
  - Fully ducted return systems will be used for all systems.



- HVAC Controls
  - An open BACnet building automation system (BAS) will be specified listing only Automated Logic (ALC) to align with existing district standards.
  - The BAS will have integration for building exterior lighting systems (including site lighting) and utility meters if requested by the district (e.g. kitchen electricity, gas, and water).
  - Tamper-proof covers will be installed on all control devices and thermostats located in the gyms, weight rooms, and other rooms identified by the district.
- Equipment Manufacturers

Note: **Bold text** indicates the Basis of Design manufacturer. **For systems showing only one manufacturer, it is O’Connell Robertson’s assumption that the district will carry a letter to the Texas comptroller for sole-sourcing of this system.**

  - Air-Cooled Chillers: **JCI**, Trane
  - Boilers: **Sellers** (no others allowed)
  - Pumps: **Bell & Gossett**, Armstrong, Taco
  - Air Handling Units: **JCI**, Trane
  - Variable Frequency Drives: **ABB**, Yaskawa, Danfoss
  - Air terminal units (VAV boxes): **Price**, Titus
  - Fans: **Greenheck**, Loren Cook
  - Kitchen Hoods and Make-up Air Units: **Greenheck**, CaptiveAire
  - Mini-splits: **Mitsubishi**, LG

#### **Testing, Adjustment and Balancing**

- All new HVAC systems will be tested, adjusted and balanced by an independent, certified, TAB agency. Procurement of TAB contract will be by the General Contractor. Suggested TAB companies include (to be verified by the district):
  - TAB Technologies
  - PHI
  - Fluid Balance, Inc.

#### **Commissioning of HVAC Systems**

- Commissioning will be required as per the energy code. The Contractor shall support all commissioning efforts. O’Connell Robertson will perform the commissioning services per the current contract agreement.

Schematic Design Narrative for interim review.

Not to be used for construction, bidding or permit purposes.

Narrative prepared by: Aaron Anderson, P.E. #126698  
O’Connell Robertson

## **Electrical System**

### **Overview**

- Refer to the architectural portion of the narrative for building information such as square footages and programmed spaces.

*The following Codes and Standards will be used for the electrical design of the project:*

- *National Electrical Code – 2017*
- *International Energy Conservation Code (IECC) – 2018*
- *Medina County code amendments and ordinances*

### **Power Service and Distribution**

- The electrical distribution system shall consist of providing multiple new electrical services on the new high school campus.
  - A new 480/277V, 3-phase, 4-wire electrical service for the central plant.
  - A new 480/277V, 3-phase, 4-wire electrical service for the new high school building.
  - A new 480/277V, 3-phase, 4-wire electrical service for the new high school football stadium.
  - A new 480/277V, 3-phase, 4-wire electrical service for the new high school sports fields.
- Each new service shall consist of a new utility company pad mounted primary feed through transformer serving 480/277 volt switchboards and distribution panels with 480-208Y/120V step-down dry-type transformers and 120/208 volt branch circuit panelboards.
- Panelboards shall operate at 277/480 volts to serve lighting and HVAC loads and 120/208 volts to serve general purpose receptacles and miscellaneous loads. All branch panels will be sized to accommodate 20% growth.
- All feeders will consist of stranded, copper conductors in conduit. Where concealed and allowed by code, the light fixture whips may use type MC cable not to exceed 6'-0" in length. EMT for homeruns, and IMC or RMC for exterior installations in accordance with the specifications.

### **Emergency power**

- The campus shall have emergency stand-by generator. Generator shall be sized to serve the following loads:
  - Kitchen freezer and cooler electrical loads.
  - All exit lights and egress lighting.
  - Fire alarm system
  - Access control system
  - Security and video surveillance systems

### **Interior Lighting Systems**

- General lighting shall consist of energy-efficient specification grade LED fixtures with drivers capable of dimming, by major manufacturers, with rated life of 50,000 hours or more. All interior, exterior and site lighting shall be LED. LED manufacturer shall use a maximum 3-step MacAdam Ellipse binning process to achieve consistent luminaire-to-luminaire color for interior luminaires. Exterior luminaires shall use a maximum 4-step MacAdam Ellipse binning process. All exterior wall mounted fixtures and pole mounted fixtures shall be Dark Sky compliant. Fixtures shall conform to



all applicable UL standards and shall be UL listed for applications including damp and wet location ratings where required.

- Typical fixtures in common areas, corridors, storage, restrooms, classrooms, office areas will be LED volumetric troffer with center drop lens fixtures.
- Surface mounted or suspended industrial type strip LED fixtures will be used in mechanical, electrical, MDF/IDF and janitor rooms.
- Emergency egress fixtures and exit lighting will be served from an emergency generator.
- Majority of lighting will be selected at 277V, where possible.
- The interior lighting shall be controlled via individual switching with extensive use of motion sensors in accordance with the IECC.
  - Interior lighting will have manual-on/off, low voltage switching and dimming with ceiling mounted dual technology occupancy/vacancy sensor controls in spaces in accordance with the current version of the IECC in offices, classrooms etc.
  - Interior lighting will have wall mounted and/or ceiling mounted auto-on/off 'occupancy' sensors in restrooms, wall or ceiling mounted vacancy sensors in storage rooms, electrical/mechanical rooms, MDF/IDF rooms.

### ***Exterior Lighting Systems***

- Site/parking lot lighting
  - All exterior site/parking lot lighting shall consist of LED fixtures on 25ft poles on concrete bases. Fixtures shall have integral on-board controls to comply with IECC requirements and provide adequate light for security cameras.
- Building mounted lighting
  - Building mounted lighting shall consist of wall, soffit or surface mounted LED fixtures and controlled in accordance with IECC requirements.
  - All egress fixtures located outside of an egress door(s) shall be connected to the emergency generator system.
- Sports field lighting shall consist of new 480 volt LED sports lights (basis of design MUSCO Lighting). Sports lighting shall be designed in accordance with U.I.L. standards and requirements for high school sports competition for the following:
  - Football
  - Baseball
  - Softball
  - Tennis
  - Soccer
  - Track and Field
  - Band Practice (to be standard site lighting. Not Musco)

### ***Fire Alarm System***

- Fire Alarm and Detection System shall consist of providing a complete automatic (voice evac) fire alarm system in accordance with NFPA 72. The system shall consist of the manual pull stations with Stopper II covers; ceiling and/or wall mounted audible/visual devices, smoke and heat detectors in mechanical/electrical spaces, kitchen, large storage rooms, custodial closets and MDF/IDF rooms.
- The system shall be installed in accordance with applicable codes and standards as follows:
  - National Electrical Code – Article 760

- National Fire Protection Association Standards:
  - NFPA 72
  - NFPA 101
- UL 1971
- ANSI 117.1
- Local and State Building Codes and Local Authorities having jurisdiction.

#### Equipment Manufacturers

Note: Bold text indicates the Basis of Design manufacturer.

- Distribution Gear: **Schneider Electric (Square D)**
- Transformers: Controlled Power Company, **Schneider Electric (Square D)**
- Generator: **Cummins Onan** (Need to verify if district has a standard mfr.)
- Interior Lighting Fixtures: **Varies**
- Lighting Controls: Cooper, **Wattstopper**
- Fire Alarm System: **Siemens**

Schematic Design Narrative for interim review.  
Not to be used for construction, bidding or permit purposes.

Narrative prepared by:  
Reviewed by:

Larry A. Schaffer, Senior Project Manager  
Jeremy Zorn, PE #99218  
O'Connell Robertson  
TBPE Firm # F2708



**Technology Design**

***Narrative prepared by Combs Consulting Group***

**General:**

The proposed work to be included within the Technology design documents shall include Structured Cabling System, Audio Visual System (Excludes Fine Arts, Performing Arts, Gymnasiums, Stadiums, Fields, Athletics, Scoring and Timing System), Public Address System, Access Control System, Intrusion Detection System, and Video Surveillance System.

The following narrative outlines the specific specification sections and related scope of work for each applicable section. Specifications will be developed and published in the new CSI Master Format using Division 27 for Structured Cabling, Audio Visual, Public Address & Clock System, and Division 28 for Physical Security.

Construction documents for the project will be composed of written specifications with T-Series drawings for Structured Cabling, TA-Series Drawings for Audio Visual, TPA-Series Drawings for Public Address &, and TS-Series drawings for Access Control System, Intrusion Detection System, and Video Surveillance System. All Technology and Security related documents; Specifications and Drawings, will be issued through the project architect and be included with the balance of Construction Documents for the Medina Valley Independent School District New High School Project.

**Specification 27 1000 – Structured Cabling Design Narrative:**

The work in this section identifies the technical design and specification requirements for an Industry Standard Category 6A structured cable system for Medina Valley Independent School District New High School. The structured cabling system will be designed to comply with current BICSI/TIA industry standards and Medina Valley Independent School District Technology requirements. The Category 6A cable specified will be capable of supporting wireless access point and Category 6A cable specified will be capable of supporting data/VoIP, video, and security applications within the facility and will be certified and warranted for performance over a minimum period of twenty (25) years.

Structured cable system components will be manufactured by **(TBD)** for termination hardware components. Category 6A cable shall be **(TBD)**. Termination of the cabling shall be accomplished using modular Category 6A patch panels at the MDF/IDF room and modular RJ-45 (8P8C) connectors at workstation ends.

The Category 6A structured cable system design will provide for all cable pathways; conduits, pull-boxes, J-hooks, etc. with Division 26 providing for the installation of all cable pathways, except for the J-hooks. The Contractor shall be responsible to provide all materials, equipment, labor, testing, certification, etc., necessary for a complete and functional industry standard Category 6A turn-key structured cable system.

We also understand the following:

- The MDF will serve as a secondary data center for MVISD.
- Four post racks are required in the MDF and IDFs

**Telecommunications Outlets**

Category 6A UTP workstation outlets and wireless access points shall be designed for each space within the new facility in support of data, VoIP, wireless, audio/visual, security systems, and building controls

Category 6A UTP outlets shall consist of duplex RJ45 (8P8C) modular jacks terminated in an industry standard faceplate or equivalent device in accordance with ANSI/TIA-568-D Commercial Building Cabling Standards. Cables shall be labeled and administered utilizing.

ANSI/EIA/TIA-606D standards. Exact cable counts per workstation outlet location, cable jacket(s), Jacks and faceplate colors shall be fully coordinated in detailed design.

### **Specification 27 4116 – Audiovisual System Design Narrative**

The work in this section identifies the technical design and specification requirements for the Audiovisual System portion of the Medina Valley New High School Project. The system will include audiovisual design for Classrooms, Principal Offices, Conference Rooms, Cafeteria, Digital Signage, Library, Weight Room, Coaches Offices, and other areas as required.

All audiovisual locations, quantities, and device placements shall be fully coordinated in the detailed design. The system will be zoned to accommodate the end-users needs and designed to their specific program requirements. Infrastructure must be planned and included for initial occupancy. The information supplied herein is at the conceptual design level of analysis and will be combined with budget review in order to facilitate decisions about audiovisual capabilities.

All design activities shall be coordinated with the Medina Valley Independent School District New High School personnel and conform to any current Medina Valley Independent School District New High School standards (if applicable).

We also understand the following:

- Classroom AV consists of interactive flat panel displays on mobile carts.
- We should future proof for wall mounted short throw projects.

### **Specification 27 5100 – Public Address / Clock System**

The work in this section identifies the technical design and specification requirements for the Public Address system for the Medina Valley Independent School District New High School. The Public Address System shall be designed to facilitate bells, announcements and two-way communication between the announcement station(s) and the classrooms. Additionally, the system shall be capable of one-way zone paging/announcements in common areas and offices. The Public Address System shall consist of the PA head-end, announcement station, interior ceiling and wall mounted loudspeakers, exterior wall mounted loudspeakers, call buttons (TBD), volume controls, cabling, and ancillary equipment. The PA design is projected to be a full IP based Care Hawk system

- A master clock system is not required per MVISD.

All design activities shall be coordinated with the Medina Valley Independent School District personnel and conform to current Medina Valley Independent School District standards. All Audio-Visual locations, quantities and device placements shall be fully coordinated in the detailed design.

### **Specification 28 1300 – Access Control System Design Narrative:**

The work in this section identifies the technical design and specification requirements for the Access Control System (ACS) portion of the physical security systems for the Fredericksburg Independent School District New Middle School Project. The ACS design shall consist of connection to the existing ACS server, software, licenses, enclosures, security device power supplies, door control panels, card readers, request to exit, door contacts, and security specific cabling for a complete and functional access control system in the new facility.



The ACS shall provide for card readers on select exterior/interior doors, secured vestibule doors, and MDF/IDF doors throughout the campus.

All design activities shall be coordinated and conform to current Medina Valley Independent School District security standards, industry, and regulatory standards for physical security systems. All access-controlled door locations, quantities, and device placements shall be fully coordinated in the detailed design. Provisions for user and administrator training shall be inclusive of the specification section. All design activities shall be coordinated and conform to current Medina Valley Independent School District security standards, industry, and regulatory standards for physical security systems.

We also understand the following:

- The access control system is Open Options
- The methodology shall be PoE, NSC-200's
- Access control cabling shall be orange
- Access control is required at the following locations:
  - All exterior doors
  - MDF and IDF locations
  - Electrical, Mechanical, and Fire rooms
  - High value storage areas
  - Chemical storage areas
- Door contacts are required at all exterior doors
- Request to exit devices shall be integrated into the door hardware

#### **Specification 28 1600 – Intrusion Detection System Design Narrative:**

The work in this section identifies the technical design and specification requirements for the Intrusion Detection System (IDS) portion of the physical security systems for the Medina Valley Independent School District New High School. The IDS design shall consist of enclosures, security device power supplies, keypads, motion detector, door contacts, and security specific cabling for a complete and functional intrusion detection system in the new facility.

The IDS shall provide for intrusion detection monitoring of corridors and exterior doors throughout the campus.

All design activities shall be coordinated with the Medina Valley Independent School District personnel and conform to current Medina Valley Independent School District security standards, industry, and regulatory standards for physical security systems. All intrusion detection locations, quantities and device placements shall be fully coordinated in the detailed design. Provisions for user and administrator training shall be inclusive of the specification section. All design activities shall be coordinated and conform to current Medina Valley Independent School District security standards, industry, and regulatory standards for physical security systems.

We also understand the following:

- The intrusion detection system shall be Bosch

#### **Specification 28 2300 – Video Surveillance System Design Narrative:**

The work in this section identifies the technical design and specification requirements for the Video Surveillance System (VSS) portion of the physical security systems for the Medina Valley Independent School District New High School. The VSS design shall consist of VSS server(s), software, licenses, IP cameras, camera brackets, and data cabling (per Division 27) for a complete and functional video surveillance system in the new facility.

The VSS shall provide for general camera coverage of the building's exterior, interior/exterior entry points, reception area, dining area, gyms, corridors, and MDF/IDF rooms throughout the campus.

All design activities shall be coordinated and conform to current Medina Valley Independent School District security standards, industry, and regulatory standards for physical security systems. All camera locations, quantities, and device placements shall be fully coordinated in the detailed design. Provisions for user and administrator training shall be inclusive of the specification section. All design activities shall be coordinated and conform to current Medina Valley Independent School District security standards, industry, and regulatory standards for physical security systems.

We also understand the following:

- The video management system is Video Insight
- The preferred cameras are Axis
  - Single lens and multi-sensor
    - Multi-sensor cameras shall be used at corners and in select corridors.

DRAFT

TABLE OF CONTENTS

**DIVISION 00**

**PROCUREMENT AND CONTRACTING REQUIREMENTS**

00 10 00	Table of Contents
00 31 32	Geotechnical Data

**DIVISION 01**

**GENERAL REQUIREMENTS**

01 10 00	Summary
01 23 00	Alternates
01 25 00	Substitution Procedures
	Substitution Request Form-Bidding Phase
	Substitution Request Form-Executed Contract
01 26 00	Contract Modification Procedures
01 29 00	Payment Procedures
01 31 00	Project Management and Coordination
01 32 00	Construction Progress Documentation
01 32 33	Photographic Documentation
01 33 00	Submittal Procedures
01 40 00	Quality Requirements
01 43 39	Mockups
01 50 00	Temporary Facilities and Controls
01 60 00	Product Requirements
01 73 00	Execution
01 74 19	Construction Waste Management and Disposal
01 77 00	Closeout Procedures
01 78 23	Operation and Maintenance Data
01 78 39	Project Record Documents
01 79 00	Demonstration and Training
01 91 00	Commissioning

**DIVISION 02**

**EXISTING CONDITIONS**

02 41 13	Selective Site Demolition
----------	---------------------------

**DIVISION 03**

**CONCRETE**

03 11 00	Concrete Forming
03 20 00	Concrete Reinforcing
03 30 00	Cast-In-Place Concrete
03 35 43	Polished Concrete Finishing
03 40 00	Precast Architectural Concrete Stair Treads

**DIVISION 04**

**MASONRY**

04 20 00	Unit Masonry
04 43 13.13	Anchored Stone Masonry Veneer
04 72 00	Cast Stone Masonry

**DIVISION 05**

**METALS**

05 12 00	Structural Steel Framing
05 21 00	Steel Joist Framing
05 30 00	Metal Decking
05 40 00	Cold-Formed Metal Framing

**DIVISION 05**

**METALS (CONTINUED)**

05 50 00	Metal Fabrications
05 51 13	Metal Pan Stairs
05 52 13	Pipe and Tube Railings
05 73 00	Decorative Metal Railings
05 73 13	Glazed Decorative Metal Railings

**DIVISION 06**

**WOOD, PLASTICS, AND COMPOSITES**

06 10 00	Rough Carpentry
06 16 00	Sheathing
06 41 13	Wood-Veneer-Faced Architectural Cabinets
06 41 16	Plastic-Laminate-Clad Architectural Cabinets

**DIVISION 07**

**THERMAL AND MOISTURE PREVENTION**

07 13 26	Self-Adhering Sheet Waterproofing
07 14 16	Cold Fluid-applied Waterproofing
07 21 00	Thermal Insulation
07 26 00	Under Slab Vapor Barriers
07 27 26	Fluid-Applied Membrane Air Barriers
07 41 13.16	Standing-Seam Metal Roof Panels
07 42 13.13	Formed Metal Wall and Soffit Panels
07 52 16	Styrene-butadiene-styrene (SBS) Modified Bituminous Membrane Roofing
07 55 56	Fluid-applied Protected Membrane Roofing
07 62 00	Sheet Metal Flashing and Trim
07 72 00	Roof Accessories
07 81 00	Applied Fire Protection
07 84 13	Penetration Firestopping
07 92 00	Joint Sealants
07 95 13.13	Interior Expansion Joint Cover Assemblies
07 95 13.16	Exterior Expansion Joint Cover Assemblies

**DIVISION 08**

**OPENINGS**

08 11 13	Standard Steel Doors and Frames
08 14 16	Flush Wood Doors
08 31 13	Access Doors and Frames
08 33 23	Overhead Coiling Doors
08 33 26	Overhead Coiling Grilles
08 34 73.13	Sound Control Door Assemblies
08 41 13	Aluminum-Framed Entrances and Storefronts
08 44 13	Glazed Aluminum Curtain Walls
08 56 53	Bullet Resistance Rated Framed Glazing Assemblies
08 71 00	Door Hardware
08 80 00	Glazing
08 83 00	Mirrors
08 88 13	Fire Rated Glazing
08 91 19	Fixed Louvers

**DIVISION 09**

**FINISHES**

09 21 16.23	Gypsum Board Shaft Wall Assemblies
09 22 16	Non-Structural Metal Framing
09 29 00	Gypsum Board

**DIVISION 09**

**FINISHES (CONTINUED)**

09 30 00	Tiling
09 51 13	Acoustical Panel Ceilings
09 64 10	Wood Stage Flooring
09 64 65	Wood Dance Flooring
09 64 66	Wood Athletic Flooring
09 65 13	Resilient Base and Accessories
09 65 16	Resilient Sheet Flooring
09 67 23	Resinous Flooring
09 68 13	Tile Carpeting
09 72 00	Wall Coverings
09 84 33	Sound Absorbing Wall Units
09 84 36	Sound Absorbing Ceiling Units
09 91 13	Exterior Painting
09 91 23	Interior Painting
09 96 00	High-Performance Coatings

**DIVISION 10**

**SPECIALTIES**

10 11 00	Visual Display Units
10 12 00	Display Cases
10 14 19	Dimensional Letter Signage
10 14 23	Panel Signage
10 21 13.19	Plastic Toilet Compartments
10 21 23	Cubicle Curtains
10 22 39	Folding Panel Partitions
10 26 00	Wall Protection
10 28 00	Toilet and Bath Accessories
10 44 13	Fire Protection Cabinets
10 44 16	Fire Extinguishers
10 51 13	Metal Lockers
10 73 43	Manufactured Metal Canopies
10 75 16	Ground-Set Flagpoles
10 90 00	High Security Entry Systems

**DIVISION 11**

**EQUIPMENT**

11 30 13	Residential Appliances
11 40 00	Foodservice Equipment
11 53 13	Laboratory Fume Hoods
11 54 00	Kilns
11 61 13	Concert Enclosure
11 61 23	Orchestra Pit Filler
11 61 33	Theatre Rigging and Curtain Systems
11 61 53	Stage Lighting Instruments
11 61 63	Stage Lighting Power and Controls
11 66 23	Gymnasium Equipment

**DIVISION 12**

**FURNISHINGS**

12 21 13	Horizontal Louver Blinds
12 24 13	Roller Window Shades
12 35 53.19	Wood Laboratory Casework
12 35 83	Musical Instrument Storage Casework
12 36 23.13	Plastic-Laminate-Clad Countertops

**DIVISION 12**                      **FURNISHINGS (CONTINUED)**

12 36 61.16                      Solid Surfacing Countertops  
12 61 00                          Fixed Audience Seating  
12 66 00                          Telescoping Stands

**(DIVISION 13 – NOT USED)**

**DIVISION 14**                      **CONVEYING EQUIPMENT**

14 21 23.16                      Machine Room-less Electric Traction Passenger Elevators

**DIVISION 21**                      **FIRE SUPPRESSION**

21 00 01                          Basic Fire Protection Requirements  
21 05 00                          Common Work Results for Fire Suppression  
21 05 53                          Identification for Fire Protection Piping and Equipment  
21 13 13                          Wet-Pipe Sprinkler Systems  
21 13 16                          Dry-Pipe Sprinkler Systems  
21 30 00                          Fire Pumps

**DIVISION 22**                      **PLUMBING**

22 00 01                          Basic Plumbing Requirements  
22 05 13                          Common Motor Requirements for Plumbing Equipment  
22 05 29                          Hangers and Supports for Plumbing Piping and Equipment  
22 05 53                          Identification for Plumbing Piping and Equipment  
22 07 00                          Plumbing Insulation  
22 08 00                          Commissioning of Plumbing  
22 11 00                          Facility Water Distribution  
22 12 00                          Facility Potable-Water Storage Tanks  
22 13 00                          Facility Sanitary Sewerage  
22 14 00                          Facility Storm Drainage  
22 14 29                          Sump Pumps  
22 15 00                          General Service Compressed Air Systems  
22 17 00                          Facility Natural-Gas Piping  
22 31 00                          Domestic Water Softeners  
22 34 00                          Fuel-Fired Domestic Water Heaters  
22 40 00                          Plumbing Fixtures  
22 45 00                          Emergency Shower and Eye Wash Equipment

**DIVISION 23**                      **HEATING, VENTILATING AND AIR CONDITIONING**

23 00 01                          Basic HVAC Requirements  
23 05 13                          Common Motor Requirements for HVAC Equipment  
23 05 29                          Hangers and Supports for HVAC  
23 05 48                          Vibration Controls for HVAC Piping and Equipment  
23 05 53                          Identification for HVAC Piping and Equipment  
23 05 93                          Testing, Adjusting and Balancing for HVAC  
23 07 00                          HVAC Insulation  
23 08 00                          Commissioning of HVAC  
23 09 23                          Building Automation Systems for HVAC  
23 21 13                          Hydronic Piping and Valves  
23 21 16                          Hydronic Piping Specialties  
23 21 23                          Hydronic Pumps  
23 23 00                          Refrigerant Piping

**DIVISION 23**

**HEATING, VENTILATING AND AIR CONDITIONING (CONTINUED)**

23 25 00	HVAC Water Treatment
23 31 00	HVAC Ducts and Casings
23 31 16	Fabric Ducts
23 33 00	Air Duct Accessories
23 34 00	HVAC Fans
23 34 39	High Volume Low Speed Ceiling Fans
23 35 13	Dust Collection System
23 36 00	Air Terminal Units
23 37 00	Air Outlets and Inlets
23 38 13	Commercial Kitchen Exhaust Hood Systems
23 40 00	HVAC Air Cleaning Devices
23 52 16	Gas-fired Condensing Hydronic Heating Boilers
23 64 11	Package Water Chillers - Air Cooled Screw
23 72 23	Packaged Air-to-Air Energy Recovery Units
23 73 00	Indoor Central-Station Air-Handling Units
23 81 00	Packaged Rooftop Make-Up Air Units
23 81 03	Packaged Rooftop Air Conditioning Units Up to 25 Tons
23 82 19	Terminal Heat Transfer Units

**(DIVISION 25 – NOT USED)**

**DIVISION 26**

**ELECTRICAL**

26 00 01	Basic Electrical Requirements
26 05 03	Equipment Wiring Connections
26 05 19	600-Volt Building Wire and Cable
26 05 26	Grounding and Bonding for Electrical Systems
26 05 27	Wiring Devices
26 05 29	Hangers and Supports for Electrical Systems
26 05 33	Raceway Systems
26 05 43	Underground Ducts
26 05 53	Identification for Electrical Systems
26 05 73	Short Circuit/Coordination Study and Arc Flash Hazard Study
26 08 00	Electrical Commissioning
26 09 23	Digital Lighting Control System
26 22 13	Low-Voltage Transformers
26 24 13	Switchboards
26 24 16	Panelboards
26 24 19	Motor Control Centers
26 28 13	250- & 600-Volt Fuses
26 28 16	Enclosed Switches and Circuit Breakers
26 28 26	Enclosed Transfer Switches
26 29 13	Motor Controllers
26 29 23	Variable Frequency Motor Controllers
26 32 13	Packaged Engine Generator Systems
26 41 13	Facility Lightning Protection
26 43 13	Surge Protective Devices
26 51 16	Interior Lighting
26 56 16	Exterior Lighting
26 58 68	Exterior Athletic Lighting

**DIVISION 27**

**COMMUNICATIONS**

27 00 10	General Requirements for Communications System
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**DIVISION 27**

**COMMUNICATIONS (CONTINUED)**

27 05 33	Pathways for Communications Systems
27 10 00	Structured Cabling System
27 13 00	Underground Pathways for Communications System
27 41 16	Integrated Audiovisual System
27 51 00	Public Address and Clock System

**DIVISION 28**

**ELECTRONIC SAFETY AND SECURITY**

28 05 29	Hangers and Supports for Electronic Safety and Security
28 05 33	Conduits and Backboxes for Electronic Safety and Security
28 13 00	Access Control System
28 16 00	Intrusion Detection System
28 23 00	Video Surveillance System
28 31 00	Fire Detection and Alarm (NEW)

**DIVISION 31**

**EARTHWORK**

31 00 00	Earthwork
31 10 00	Site Clearing
31 22 13	Rough Grading
31 23 16	Excavation
31 23 23.13	Backfill
31 23 33	Trenching and Backfill

**DIVISION 32**

**EXTERIOR IMPROVEMENTS**

32 11 29	Lime Soil Stabilization
32 12 16	Asphalt Paving
32 13 13	Concrete Paving
32 13 20	Curbs and Sidewalks
32 17 23	Pavement Markings
32 18 16.53	Tennis Court Surfacing – Architecture
32 18 23	Sports Fields (Natural Grass)
32 18 23.29	Synthetic Field Sport Surfacing
32 18 23.35	Track Surfacing (Sandwich System)
32 18 23.40	T & F Synthetic Surface Performance
32 18 23.41	T & F Line Markings
32 18 23.53	Tennis Court Surfaces – Civil
32 31 13	Chain Link Fences and Gates
32 31 19	Decorative Metal Fences and Gates
31 63 29	Drilled Concrete Piers and Shafts
32 80 00	Irrigation System
32 91 13	Soil Preparation
32 93 00	Landscaping

**DIVISION 33**

**UTILITIES**

33 00 00	Utilities
33 10 00	Water Utilities
33 40 00	Storm Drainage Utilities

**END OF DOCUMENT**

**Section 5 - Appendix**

- Schematic Design Program: full detail of the space program - section 2 of this document notes the revisions.
- Meeting Minutes: a collection of those issued documenting the project executive committee, user group, and other various schematic design phase meeting minutes.

DRAFT



Medina Valley Independent School District  
 MVISD High School #2 Space Program

2/9/2023  
 SCHEMATIC DESIGN

	Qty	SF	Total SF	Notes
<b>ACADEMIC NEIGHBORHOODS</b>			<b>93,670 sf</b>	
---- Academic Neighborhoods (4) ----				
General Classroom	63	800 sf	50,400 sf	16 per neighborhood
Resource Room	2	800 sf	1,600 sf	set-up like general classroom
Behavior Room	1	800 sf	800 sf	set-up like general classroom
BIP De-escalation Room	2	400 sf	800 sf	shared between 2 neighborhoods
Collaborative Space - Open	4	800 sf	3,200 sf	1 per neighborhood
Collaboration Room - Small	8	100 sf	800 sf	2 per neighborhood
Collaboration Room - Medium	4	160 sf	640 sf	1 per neighborhood
Core Curriculum Teacher Workroom	4	600 sf	2,400 sf	workroom, lounge, mail, tel. room, restroom
Assistant Principal Office	4	160 sf	640 sf	1 per neighborhood
Bookroom - Neighborhood	4	200 sf	800 sf	1 per neighborhood
---- Science Neighborhood (1) ----				
Science Lecture/Lab	17	1,510 sf	25,670 sf	fume hoods to be shared by 2 adjacent labs
Science Prep	4	500 sf	2,000 sf	shared between 4+ labs
Chemical Storage	1	200 sf	200 sf	
Collaborative Space - Open	1	800 sf	800 sf	
Collaboration Room - Small	2	100 sf	200 sf	
Collaboration Room - Medium	1	160 sf	160 sf	
Science Teacher Workroom	1	600 sf	600 sf	workroom, lounge, mail, tel. room, restroom
Assistant Principal Office	1	160 sf	160 sf	
---- Shared Resources ----				
Inclusion Office	1	800 sf	800 sf	14 staff
In-School Suspension	1	800 sf	800 sf	ideally has AP or SRO nearby
Outdoor Learning Storage	1	200 sf	200 sf	accessible from academic courtyard
<b>SPECIAL POPULATIONS</b>			<b>6,720 sf</b>	
---- In Distinct SPED Area/Wing ----				
ALE Classroom	2	1,100 sf	2,200 sf	includes kitchen area, laundry area, living room
ALE Restroom	1	200 sf	200 sf	toilet, sink, shower, changing table, shelving
ALE Storage	1	100 sf	100 sf	
18+ Classroom	2	1,100 sf	2,200 sf	
18+ Restroom	1	200 sf	200 sf	toilet, sink, shower, changing table, shelving
18+ Storage	1	100 sf	100 sf	
---- In SPED Admin Suite ----				
ARD Conference Room	1	300 sf	300 sf	seating for 15 people
ARD Facilitator Office	2	120 sf	240 sf	2 staff - could be shared or separate
LSSP Office	1	160 sf	160 sf	
SLP Office	1	160 sf	160 sf	
504 Office	1	120 sf	120 sf	
Itinerant Office	1	160 sf	160 sf	could be used for OT/PT
Clerk Workstation	1	80 sf	80 sf	
Waiting Area	1	200 sf	200 sf	seating for 5 people
Conference / Testing Room	1	200 sf	200 sf	seating for 8
Storage	1	100 sf	100 sf	
---- In Main Office ----				
<i>ARD conference room</i>				
---- In Academic Neighborhoods ----				
<i>resource, intervention, BIP</i>				



Medina Valley Independent School District  
 MVISD High School #2 Space Program

2/9/2023  
 SCHEMATIC DESIGN

	Qty	SF	Total SF	Notes
<b>CAREER + TECH ED (CTE)</b>			<b>44,920 sf</b>	
<b>---- Architecture + Construction ----</b>				
HVAC/Elec Classroom	2	800 sf	1,600 sf	
Work Bay	1	1,100 sf	1,100 sf	shared between 2 classrooms
Storage	1	200 sf	200 sf	
<b>---- Arts, A/V Tech &amp; Comm ----</b>				
Multimedia Arts Lab	2	1,100 sf	2,200 sf	graphic design, animation, yearbook
Lab Storage	1	200 sf	200 sf	
Audio-Visual Suite	1	2,600 sf	2,600 sf	classroom, recording studio, control room, etc.
<b>---- Business, Mktg &amp; Finance ----</b>				
Business Computer Lab	6	1,100 sf	6,600 sf	
Lab Storage	3	200 sf	600 sf	shared by 2 labs
<b>---- Education + Training ----</b>				
Education + Training Classroom	2	800 sf	1,600 sf	
Storage	1	200 sf	200 sf	
<b>---- Health Science ----</b>				
Health Science Classroom	2	800 sf	1,600 sf	
Technical Skills / Demonstration Lab	1	1,400 sf	1,400 sf	shared between 2 classrooms
Storage	1	200 sf	200 sf	
<b>---- Hospitality and Tourism ----</b>				
Culinary Arts - Advanced Lab	1	3,000 sf	3,000 sf	commercial-style kitchen
Culinary Arts - Intro Lab	1	1,600 sf	1,600 sf	home-ec style mini-kitchens
Dining / Café / Classroom	1	800 sf	800 sf	
<b>---- Human Services ----</b>				
Human Services Classroom	3	800 sf	2,400 sf	
Storage	3	100 sf	300 sf	1 per classroom
<b>---- Law + Public Service ----</b>				
Law + Public Service Classroom	2	800 sf	1,600 sf	
Storage	1	200 sf	200 sf	
<b>---- Manufacturing ----</b>				
Welding Lab	1	1,100 sf	1,100 sf	10 booths
Welding Classroom	1	800 sf	800 sf	
Storage	1	200 sf	200 sf	
<b>---- Sci, Tech, Eng, Math ----</b>				
STEM Computer Lab	3	1,400 sf	4,200 sf	sized larger than lab for project workspace at end
Competition Space	1	400 sf	400 sf	typical robot pit size 10' x 10' + clearance around
Storage	1	300 sf	300 sf	
<b>---- Transportation, Distr. and Log. ----</b>				
Auto Tech Classroom	2	800 sf	1,600 sf	visibility into and direct access to shop
Auto Tech Shop	1	1,200 sf	1,200 sf	2 work bays
Tool Storage	1	200 sf	200 sf	
Parts Storage	1	400 sf	400 sf	
<b>---- Shared CTE Support Spaces ----</b>				
Collaborative Space - Open	4	800 sf	3,200 sf	
Collaboration Room - Small	2	100 sf	200 sf	
Collaboration Room - Medium	2	160 sf	320 sf	
Receiving / Delivery Storage	1	200 sf	200 sf	
CTE Teacher Workroom	1	600 sf	600 sf	workroom, lounge, mail, tel. room, restroom



Medina Valley Independent School District  
 MVISD High School #2 Space Program

2/9/2023  
 SCHEMATIC DESIGN

	Qty	SF	Total SF	Notes
<b>PERFORMING + FINE ARTS (PFA)</b>				
			<b>21,990 sf</b>	
<b>---- Visual Arts ----</b>				
Visual Arts Lab	3	1,100 sf	3,300 sf	1 deep sink in each
Kiln / Drying	1	300 sf	300 sf	
Storage	1	300 sf	300 sf	
<b>---- Theatre Arts ----</b>				
Theatre Arts Lab	1	1,100 sf	1,100 sf	can use stage if 2nd instructional space needed
Storage	1	100 sf	100 sf	
<b>---- Dance/Cheer ----</b>				
Dance/Cheer Studio	1	3,000 sf	3,000 sf	shared with cheer + colorguard
Dance Office	1	200 sf	200 sf	4 coaches
Storage	2	100 sf	200 sf	1 dance, 1 cheer; colorguard storage w/ band
Dressing Room - Dance	1	200 sf	200 sf	
Dressing Room - Cheer	1	200 sf	200 sf	
Dressing Room - Boys	1	100 sf	100 sf	
<b>---- Band ----</b>				
Band Rehearsal Hall	1	4,600 sf	4,600 sf	sized for 145 instrumentalists (Wenger guidelines)
Percussion Room	1	700 sf	700 sf	
Instrument Storage	1	700 sf	700 sf	can be at perimeter of band hall
Instrument Storage - Off-Season	1	200 sf	200 sf	
Band Office	1	200 sf	200 sf	3 instructors
Band Uniform Storage	1	450 sf	450 sf	
Color Guard Lockers/Flags/Rifles	1	200 sf	200 sf	
Color Guard Prop/Equip Storage	1	200 sf	200 sf	
<b>----Choir----</b>				
Choir Rehearsal Hall	1	1,800 sf	1,800 sf	sized for 80 vocalists as per Wenger guidelines
Choir Office	1	100 sf	100 sf	1 instructor
Choir Uniform Storage	1	150 sf	150 sf	80 each of pants, shirts, dresses, shoes
<b>----Shared Music Support----</b>				
Ensemble Room	1	600 sf	600 sf	sized for 25 students as per Wenger guidelines
Practice Room - Group	4	80 sf	320 sf	4 students
Practice Room - Individual	6	35 sf	210 sf	1 student
Music Library	1	400 sf	400 sf	flat storage for 2,500+ band/choir pieces
Music Stand + Chair Storage	1	200 sf	200 sf	can hold 150 stands + 150 chairs on mobile carts
Receiving/Loading	1	200 sf	200 sf	on grade, not elevated dock; ice machine here
<b>----Shared PFA Support----</b>				
Collaborative Space - Open	1	400 sf	400 sf	
Collaboration Room - Small	1	100 sf	100 sf	
Collaboration Room - Medium	1	160 sf	160 sf	
PFA Teacher Workroom	1	600 sf	600 sf	workroom, lounge, mail, tel. room, restroom
Laundry	1	200 sf	200 sf	1 comm. washer + dryer; soaking sink, ice machine
Food Service Vending	1	300 sf	300 sf	



Medina Valley Independent School District  
 MVISD High School #2 Space Program

2/9/2023  
 SCHEMATIC DESIGN

	Qty	SF	Total SF	Notes
<b>AUDITORIUM</b>			<b>19,555 sf</b>	
Tickets	1	100 sf	100 sf	
Box Manager's Office	1	100 sf	100 sf	
Theater House	1	7,600 sf	7,600 sf	700 seats
House Light Lock	2	80 sf	160 sf	
Stage	1	4,500 sf	4,500 sf	
Stage Light Lock	2	100 sf	200 sf	
Antepro	2	500 sf	1,000 sf	
Family Restroom	1	65 sf	65 sf	
----Upper Level----				
Control Booth	1	200 sf	200 sf	
Media Production Room	1	150 sf	150 sf	
IDF	1	80 sf	80 sf	
Platform	3	400 sf	1,200 sf	includes follow spots + dimmer room
----Behind The Stage----				
Piano Room	1	100 sf	100 sf	
Dressing / Make-up Room - Large	1	750 sf	750 sf	includes restrooms, lockers, changing area
Dressing / Make-up Room - Medium	1	550 sf	550 sf	includes restrooms, lockers, changing area
Green Room	1	600 sf	600 sf	
Wardrobe Room	1	200 sf	200 sf	
Riser Storage	1	200 sf	200 sf	
Prop Storage	1	300 sf	300 sf	
Furniture Storage	1	300 sf	300 sf	
Scene Shop	1	1,200 sf	1,200 sf	



Medina Valley Independent School District  
 MVISD High School #2 Space Program

2/9/2023  
 SCHEMATIC DESIGN

	Qty	SF	Total SF	Notes
<b>P.E. + ATHLETICS</b>				
<b>59,635 sf</b>				
<b>---- Gyms ----</b>				
Competition Gym	1	15,900 sf	15,900 sf	min 114' length; 1,500 seats; w/ 94' cross courts
Auxiliary Gym	1	11,200 sf	11,200 sf	min 114' length; 400 seats; w/ 84' cross courts
Ticketing	1	100 sf	100 sf	
Concessions	1	200 sf	200 sf	
SRO Office	1	120 sf	120 sf	
Assistant Principal Office	1	160 sf	160 sf	
Family Restroom	1	65 sf	65 sf	
<b>---- Lockers/Changing ----</b>				
Boys Sports Locker Room	1	8,300 sf	8,300 sf	506 lockers, toilets, showers, meeting area
Boys PE Locker Room	1	1,200 sf	1,200 sf	142 lockers, toilets, showers
Girls Sports Locker Room	1	4,400 sf	4,400 sf	330 lockers, toilets, showers, meeting area
Girls PE Locker Room	1	1,200 sf	1,200 sf	142 lockers, toilets, showers
Individual Locker/Shower Room	1	300 sf	300 sf	special education (daytime) + referee (events)
<b>---- Training Room ----</b>				
Training Room	1	700 sf	700 sf	10 treatment/taping tables, 4 cardio machines
Tub Room	1	250 sf	250 sf	3 tubs; 1 ice machine
Locker Area	1	60 sf	60 sf	10 double-tier lockers
Restroom	1	65 sf	65 sf	no shower
Storage	2	80 sf	160 sf	
Office	1	120 sf	120 sf	2 trainers
<b>---- Support Spaces ----</b>				
Meeting/Team Room	1	800 sf	800 sf	
Weight Room 1	1	4,000 sf	4,000 sf	
Weight Room 2	1	2,000 sf	2,000 sf	
Laundry	1	700 sf	700 sf	5 washers + 5 dryers
Storage - PE	1	150 sf	150 sf	
Storage - Basketball	1	150 sf	150 sf	
Storage - Volleyball	1	150 sf	150 sf	
Storage - Swimming	1	150 sf	150 sf	
Storage - Golf	1	150 sf	150 sf	
Food Service Vending	1	300 sf	300 sf	
<b>---- Coaches ----</b>				
Athletic Director Office	1	120 sf	120 sf	
Secretary Workstation	1	60 sf	60 sf	with/adjacent to waiting area
Reception / Waiting Area	1	80 sf	80 sf	
Coach's Office	2	800 sf	1,600 sf	16 coaches in each
Coach's Lockers/Toilets/Showers	2	600 sf	1,200 sf	
<b>---- JROTC ----</b>				
Classroom	3	800 sf	2,400 sf	
Office	1	250 sf	250 sf	3 staff - TBD if 1 office or 2 offices @100 + 150
Logistics Room	1	400 sf	400 sf	
Armory / Equipment Storage	1	200 sf	200 sf	
Changing Room	2	75 sf	150 sf	
Lockers	25	5 sf	125 sf	15" w. 2-tier (50 lockers); could be in hallway



Medina Valley Independent School District  
 MVISD High School #2 Space Program

2/9/2023  
 SCHEMATIC DESIGN

	Qty	SF	Total SF	Notes
<b>LIBRARY</b>			<b>8,430 sf</b>	
Stacks + Periodicals	1	3,800 sf	3,800 sf	33,600 volumes (14/student; core capacity 2,400)
Reading Area	1	800 sf	800 sf	
Presentation area	2	800 sf	1,600 sf	Located on opposite ends of the space
Group Room - Large	2	300 sf	600 sf	
Group Room - Medium	4	150 sf	600 sf	
Student Project Supply Room	1	200 sf	200 sf	
Circulation Desk	1	200 sf	200 sf	
Office	1	300 sf	300 sf	2 staff
Storeroom	1	200 sf	200 sf	
Public Toilet	2	65 sf	130 sf	unisex, family

<b>FOOD SERVICE</b>			<b>24,065 sf</b>	
Dining / Cafeteria	1	16,000 sf	16,000 sf	3 waves @ 800 students each; 20 sf/student
---- Main Kitchen ----				
Main Kitchen	1	2,720 sf	2,720 sf	production
Serving	1	2,300 sf	2,300 sf	4 lines
Receiving	1	160 sf	160 sf	
Dry Storage	1	360 sf	360 sf	
Refrigerated Storage	1	245 sf	245 sf	
Frozen Storage	1	300 sf	300 sf	
Scullery / Disposables Storage	1	380 sf	380 sf	
Office	1	200 sf	200 sf	2 staff
Staff Lockers	1	80 sf	80 sf	
Staff Toilet	1	65 sf	65 sf	
Utility Closet / Detergent Storage	1	125 sf	125 sf	janitorial closet
Water Heater Room	1	80 sf	80 sf	
---- Dispersed Food Service ----				
Dispersed Serving A	1	600 sf	600 sf	Italian/Pizza line; located on level 1
Dispersed Serving B	1	450 sf	450 sf	Deli/Coffee bar; located on level 2
Vending		<i>in PFA + Athletics</i>		to support after-hours food access



Medina Valley Independent School District  
 MVISD High School #2 Space Program

2/9/2023  
 SCHEMATIC DESIGN

	Qty	SF	Total SF	Notes
<b>ADMINISTRATION</b>				
			<b>7,385 sf</b>	
<b>---- Main Office ----</b>				
Secure Vestibule			<i>included in circ. factor</i>	secure access to waiting; transaction to recep.
Waiting	1	400 sf	400 sf	seating for 10
Visitor Restroom	1	65 sf	65 sf	access from waiting/reception
Receptionist	2	80 sf	160 sf	
Principal's Office	1	300 sf	300 sf	
Academic Dean Office	1	200 sf	200 sf	
Assistant Principal Office	1	160 sf	160 sf	other APs in academic n'hoods + event entry
Attendance Clerk Office	1	200 sf	200 sf	2 staff + transaction window + many filing cabs
Student Services Clerk Office	1	120 sf	120 sf	
Bookkeeping Workstation	1	80 sf	80 sf	
Secretary Workstation	1	80 sf	80 sf	
SRO Office	1	120 sf	120 sf	
Admin Conference Room	1	240 sf	240 sf	seating for 10, card reader
Workroom	1	250 sf	250 sf	
Lounge	1	250 sf	250 sf	
Quiet Room	1	100 sf	100 sf	
General Office Supply Storage	2	100 sf	200 sf	
Secure Testing Storage	1	100 sf	100 sf	
Staff Restroom	2	65 sf	130 sf	
<b>---- Nurse/Clinic ----</b>				
Waiting Area	1	150 sf	150 sf	seating for 5-7
Clinic / Exam Room	1	300 sf	300 sf	
Nurse's Office	1	120 sf	120 sf	
Cot Area	1	300 sf	300 sf	separated by curtains, 3-4 cots
Clinic Closet	1	50 sf	50 sf	secure storage
Restroom	1	120 sf	120 sf	with shower
<b>----Counselor Suite----</b>				
Waiting Area	1	200 sf	200 sf	seating for 10
Secretary Workstation	1	80 sf	80 sf	located with waiting area
Sub-waiting Area	1	80 sf	80 sf	post-counseling area
Counselor Office	7	120 sf	840 sf	400 students per counselor
Social Worker Office	2	120 sf	240 sf	
Registrar Office	1	200 sf	200 sf	2 staff + small meeting area for 3-4 people
Conference Room	1	200 sf	200 sf	also used for testing
Copy Area	1	50 sf	50 sf	
Student Records Storage	1	100 sf	100 sf	
<b>---- Go Center ----</b>				
				to promote college, careers, + military planning
Meeting Area	1	600 sf	600 sf	
Office	1	120 sf	120 sf	
Storage	1	80 sf	80 sf	
<b>---- Dispersed Admin Spaces ----</b>				
Bookroom - Central	1	400 sf	400 sf	additional, smaller, located in neighborhoods
Assistant Principal Office				<i>5 in n'hoods, 1 at event</i>
SRO Office				<i>1 at event entry</i>



Medina Valley Independent School District  
 MVISD High School #2 Space Program

2/9/2023  
 SCHEMATIC DESIGN

	Qty	SF	Total SF	Notes
<b>BUILDING SUPPORT</b>			<b>19,470 sf</b>	
Custodial Office/Workroom	1	250 sf	250 sf	includes staff timeclock
Custodial Closet	10	65 sf	650 sf	
Custodial Equipment Room	2	120 sf	240 sf	Min 1 per floor, located near cafeteria/main halls
---- Main Systems ----				
Central Plant	1	1,000 sf	1,000 sf	ground floor; chiller + pumps
Boiler Room	1	800 sf	800 sf	direct adjacency w/ Central Plant
Fire Pump Riser Room	1	180 sf	180 sf	
Main Electrical Room	1	200 sf	200 sf	8.5' x 24' minimum size
Water Softener Room	1	180 sf	180 sf	
---- Distributed Support ----				
AHU Room	24	560 sf	13,440 sf	
Water Heater Room - single	5	36 sf	180 sf	1 per group restroom
Water Heater Room - double	2	80 sf	160 sf	in PFA level 2, CTE wing level 1
Water Heater Room - triple	1	150 sf	150 sf	in Athletics wing, near to laundry, level 1
Distributed Electrical Room	10	100 sf	1,000 sf	
MDF	1	240 sf	240 sf	12'x20' minimum size
IDF	8	100 sf	800 sf	10'x10' minimum size; add'l one in Aud program
<b>ANCILLARY FACILITIES</b>			<b>6,013 sf</b>	
---- Athletics Building - West ----				
Ticketing	1	100 sf	100 sf	
Concessions	1	150 sf	150 sf	includes ice machine for athletics
Spectator Restrooms - Male	1	400 sf	400 sf	6 WCs + 3 lavs
Spectator Restrooms - Female	1	600 sf	600 sf	12 WC + 3 lavs
Bus Driver Restroom	1	65 sf	65 sf	family restroom for stadium events
Custodial	1	65 sf	65 sf	includes water heater
Electrical Room	1	50 sf	50 sf	
Storage - Track + Field	1	150 sf	150 sf	
Storage - Cross-Country	1	150 sf	150 sf	
---- Athletics Building - East ----				
Ticketing	1	100 sf	100 sf	
Concessions	1	150 sf	150 sf	includes ice machine for athletics
Spectator Restrooms - Male	1	400 sf	400 sf	6 WCs + 3 lavs
Spectator Restrooms - Female	1	600 sf	600 sf	12 WC + 3 lavs
Family Restroom	1	65 sf	65 sf	
Custodial	1	65 sf	65 sf	includes water heater
Electrical Room	1	50 sf	50 sf	
Storage - Tennis	1	150 sf	150 sf	
Storage - Soccer	1	150 sf	150 sf	
---- Field Equipment Storage Shed ----				
Storage - Football	1	300 sf	300 sf	
Storage - Baseball	1	150 sf	150 sf	
Storage - Softball	1	150 sf	150 sf	



Medina Valley Independent School District  
 MVISD High School #2 Space Program

2/9/2023  
 SCHEMATIC DESIGN

	Qty	SF	Total SF	Notes
---- Press Boxes ----				
Football	1	450 sf	450 sf	
Baseball	1	150 sf	150 sf	
Softball	1	150 sf	150 sf	
---- Support Building Walls ----			1,203 sf	25%; assumes no or minimal internal corridors
---- Fields/Pads/Courts/Track ----				
Football Field	1			turf preferred
Stadium Grandstands	1			900 seats
Practice Field	2			sod/grass; each will need bleachers for 60
Baseball Field	1			bleachers for 400, batting cages, pull pens, etc.
Softball Field	1			bleachers for 400, batting cages, pull pens, etc.
Tennis Court	8			bleachers for 60
Track (8-Lane)	1			
Field Events	6			discus, high/long/triple jump, pole vault, shot put
JROTC Marching Pad	1			2,500 sf
Marching Band Practice Pad	1			with tower located min 25' back from 50 yd line
---- Outdoor Spaces ----				
Outdoor Dining				
Outdoor Learning - General				
Outdoor Learning - Science				
Outdoor CTE Workspace				
Outdoor Art Workspace				
---- Transportation ----				
Bus Queue				covered walkway canopy for ____ busses
Visitor Parking				
Staff Parking				
Student Parking				
Band Trailer Parking				
<hr/>				
Main Building Subtotal			305,840 sf	excludes ancillary facilities
Circulation/Walls/Restrooms (37%)			113,161 sf	excludes ancillary facilities
Ancillary Facilities			6,013 sf	

**CAMPUS TOTAL 425,013 sf**

capacity 2,400 students

# Meeting Minutes

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**Project Name:** Medina Valley High School #2      **Project Number:** 2257.00  
**Meeting Date:** December 15, 2022      **Meeting Time:** 11:00 am  
**Meeting Location:** MVISD Board Room  
**Attendees:** Medina Valley ISD: Scott Caloss, Juan Zamora, Rafael Barajas, Tanner Lange, Natalie Benke, Carol Brewer  
O'Connell Robertson: Danny Cornejo, Chris Narendorf, Casey Nicholson, Jayna Duke, Lucia Prado  
**Meeting Topic:** Project Executive Committee meeting 6: Floor Plan Concepts

*These minutes of the aforementioned meeting reflect the understanding of the author. Any corrections or additions to the statements contained herein should be directed to O'Connell Robertson within five (5) business days of receipt of these minutes, otherwise the minutes shall stand as a record of items discussed and decisions made.*

1. CTE Verification
  - a. Recent district surveys and discussions generally support the range of CTE programs and building spaces currently planned for HS2, but indicate the need to include spaces to support Agriculture programs
  - b. Current program holds 2,000 square feet of space for flex CTE spaces because we were unsure which programs may need additional instructional spaces. MVISD would like to now reassign this square footage to support CTE Agriculture
    - i. Create 1 Welding lab (sized for 10 booths)
    - ii. Create 1 Plant / animal science lab
    - iii. Assumption is Food Science classes would occur in one of the culinary labs
    - iv. Assumption is courses needing animal quarters would utilize the extra space available in the animal barn located at existing Medina Valley High School
2. Site Plan – generally appropriate and meets needs, but would like to see these modifications:
  - a. Relocate parent drop-off and pick-up to the event entry (with the student parking)
    - i. This provides a longer on-site queue lane for parent vehicles
    - ii. Need to provide curbs and islands along this drive similar to the visitor loop to keep the parent vehicles separate from student drivers accessing their lot
    - iii. Students could then enter via the level 2 event entry or by walking down the fire lane and through the level 1 cafeteria/dining
  - b. Relocate visitor lot access to be off the drive connecting the 381 and the Potranco Road access drives. This will help separate these vehicles from student, parents, busses and hopefully discourage parents from queuing-up at main entry for pick-up.
  - c. Remove practice field closest to the building – the PEC believes the 2 remaining practice field and the football field will provide adequate capacity for all practices
  - d. Relocate tennis courts to the area of the removed the practice field
  - e. Locate 1<sup>st</sup> ticketing/concessions/restrooms building on the plan West side of the stadium – this will serve the home side stadium spectators

- f. Locate 2<sup>nd</sup> ticketing/concessions/restrooms building near event parking on plan East side of the stadium – this will serve the visiting team stadium spectators, as well as the baseball, softball, and tennis spectators
  - g. Need to show JROTC pad – locate at plan West end of the staff parking lot, closest to revised location of JROTC (see notes in building plan section of these minutes). Size approximately half the size of the marching band pad.
3. Floor Plan – generally appropriate and meeting needs, but would like to note/modify:
- a. Level 2 dining (20% of the building dining space and 1 of the 6 planned serving lines)
    - i. Like that it can utilized by library patrons during the school day and as event space at non-school times; to be discussed with in January’s food service meeting, but would like to see if coffee service could be provided out of the distributed food service line adjacent to this level 2 dining space
    - ii. Like the Go Center and Counseling are visible from and easily accessible from this dining to encourage and support easier access/engagement
    - iii. Concern that the noise may be distracting to the special education suite across the hall – would like to shift this block of space closer to the academic neighborhood wing to provide additional acoustic separation
  - b. Add a level 2 connector between academic neighborhoods 2 and 3, to run between a corridor between the teacher workrooms and adjacent classrooms. It is acceptable to be an outdoor walkway, but could also be a conditioned indoor corridor if it does not grow the building square footage beyond the program size.
  - c. Rotate the competition gym 90° so that both home and visitor bleachers can be accessed from the main building corridor. Expectation is home side can enter at top tier and walk down bleacher stairs. Will need to have a stair from level 2 to get down to top tier of visitor bleachers.
  - d. Like two-level courtyard between food service (cafeteria) and gyms and proposed seating tiers as shown. OR is still working through understanding of side grading and may propose alternative options for consideration in future meetings.
  - e. Relocate JROTC to opposite end of Level 1 – to be accessed off end of neighborhood #1. This will get natural light into their spaces and also provide more direct access to a nearby outdoor pad.
4. Next Steps
- a. Future PEC meetings – invites have been sent out by Kathryn Owens for all of these:
    - i. January 19<sup>th</sup> – exterior 3D concepts
    - ii. February 2<sup>nd</sup> – interior finishes/materials
  - b. Targeted meetings in January 2023
    - i. 1/10 + 1/12: Round 2 User Groups
    - ii. 1/17: Technology and Landscape/Civil
    - iii. 1/18: Student Engagement Session #2
    - iv. Week of 1/23 or 1/30: CMaR kick-off
  - c. Planned Board Meeting presentations
    - i. January 2023 – Programming Document
    - ii. March 2023 – Schematic Design Document

***End of Meeting Minutes***

# Meeting Minutes

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**Project Name:** Medina Valley High School #2      **Project Number:** 2257.00  
**Meeting Date:** January 19, 2023      **Meeting Time:** 11:00 am  
**Meeting Location:** MVISD Board Room  
**Attendees:** Medina Valley ISD: Scott Caloss, Juan Zamora, Rafael Barajas, Tanner Lange, Natalie Benke, Carol Brewer, Jason Migora, Brandi Hendrix  
O'Connell Robertson: Danny Cornejo, Chris Narendorf, Casey Nicholson, Lucia Prado, Christina Harris  
**Meeting Topic:** Project Executive Committee meeting 7: Exterior 3D Concepts

*These minutes of the aforementioned meeting reflect the understanding of the author. Any corrections or additions to the statements contained herein should be directed to O'Connell Robertson within five (5) business days of receipt of these minutes, otherwise the minutes shall stand as a record of items discussed and decisions made.*

1. Summary of Recent Activity – no exceptions taken to mode areas/items, apart from:
  - a. Consider additional fencing in strategic areas to reduce the amount of impact-resistant glazing (as noted in the Technology meeting) – need to schedule review session with Tanya, Brandi, JC, Rafael to coordinate additional safety/security items.
  - b. Need to master plan additional grandstand capacity and other site elements, such as toilet rooms and supporting facilities for stadium upgrades, to ensure we're not developing the site in a way which would make these future scopes infeasible or challenging.
  - c. Additional master planning for remote transportation center and animal barn to be considered.
2. User Group Feedback – no exceptions taken to most areas/items, apart from:
  - a. PFA – yes, open to considering murals and display areas throughout the campus.
  - b. Athletics – Need to add ice machines in ancillary buildings.
  - c. Food Service – interested in exploring options for furniture variety/solutions.
3. Exterior Design
  - a. Massing looks good and excited to see renderings in next meeting.
  - b. Exterior Materials Palette – preference for groups #3 and #4, as well as referencing/reviewing adjacent MVISD campuses.
4. Next Steps
  - a. Future PEC meetings – invites have been sent out by Kathryn Owens for all of these:
    - i. February 2<sup>nd</sup> – Exterior Renderings + Interior Finishes/Materials
    - ii. February 14<sup>th</sup> – Schematic Design Deliverable
    - iii. Design Development PEC meetings likely to shift to monthly updates.

- b. Schematic Design Meetings/Presentations
  - i. TBD – CMAr kick-off in February
  - ii. Board Approval February 27<sup>th</sup> , 2023 – okay to skip Construction Committee Review for this deliverable

***End of Meeting Minutes***

# Meeting Minutes

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**Project Name:** Medina Valley High School #2      **Project Number:** 2257.00  
**Meeting Date:** February 2, 2023      **Meeting Time:** 11:00 am  
**Meeting Location:** MVISD Board Room + via MS Teams  
**Attendees:** Medina Valley ISD: Scott Caloss, Rafael Barajas, Tanner Lange, Natalie Benke, Carol Brewer, Jason Migora, Brandi Hendrix  
O'Connell Robertson: Danny Cornejo, Chris Narendorf, Casey Nicholson, Lucia Prado, Jayna Duke, Abi Palacios, Erika Iriarte, Zach Balderrama, Doug Dawson  
**Meeting Topic:** Project Executive Comm. #8: Exterior Renderings + Interior Finishes/Materials

*These minutes of the aforementioned meeting reflect the understanding of the author. Any corrections or additions to the statements contained herein should be directed to O'Connell Robertson within five (5) business days of receipt of these minutes, otherwise the minutes shall stand as a record of items discussed and decisions made.*

## 1. Concept Plans

### a. Building Plan

- i. Main Entry + Admin – today's revisions look appropriate, but would like the design team to re-meet with the January user group meeting attendees to verify adequacy/appropriateness.
- ii. Library
  1. Design team should meet with Jan Williams to review.
  2. Rafael had recent conversation with her, and it sounds like she might prefer a large meeting space for 2 groups together in lieu of the 2 separate areas shown in today's plan draft.

### b. Site Plan –

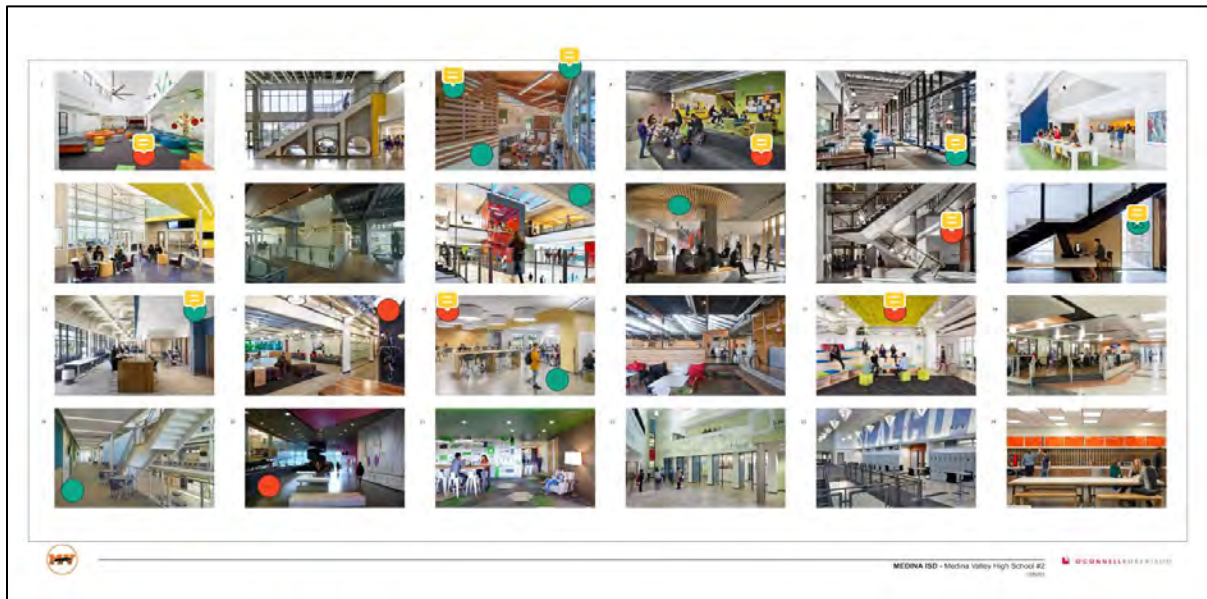
- i. Items to be master planned now for a future bond, but TBD if some scope in this project to be ready for these:
  1. Animal Barn @ 7-8.000 square feet – may want to stub out utilities as part of this project for a future building.
  2. Stadium Expansion – additional grandstands, spectator restrooms, parking, and maybe campus drives
  3. Bus Pad parking for satellite transportation facility: 5 acres for 30 buses and portable building for office/TRs.
  4. Additional staff parking lot (may become an add alternate).
- ii. Alternates to be included in this project scope – design team to integrate into site plan and verify scopes with the PEC in our next meeting.
  1. Bond planning is adding these project funds to this project, but would like to have these documented and cost-estimated as unique line items in the high school project in case the bond is unsuccessful (then district can address these as separate projects in future).

2. Bus access from Potranco Road
3. Loop improvements at Potranco Elementary and Loma Alta Middle

2. Exterior Design:

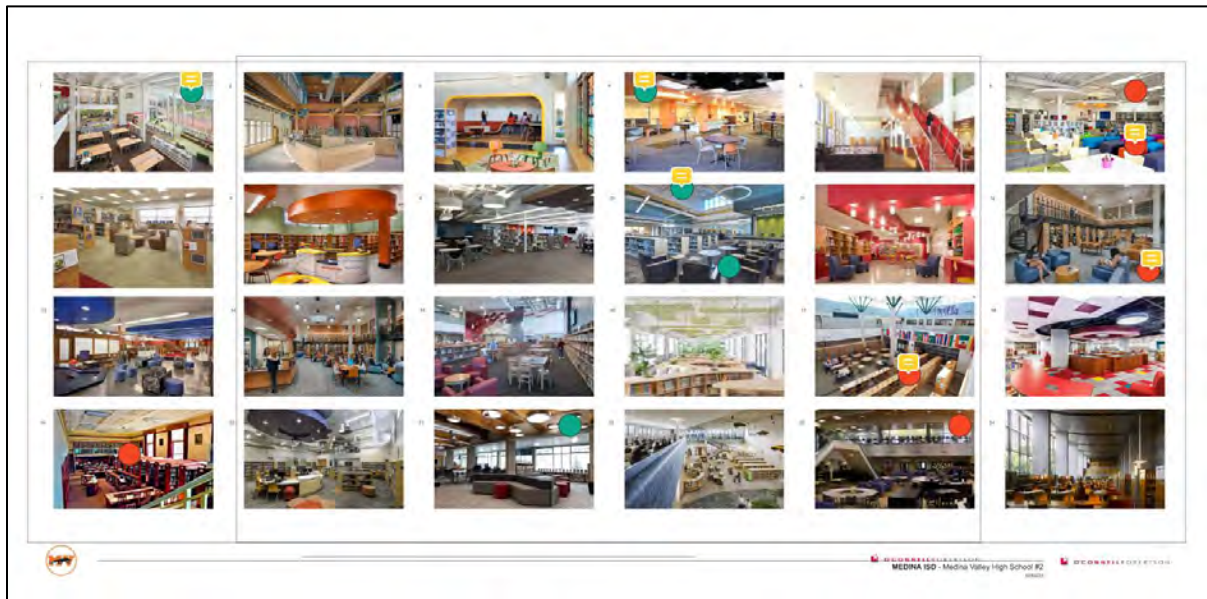
- a. Main Entry – preference for option 2 as it:
  - i. Feels more open and inviting.
  - ii. Offers better and clear options for signage, logos, branding, etc.
- b. Event Entry – preference for option 2:
  - i. Has similarity to the main entry.
  - ii. Consider pulling the awning out closer to the road, similar to the main entry.
  - iii. Separated, smaller canopy doesn't seem functional – perhaps if it could be integrated or connected to the building, it would be more appropriate.
  - iv. Like the colors and patterns of the auditorium high volume as it adds visual presence and helps to break-up this large volume.
  - v. Need to be economical in the layout and color selections.
- c. Academic Courtyard
  - i. Preference for artificial landscape selections to minimize maintenance.
  - ii. Concern about extents of hard surfaces as it gets so hot.
  - iii. At least one of the tiers/levels should be large enough to host a full class.
  - iv. Need to consider additional infrastructure to support this area:
    1. Electrical and data availability outdoors
    2. Custodial closet – is there an option to have one accessed directly?
    3. Storage – for tables, chairs, and maybe a white or interactive board
- d. Dining Courtyard
  - i. Looks good
  - ii. Window sills should be above ground level to mitigate water infiltration

3. Interior Design Activity – *continued on following pages*



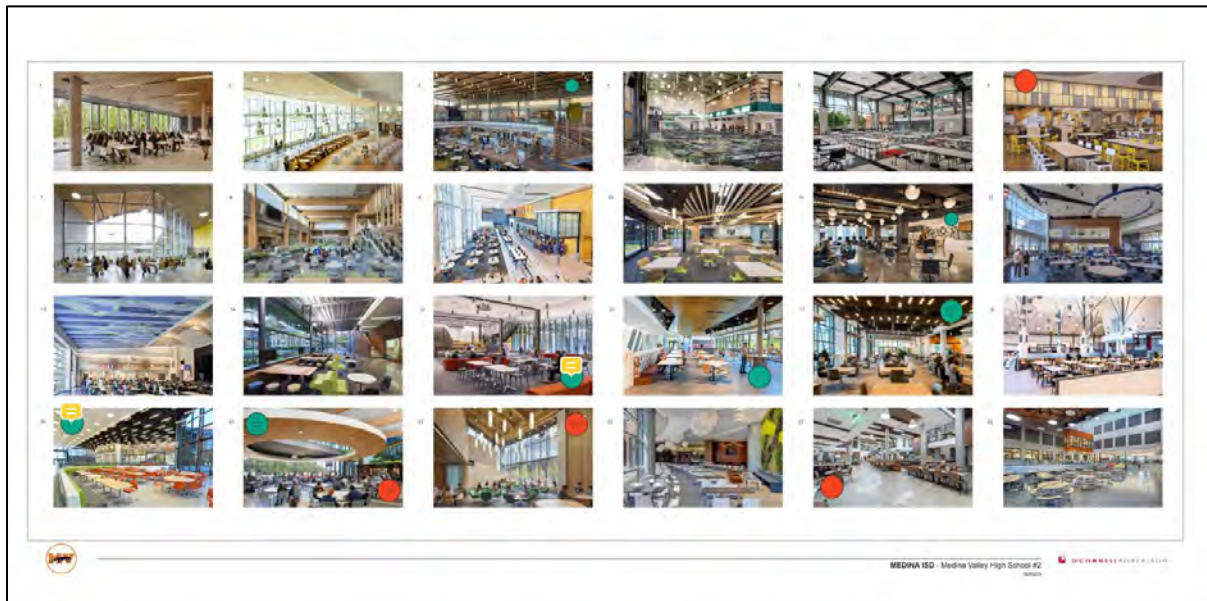
a. Commons

- i. #1 – Looks too much like an elementary school
  - 1. Avoid several bright colors
- ii. #3 – Warm/wood materials
  - 1. Ceiling design is preferred in a library setting
- iii. #4 – Not like the use of fabric on furniture and other surfaces
- iv. #5 – Like the openness of the interior spaces
- v. #10 – Like the ceiling materials
- vi. #11 – Looks too industrial
- vii. #12 – Like the use of the space underneath the stairs
- viii. #13 – Good compromise of industrial and modern design. Looks inviting for students
- ix. #15 – Like the variation of seating (low and high), PC floors. Do not like the light fixtures
- x. #17 – Do not like the use of bright colors
  - 1. Would like to use age-appropriate colors for a HS
- xi. #20 – Space is too dark



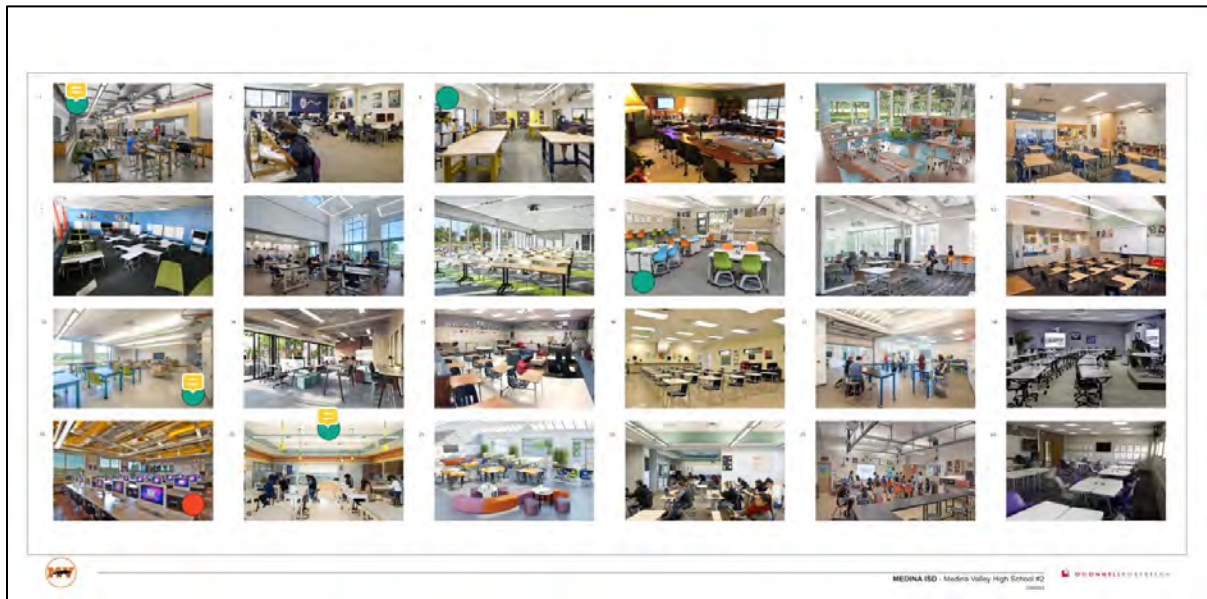
b. Library

- i. #1 – Like the natural light throughout the space
- ii. #4 – Like the space design, not the color on the walls
- iii. #6 – Do not like the ceiling design or the bright colors on the furniture
- iv. #10 – They like the furniture layout and light fixture. Gives the space a B&N vibe
- v. #12 – Does not like that the layout gives students room to hide. Also do not like that the books are away from the main spaces
- vi. #17 – Bookshelves are too tall



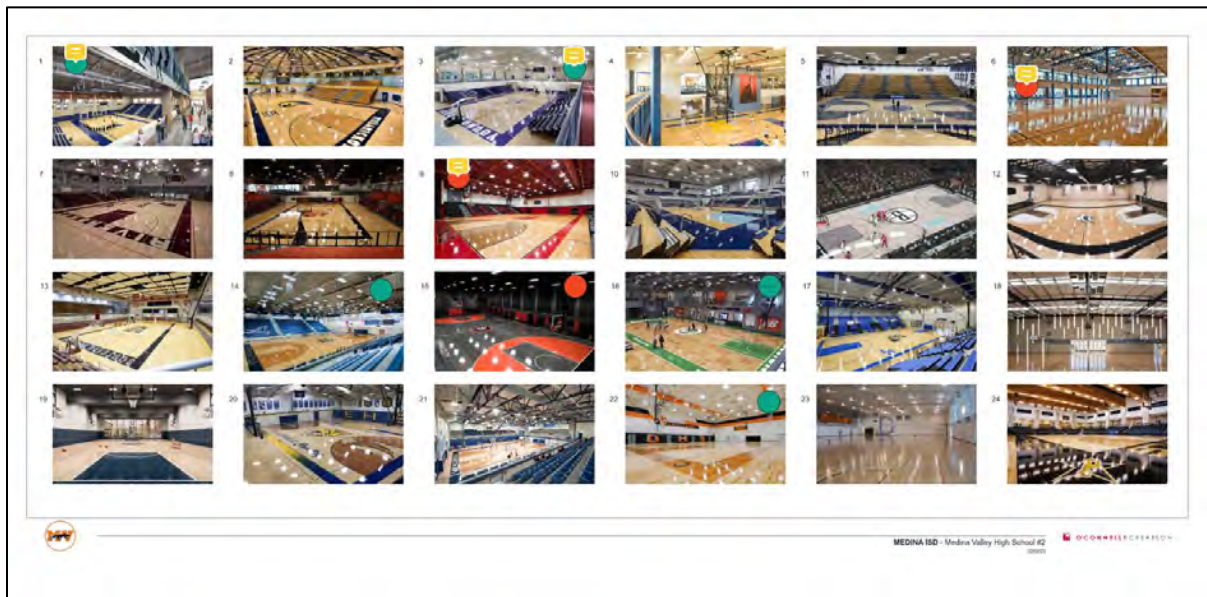
c. Cafeteria

- i. Overall: Not interested in different levels in cafeteria as it restricts alternative uses outside of dining; but like the idea of varied seating zones to break-up the space – these could be pushed to the side or out of the space for alternative uses of the space
- ii. #15 – They like the different seating choices
- iii. #17 – Like the open activity area. Looks like higher education dining space
- iv. #19 – Like the overall architecture design. Does not like the different levels in the space and the furniture
- v. #20 – Like the atmosphere of the space. Do not like the ceiling design – it's too big
- vi. #21 – Too much wood



d. Science/CTE

- i. #1 – Like the raised ceilings for the lab classrooms
- ii. #13 – Likes the clean look of the space
- iii. #20 – Like the ceiling access of the space



e. Gymnasiums

- i. #1 – Like the openness of the space
- ii. #3 – They like the track design
  - 1. Would like to explore this design approach after SD pricing
- iii. #6 – Too much natural lighting
- iv. #9 – Too much color in the space
- v. #16 – Like the space design, just not as dark

#### 4. Next Steps

- a. Scheduled meetings/presentations:
  - i. February 7<sup>th</sup> - MVHS2 Safety/Security review
  - ii. February 14<sup>th</sup> – PEC (this group) Schematic Design Deliverable review
  - iii. February 14<sup>th</sup> - MVHS2 Interior Design review
  - iv. February 27<sup>th</sup>, 2023 – Board meeting presentation of Schematic Design
  - v. March 27<sup>th</sup> – Board meeting presentation of SD cost estimate
  
- b. To be scheduled meetings/presentations
  - i. CMR (construction manager at risk) – Rafael is negotiating contracts, but OR can meet with Bartlett Cocke in the interim to introduce project and team.
  - ii. OAC (owner-architect-contractor) – likely to occur weekly or bi-weekly once CMR is contracted. TBD attendees from MVISD.
  - iii. PEC meetings – likely to shift to monthly updates
  - iv. Athletic Director – Rafael to coordinate a meeting (likely virtual) before he officially begins on 2/13 so we can introduce the project and hear any initial concerns he might have. Pending feedback, ideally would have time to adjust schematic design for athletics.
  - v. Name/mascot will not be defined until after the Bond election.

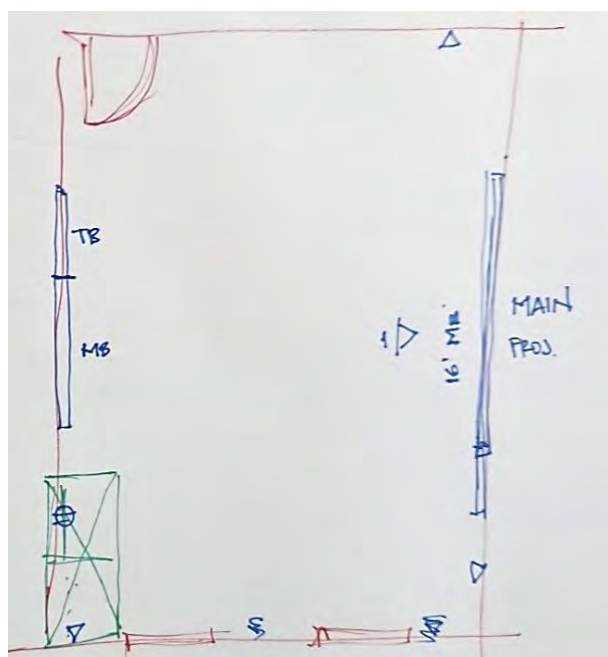
***End of Meeting Minutes***

# Meeting Minutes

**Project Name:** Medina Valley High School #2      **Project Number:** 2257.00  
**Meeting Date:** January 10, 2023      **Meeting Time:** 9:00 am  
**Meeting Location:** MVIDS Board Room  
**Attendees:** See attached sign-in sheet  
**Meeting Topic:** User Group Meeting – Core Curriculum

*These minutes of the aforementioned meeting reflect the understanding of the author. Any corrections or additions to the statements contained herein should be directed to O'Connell Robertson within five (5) business days of receipt of these minutes, otherwise the minutes shall stand as a record of items discussed and decisions made.*

1. Overall layout looks appropriate and no requests to re-arrange rooms.
  - a. Need to meet with safety coordinator to define appropriate amount of transparency between instructional spaces and the corridors. Recommendation that for now, plan for a sidelight at each classroom/lab door
  - b. Collaboration spaces to feel more tucked away rather than in center of corridors.
  
2. Classrooms
  - a. Primary teaching wall will be located on the long wall furthest from the door.
  - b. At back of room, need a millwork wardrobe and some storage; storage may be a blend of millwork and furniture solutions.
  - c. Teacher desk will be furniture
  - d. 16' magnetic marker board to be located on the 2 long walls. Do not want 2 smaller whiteboards as the metal seam in the middle will get in the way of projection
  - e. Prefer large tack/cork boards flanking the marker boards in lieu of tack strips
  - f. Sketch of typical classroom layout:



3. Science Labs
  - a. Confirmed intent for perimeter millwork and modular lab benches that could be moved to perimeter for lab work or moved to room center to face teaching wall for non-lab-based instruction.
  - b. Perimeter millwork will include a sink and natural gas for each student group area
  - c. No fixed teacher demonstration station – will use mobile solution if needed
  - d. 1 fume hood to be shared between adjacent labs (on the wall opposite prep rooms). In the plans reviewed today, this would indicate 14 of 17 labs have direct hood access. Noted as acceptable that the remaining 3 labs would not have direct access.
  - e. Chemical Storage Room should be located on level 1 as that is where majority of sci. labs are planned. And could be accessed from within lab or adjacent prep room.
  
4. Student Restrooms
  - a. Group student restrooms should not have door to corridor. Need to ensure vision is obscured for those in the corridor, but want to be able to hear what's happening
  - b. Concern about insufficient quantity – would like to consider an additional pair of group restrooms on all 3 levels of the academic neighborhoods
  - c. Design team to prepare an analysis for review by MVISD to determine appropriate quantity of student toilets needed in the academic neighborhoods. Analysis to show:
    - i. Code minimum required
    - ii. What is currently included in HS2 floor plans
    - iii. What is provided at the existing high school
  
5. Next Steps
  - a. O'Connell Robertson to review with the MVISD HS#2 project executive committee to verify modifications before making adjustments to the floor/site plans
  - b. This group will come back together in a few months for a design progress update to review updated design and confirm more detailed intent/needs.

***End of Meeting Minutes***

# Meeting Minutes

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**Project Name:** Medina Valley High School #2      **Project Number:** 2257.00  
**Meeting Date:** January 10, 2023      **Meeting Time:** 11:00 am  
**Meeting Location:** MVISD Board Room  
**Attendees:** See attached sign-in sheet  
**Meeting Topic:** User Group Meeting – Special Education

*These minutes of the aforementioned meeting reflect the understanding of the author. Any corrections or additions to the statements contained herein should be directed to O'Connell Robertson within five (5) business days of receipt of these minutes, otherwise the minutes shall stand as a record of items discussed and decisions made.*

1. Special Education spaces located in distinct area/wing.
  - a. Location of specialty special education spaces within the building is appropriate, but the interior components need to be rearranged for improved access and adjacencies.
  - b. Admin areas to be accessed from within a suite and located closest to campus admin.
    - i. Should have entry from general building corridor and does not need a door or direct connectivity to the classrooms.
    - ii. ARD conference room should be located here, not in general campus admin.
  - c. 18+ classrooms to be located closest to academic neighborhoods to facilitate easy access, via a nearby secure exterior door, by MVISD staff for pick-up and drop-off.
  - d. ALE classrooms to be in middle of special ed area.
  - e. Add a corridor between ALE and 18+ classrooms so these can be accesses from this quieter hall in lieu of the louder main campus corridor.
  - f. 1 of the ALE classrooms and 1 of the 18+ classrooms to have kitchen/laundry areas included for instruction; Ladera ES was cited as a good example/reference.
  
2. Special Education spaces embedded/integrated in the general academic neighborhoods.
  - a. Resource Rooms (2 already in the program) to match size and design of general classrooms – 1 should be co-located with Math and 1 with ELAR.
  - b. Inclusion Office (already in the program) is appropriately sized for 14 staff.
    - i. Should be located on level 2, close to the dedicated special education area.
    - ii. Each staff will have desk or small cubicle – will need to plan for sufficient data and phones for each station.
  - c. Add 1 Behavior Room – to match size and design of general classrooms.
    - i. Should be located on level 2, close to the dedicated special education area.
    - ii. As this room will be pulling students from planned campus capacity, it was noted as appropriate to deduct 1 general classroom from the program so there is not an addition of square footage to the building.
  - d. BIP de-escalation room – the one on level 3 is good but would like to move the one shown on level 2 down to level 1.

3. Next Steps
  - a. O'Connell Robertson to review with the MVISD HS#2 project executive committee to verify modifications before adjusting the floor/site plans.
  - b. This group will come back together in a few months for a design progress update to review updated design and confirm more detailed intent/needs.

***End of Meeting Minutes***



- h. STEM Labs
  - i. Need to shift competition space to be visible from the corridor
  - ii. Can combine 3 storage rooms @ 100 sf each to 1 storage room @ 300 sf
  
- 3. Next Steps
  - a. O'Connell Robertson to review with the MVISD HS#2 project executive committee to verify modifications before making adjustments to the floor/site plans
  - b. This group will come back together in a few months for a design progress update to review updated design and confirm more detailed intent/needs.

***End of Meeting Minutes***

# Meeting Minutes

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**Project Name:** Medina Valley High School #2      **Project Number:** 2257.00  
**Meeting A Date:** January 10, 2023      **Meeting A Time:** 3:00 pm  
**Meeting B Date:** January 25, 2023      **Meeting B Time:** 9:00 am  
**Meeting Location:** MVISD Board Room (meeting A) + Google Meet (meeting B)  
**Attendees:** See notes below  
**Meeting Topic:** User Group Meeting – Food Service

*These minutes of the aforementioned meeting reflect the understanding of the author. Any corrections or additions to the statements contained herein should be directed to O'Connell Robertson within five (5) business days of receipt of these minutes, otherwise the minutes shall stand as a record of items discussed and decisions made.*

## Meeting A – 1/10/23

Attendees: Rafael Barajas, Juan Zamora, James Cosper, Christina Harris, Lucia Prado, Abigail Palacios, Jayna Duke, Casey Nicholson

1. Previous Food Service Director has retired. New director has been hired but will not start until the end of the month – will need to be scheduled with her once she on board.
2. Serving Line distribution – stick with the concept plan of 4 in the main and 2 distributed for now, but needs to be verified by new food service director in the next 2-3 weeks
3. James would like to tour the existing High School in next few weeks.
4. Food Service Vending (in PFA + Athletics) to be open to corridors, not within a closed room

## Meeting B – 1/25/23

Attendees: Tiffany Eckenrod, Rafael Barajas, Juan Zamora, James Cosper, Brent Robertson, Casey Nicholson

1. Distributed serving strategy sounds appropriate.
  - a. Likely impinger/pizza line will end up at the level 1 distributed line.
  - b. Potentially level 2 distributed line would offer grab-n-go deli/salad options and maybe coffee service outside of lunch hours
2. Tiffany and James will tour the existing high school in February/March
3. Generator should be planned for the walk-in cooler and freezer in case of emergency
4. Should plan for adequate storage space to support 1x weekly groceries – currently MVISD campuses are 2x week as there is not a central warehouse or campus storage space
5. Dishware is currently disposable, but may want to consider ware wash in the future – James suggested providing utility connections now that can be transitions to a scullery in the future

6. Next Steps

- a. O'Connell Robertson to review with the MVISD HS#2 project executive committee to verify modifications before making adjustments to the floor/site plans
- b. This group will come back together in a few months for a design progress update to review updated design and confirm more detailed intent/needs.

***End of Meeting Minutes***



- d. At the level 2 event entry, keep the 2 separate ticketing offices, but keep just 1 concessions room (can eliminate the auditorium one).
- e. Once the floor plan layout and site plan is updated, Casey to provide prints to Jason for him to review with the new AD.

### 3. JROTC

- a. Program spaces to be modified based on recent conversations within MVISD – the overall square footage of JROTC within the HS2 campus is appropriate, but need to modify the types and quantities of spaces
- b. New program to include:
  - i. 3 classrooms at 800 sf each (same as general classrooms in the building)
  - ii. 1 office for 3 people
  - iii. 1 logistics room at 400 sf
  - iv. 1 armory at 300 sf
  - v. 2 changing rooms – acceptable to use restrooms across the hall in lieu of providing private restrooms within the JROTC suite
  - vi. Lockers to be located within the suite corridor – ie, do not need a locker room
  - vii. 2,500 sf outdoor marching practice pad
- c. Need to relocate JROTC closer to athletics, across the hall from the cafeteria – this will get them closer to the weight room, track, and their marching practice pad; CTE noted approval to push business labs down hall to get them closer to other CTE area
- d. Outdoor practice pad to be re-located closer to track and athletic fields

### 4. Next Steps

- a. O'Connell Robertson to review with the MVISD HS#2 project executive committee to verify modifications before making adjustments to the floor/site plans
- b. This group will come back together in a few months for a design progress update to review updated design and confirm more detailed intent/needs.

***End of Meeting Minutes***

# Meeting Minutes

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**Project Name:** Medina Valley High School #2      **Project Number:** 2257.00  
**Meeting Date:** January 12, 2023      **Meeting Time:** 11:00 am  
**Meeting Location:** MVISD Board Room  
**Attendees:** See attached sign-in sheet  
**Meeting Topic:** User Group Meeting – Administration

*These minutes of the aforementioned meeting reflect the understanding of the author. Any corrections or additions to the statements contained herein should be directed to O'Connell Robertson within five (5) business days of receipt of these minutes, otherwise the minutes shall stand as a record of items discussed and decisions made.*

1. Need to add 1 additional AP office and 1 additional counselor office.
  - a. September 2022 meeting of this group indicated ratio of 1 AP + 1 counselor per 400 students. Upon further consideration, would like to add 1 more of each for a total of 7 APs and 7 counselors.
  - b. 7<sup>th</sup> AP should be located near the event entry between the gyms and the auditorium, with the 2<sup>nd</sup> SRO office.
  - c. 7<sup>th</sup> counselor should be embedded with the others in the counseling suite.
  
2. Administration Suite
  - a. Layout needs to be revised to add additional access point to/from reception – essentially creating a continuous corridor (we called it a doughnut in the meeting) with storage/restrooms in middle and offices on the perimeter.
  - b. Need to re-arrange some adjacencies – beginning from SRO office, would like to have the AP, academic dean, secretary and bookkeeper, and then workroom/lounge.
  - c. Bookkeeping staff should be in an open workstation in lieu of a private office and should be located adjacent to the secretary workstation.
  - d. Student Services clerk should be accessible from the general building corridor, after you get through the secure entry vestibule. To be accessed via full-height wall opening in lieu of a door or transaction window.
  - e. ARD Conference room to be relocated with Special Education office suite and the Admin Conference Room will be located off reception where the ARD conference was shown in today's meeting.
  - f. Central mailroom can be eliminated – the departmental workrooms dispersed throughout the building should include mail slots for the staff located nearby.
  - g. Copy Center can be eliminated – copier(s) will be located in the workroom.
  - h. Kitchenette can be eliminated – staff can utilize the lounge.
  
3. Counseling Suite
  - a. Waiting Area – needs to be non-visible so students could have privacy/anonymity.
  - b. Sub-Waiting Area needs to be added to the program and floor plan.
    - i. Area for students to decompress / have privacy after talking with Counselor.
    - ii. To be located at end of the counseling suite, near to exit from the suite.

- c. Registrar Office
    - i. Should be sized to accommodate 2 staff workstations and a shared meeting/seating area for up to 4 guests
    - ii. Ideally should be located within the Counseling Suite, but is okay to be next to or have quick/easy access to.
  - d. Kitchenette can be eliminated – staff can utilize the lounge
4. Go-Center
- a. Ideally to be located directly across from or next to the counseling suite and very visible and accessible to students.
  - b. Based on draft layouts reviewed today, would like to shift the Go-Center next to the existing curved wall in the library (moving it closer to the Counseling Suite entry)
5. Next Steps
- a. O'Connell Robertson to review with the MVISD HS#2 project executive committee to verify modifications before making adjustments to the floor/site plans.
  - b. This group will come back together in a few months for a design progress update to review updated design and confirm more detailed intent/needs.

***End of Meeting Minutes***

# Meeting Minutes

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**Project Name:** Medina Valley High School #2      **Project Number:** 2257.00  
**Meeting Date:** January 12, 2023      **Meeting Time:** 1:00 pm  
**Meeting Location:** MVISD Board Room  
**Attendees:** See attached sign-in sheet  
**Meeting Topic:** User Group Meeting – Performing + Fine Arts

*These minutes of the aforementioned meeting reflect the understanding of the author. Any corrections or additions to the statements contained herein should be directed to O'Connell Robertson within five (5) business days of receipt of these minutes, otherwise the minutes shall stand as a record of items discussed and decisions made.*

## 1. General Planning

- a. The campus will be used for UIL competition for theatre, band, and choral. This requires a circular path of travel for groups to uncase, rehearse, and perform.
- b. Would like to include gallery and trophy display areas around the area to display trophies (PFA + athletics) and 2D/3D art pieces – noted that around the event entry lobby (between the auditorium and the gyms) and at the corridor in front of the art studios would be great.
- c. Would like to consider mural opportunities – TBD if this is a static piece of artwork by the design team / local artist, or if there is an opportunity for MVISD students to develop murals around the campus.
- d. Rehearsal spaces (dance, band, choir) can have clerestory/high windows, but do not want windows below 9' as it will limit amount of mirrors + storage and create glare
- e. PFA Laundry Room to include an ice machine (for outdoor band practice needs)

## 2. Shared Music

- a. Rehearsal Hall sizes and locations are appropriate.
- b. Practice rooms to be accessed from corridor and each needs window for observation.
- c. Ensemble room location is good; needs to have doors to/from both band and choir
- d. Percussion location is good; needs door to/from band only
- e. Chair/stand storage needs to be accessible from corridor, not embedded within the band hall as currently shown.

## 3. Band

- a. Mr. Rodriguez to send list of instruments so the design team can work with Wenger for a storage layout.
- b. Need to add a 200 sf room for off-season instrument storage
- c. Can reduce percussion room by 200 sf to off-set the new instrument storage room.
- d. Marching pad width is currently end-zone to end-zone, but can be reduced to the 20-yard lines if needed; and ideally will not have any light poles in the middle of the lot
- e. Band tower should be at least 25 feet away from the edge of the practice pad.

4. Dance
  - a. Rehearsal space height should match gym height.
  - b. Office needs to be sized to accommodate 4 coaches. Noted that the existing HS dance office is adequate size and should match this in HS2.
  
5. Theatre Arts Lab needs to have taller ceilings than traditional classroom.
  
6. Visual Arts
  - a. Each art studio needs a deep sink.
  - b. Kiln can be shared between all 3 art studios.
  - c. A single, large, storage room can be shared between all 3 art studios (in lieu of 3 smaller rooms as shown in today's draft layout).
  - d. Definitely need natural light – are open to clerestory(high) windows and/or punched openings (traditional windows) at the exterior wall.
  
7. Auditorium
  - a. Seating layout will ideally account for smaller audiences for more intimate performances. For band concerts, audience tends to be transient – spectators come and go based on when their kiddos are live.
  - b. Preference for stage acoustics to match existing HS. Need to review the equipment.
  - c. The band capacity for stage should be 130. In addition to school band, there will be community bands and ensembles.
  - d. Other productions for the stage may include: folklorico dance, contemporary and jazz dance, community dance, drama, and potential for mariachi. – typically have 5+ dance performances throughout the year. There are also summer programs for theatre, dance, and band.
  - e. Would like to match the proscenium opening proportions with the existing HS.
  - f. Projection is used at the stage for some presentations, but not typically at music or dance performances.
  - g. No Orchestra Pit needed. If theatre productions need live music, instrumentalists will be located on stage or piped in from band/choir halls.
  - h. No full (70') fly-loft/tower needed.
  
8. Next Steps
  - a. O'Connell Robertson to review with the MVISD HS#2 project executive committee to verify modifications before making adjustments to the floor/site plans
  - b. This group will come back together in a few months for a design progress update to review updated design and confirm more detailed intent/needs.

***End of Meeting Minutes***

# Meeting Minutes

---

**Project Name:** Medina Valley High School #2      **Project Number:** 2257.00  
**Meeting Date:** January 12, 2023      **Meeting Time:** 3:00 pm  
**Meeting Location:** MVISD Board Room  
**Attendees:** See attached sign-in sheet  
**Meeting Topic:** User Group Meeting – Library

*These minutes of the aforementioned meeting reflect the understanding of the author. Any corrections or additions to the statements contained herein should be directed to O'Connell Robertson within five (5) business days of receipt of these minutes, otherwise the minutes shall stand as a record of items discussed and decisions made.*

1. Jan Williams was unable to attend today, so Casey will need to follow-up with her via e-mail to review layout and perhaps schedule a review meeting.
2. Location and layout reviewed with today's participants was noted as appropriate, pending additional comments from Jan.
3. Suggestion to consider operable partitions between some of the group rooms to provide more flexibility of room size options for various groups.
4. Next Steps
  - a. O'Connell Robertson to review with the MVISD HS#2 project executive committee to verify modifications before making adjustments to the floor/site plans
  - b. This group will come back together in a few months for a design progress update to review updated design and confirm more detailed intent/needs.

***End of Meeting Minutes***

# Meeting Minutes

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**Project Name:** Medina Valley High School #2      **Project Number:** 2257.00  
**Meeting Date:** January 17, 2023      **Meeting Time:** 9:00 am  
**Meeting Location:** MVISD Board Room  
**Attendees:** See attached sign-in sheet  
**Meeting Topic:** User Group Meeting – Technology

*These minutes of the aforementioned meeting reflect the understanding of the author. Any corrections or additions to the statements contained herein should be directed to O'Connell Robertson within five (5) business days of receipt of these minutes, otherwise the minutes shall stand as a record of items discussed and decisions made.*

Overview of design progress, including site and overall building concepts reviewed

1. Scope discussion
  - a. GC scope
    - i. Structured Cabling
    - ii. Access Control
    - iii. Distributed Antenna
    - iv. Intrusion Detection
    - v. Video Surveillance
    - vi. IComm
    - vii. AV infrastructure
  - b. District scope
    - i. Wi-Fi access points
    - ii. Data Network System
  - c. AV devices
2. System discussion
  - a. Structured Cabling
    - i. Cat 6A
    - ii. Data drops per CR – 2 per wall +2 for Wi-Fi
    - iii. Color coding reviewed for cabling
    - iv. IDF sizing – 3ft front and behind racks; room location review pending feedback
    - v. 300ft max cable run
    - vi. MDF anticipated for 2nd district data center
      1. 240sf current in design is adequate
      2. 3-4 racks included
      3. 4-post racks are required
  - b. Access Control
    - i. Open Options / DNA fusion – Not using mobile app
    - ii. Power for door to be POE. No live voltage (120v) power required for doors.
      1. NSC-200 shall be used.
    - iii. All exterior doors shall received card readers/access control
  - c. Blue Light (lockdown) System is not required at this time
  - d. Lockdown system – Carehawk to be reviewed/considered; see below in IComm
    - i. Buttons or pull stations still to be confirmed

- ii. Compartmentalization of the campus with doors on hold-opens
  - e. Card Readers HID – current is 26bit prox cards – new readers may be able to read multiple formats, including mobile device credentialing
    - i. Exterior doors
    - ii. IDF/MDF
    - iii. Elec/Mech/Fire rooms
    - iv. Storage with high value equipment
    - v. Chemical storage rooms
    - vi. Other misc interior location to be considered
  - f. Not all interior locations – do not include rough-in for future locations unless specifically discussed
  - g. A campus lockdown approach will be discussed in the future
- 3. Orange cabling for access control
- 4. Door contacts at each door – Used for monitoring
- 5. Request to exit devices
  - a. Currently wall mounted device – security vulnerability concerns
  - b. Integrated with hardware in preferred
- 6. Door status monitoring for exterior doors to be included – Alert notifications and local alarms at exterior doors being considered
- 7. Video Intercom at front Lobby only, not other locations – Point to point
- 8. Distributed Antenna (DAS) - Plan to include system
- 9. Intrusion Detection
  - a. Motion sensors in corridors and exterior doors
  - b. Notification to District and County
  - c. No glass break monitoring
  - d. Integrate with video surveillance
  - e. Do not integrate with Fire Alarm
  - f. Gray cabling will be used
  - g. Bosch is the preferred manufacturer
    - i. There may be a n exterior antenna requirement to get cellular out
- 10. Video Surveillance
  - a. Record on motion only
  - b. Video analytics are on the edge
  - c. The preferred camera type is Axis
  - d. Video insight – include licensing for the Axis cameras
  - e. Camera's located on light poles on the site will require 120V power for switch located on concrete pole base. Combs to coordinate location with OCR site lighting.
  - f. Panasonic or Axis brand camera acceptable
    - i. Axis as basis of design
    - ii. IR with wide dynamic range
    - iii. Multi-sensor cameras are acceptable (360° cameras)
      - 1. Exterior on corners, 3-out and 1-down
  - g. Cameras shall be placed to observe entry/exit from restrooms
- 11. Server in HS2 – viewing by software
  - a. Camera locations pending draft layouts for review: Toilet rooms doors, corridors, stairs, courtyards, gathering areas, poles in lots, press boxes, concessions, toilet rooms
- 12. Master clock – do not include, not used by District

13. Secure Vestibule @ main entry only (exterior doors unlocked during school day)
  - a. Transaction window with Receptionist
  - b. Door releases and lockdown button
  - c. Match Silos design for window
  - d. Ballistic resistant transaction glazing
  - e. Ballistic threat reduction at transaction window – Rafael to send manufacturer/model information from recent MVISD project
  - f. Impact resistant glazing (shooter attack and bomb blast) at:
    - i. All grade exterior level windows that are not behind fences, and located within 8 feet of height of adjacent ground
    - ii. Vestibule glazing at interior
  - g. Secondary waiting room control zone
14. IComm/PA System – Carehawk IP based
  - a. Integrated comm system with local displays in each CR/space
  - b. Video conf panel at front lobby (outside exterior doors only)
  - c. Mass notification
  - d. Separate from Fire Alarm system
  - e. No analog based systems shall be used
15. AV Systems
  - a. Classrooms – IFP's on mobile carts, current standard
    - i. Include wall mounted infrastructure for short throw
    - ii. 2 drops in ceiling for Wi-Fi and future projector
  - b. Conf rooms – IFP's on wall
16. Misc items
  - a. Elec and IDF rooms to be located in close proximity but remain as separate rooms
  - b. IDF racks needed in each athletic press box (football, baseball, softball) and in each of the spectator support buildings (each has ticketing, concessions, restrooms)
  - c. Guard Booth at student parking lot – not needed
  - d. Site Fencing with access control gates preferred; site design review pending additional review
  - e. No active shooter detection system
  - f. Vape sensors in student restrooms, other locations pending review
17. Fire alarm system to be voice evac type. No mass notification as part of fire alarm.
18. Lighting controls:
  - a. Wattstopper is preferred for interior
  - b. Exterior lighting to have onboard controls to comply with IECC; preference by ALC and athletic lighting to be Musco
19. Next Steps
  - a. O'Connell Robertson to review with the MVISD HS#2 project executive committee to verify modifications before making adjustments to the floor/site plans
  - b. This group will come back together in a few months for a design progress update to review updated design and confirm more detailed intent/needs.

***End of Meeting Minutes***

# Meeting Minutes

---

**Project Name:** Medina Valley High School #2      **Project Number:** 2257.00  
**Meeting Date:** January 17, 2023      **Meeting Time:** 11:00 am  
**Meeting Location:** MVIDS Board Room  
**Attendees:** See attached sign-in sheet  
**Meeting Topic:** User Group Meeting – Civil + Landscape

*These minutes of the aforementioned meeting reflect the understanding of the author. Any corrections or additions to the statements contained herein should be directed to O'Connell Robertson within five (5) business days of receipt of these minutes, otherwise the minutes shall stand as a record of items discussed and decisions made.*

Overview of design progress, including site and overall building concepts reviewed.

1. Outside CoSA ETJ – no tree preservation, parking shading or landscape requirements
2. Transportation
  - a. Bus loop/lane as shown is appropriate.
    - i. Need to plan for full build out of 20 buses.
    - ii. Need to limit passenger vehicle access to the bus lane.
  - b. Need to provide walkway canopy between cafeteria and just past far west end of the athletics spectator building, which will provide covered access to +/- 5 busses.
  - c. Current strategy is to stage students in or just outside cafeteria.
  - d. Parent drop-off and pick-up to occur at SE lot, separated from student parking.
  - e. Parking – requested to align with City of San Antonio (CoSA) requirements.
    - i. Capacity – requested to align with City of San Antonio (CoSA) requirements.
      1. Visitor lot = 50 spaces
      2. Student lot (SE lot, closest to event entry) = 400 spaces
      3. Staff lot (NW lot, closest to LAMS) = remainder to meet CoSA requirement
    - ii. Provide curbs at lot islands, similar to LAMS, to support grading
    - iii. In student and staff lots, +/- 70% of spaces to be standard 9'x18'; +/-30% to be 10'x20' and should be located at back or one end of the parking lots
    - iv. When/if stadium proposition passes in future, will need full campus capacity of 1,500 – 3,000 spaces. This project should master plan these additional parking spaces, but will not be constructed as part of this project scope
      1. Overflow parking from LAMS and PES may be utilized.
3. Maintenance Storage space to be provided.
4. Sports field locations may shift for baseball and softball and band practice pad pending additional Civil design progress.
5. Sanitary lift station anticipated in SW area of site. Based on proposed locations of buildings on the site and existing elevations it is anticipated for all sanitary to gravity drain south and west to the lift station location.
6. Detention needs pending further investigation and feedback.
7. Offsite improvements
  - a. Public ROW improvements (Potranco Rd and 381)
    - i. Signals at both entry locations.
    - ii. Turning and deceleration lanes

8. Add Alternates: masterplan locations
  - a. Loop improvements at PES and LAMS (combined as 1 alt)
  - b. Bus/Access Road from Potranco
  - c. Bus Pad parking for satellite transportation facility (5 acres for 30 buses)
    - i. Include portable building for office/TRs.
    - ii. Still under consideration
  - d. Possibly some of the staff parking lot may be add alt.
9. MVISD confirmed site plan and building location is settled enough to order Geotech.
10. Landscape
  - a. Parking lot islands – grass only, no irrigation; Add alternate for DG or concrete.
11. Fields
  - a. Artificial turf at football, all other fields natural sod, irrigated (including practice fields)
  - b. Field event would be seeded, non-irrigated
12. Outdoor gathering areas
  - a. Dining – mostly paving for seating
  - b. Academic courtyard – tiered areas with opportunity for green spaces and shading
13. Limitation to area of work – Some natural areas to remain as-is potentially – remove underbrush but otherwise leave existing native vegetation where possible (with transition mow strips between)
14. Electrical Utilities
  - a. 3-phase power to enter site from CR381
  - b. O'Connell Robertson electrical to recommend locations for transformers. Anticipating four service/transformers to include Central Utility Plant, Main High School Building, Football Stadium, and Ball Fields.
  - c. Electrical and Civil to coordinate with CPS Energy.
15. Water/Fire Suppression
  - a. Yancey water service coming from existing 16" main at CR381.
  - b. Civil recommends two fire flow tests to be performed, during design and during construction, to ensure no significant change in flow/pressure due to other nearby developments.
  - c. Fire to design for potential of booster pump/onsite storage if second fire flow test indicates it is needed.
16. Next Steps
  - a. O'Connell Robertson to review with the MVISD HS#2 project executive committee to verify modifications before making adjustments to the floor/site plans.
  - b. This group will come back together in a few months for a design progress update to review updated design and confirm more detailed intent/needs.

***End of Meeting Minutes***



**Medina Valley ISD**  
HS2 Schematic Design  
February 27, 2023

# 120 employees

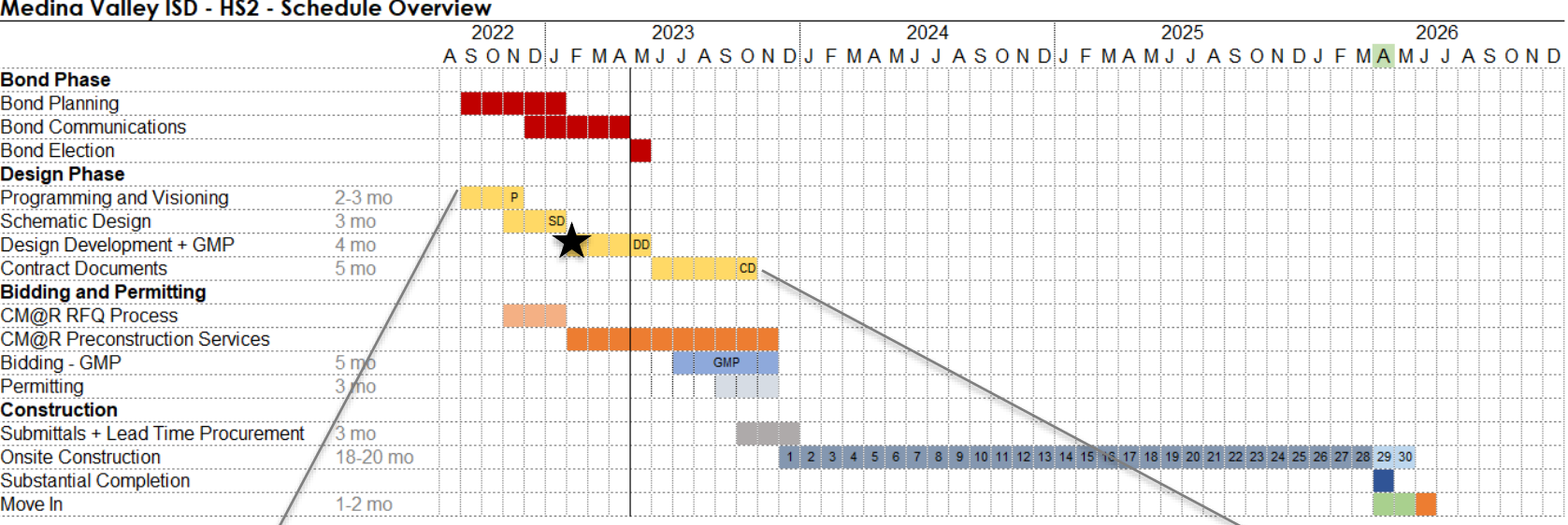
**WE ARE:** A collaborative, service-oriented team with strong technical expertise and the desire to meet your highest expectations.

					
<b>Chris Narendorf</b> LEED AP	<b>Danny Cornejo</b>	<b>Jayna Duke, IIDA,</b> LEED AP ID+C	<b>Casey</b> Nicholson, RA	<b>Christina Harris,</b> RA	<b>Lucia Prado</b>
<b>PRINCIPAL</b>	<b>ASSOCIATE</b> <b>PRINCIPAL</b>	<b>PRINCIPAL</b>	<b>ASSOCIATE</b> <b>PRINCIPAL</b>	<b>Associate</b>	<b>Associate</b>
Principal In Charge	Project Executive	Interior Design Practice Leader	Project Manager	Project Architect	Project Designer

team leadership

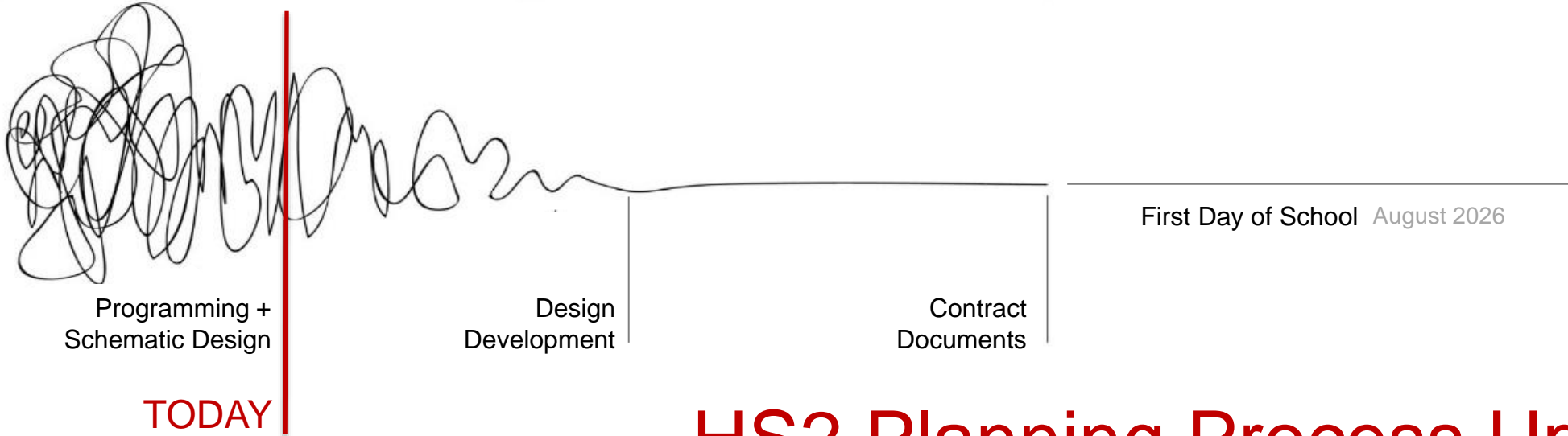
Date	Meeting	Date	Meeting	Date	Meeting	Date	Meeting
Aug 15, 2022	<b>Board of Trustees Meeting</b> Approval of Architect Rankings	Oct 18, 2022	<b>Departmental User Group Meetings</b> Discuss building systems	Nov 28, 2022	<b>Board of Trustees Meeting</b> Long Range Facility Plans Educational Specifications	Feb 2, 2023	<b>PEC Meeting 8:</b> Interior Finishes/Materials Exterior Materials and Design
Aug 18, 2022	<b>Introduction &amp; Kick Off Meeting</b>	Oct 18, 2022	<b>PEC Meeting 3</b> Revised Program Draft	Dec 5, 2022	<b>Construction Committee Meeting</b> Progress Update	Feb 14, 2023	<b>PEC Meeting 9:</b> Schematic Design Review
Aug 25, 2022	<b>HS2 Process Overview</b>	Oct 24, 2022	<b>High School Tours</b> MV, Comal, Southwest, Belton	Dec 13, 2022	<b>CMAR RFP Proposals due</b>	Feb 27, 2023	<b>Board of Trustees Meeting</b> Schematic Design Approval
Sep 15, 2022	<b>PEC Meeting 1</b> HS2 Planning Process & Goals	Nov 2 - 3, 2022	<b>PEC Meeting 4 &amp; CTE Advisory Committee Meeting</b> Updated Space Program Schematic Design Kick-Off Discussed career clusters	Dec 15, 2022	<b>PEC Meeting 6:</b> Floor Plan Concepts	Mar 27, 2023	<b>Board of Trustees Meeting</b> Design Development Update Schematic Design Estimate
Sep 21-22, 2022	<b>Departmental User Group Meetings</b> Discuss needs of HS programs	Nov 4, 2022	<b>CMAR RFP Released</b>	Jan 4, 2023	<b>CMAR Qualifications Review</b>	May 2023	<b>Bond Election</b>
Oct 4, 2022	<b>Board of Trustees Meeting</b> Bond and HS2 Planning Process	Nov 17, 2022	<b>PEC Meeting 5:</b> Updated Space Program Site Concepts Review	Jan 19, 2023	<b>PEC Meeting 7:</b> Plan and Site updates Exterior 3D Concepts	May → July '23	<b>Board of Trustees Meetings</b> HS2 Design Development Updates
Oct 6, 2022	<b>PEC Meeting 2</b> Initial Program Draft	Wk of Nov 14, 2022	<b>CMAR RFP Pre-Proposal Meeting</b> <b>8<sup>th</sup> Grade Student Survey</b>	Jan 23, 2023	<b>Board of Trustees Meeting</b> Programming Document CMAR Ranking Recommendation	Aug → Nov '23	<b>Board of Trustees Meetings</b> GMP and Contract Document Updates
						Dec 2023	<b>HS2 Construction Start</b> estimated

# HS2 Planning Process Update



- 9 PEC meetings
- 22+ hours of user group and targeted staff meetings, with 40+ MVISD attendees
- 8 hours of school tours
- 4 hours of student engagement
- CMR kick-off

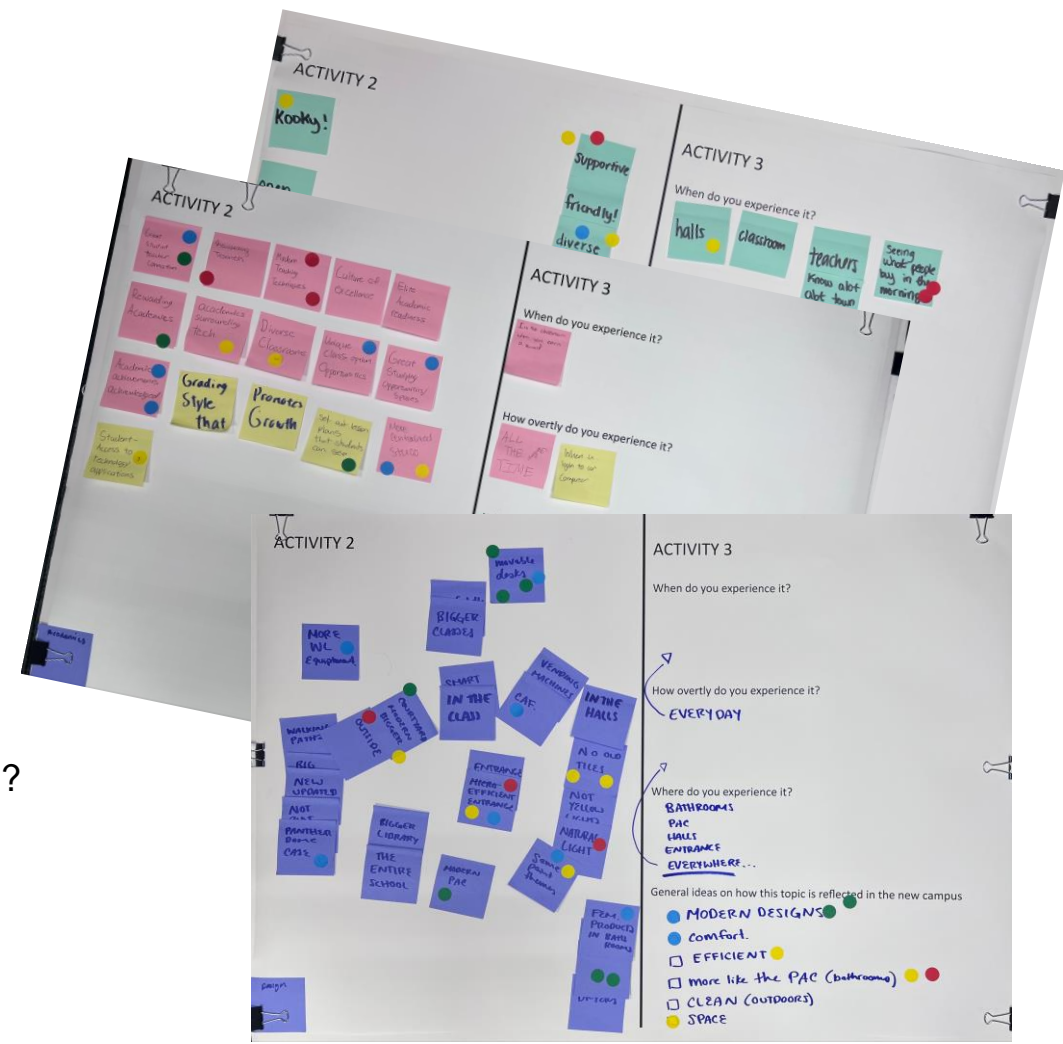
Uncertainty / patterns / insights      Clarity / Focus



# HS2 Planning Process Update

1. **Versatility** to be adaptable to future learning trends + evolving programs
2. Maximize utilization by exploring **adaptable, multi-purpose spaces**
3. **Building efficiency** – every square foot needs to have purpose
4. Programs/spaces that **students want to be in + feel ownership for**
5. **Equity** with the existing High School will be critical for planning
6. **21<sup>st</sup>-Century Learning / Emerging Student-Centered Concepts**
  - a. Natural light, balanced with safety and security
  - b. Staff collaboration balanced with classroom ownership
  - c. Building as a teaching tool
  - d. Community accessibility (after-hours access + secure and safe)
  - e. Multi-use areas – the ability to use vacant spaces for non-primary uses
  - f. Collaborative and outdoor spaces, balanced with safety and security
  - g. Flexible and Versatile areas – example of classrooms spaces that can change over the course of a day to serve multiple needs, including combining and subdividing to support collaboration and/or small group/specialty needs.
  - h. Safety and Security is key, balanced with a welcoming and friendly environment
  - i. Support Student teachers and provide areas for assessment and observation

project goals<sub>154</sub>



What makes Medina Valley unique and you love about living here?  
 How would you ideally want others to describe the new Medina Valley High School 2?  
 Fill in the blank: Medina Valley High School 2 is well known for \_\_\_\_\_

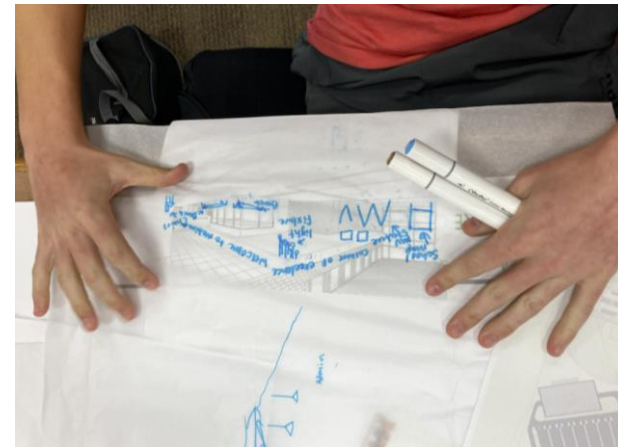
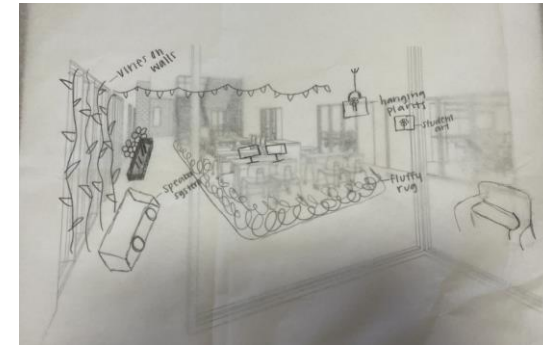
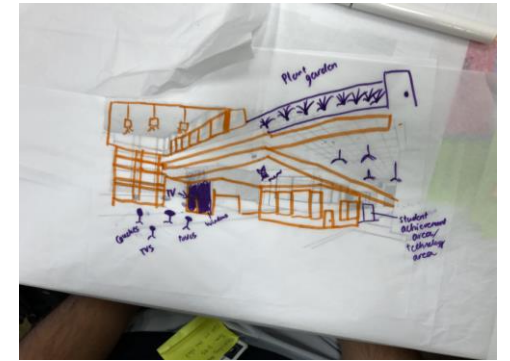
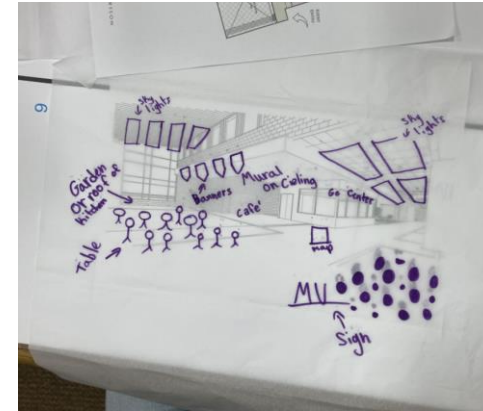
reflective flexible pride  
 culture customizable nature  
 recognition connection community support  
 trust open inclusive  
 choice

# Student Engagement #2

reflective  
 culture  
 connection  
 trust  
 open  
 choice  
 inclusive

flexible  
 customizable  
 community  
 support

pride  
 nature  
 recognition



# Student Engagement #3

# Schematic Design



High School #2  
Schematic Design  
February 16, 2023

**Table of Contents**

**Acknowledgements + Project Team** ..... 4

**Section 1 - Executive Summary** ..... 5

**Section 2 - Programming Document Updates** ..... 7  
Space Program  
Codes + Life Safety

**Section 3 - Conceptual Planning** ..... 10  
Project Overview  
General Building Description  
Safety and Security  
Conceptual Design  
Conceptual Site Plan  
Conceptual Building Design  
Exterior Design  
Exterior Design Perspectives

**Section 4 - Outline of Systems** ..... 21  
Civil Systems  
Landscape Design  
Structural Systems  
Interior Design  
Food Service  
Theatre Equipment  
Plumbing Systems  
Mechanical Systems  
Electrical Systems  
Technology Design  
Project Manual Table of Contents

**Section 5 - Appendix** ..... 25  
Space Program Detail  
Meeting Minutes

**Section 1 - Executive Summary**

Medina Valley Independent School District (MVISD)'s upcoming May 2023 Bond Program is focused on projects that support educational excellence for students and that address the District's fast-growth. Demographer projections show that MVISD will need additional campuses to support these bond goals and the Community Bond Advisory Committee identified a second comprehensive High School as the highest priority. Since September 2022, O'Connell Robertson has been coordinating with a MVISD project executive committee comprised of Medina Valley ISD senior leadership and Medina Valley High School campus staff to identify key goals and strategies for the new Medina Valley High School #2.

Issued in late 2022 and subsequently approved by the MVISD Board of Trustees, this project previously developed three supporting documents that established the framework for this project scope and established the general direction of the schematic design concepts detailed in this document.

1. Long-Range Facility Plan for Medina Valley High School #2, which noted proposed instructional programs, enrollment projections, and summarized the impact of a recent site evaluation.
2. Educational Specifications for Medina Valley High Schools, which defined key elements related to MVISD mission and pedagogy, pertinent provisions of the multi-hazard operations plan, inclusive design goals, and minimum square footage to comply with TEA standards.
3. Programming Document, which outlined the space program requirements, space characteristics (types, quantities, needs, sizes), building organization and major adjacencies, and the influence of instructional pedagogies on architectural design. Also included were the project goals:
  - a. Versatility to be adaptable to future learning trends + evolving programs.
  - b. Maximize utilization by exploring adaptable, multi-purpose spaces.
  - c. Building efficiency – every square foot needs to have purpose.
  - d. Programs/spaces that students want to be in + feel ownership for.
  - e. Equity with the existing High School will be critical for planning.
  - f. 21<sup>st</sup>-Century Learning / Emerging Student-Centered Concepts



Student Engagement Activity, January 2023

**Project Budget**

The estimated construction cost for this project is \$267.5 million, with a total project cost total of \$322.4 million. The soft costs section in the chart at right notes a line item for off-site costs, which includes a new high school bus access drive from Potranco Road, as well as bus loop improvements to the adjacent Loma Alta Middle and Potranco Elementary campuses. These items will be listed separately in the May 2023 Bond, but the intent is to include these scopes as part of this project.

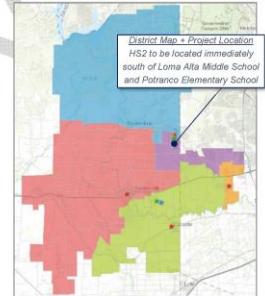
	HS #2
Building Size	455,880
Cost / SF	\$ 698
Hard Costs (Est. Total)	\$ 317,583,480
Soft Costs	
Fees / PM / Expenses	8.6%
Other Development Costs (Survey / Geotech / Etc)	0.35%
Furniture/Fixtures and Equipment	12.0%
IT Systems (Projectors, Network, Security, Phone)	10.0%
Off-site Costs (Bus Lane + P&SI)	
Building Material Expenses	0.50%
Construction Testing	0.50%
Contingency	3.00%
Supply Chain + Post Pandemic Escalation (per year)	15.00%
<b>Total Project Costs</b>	<b>\$ 422,406,197</b>

A project construction manager at risk (CMR) is joining the project in February 2023, and will be providing cost estimates at key project milestones. With cost monitoring regularly during the design process, the design team intends to work with MVISD and the CMR to keep costs aligned with the project budget.

**Project Schedule**

The design team has created a detailed project schedule with the key milestones for the design phases. Once the construction manager has joined the team and provide input based on recent market conditions, we will likely break apart the contract documents into multiple deliverables to support supply chain demands and long-lead items.

Design Development	June 2023
Contract Documents	October 2023
Bidding & Permit	Nov – Dec 2023
Construction	Jan 24 – May 26
First Day of School	August 2026



## Schematic Design document overview:

- Executive Summary
- Programming Document Updates
- Conceptual Planning Narrative + Graphics
- Outline of Systems

# schematic design review

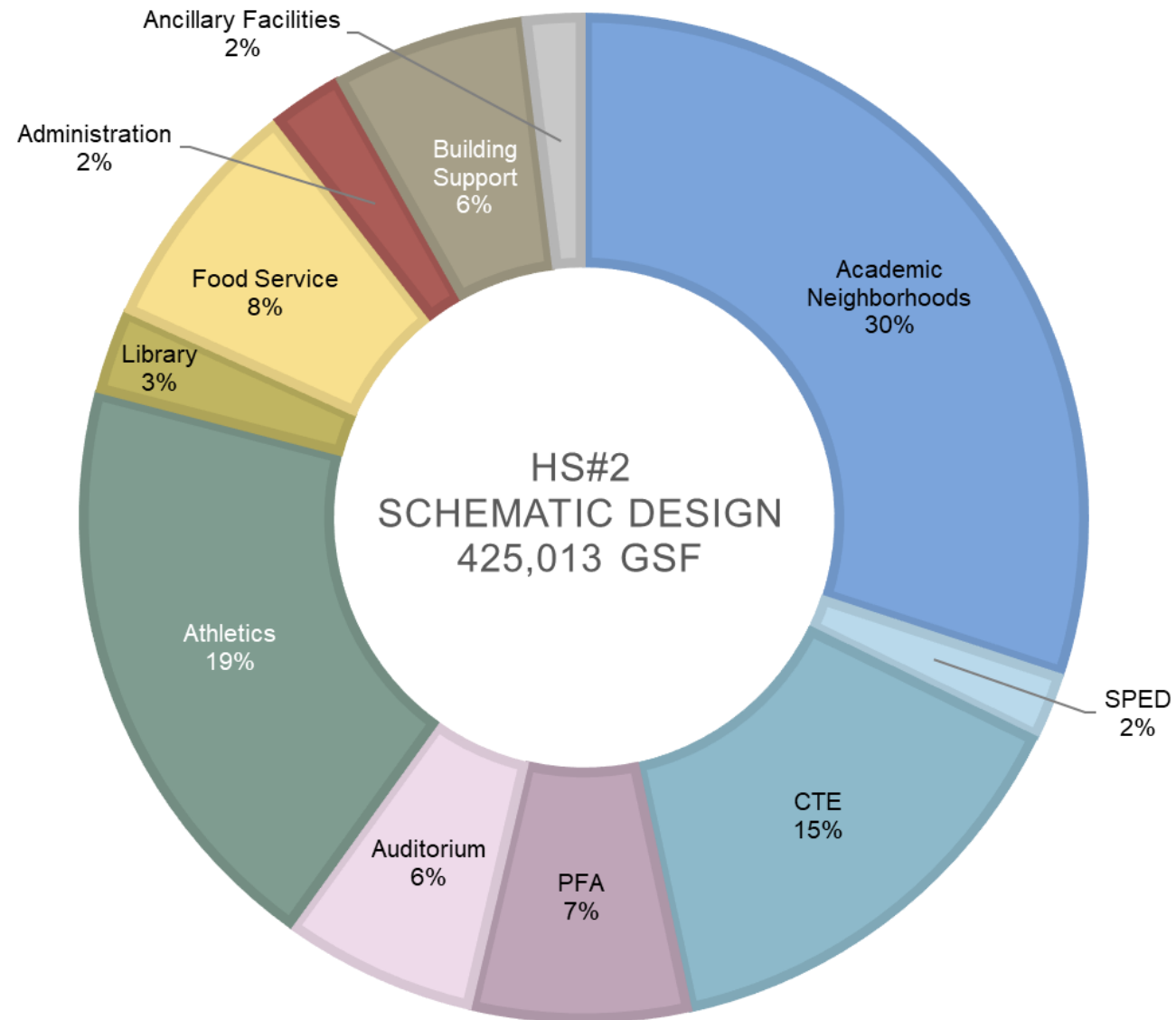
# 1. Budget

Building Size			425,880
Cost / SF		\$	475
Hard Costs Sub Total		\$	202,293,000
Soft Costs			
Fees / PM / Expenses	8.5%	\$	17,194,905
Other Developmental Costs (Survey / Geotech / Etc)	0.35%	\$	708,026
Furnishings Fixtures and Equipment	\$ 12.0	\$	5,110,560
IT Systems (Projectors, Network, Security, Phone)	\$ 10.0	\$	4,258,800
Offsite Costs (Bus Lane + PR/381)		\$	7,488,000
Building Move-In Expenses	0.50%		
Construction Testing	0.50%	\$	1,011,465
Contingency	3.00%	\$	7,141,943
Supply Chain + Post Pandemic Escalation per year	15.00%	\$	76,775,884
<b>Total Project Costs</b>		<b>\$</b>	<b>322,408,937</b>

- listed separately in the May 2023 Bond, but the intent is to include these scopes as part of this project (offsite costs)

# 2. Schedule : Once CMR has had the opportunity to review SD, we will likely break apart the contract documents into multiple deliverables to support supply chain demands and long-lead items

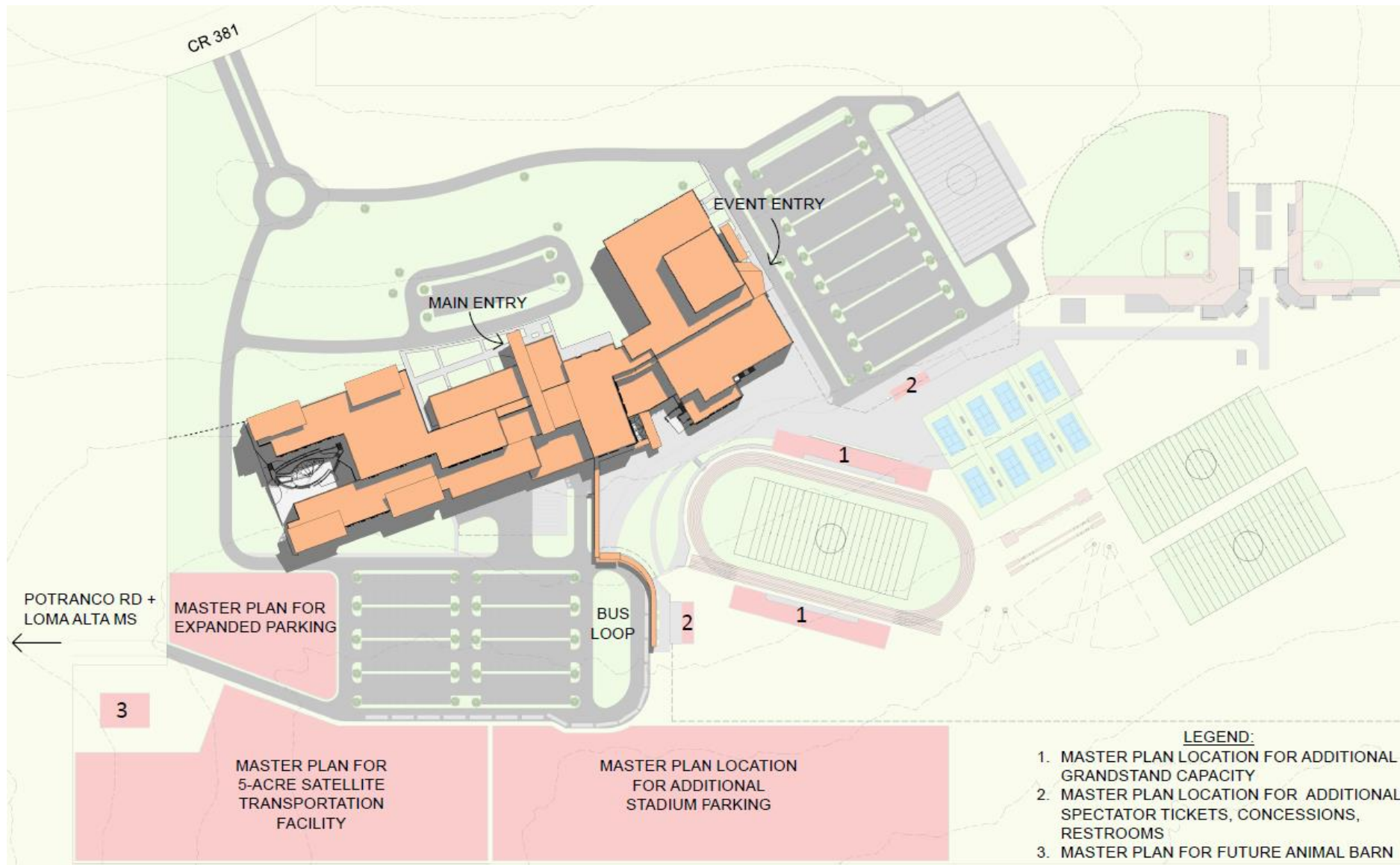
- Design Development June 2023
- Contract Documents October 2023
- Bidding & Permit Nov – Dec 2023
- Construction Jan '24 – May '26
- First Day of School August 2026



**logistics + program updates**

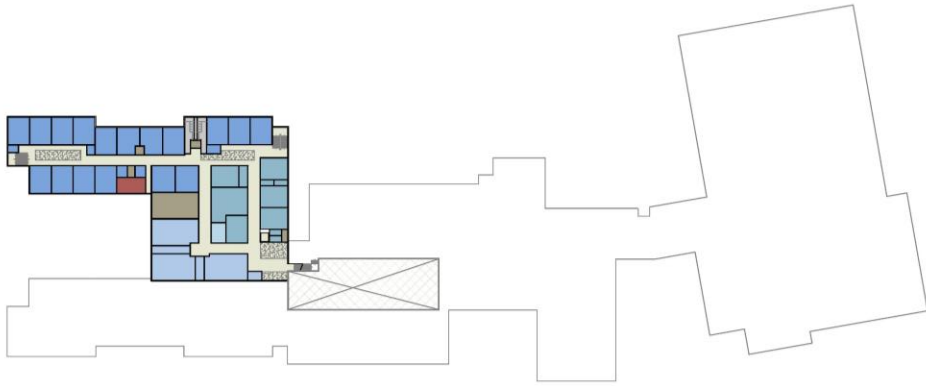


conceptual site plan

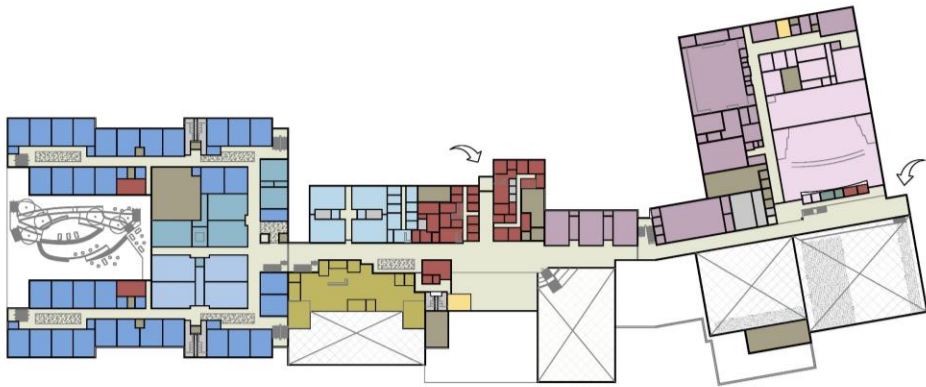


# conceptual site master plan

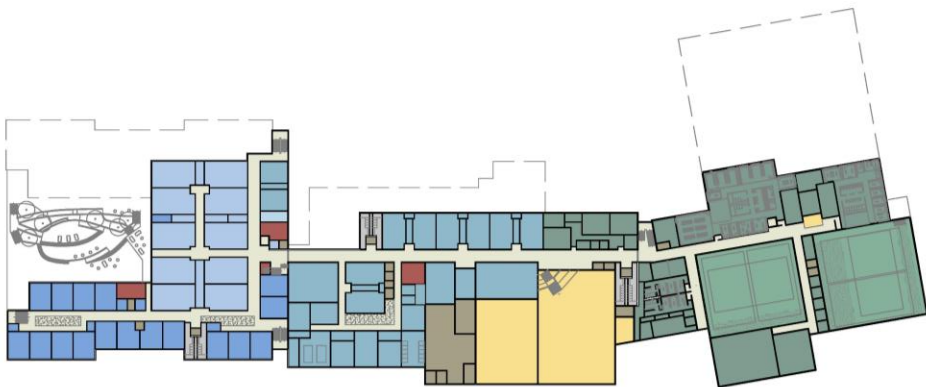
L3



L2



L1



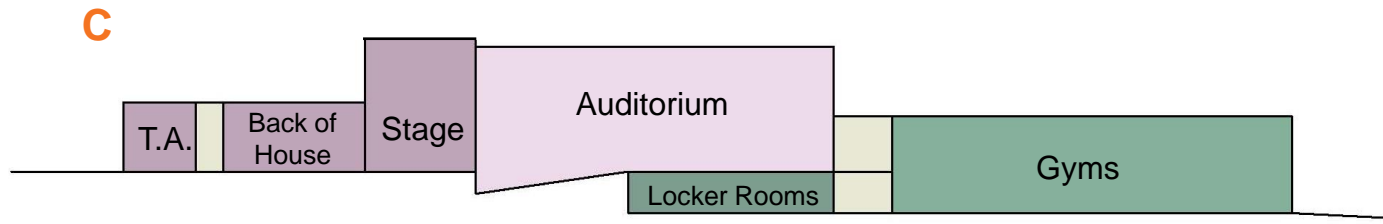
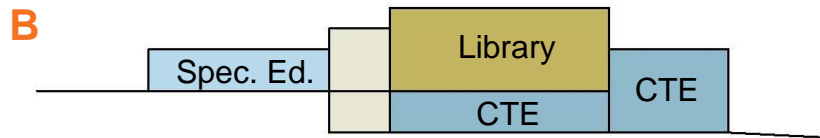
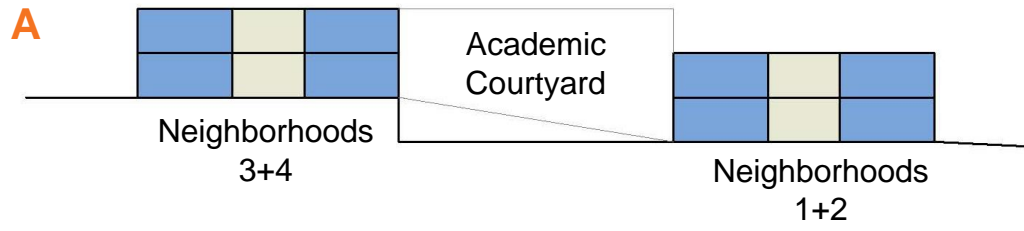
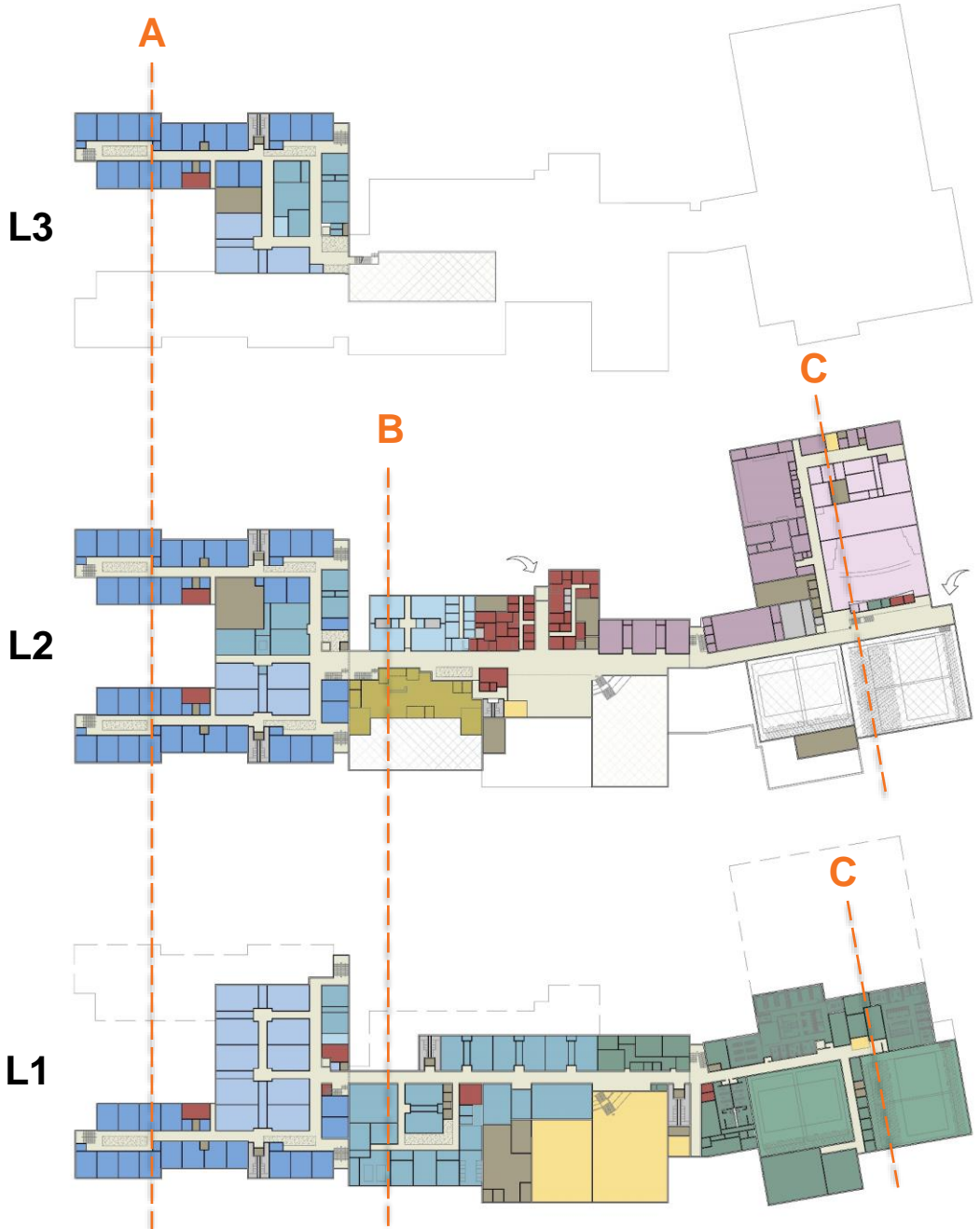
## Identified Project Goals:

- Safety and Security
- Versatility and Flexibility for evolving programs
- Building Efficiency
- Campus Pride
- Equity with existing MV High School

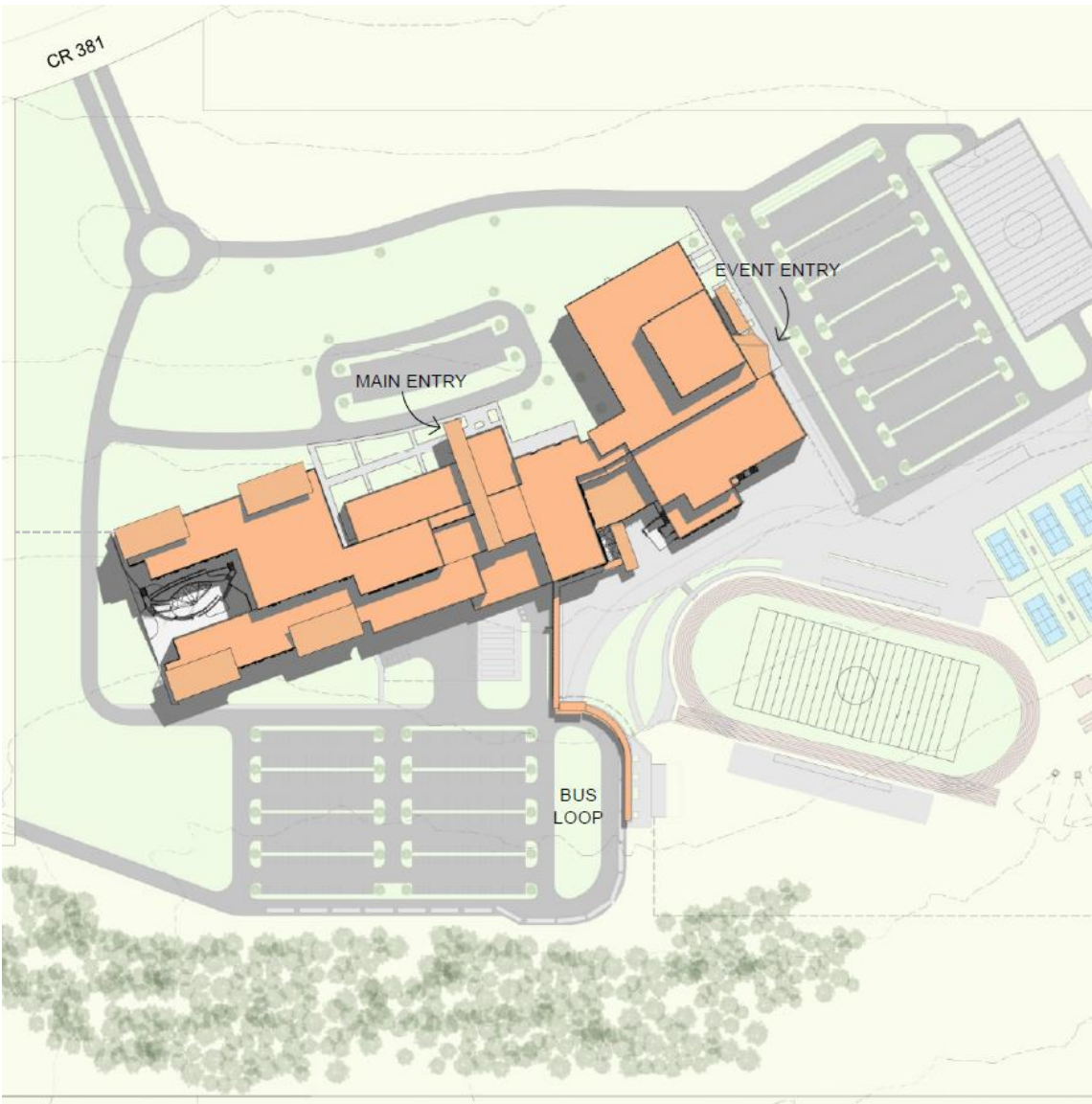
## Design Process results:

- Stair-stepped design takes advantage of sloping site
- Four Academic neighborhoods + distribute CTE spaces
- Collaborative group areas
- Centralized Library and Career Center
- Indoor and outdoor athletics facilities
- Performing and Fine Arts plus Auditorium
- Secure after-hours event entry

conceptual design <sup>162</sup>



conceptual sections

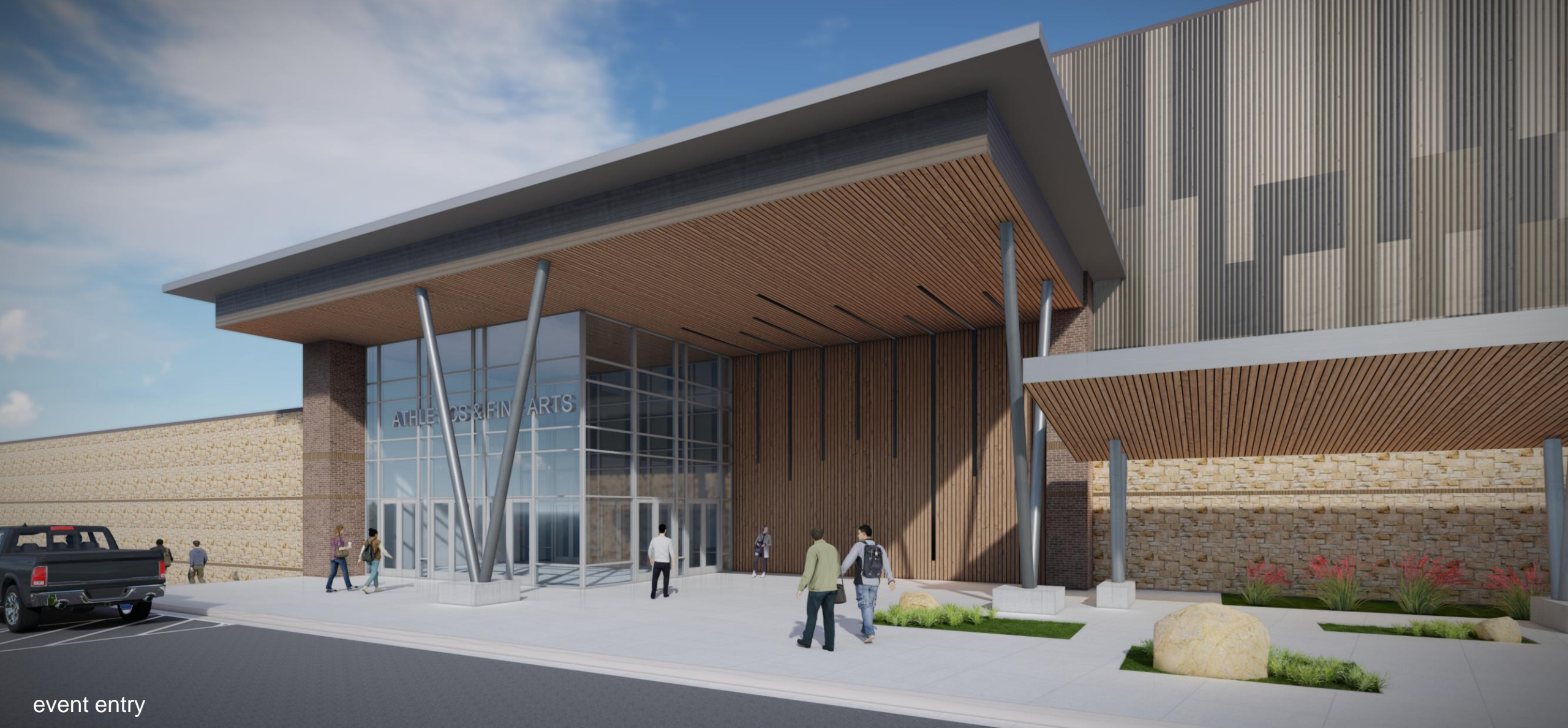


3D massing<sup>164</sup>



main entry

# primary building entries



event entry

# primary building entries



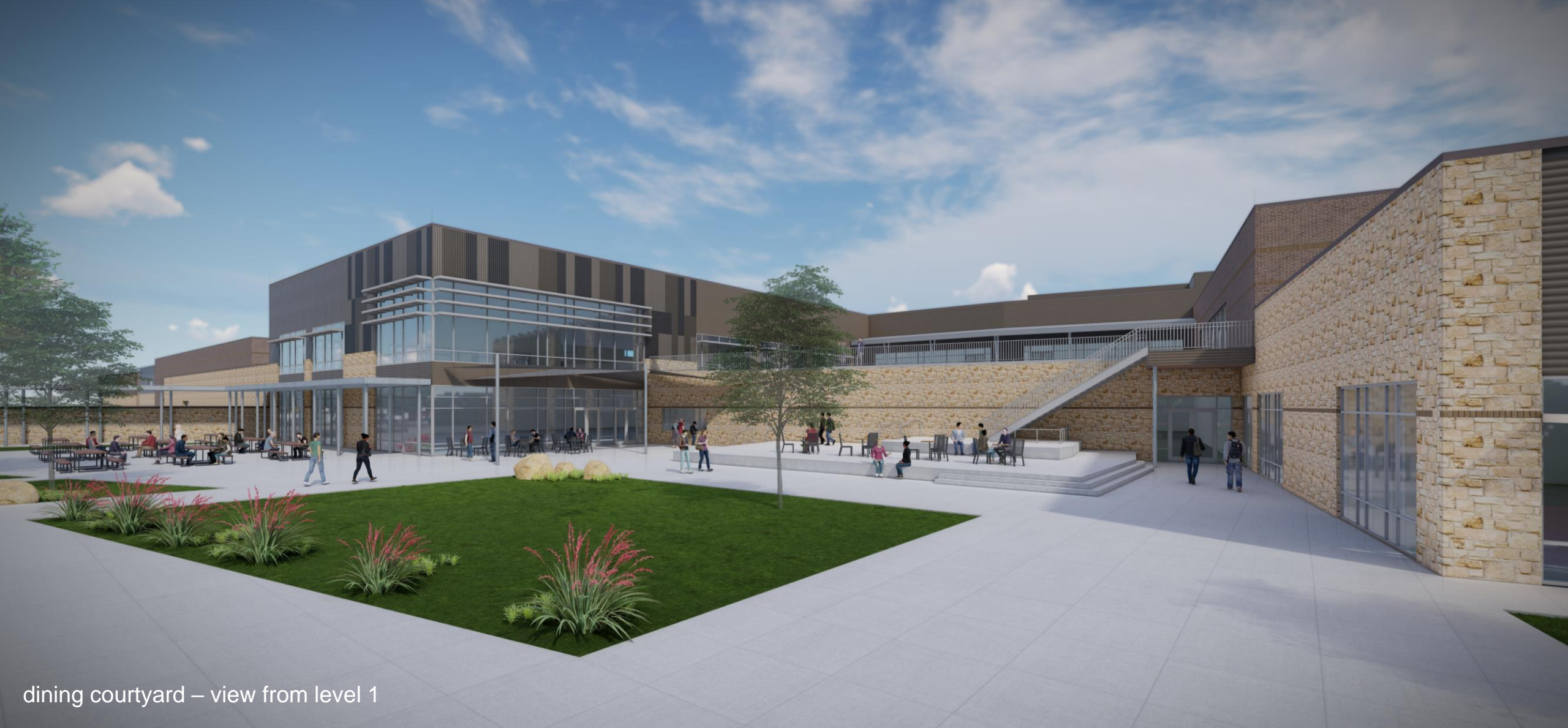
academic courtyard  
view from level 1

# academic courtyard



academic courtyard  
view from level 2

# academic courtyard



dining courtyard – view from level 1

# dining courtyard



dining courtyard – view from level 2

# dining courtyard



### **Structural**

- Foundation and upper floors likely to be suspended slab system with reinforced concrete pan & joist framing
- Structural roof system likely to be steel framing with steel beams and bar joists.
- Structural systems to be reviewed with CMAA for cost and supply chain considerations

### **Mechanical, Electrical, Plumbing (MEP)**

- Basis of design for mechanical system is water-cooled chillers located in the Central Utility Plant (CUP).
- Planned redundancy for chillers to handle peak load in the event of a chiller failure.
- All air handlers to be located in mechanical rooms only – no rooftop mounted units.
- Infrastructure to be included now for future bond project planning – i.e. sizing of equipment capacity for the future stadium, etc.

### **Foodservice**

- Primary kitchen near the commons to support four dedicated serving lines near the commons.
- Two satellite serving locations for distributed serving and dining near the 2<sup>nd</sup> floor Activity Commons and the outdoor courtyard .
- Culinary arts commercial kitchen with demonstration space to classroom.

building systems

1. **Jurisdiction: Medina County:** no permitting/review process
  - Follow City of San Antonio codes – **2018 ICC**
  - Follow-up meeting with Commissioners, Fire Marshal & TxDOT later in the design process
  - TEA requires 3<sup>rd</sup> party review
  
2. **Construction Type: I-B**
  - Allows for openness throughout the building
  - Requires fire-rated wall, floor and ceiling assemblies
  - Alternative construction types will be evaluated with the CMR for potential cost saving measures
  
3. **Life Safety egress:** Required three concept plan changes
  - Shift corridor between auxiliary gym + food service
  - Relocate science storage on level 1
  - Add a corridor between CTE high-bay labs
  
4. **Plumbing fixtures:** Meeting or exceeding code minimums; providing more per student than exists at current high school

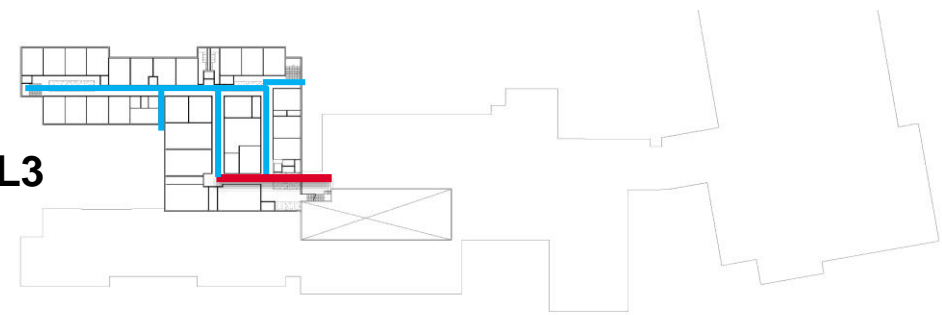
AREA	HS 1	HS 2	RQ'D <sup>2</sup>	RQ'D <sup>3</sup>
TOTAL WC/UR <sup>1</sup>	80	105	63	112

<sup>1</sup> Total Water Closets (Toilets) & Urinals: excludes staff restrooms, locker room restrooms, spectator's restrooms (stadium/fields/courts).

<sup>2</sup> Required: based on planned capacity of 2,400 students.

<sup>3</sup> Required: based on most stringent IBC 2018 code interpretation.

L3



L2



L1



code analysis

# Next Steps

## Board of Trustees

Date	Meeting
March	<b>Board of Trustees</b> Schematic Design Cost Estimate review with Construction Manager
April	<b>Board of Trustees</b> Design Process Update
May	<b>Board of Trustees</b> Design Process Update
June	<b>Board of Trustees</b> Design Process Update
July	<b>Board of Trustees</b> Design Development Approval (documents and cost estimate)

## Construction Committee

Date	Meeting
March	<b>Construction Committee</b> Design Process Update
April	<b>Construction Committee</b> Design Process Update
May	<b>Construction Committee</b> Design Process Update
June	<b>Construction Committee</b> Design Process Update
July	<b>Construction Committee</b> Design Process Update

### Continuous Engagement during DDs:

- Bi-weekly Owner Architect Contactor (OAC) meetings
- Monthly Project Executive Committee (PEC) meetings
- Monthly Student Engagement sessions
- Monthly Board of Trustees updates
- Monthly Construction Committee updates

next steps – through design development phase

**RESOLUTION OF THE BOARD OF TRUSTEES OF THE  
MEDINA VALLEY INDEPENDENT SCHOOL DISTRICT  
REGARDING WEATHER RELATED CLOSURE OF SCHOOL**

WHEREAS, the recent inclement weather and power outages caused by ice and snow resulted in the physical closure of all schools and facilities in the Medina Valley Independent School District (“Medina Valley ISD”), on January 31, 2023 and February 1, 2023 due to concern about the safety of students and staff and the community as a whole with traveling under the icy weather conditions; and

WHEREAS the Board acknowledges that during an emergency closing, most District employees, through circumstances completely beyond their control, were instructed not to report for work, and other employees were called upon to provide emergency-related services or repairs. The Board concludes that a need exists to address wage payments for employees who were idled and those required to work during the emergency closing;

WHEREAS employees who were instructed not to report to work may suffer a loss of pay unless the workdays and hours are made up at a later date. The Board concludes that continuing wage payments to all employees, contractual and noncontractual, salaried and non-salaried during the emergency closing caused by the inclement weather and power outages serves the public purposes of maintaining morale, community safety, reducing turnover, and ensuring continuity of District staffing.

WHEREAS as to employees who are called on to work during an emergency closing, the Board further concludes that payment of these employees at a straight rate, as permitted by DEA(LOCAL), serves the public purposes of maintaining morale, providing equity between idled employees and employees who provide emergency-related services, and recognizing the services of essential staff.

NOW THEREFORE BE IT RESOLVED that the Board of Trustees of Medina Valley Independent School District authorizes continued wage payments to all employees, contractual and noncontractual, salaried and non-salaried, who were instructed not to report to work during the emergency closing; and

BE IT FURTHER RESOLVED that the Board determines that the missed days and hours due to the weather-related closure will not be made up and hereby authorizes the Superintendent of Medina Valley ISD to excuse the day of absence of Medina Valley ISD employees and pay all employees full compensation for those days and for non-exempt employees, hours, for those employees instructed not to report to work without charging the days against the employees’ personal leave; and

BE IT FURTHER RESOLVED that employees who were required to work during the emergency closing shall be paid at a straight rate as permitted by DEA(LOCAL). Overtime for time worked over 40 hours in the same week shall be calculated and paid according to law; and

The authority granted by this resolution to continue wage payments to idled employees is effective for the closure of January 31, 2023 and February 1, 2023.

Adopted this \_\_\_\_ day of February, 2023, by the Medina Valley Independent School District Board of Trustees.

\_\_\_\_\_  
Board President

\_\_\_\_\_  
Board Secretary

## (LEGAL) vs. (LOCAL) Policies: Remember the Difference

### **(LEGAL) policies:**

- Reflect the ever-changing legal context for governance and management of the district
- Should inform local decision making
- Should NOT be adopted, but only reviewed

### **(LOCAL) policies:**

- Require close attention by both the administration and the board
- Must reflect the practices of the district and the intentions of the board
- May only be changed by board action (adopt, revise, or repeal)



## (LOCAL) Policy Comparisons

These documents are generated by an automated process that compares the updated policy to the current policy as found in TASB records.

In this packet, you will find:

- Policies being recommended for revision (annotated)
- New policies (not annotated)
- Policies recommended for deletion (annotated in PDF; not shown in Word)

Annotations are shown as follows:

- Deletions are in a red strike-through font: ~~deleted text~~.
- Additions are in a blue, bold font: **new text**.
- Blocks of text that were moved without changes are shown in green, with double underline and double strike-through formatting to distinguish the text's new placement from its original location: ~~moved text~~ becomes moved text.
- Revision bars appear in the right margin to show sections with changes.

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**Note:** While the annotation software competently identifies simple changes, large or complicated changes—as in an extensive rewrite—may be more difficult to follow. In addition, TASB's recent changes to the policy templates to facilitate accessibility sometimes makes formatting changes appear tracked, even though the text remains the same.

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For further assistance in understanding policy changes, please refer to the explanatory notes in your Localized Policy Manual update packet or contact your policy consultant.

<b>Contact:</b>	<b>School Districts and Education Service Centers</b>	<b>Community Colleges</b>
	<a href="mailto:policy.service@tasb.org">policy.service@tasb.org</a>	<a href="mailto:colleges@tasb.org">colleges@tasb.org</a>
	800.580.7529 512.467.0222	800.580.1488 512.467.3689

**Court Order**

The District shall conduct its Board member elections in accordance with the Agreed Settlement in LULAC v. Medina Valley ISD, CA. No. SA-93-0454, United States District Court, Western District of Texas, San Antonio Division, as long as such court order or other binding legal determination is in effect. A copy of the court order or other binding legal determination may be obtained from the Superintendent's office.

**Membership**

The Board shall consist of seven members.

**Method of Election**

Election of Board members shall be a combination of at large and by single-member districts.

**Election Date**

General election of Board members shall be on the May uniform election date.

**Terms and Election Schedule**

Two Board members shall be elected at large for three-year terms, with elections conducted annually, as follows:

At Large

The election of two Board members shall be held in ~~2020~~, 2023, 2026, ~~2029~~, and in three-year intervals thereafter.

Single-Member Districts

Five Board members shall be elected by single-member districts for three-year terms, with elections conducted annually, as follows:

*Districts 1 and 2*

The election for single-member district numbers 1 and 2 shall be held in ~~2018~~, ~~2021~~, 2024, ~~2027~~, ~~2030~~, and in three-year intervals thereafter.

*Districts 3 and 4*

The election for single-member district numbers 3 and 4 shall be held in ~~2019~~, ~~2022~~, 2025, ~~2028~~, ~~2031~~, and in three-year intervals thereafter.

*District 5*

The election for single-member district number ~~5~~five shall be held in ~~2020~~, 2023, 2026, ~~2029~~, and in three-year intervals thereafter.

**Method of Voting**

At Large

The at-large candidates receiving the highest number of votes for the number of ~~seats~~positions with expiring terms shall be elected.

*Plurality*

Single-Member Districts

To be elected, a single-member district candidate must receive more votes than any other candidate for the single-member district.

*Plurality*

**Grants and Awards**

The Superintendent shall be authorized to:

1. Apply, on behalf of the Board, for any and all special federal and state grants and awards as deemed appropriate for the District's operations;
2. Approve commitment of District funds for matching, cost sharing, cooperative, or jointly funded projects up to the amounts specifically allowed under the District budget approved by the Board; and
3. Approve grant and award amendments as necessary.

The District shall comply with all requirements for state and federal grants and awards imposed by law, the awarding agency, or an applicable pass-through entity. The Superintendent shall develop and enforce financial management systems, internal control procedures, procurement procedures, and other administrative procedures as needed to provide reasonable assurance that the District is complying with requirements for state and federal grants and awards.

[See CAA, CBB]

**Federal Awards**

Public Notice and Input

The District shall provide public notice of federal grant applications through an information item at a Board meeting and by publishing information on the District's website. The District shall make available opportunities for public input as required by law or the granting agency.

Plan Approval

Approval of required grant and award plans shall be by the Superintendent.

Conflict of Interest

Each employee, Board member, or agent of the District who is engaged in the selection, award, or administration of a contract supported by a federal grant or award and who has a potential conflict of interest as defined at Code of Federal Regulations, title 2, section 200.318, shall disclose to the District, in writing, any conflict that meets the disclosure threshold in Chapter 176 of the Local Government Code. [See CBB]

In addition, each employee, Board member, or agent of the District shall comply with any other conflict of interest requirements imposed by the granting agency or a pass-through entity.

For purposes of this policy, "immediate family member" shall have the same meaning as "family member" as described in Chapter 176 of the Government Code. [See BBFA]

For purposes of this policy, “partner” shall have the same meaning as defined in Business Organizations Code Chapter 1, Subchapter A.

An employee, Board member, or agent of the District who is required to disclose a conflict in accordance with the provisions above shall not participate in the selection, award, or administration of a contract supported by a federal grant or award.

Gifts and Gratuities

Employees, Board members, and agents of the District shall not solicit any gratuities, favors, or items from a contractor or a party to a subcontract for a federal grant or award and shall not accept:

1. Any single item with a value at or above \$50; or
2. Items from a single contractor or subcontractor that have an aggregate monetary value exceeding \$100 in a 12-month period.

[See BBFA, BBFB, CBB, DBD. In the event of a violation of these requirements, see CAA and DH.]

**Emergency  
Operations Plan**

The Superintendent shall ensure updating of the District's emergency operations plan and ongoing staff training.

As required by law, the emergency operations plan shall include the District's procedures addressing:

1. Reasonable security measures when District property is used as a polling place;
2. Response to an active shooter emergency; ~~and~~
3. Response to a nearby train derailment, as applicable; and
- ~~3-4.~~ Access to campus buildings and materials necessary for a substitute teacher to carry out the duties of a District employee during an emergency or an emergency drill.

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**Note:** ~~This local policy has been revised in accordance with the District's innovation plan.<sup>4</sup>~~

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**Group Health Benefits**

~~In accordance with the District's innovation plan, the District is exempt from the requirements of the Education Code regarding group health benefits for school employees and the prohibition on making group health coverage available after coverage under TRS ActiveCare has begun.~~

**District Contribution**

The Board annually shall determine the District's contribution to employee health insurance premiums as part of the budget development and adoption process.

**Continuation Coverage**

The District shall continue its contribution toward the cost of the employee's group health insurance coverage while the employee is on paid leave or, if applicable, while the employee is on family and medical leave. [See DEC]

The District shall not otherwise expend public funds for group health insurance coverage of an employee who is not on paid leave status. However, an employee who is not on paid leave status or FMLA leave shall be allowed to continue group health insurance coverage, at his or her own expense, for the period specified in the District's group health insurance plan.

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<sup>4</sup> ~~Innovation Plan:  
[https://www.mvisd.com/apps/pages/index.jsp?uREC\\_ID=2205251&type=d&pREC\\_ID=2193600](https://www.mvisd.com/apps/pages/index.jsp?uREC_ID=2205251&type=d&pREC_ID=2193600)~~

## Complaints

In this policy, the terms “complaint” and “grievance” shall have the same meaning.

### Other Complaint Processes

Student or parent complaints shall be filed in accordance with this policy, except as required by the policies listed below. Some of these policies require appeals to be submitted in accordance with FNG after the relevant complaint process:

1. Complaints alleging discrimination or harassment based on race, color, religion, sex, gender, national origin, age, or disability shall be submitted in accordance with FFH.
2. Complaints concerning dating violence shall be submitted in accordance with FFH.
3. Complaints concerning retaliation related to discrimination and harassment shall be submitted in accordance with FFH.
4. Complaints concerning bullying or retaliation related to bullying shall be submitted in accordance with FFI.
5. Complaints concerning failure to award credit or a final grade on the basis of attendance shall be submitted in accordance with FEC.
6. Complaints concerning expulsion shall be submitted in accordance with FOD and the Student Code of Conduct.
7. Complaints concerning any final decisions of the gifted and talented selection committee regarding selection for or exit from the gifted program shall be submitted in accordance with EHBB.
8. Complaints [within the scope of Section 504, including complaints](#) concerning identification, evaluation, or educational placement of a student with a disability, ~~within the scope of Section 504~~ shall be submitted in accordance with FB and the procedural safeguards handbook.
9. [Complaints within the scope of the Individuals with Disabilities Education Act, including complaints](#) ~~Complaints~~ concerning identification, evaluation, educational placement, or discipline of a student with a disability, ~~within the scope of the Individuals with Disabilities Education Act~~ shall be submitted in accordance with EHBAE, FOF, and the procedural safeguards handbook provided to parents of all students referred to special education.
10. Complaints concerning instructional resources shall be submitted in accordance with [the EF series](#).

STUDENT RIGHTS AND RESPONSIBILITIES  
STUDENT AND PARENT COMPLAINTS/GRIEVANCES

FNG  
(LOCAL)

11. Complaints concerning a commissioned peace officer who is an employee of the District shall be submitted in accordance with CKE.
12. Complaints concerning intradistrict transfers or campus assignment shall be submitted in accordance with FDB.
13. Complaints concerning admission, placement, or services provided for a homeless student shall be submitted in accordance with FDC.
14. Complaints concerning disputes regarding a student's eligibility for free or reduced-priced meal programs shall be submitted in accordance with COB.

Complaints regarding refusal of entry to or ejection from District property based on Education Code 37.105 shall be filed in accordance with this policy. However, the timelines shall be adjusted as necessary to permit the complainant to address the Board in person within 90 calendar days of filing the initial complaint, unless the complaint is resolved before the Board considers it. [See GKA(LEGAL)]

**Notice to Students and Parents**

The District shall inform students and parents of this policy through appropriate District publications.

**Guiding Principles**

Informal Process

The Board encourages students and parents to discuss their concerns with the appropriate teacher, principal, or other campus administrator who has the authority to address the concerns. Concerns should be expressed as soon as possible to allow early resolution at the lowest possible administrative level.

Informal resolution shall be encouraged but shall not extend any deadlines in this policy, except by mutual written consent.

Formal Process

A student or parent may initiate the formal process described below by timely filing a written complaint form.

Even after initiating the formal complaint process, students and parents are encouraged to seek informal resolution of their concerns. A student or parent whose concerns are resolved may withdraw a formal complaint at any time.

The process described in this policy shall not be construed to create new or additional rights beyond those granted by law or Board policy, nor to require a full evidentiary hearing or "mini-trial" at any level.

**Freedom from Retaliation**

Neither the Board nor any District employee shall unlawfully retaliate against any student or parent for bringing a concern or complaint.

STUDENT RIGHTS AND RESPONSIBILITIES  
STUDENT AND PARENT COMPLAINTS/GRIEVANCES

FNG  
(LOCAL)

**General Provisions**

Filing

Complaint forms and appeal notices may be filed by hand-delivery, by electronic communication, including email and fax, or by U.S. Mail. Hand-delivered filings shall be timely filed if received by the appropriate administrator or designee by the close of business on the deadline. Filings submitted by electronic communication shall be timely filed if they are received by the close of business on the deadline, as indicated by the date/time shown on the electronic communication. Mail filings shall be timely filed if they are post-marked by U.S. Mail on or before the deadline and received by the appropriate administrator or designated representative no more than three days after the deadline.

Scheduling  
Conferences

The District shall make reasonable attempts to schedule conferences at a mutually agreeable time. If a student or parent fails to appear at a scheduled conference, the District may hold the conference and issue a decision in the student's or parent's absence.

Response

At Levels One and Two, "response" shall mean a written communication to the student or parent from the appropriate administrator. Responses may be hand-delivered, sent by electronic communication to the student's or parent's email address of record, or sent by U.S. Mail to the student's or parent's mailing address of record. Mailed responses shall be timely if they are postmarked by U.S. Mail on or before the deadline.

Days

"Days" shall mean District business days, unless otherwise noted. In calculating timelines under this policy, the day a document is filed is "day zero." The following business day is "day one."

Representative

"Representative" shall mean any person who or organization that is designated by the student or parent to represent the student or parent in the complaint process. A student may be represented by an adult at any level of the complaint.

The student or parent may designate a representative through written notice to the District at any level of this process. If the student or parent designates a representative with fewer than three days' notice to the District before a scheduled conference or hearing, the District may reschedule the conference or hearing to a later date, if desired, in order to include the District's counsel. The District may be represented by counsel at any level of the process.

Consolidating  
Complaints

Complaints arising out of an event or a series of related events shall be addressed in one complaint. A student or parent shall not file separate or serial complaints arising from any event or series of events that have been or could have been addressed in a previous complaint.

STUDENT RIGHTS AND RESPONSIBILITIES  
STUDENT AND PARENT COMPLAINTS/GRIEVANCES

FNG  
(LOCAL)

Untimely Filings

All time limits shall be strictly followed unless modified by mutual written consent.

If a complaint form or appeal notice is not timely filed, the complaint may be dismissed, on written notice to the student or parent, at any point during the complaint process. The student or parent may appeal the dismissal by seeking review in writing within ten days from the date of the written dismissal notice, starting at the level at which the complaint was dismissed. Such appeal shall be limited to the issue of timeliness.

Costs Incurred

Each party shall pay its own costs incurred in the course of the complaint.

Complaint and Appeal Forms

Complaints and appeals under this policy shall be submitted in writing on a form provided by the District.

Copies of any documents that support the complaint should be attached to the complaint form. If the student or parent does not have copies of these documents, copies may be presented at the Level One conference. After the Level One conference, no new documents may be submitted by the student or parent unless the student or parent did not know the documents existed before the Level One conference.

A complaint or appeal form that is incomplete in any material aspect may be dismissed but may be refiled with all the required information if the refile is within the designated time for filing.

**Level One**

Complaint forms must be filed:

1. Within 15 days of the date the student or parent first knew, or with reasonable diligence should have known, of the decision or action giving rise to the complaint or grievance; and
2. With the lowest level administrator who has the authority to remedy the alleged problem.

In most circumstances, students and parents shall file Level One complaints with the campus principal.

If the only administrator who has authority to remedy the alleged problem is the Superintendent or designee, the complaint may begin at Level Two following the procedure, including deadlines, for filing the complaint form at Level One.

If the complaint is not filed with the appropriate administrator, the receiving administrator must note the date and time the complaint form was received and immediately forward the complaint form to the appropriate administrator.

The appropriate administrator shall investigate as necessary and schedule a conference with the student or parent within ten days after receipt of the written complaint. The administrator may set reasonable time limits for the conference.

Absent extenuating circumstances, the administrator shall provide the student or parent a written response within ten days following the conference. The written response shall set forth the basis of the decision. In reaching a decision, the administrator may consider information provided at the Level One conference and any other relevant documents or information the administrator believes will help resolve the complaint.

### **Level Two**

If the student or parent did not receive the relief requested at Level One or if the time for a response has expired, the student or parent may request a conference with the Superintendent or designee to appeal the Level One decision.

The appeal notice must be filed in writing, on a form provided by the District, within ten days of the date of the written Level One response or, if no response was received, within ten days of the Level One response deadline.

After receiving notice of the appeal, the Level One administrator shall prepare and forward a record of the Level One complaint to the Level Two administrator. The student or parent may request a copy of the Level One record.

The Level One record shall include:

1. The original complaint form and any attachments.
2. All other documents submitted by the student or parent at Level One.
3. The written response issued at Level One and any attachments.
4. All other documents relied upon by the Level One administrator in reaching the Level One decision.

The Superintendent or designee shall schedule a conference within ten days after the appeal notice is filed. The conference shall be limited to the issues and documents considered at Level One. At the conference, the student or parent may provide information concerning any documents or information relied upon by the administration for the Level One decision. The Superintendent or designee may set reasonable time limits for the conference.

The Superintendent or designee shall provide the student or parent a written response within ten days following the conference. The

written response shall set forth the basis of the decision. In reaching a decision, the Superintendent or designee may consider the Level One record, information provided at the Level Two conference, and any other relevant documents or information the Superintendent or designee believes will help resolve the complaint.

Recordings of the Level One and Level Two conferences, if any, shall be maintained with the Level One and Level Two records.

### **Level Three**

If the student or parent did not receive the relief requested at Level Two or if the time for a response has expired, the student or parent may appeal the decision to the Board.

The appeal notice must be filed in writing, on a form provided by the District, within ten days of the date of the written Level Two response or, if no response was received, within ten days of the Level Two response deadline.

The Superintendent or designee shall inform the student or parent of the date, time, and place of the Board meeting at which the complaint will be on the agenda for presentation to the Board.

The Superintendent or designee shall provide the Board the record of the Level Two appeal. The student or parent may request a copy of the Level Two record.

The Level Two record shall include:

1. The Level One record.
2. The notice of appeal from Level One to Level Two.
3. The written response issued at Level Two and any attachments.
4. All other documents relied upon by the administration in reaching the Level Two decision.

The appeal shall be limited to the issues and documents considered at Level Two, except that if at the Level Three hearing the administration intends to rely on evidence not included in the Level Two record, the administration shall provide the student or parent notice of the nature of the evidence at least three days before the hearing.

The District shall determine whether the complaint will be presented in open or closed meeting in accordance with the Texas Open Meetings Act and other applicable law. [See BE]

The presiding officer may set reasonable time limits and guidelines for the presentation, including an opportunity for the student or par-

STUDENT RIGHTS AND RESPONSIBILITIES  
STUDENT AND PARENT COMPLAINTS/GRIEVANCES

FNG  
(LOCAL)

ent and administration to each make a presentation and provide rebuttal and an opportunity for questioning by the Board. The Board shall hear the complaint and may request that the administration provide an explanation for the decisions at the preceding levels.

In addition to any other record of the Board meeting required by law, the Board shall prepare a separate record of the Level Three presentation. The Level Three presentation, including the presentation by the student or parent or the student's representative, any presentation from the administration, and questions from the Board with responses, shall be recorded by audio recording, video/audio recording, or court reporter.

The Board shall then consider the complaint. It may give notice of its decision orally or in writing at any time up to and including the next regularly scheduled Board meeting. If the Board does not make a decision regarding the complaint by the end of the next regularly scheduled meeting, the lack of a response by the Board upholds the administrative decision at Level Two.

**Student Code of Conduct**

The District's rules of discipline are maintained in the Board-adopted Student Code of Conduct and are established to support an environment conducive to teaching and learning.

Rules of conduct and discipline shall not have the effect of discriminating on the basis of gender, race, color, disability, religion, ethnicity, or national origin.

At the beginning of the school year and throughout the school year as necessary, the Student Code of Conduct shall be:

1. Posted and prominently displayed at each campus or made available for review in the principal's office, as required by law; and
2. Made available on the District's website and/or as a hard copy to students, parents, teachers, administrators, and others on request.

Revisions

Revisions to the Student Code of Conduct approved by the Board during the year shall be made available promptly to students and parents, teachers, administrators, and others.

**Extracurricular Standards of Behavior**

With the approval of the principal and Superintendent, sponsors and coaches of extracurricular activities may develop and enforce standards of behavior that are higher than the District-developed Student Code of Conduct and may condition membership or participation in the activity on adherence to those standards. Extracurricular standards of behavior may take into consideration conduct that occurs at any time, on or off school property.

A student shall be informed of any extracurricular behavior standards at the beginning of each school year or when the student first begins participation in the activity. A student and his or her parent shall sign and return to the sponsor or coach a statement that they have read the extracurricular behavior standards and consent to them as a condition of participation in the activity.

Standards of behavior for an extracurricular activity are independent of the Student Code of Conduct. Violations of these standards of behavior that are also violations of the Student Code of Conduct may result in independent disciplinary actions.

A student may be removed from participation in extracurricular activities or may be excluded from school honors for violation of extracurricular standards of behavior for an activity or for violation of the Student Code of Conduct.

**“Parent” Defined**

Throughout the Student Code of Conduct and discipline policies, the term “parent” includes a parent, legal guardian, or other person having lawful control of the child.

**General Discipline Guidelines**

A District employee shall adhere to the following general guidelines when imposing discipline:

1. A student shall be disciplined when necessary to improve the student’s behavior, to maintain order, or to protect other students, school employees, or property.
2. A student shall be treated fairly and equitably. Discipline shall be based on an assessment of the circumstances of each case. Factors to consider shall include:
  - a. The seriousness of the offense;
  - b. The student’s age;
  - c. The frequency of misconduct;
  - d. The student’s attitude;
  - e. The potential effect of the misconduct on the school environment;
  - f. Requirements of Chapter 37 of the Education Code; and
  - g. The Student Code of Conduct adopted by the Board.
3. Before a student under 18 is assigned to detention outside regular school hours, notice shall be given to the student’s parent to inform him or her of the reason for the detention and permit arrangements for necessary transportation.

**Corporal Punishment**

The Board prohibits the use of corporal punishment in the District. Students shall not be spanked, paddled, or subjected to other physical force as a means of discipline for violations of the Student Code of Conduct.

**Physical Restraint**

**Note:** [A District employee may restrain a student with a disability who receives special education services only in accordance with law. \[See FOF\(LEGAL\)\]](#)

Within the scope of an employee’s duties, a District employee may physically restrain a student if the employee reasonably believes restraint is necessary in order to:

1. Protect a person, including the person using physical restraint, from physical injury.
2. Obtain possession of a weapon or other dangerous object.

3. Protect property from serious damage.

~~3.4.~~ Remove a student refusing a lawful command of a school employee from a specific location, including a classroom or other school property, in order to restore order or to impose disciplinary measures.

~~4. Control an irrational student.~~

~~5.1. Protect property from serious damage.~~

~~A District employee may restrain a student with a disability who receives special education services only in accordance with law. [See FOF(LEGAL)]~~

**Video and Audio Monitoring**

Video and audio recording equipment shall be used for safety purposes to monitor student behavior on District property.

The District shall post signs notifying students and parents about the District's use of video and audio recording equipment. Students shall not be notified when the equipment is turned on.

Use of Recordings

The principal shall review recordings as needed, and evidence of student misconduct shall be documented. A student found to be in violation of the District's Student Code of Conduct shall be subject to appropriate discipline.

Access to Recordings

Recordings shall remain in the custody of the campus principal and shall be maintained as required by law. A parent or student who wishes to view a recording in response to disciplinary action taken against the student may request such access under the procedures set out by law. [See FL(LEGAL)]



February 15, 2023

Via e-mail: [kathryn.owens@mvisd.org](mailto:kathryn.owens@mvisd.org)

Ms. Kathryn Owens  
Finance and Operations  
MEDINA VALLEY ISD  
8752 FM 471 S  
LaCoste, TX 78039

Re: Proposal Portable Restroom Building

Ms. Owens:

Ramtech Building Systems appreciates your interest and the opportunity to provide Medina Valley ISD with a pricing proposal for portable restroom buildings. The BuyBoard (Contract #637-21) price is based on new state approved commercial grade buildings that would be constructed to the attached floor plan.

**12'x48' Toilet Building:** \$132,200.00 per bldg.

**Pricing Includes:**

- Delivery & Installation – San Antonio, TX
- CMU pad on grade foundation
- Auger anchor type tie - downs (Additional cost may be incurred for buildings set on asphalt surfaces due to anchoring requirements)
- Metal exterior with metal roof
- Skirting to grade on all sides
- Lay-in acoustical ceiling
- FRP wall panels
- Sheet vinyl in toilet building
- Exterior wall hung HVAC
- Main distribution panel
- State approved engineered drawings

Page 2 of 3 – Proposal Portable Restroom Building

**Pricing does not include:**

- Site preparation (including grading, compaction or demolition, landscaping, or irrigation)
- Building permits (Any fees charged by the city or county agencies for the movement of mobile office or modular buildings over local roads are considered as part of the local building permit cost.)
- Furnishings, electric hand dryers, etc.
- Canopies
- Treated wood landing and ramp
- Fire alarm/fire extinguisher/sprinkler system
- Performance and payment bond
- Permanent foundation
- Plumbing manifold
- Poured concrete
- Ramtech's Builders Risk Insurance excludes flood coverage in Flood Zones A, V, or D as defined by FEMA
- Taxes if applicable
- Utility extension/connections
- Wind certification (may be required in coastal areas designated as catastrophe areas)
- The scope of this design does not include accessibility elements required for the site. It is the owner's responsibility to have these designs developed and to make submittal as required by the Texas Architectural Barriers Act, through their design professional. This submittal should be made to: Texas Department of Licensing and Regulations, Architectural Barriers Section, P.O. Box 12157, Austin, TX 78711.

I will contact you to discuss any questions you might have or please feel free to contact me via email at [squeen@ramtechgroup.com](mailto:squeen@ramtechgroup.com) by calling 800-568-9376 ext. 145.

Sincerely,  
Sabrina Queen  
Education Representative

**Note: Given the volatility of material prices and supply chain challenges, Ramtech's price is valid for 14 days. Please contact Ramtech prior to issuance of a p.o. to verify available production openings and scheduling.**

**All pricing is based on a level, accessible site.**



Page 3 of 3 – Proposal Portable Restroom Building

To provide our customers value, Ramtech has quoted the pricing reflected in this proposal as competitively as possible. As such, once we begin, we have anticipated an uninterrupted flow of our work through the completion of the project. Should non-weather-related events beyond Ramtech's control, such as delays in electrical or water service to the building, force us to demobilize and subsequently remobilize at a later date, additional costs will be incurred that may be passed on to our customers.

Typical payment terms are 25% upon issuance of a p.o. or execution of a contract, 70% prior to delivery and installation of the building(s) and 5% on completion and acceptance.

**CALDWELL COUNTRY CHEVROLET**

800 HWY. 21 E. CALDWELL, TEXAS 77836

BUYBOARD BID 601-19

End User: MEDINA VALLEY ISD Caldwell Rep: CHRIS COLLINS  
 Contact: CAROL BREWER 830-931-2243 EXT 2025 Phone: 979-567-6129  
 Phone/email: CAROL.BREWER@MVISD.ORG Date: Thursday, February 2, 2023  
 Product Description: CHEVROLET SUBURBAN email: chris@caldwellcountry.com

A. Bid Series: 23 A. Base Price: \$ **49,770.00**

**B. Published Options [Itemize each below]**

Code	Options	Bid Price	Code	Options	Bid Price
CC10906	2023 CHEVROLET SUBURBAN 2WD	\$ 4,347.00		ASSIST STEPS	INCL
L84	ENGINE 5.3L V8	INCL		GLASS, DEEP TINT REAR	INCL
MQC	TRANSMISSION- 10 SPEED AUTO	INCL		CRUISE CONTROL	INCL
GU5	REAR AXLE 3.23 RATIO	INCL		KEYLESS ENTRY	INCL
AZ3	SEATS, FRONT 40/20/40 SPLIT BENCH	INCL		POWER WINDOWS/LOCKS	INCL
H0U	JET BLACK, CLOTH SEAT TRIM	INCL		A/C, FRONT & REAR	INCL
IOR	CHEVROLET INFOTAINMENT 3 SYST	INCL		REAR PARK ASSIST	INCL
PZX	WHEELS 18" SILVER ALUMINUM	INCL		REAR VISION CAMERA	INCL
QDF	ALL-SEASON, TIRE 265/65R18	INCL		LANE KEEP ASSIST W/ LANE DEP	INCL
	2ND/3RD ROW CLOTH SEATING	INCL		FORWARD COLLISION ALERT	INCL
	TRAILERING EQUIPMENT	INCL		VINYL FLOORING	INCL
<b>Total of B. Published Options:</b>					<b>\$ 4,347.00</b>

**C. Unpublished Options [Itemize each below, not to exceed 25%]** \$= 0.0 %

Options	Bid Price	Options	Bid Price
	\$ -	GAZ- WHITE	COLOR
		BLACK CLOTH	INT COLOR
		STOCK INCOMING- LIMITED AVAILABILITY	DELIVERY
		7-45 DAYS	
<b>Total of C. Unpublished Options:</b>			<b>\$ -</b>

D. Registration, Inspection, Paperwork, Postage cost, Courthouse time, & Runner time:	INCLUDED	\$ -
E. UPFITTERS:		\$ -
F. Manufacturer Destination/Delivery:		
G. Floor Plan Interest (for in-stock and/or equipped vehicles):		\$ -
H. Lot Insurance (for in-stock and/or equipped vehicles):		\$ -
I. Contract Price Adjustment:		\$ -
J. Additional Delivery Charge: <u>184</u> miles		\$ 524.40
K. Subtotal:		\$ 54,641.40
L. Quantity Ordered <u>2</u> x K =		\$ 109,282.80
M. Trade in:		\$ -
N. BUYBOARD FEE PER PURCHASE ORDER		\$ 400.00
O. TOTAL PURCHASE PRICE WITH BUYBOARD FEE		<b>\$ 109,682.80</b>

\*\* PRICES ARE SUBJECT TO CHANGE DUE TO SUPPLY CHAIN CHALLENGES. RE-VERIFY PRICING BEFORE ISSUING A PURCHASE ORDER. COMMODITY SURCHARGES MAY APPLY AFTER P.O. IS ISSUED. FINAL PRICE IS NOT CONFIRMED UNTIL VEHICLE ORDER IS ACCEPTED BY MANUFACTURER. PRICE WILL BE CONFIRMED AT TIME OF ORDER ENTRY, BE ADVISED PRICE CAN CHANGE DUE TO MANUFACTURER. ENSURE CONFIRMATION OF RECEIPT BY EMAIL WHEN P.O. IS SENT. \*\* DUE TO SEMICONDUCTOR SUPPLY SHORTAGES, FEATURE AVAILABILITY WILL CHANGE THROUGHOUT THE MODEL YEAR. SEE THE WINDOW LABEL OF A SPECIFIC VEHICLE TO DETERMINE ITS CONTENT. □

**PROPOSED FEBRUARY BUDGET AMENDMENT  
2022-2023 GENERAL FUND**

	2022-2023 ADOPTED BUDGET (AS OF 9/01/22)	2022-2023 AMENDED BUDGET (AS OF 12/15/22)	2022-2023 CURRENT AMENDMENTS (AS OF 2/27/23)	2022-2023 AMENDED BUDGET (AS OF 2/27/23)
<b>Estimated Revenues</b>				
5700 LOCAL AND INTERMEDIATE REVENUES	\$ 36,410,641	\$ 36,648,303	\$ -	\$ 36,648,303
5800 STATE PROGRAM REVENUES	\$ 30,880,783	\$ 32,906,496	\$ 1,142,342	\$ 34,048,838
5900 FEDERAL REVENUES	\$ 1,270,000	\$ 1,270,000	\$ -	\$ 1,270,000
7900 OTHER SOURCES	\$ -	\$ -	\$ -	\$ -
<b>Total Estimated Revenue</b>	<b>\$ 68,561,424</b>	<b>\$ 70,824,799</b>	<b>\$ 1,142,342</b>	<b>\$ 71,967,141</b>
<b>Appropriations</b>				
11 INSTRUCTION	\$ 39,809,875	\$ 39,859,626	\$ 347,342	\$ 40,206,968
12 INSTRUCTIONAL RESOURCES/MEDIA SERVICES	\$ 671,445	\$ 671,445	\$ -	\$ 671,445
13 CURRICULUM & INSTRUCTIONAL STAFF DEVELOPMENT	\$ 701,616	\$ 702,616	\$ 110,000	\$ 812,616
21 INSTRUCTIONAL LEADERSHIP	\$ 868,278	\$ 880,278	\$ 200,000	\$ 1,080,278
23 SCHOOL LEADERSHIP	\$ 3,447,370	\$ 3,447,370	\$ 135,000	\$ 3,582,370
31 GUIDANCE, COUNSELING & EVALUATION SERVICES	\$ 2,893,641	\$ 2,889,141	\$ (130,000)	\$ 2,759,141
32 SOCIAL WORK SERVICES	\$ 490,242	\$ 490,242	\$ 75,000	\$ 565,242
33 HEALTH SERVICES	\$ 762,463	\$ 762,463	\$ 65,000	\$ 827,463
34 STUDENT (PUPIL) TRANSPORTATION	\$ 4,402,577	\$ 4,574,757	\$ 200,000	\$ 4,774,757
35 FOOD SERVICE	\$ 126,727	\$ 126,727	\$ -	\$ 126,727
36 EXTRA-CURRICULAR ACTIVITIES	\$ 2,126,543	\$ 2,192,392	\$ -	\$ 2,192,392
41 GENERAL ADMINISTRATION	\$ 2,309,578	\$ 2,309,578	\$ 75,000	\$ 2,384,578
51 PLANT MAINTENANCE & OPERATIONS	\$ 6,660,154	\$ 6,840,879	\$ -	\$ 6,840,879
52 SECURITY AND MONITORING	\$ 1,005,492	\$ 1,270,457	\$ -	\$ 1,270,457
53 DATA PROCESSING SERVICES	\$ 1,782,489	\$ 1,728,489	\$ 20,000	\$ 1,748,489
61 COMMUNITY SERVICES	\$ 9,987	\$ 9,987	\$ 10,000	\$ 19,987
71 DEBT SERVICE	\$ -	\$ -	\$ -	\$ -
81 FACILITIES AND CONSTRUCTION	\$ 2,947	\$ 1,578,352	\$ -	\$ 1,578,352
95 JUVENILE JUSTICE ALTERNATIVE	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
99 OTHER INTERGOVERNMENTAL CHARGES	\$ 485,000	\$ 485,000	\$ 35,000	\$ 520,000
8911 OTHER USES	\$ -	\$ -	\$ -	\$ -
<b>Total Appropriations</b>	<b>\$ 68,561,424</b>	<b>\$ 70,824,799</b>	<b>\$ 1,142,342</b>	<b>\$ 71,967,141</b>
<b>Net (Revenues Less Appropriations)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>