

INTERMEDIATE



BOYD ISD

Facility Planning Committee

Meeting #1 | September 11, 2023

AGENDA



Welcome + Introductions



About Boyd ISD



Demographic Study



Committee Overview & Purpose



Summary of Facility Assessment



Closing | Tour



GROUP INTRODUCTIONS

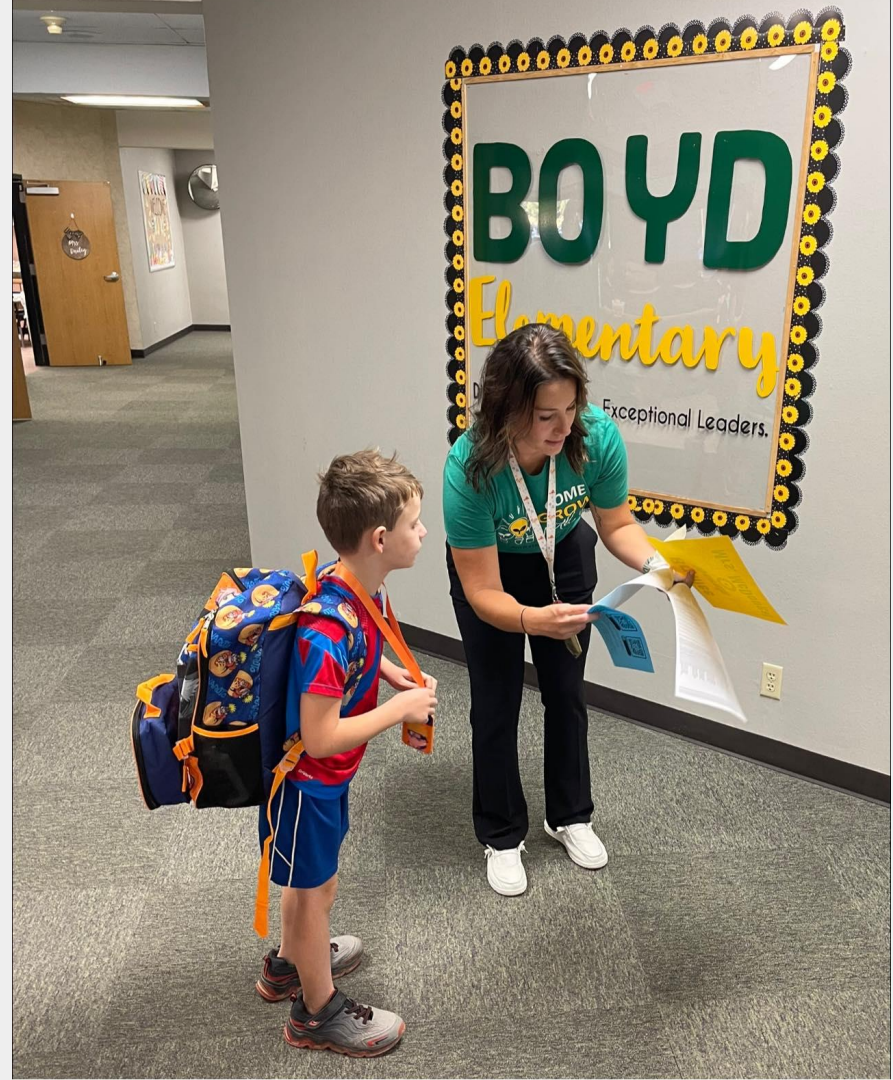


1. Name
2. Profession/Role in the community
3. Years in the community
4. Children or grandchildren in the district
5. Choose one word to describe Boyd ISD





About Boyd ISD



DISTRICT PROMO DOC

Boyd ISD Promotional Document



CAREER & TECHNICAL EDUCATION

Boyd ISD offers 14 programs of study in 6 different career clusters.



Agriculture, Food, & Natural Resources
Animal Science, Applied Ag Engineering, Plant Science, Environmental & Natural Resources



Health Science
Healthcare Diagnostics, Medical Therapy, Healthcare Therapeutic



Business & Marketing
Business Management, Marketing & Sales



Human Services
Family & Community Services, Cosmetology (Weatherford College)



Education & Training
Early Learning, Teaching & Training



Law & Public Service
Law Enforcement

MISSION & VISION





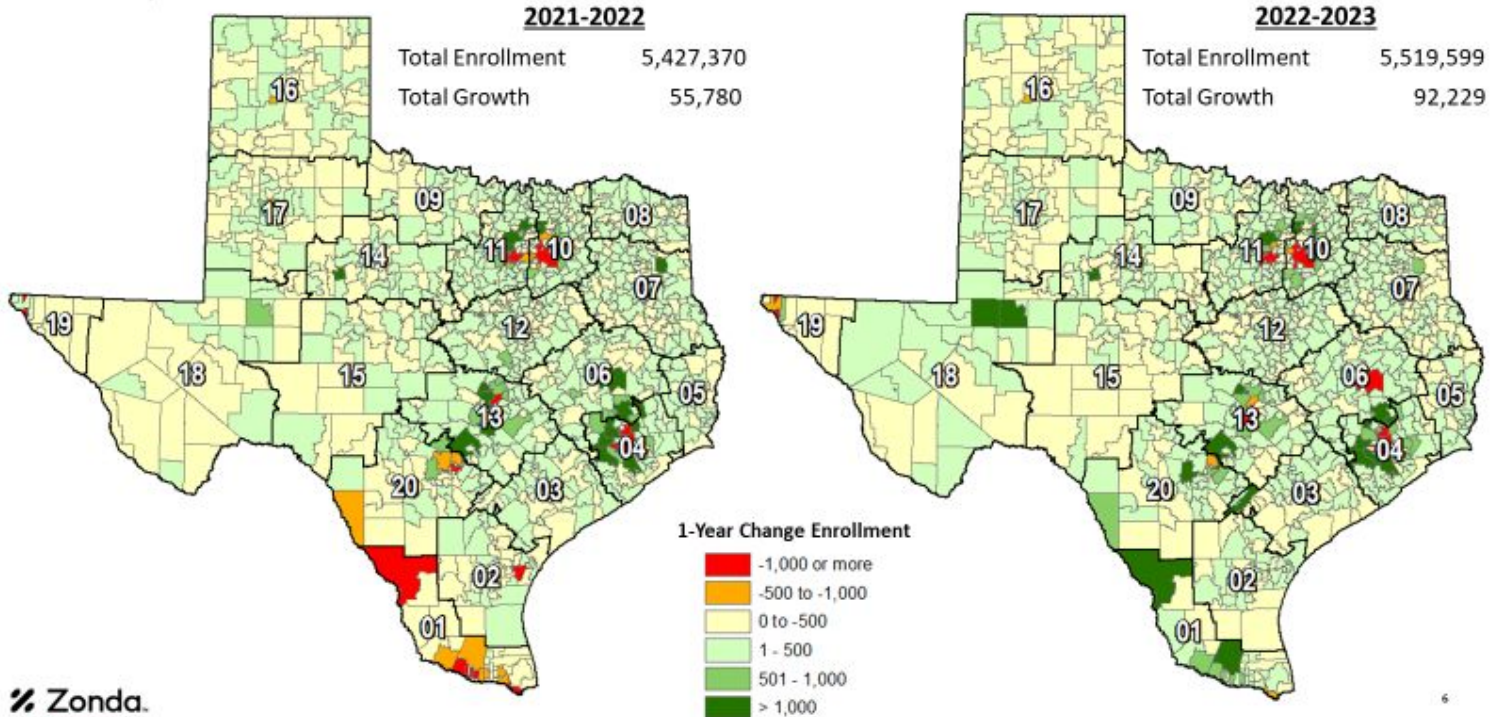
Demographic Study

DEMOGRAPHIC STUDY



State Enrollment Trends*

(*Preliminary Enrollment Data, TEA April 2023)



DEMOGRAPHIC STUDY

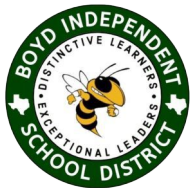
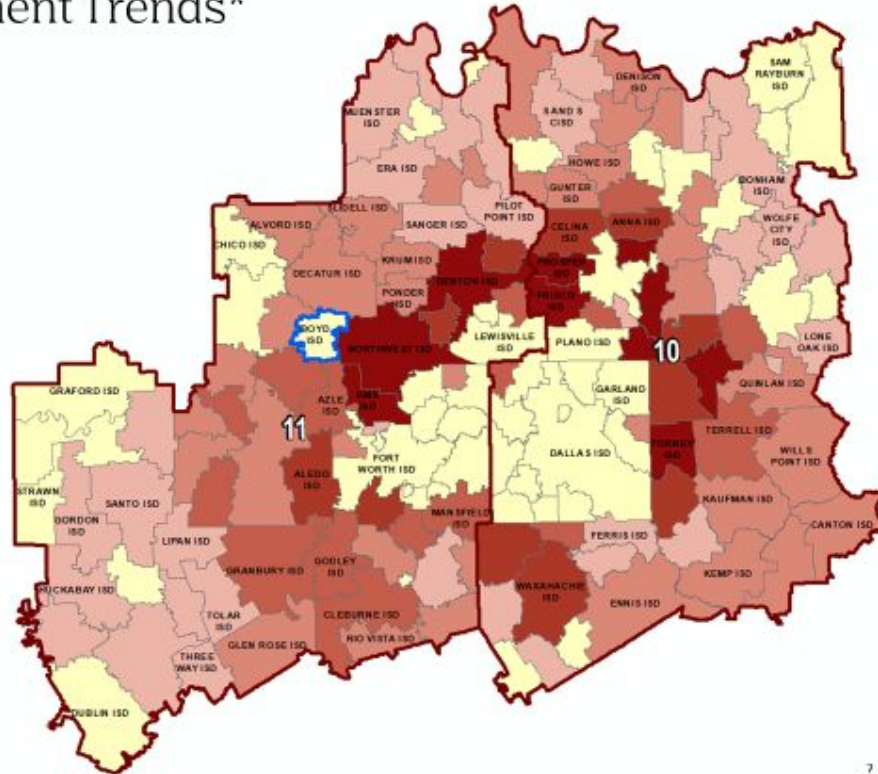
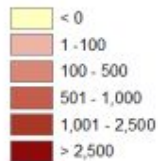


Regions 10 & 11 Enrollment Trends*

(*Preliminary Enrollment Data, TEA April 2023)

- Boyd ISD enrollment has fallen by 69 students between 2017/18 and 2022/23, a decrease of 5.2%
- BISD enrollment has increased by 34 students, or 2.8%, since 2021/22

5-Year Change Enrollment



DEMOGRAPHIC STUDY



District Demographic Snapshot

2023 District
Population Estimate
6,847



5,652
2010 Census
District Population

2023 Total District Population
Below Age 19 (Estimate)
1,721



1,529
2010 Census District
Population Below Age 19

2023 District Households
Estimate
2,519



2,101
2010 District Households

2023 District Household Size
Estimate
2.72



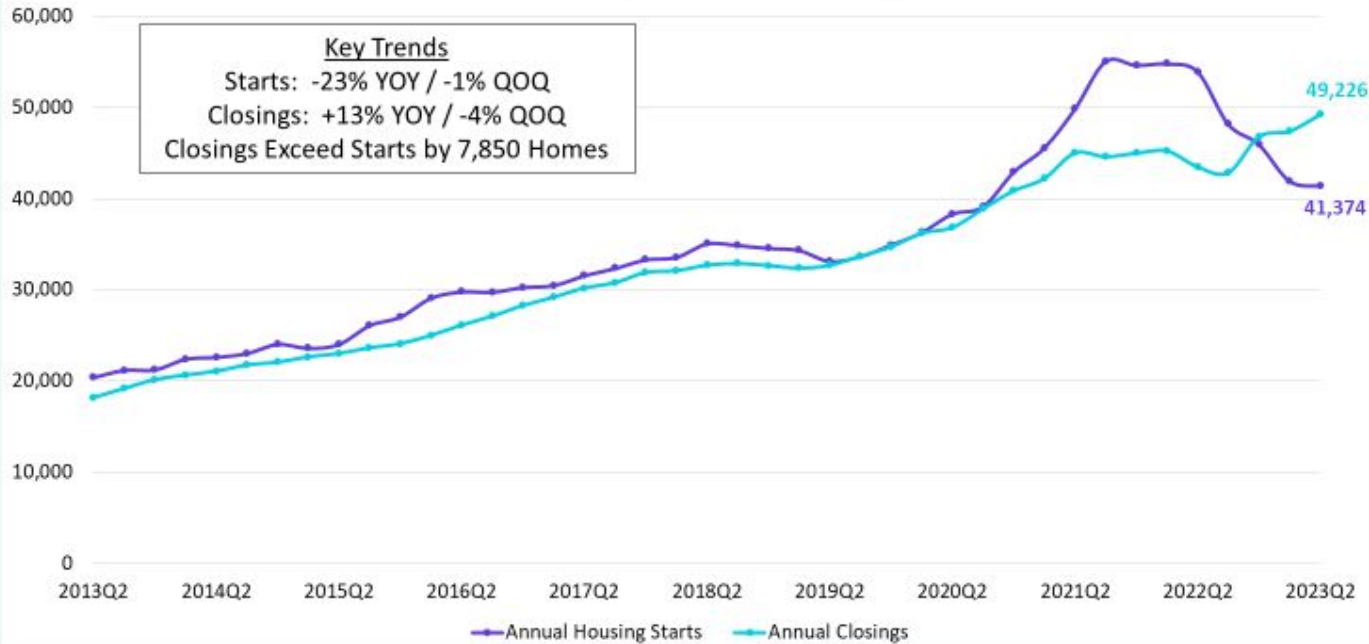
2.69
2010 District Household Size

DEMOGRAPHIC STUDY



DFW New Home Starts & Closings

Annual Housing Starts vs. Annual Closings



DEMOGRAPHIC STUDY



Boyd ISD Housing Market Analysis District Annual Home Sales by Type, 2010 – 2022



- Total home sales in BISD declined 20% from 2022 totals
- New home sales within the district account for roughly 17.8% of all 2022 sales



DEMOGRAPHIC STUDY



Boyd ISD Housing Market Analysis Average New vs. Existing Home Sale Price, 2016 - 2022



- Since 2016, the average new home price in BISD has increased roughly 102%, a rise of roughly \$256,000
- The average existing home price within the district has increased by 86%, or nearly \$243,000 since 2016

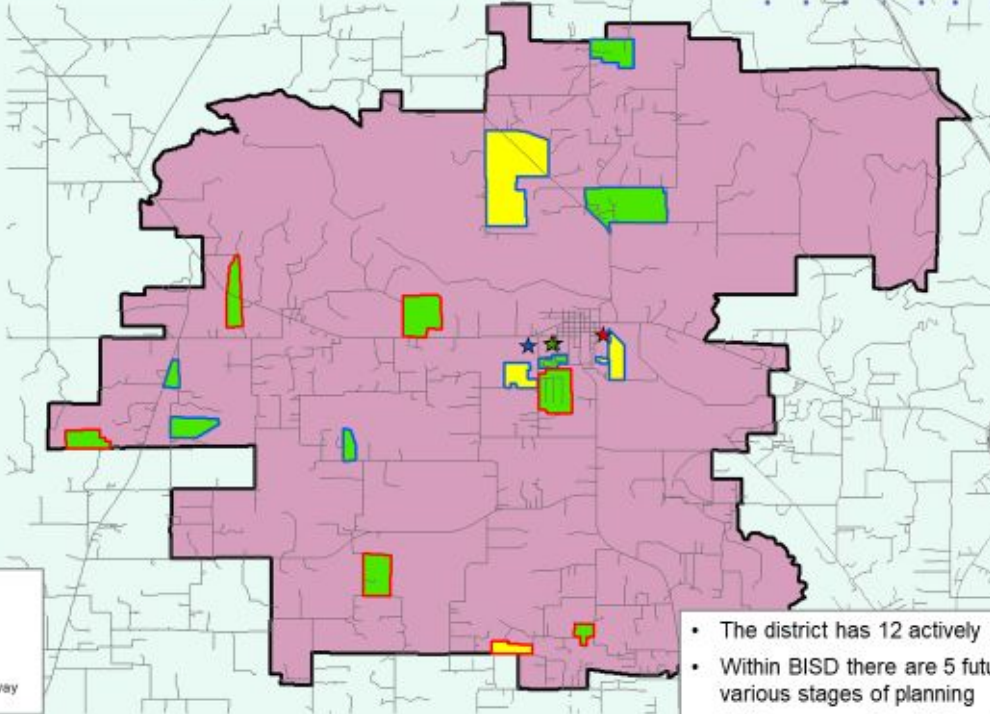
	Avg New Home Price	Avg Existing Home Price
2016	\$251,157	\$281,088
2017	\$277,315	\$262,300
2018	\$279,454	\$270,981
2019	\$221,394	\$289,604
2020	\$282,833	\$329,870
2021	\$388,704	\$363,958
2022	\$507,205	\$523,896



DEMOGRAPHIC STUDY



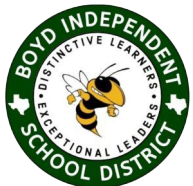
District Housing Overview



Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway

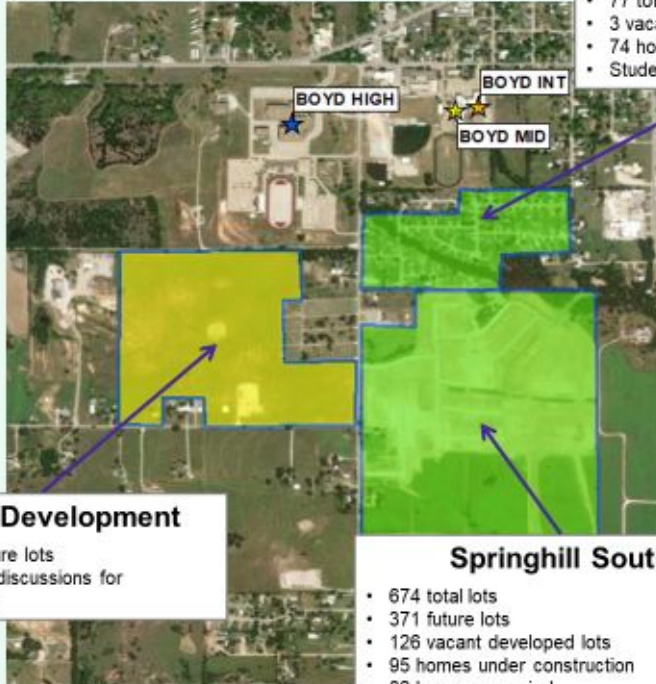
- The district has 12 actively building subdivisions
- Within BISD there are 5 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 491 lots within 7 subdivisions



DEMOGRAPHIC STUDY



Residential Activity



Meadow Park

- 77 total lots
- 3 vacant developed lots
- 74 homes occupied
- Student Yield: .675

Future Development

- 330 total future lots
- Under early discussions for development

Springhill South

- 674 total lots
- 371 future lots
- 126 vacant developed lots
- 95 homes under construction
- 82 homes occupied
- Homes selling from \$260,000 to \$350,000
- Developed by DR Horton
- Student Yield: .12

April 2023



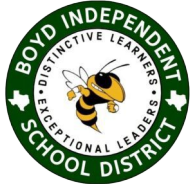
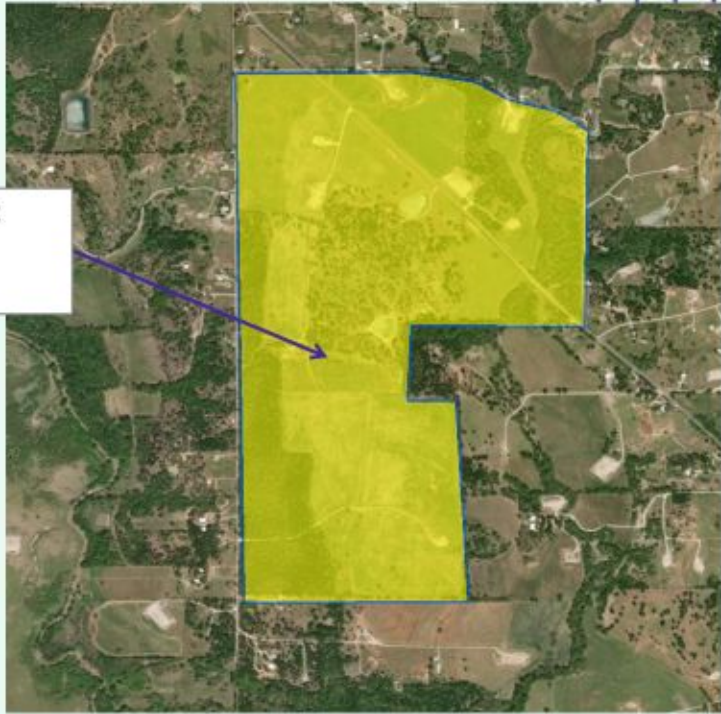
DEMOGRAPHIC STUDY



Residential Activity

Future Development

- Estimate of 1,800 total future lots
- Developed by DR Horton
- Construction likely to begin in 2024



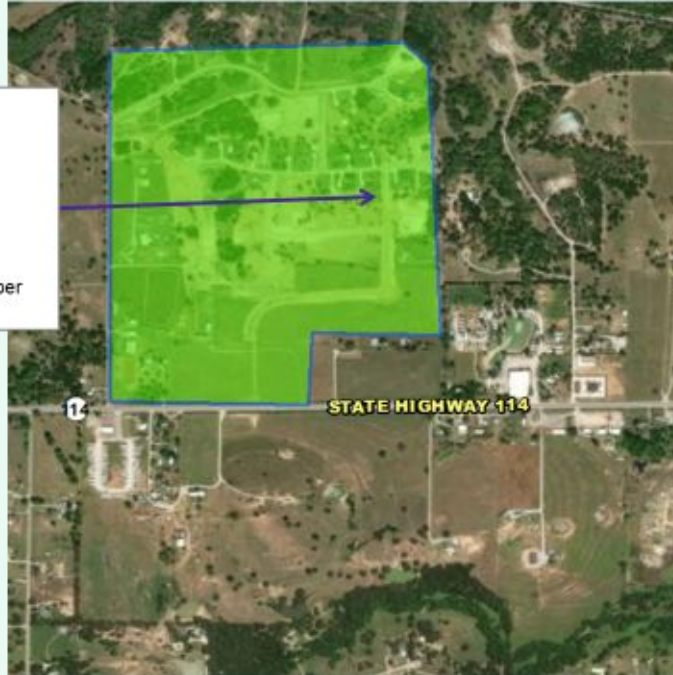
DEMOGRAPHIC STUDY



Residential Activity

Lola Creek Ranch

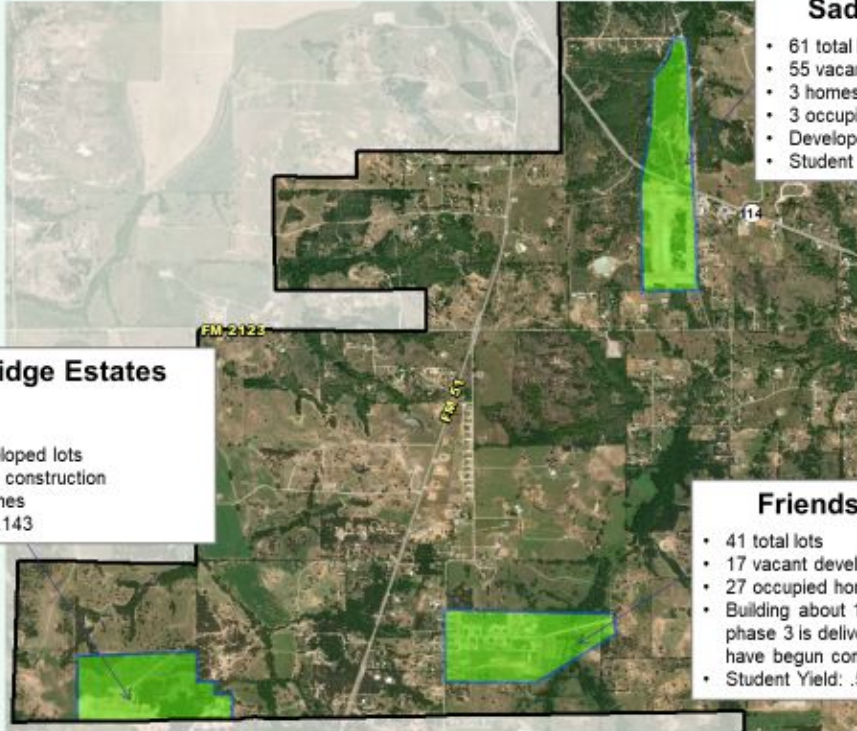
- 63 total lots
- 35 future lots
- 5 vacant developed lots
- 2 homes under construction
- 21 homes occupied
- Phase 2 groundwork underway, with anticipation to be complete by September
- Student Yield: .381



DEMOGRAPHIC STUDY



Residential Activity



Saddleback Estates

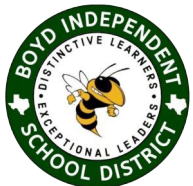
- 61 total lots
- 55 vacant developed lots
- 3 homes under constructions
- 3 occupied homes
- Developed by Riverside Homes
- Student Yield: .667

Lucky Ridge Estates

- 64 total lots
- 42 future lots
- 10 vacant developed lots
- 5 homes under construction
- 7 occupied homes
- Student Yield: .143

Friendship Ranch

- 41 total lots
- 17 vacant developed lots
- 27 occupied homes
- Building about 10 homes per year; phase 3 is delivered but no homes have begun construction yet
- Student Yield: .541



DEMOGRAPHIC STUDY



Residential Activity



Flannigan Addition

- 34 total future lots
- Construction planned to start by end of year
- Developer delayed development due to now-resolved right-of-way concerns

Boyd Meadows

- 220 total future lots
- Project is waiting on relocation of FM 730 before proceeding



DEMOGRAPHIC STUDY



Multi-family Activity



Parr Addition

- 30 total future units
- Current plan to build as set of duplexes
- Infrastructure needs may change number of units built
- No set time frame, but intent of developer is to build

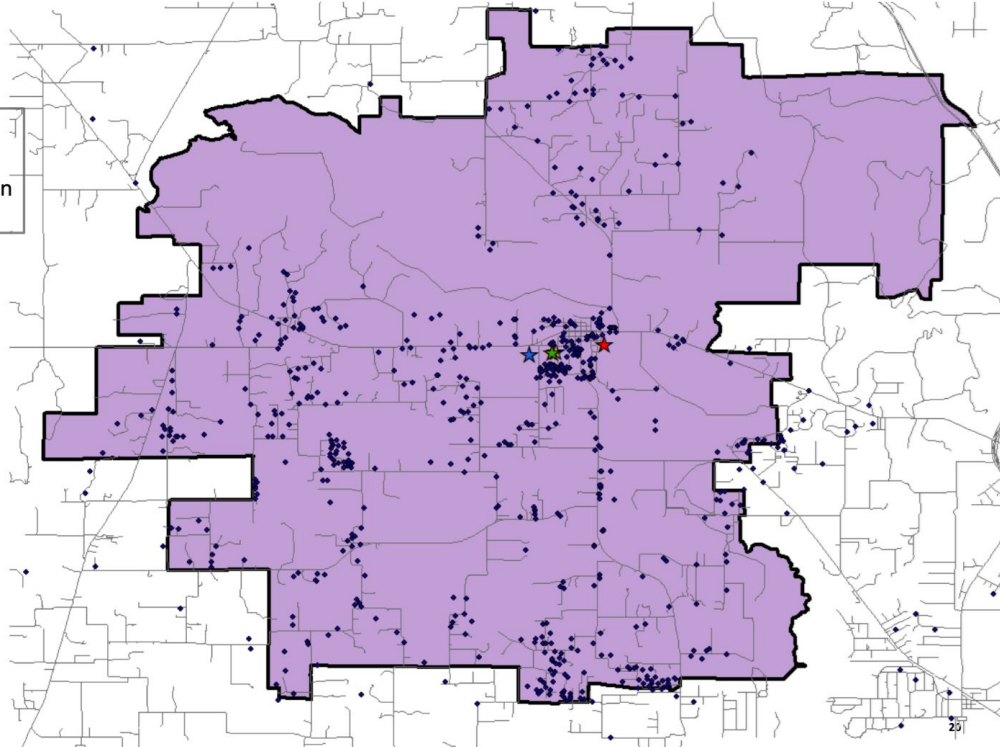


DEMOGRAPHIC STUDY



Student Density

- 111 students reside outside the district, roughly 8.7% of the population
- Roughly 18% of the total student population resides within the Boyd city limits



DEMOGRAPHIC STUDY

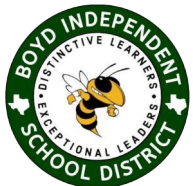


Ten Year Forecast by Grade Level – Mid Range



Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Total%
2018/19	5	55	100	98	88	94	94	85	99	103	110	115	113	90	92	1,341	-1	-0.1%
2019/20	5	41	82	101	95	89	88	89	92	107	106	106	108	114	82	1,305	-36	-2.7%
2020/21	0	35	88	80	95	95	87	94	86	96	106	104	110	93	98	1,267	-38	-2.9%
2021/22	5	32	77	97	83	96	84	89	91	88	94	117	88	106	85	1,232	-35	-2.8%
2022/23	6	30	67	95	99	87	94	95	105	108	94	101	115	82	88	1,266	34	2.8%
2023/24	6	30	79	77	103	102	90	102	101	111	113	108	109	112	77	1,320	54	4.3%
2024/25	6	30	90	81	83	107	106	93	111	109	122	124	119	104	105	1,390	70	5.3%
2025/26	6	30	96	98	86	88	112	110	100	120	120	137	140	114	97	1,454	64	4.6%
2026/27	6	30	100	104	105	91	93	117	118	107	131	135	155	138	108	1,538	84	5.8%
2027/28	6	30	108	107	111	111	95	100	126	127	118	146	151	149	129	1,614	76	4.9%
2028/29	6	30	115	117	114	117	116	100	107	136	140	132	164	146	140	1,680	66	4.1%
2029/30	6	30	125	124	126	121	123	123	108	115	145	157	149	160	137	1,749	69	4.1%
2030/31	6	30	134	134	133	135	127	131	132	116	127	162	177	144	150	1,838	89	5.1%
2031/32	6	30	144	147	144	145	144	134	141	142	126	142	182	172	135	1,934	96	5.2%
2032/33	6	30	155	156	158	155	153	153	144	152	154	141	160	177	162	2,056	122	6.3%

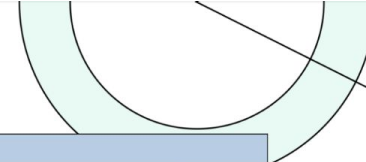
Yellow box = largest grade per year
Green box = second largest grade per year



DEMOGRAPHIC STUDY



Ten Year Forecast by Campus – Mid Range



CAMPUS	95%	HISTORY	Current	ENROLLMENT PROJECTIONS									
	Capacity	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
BOYD ELEMENTARY SCHOOL	510	474	478	487	503	516	529	568	615	655	699	760	813
ELEMENTARY TOTALS		474	478	487	503	516	529	568	615	655	699	760	813
Elementary Absolute Change		6	4	9	16	13	13	39	47	40	44	61	53
Elementary Percent Change		-1.25%	0.84%	1.88%	3.29%	2.58%	2.52%	7.37%	8.27%	6.50%	6.72%	8.73%	6.97%
BOYD INTERMEDIATE SCHOOL	326	180	200	203	204	210	235	226	207	231	263	275	297
INTERMEDIATE TOTALS		180	200	203	204	210	235	226	207	231	263	275	297
Intermediate Absolute Change		0	20	3	1	6	25	-9	-19	24	32	12	22
Intermediate Percent Change		0.00%	11.11%	1.50%	0.49%	2.94%	11.90%	-3.83%	-8.41%	11.59%	13.85%	4.56%	8.00%
BOYD MIDDLE SCHOOL	326	182	202	224	231	240	238	245	276	260	243	268	306
MIDDLE SCHOOL TOTALS		182	202	224	231	240	238	245	276	260	243	268	306
Middle School Absolute Change		-20	20	22	7	9	-2	7	31	-16	-17	25	38
Middle School Percent Change		-9.90%	10.99%	10.89%	3.13%	3.90%	-0.83%	2.94%	12.65%	-5.80%	-6.54%	10.29%	14.18%
BOYD HIGH SCHOOL	617	396	386	406	452	488	536	575	582	603	633	631	640
HIGH SCHOOL TOTALS		396	386	406	452	488	536	575	582	603	633	631	640
High School Absolute Change		-9	-10	20	46	36	48	39	7	21	30	-2	9
High School Percent Change		-2.22%	-2.53%	5.18%	11.33%	7.96%	9.84%	7.28%	1.22%	3.61%	4.98%	-0.32%	1.43%
DISTRICT TOTALS		1,232	1,266	1,320	1,390	1,454	1,538	1,614	1,680	1,749	1,838	1,934	2,056
District Absolute Change		35	34	54	70	64	84	76	66	69	89	96	122
District Percent Change		-2.76%	2.76%	4.27%	5.30%	4.60%	5.78%	4.94%	4.09%	4.11%	5.09%	5.22%	6.31%

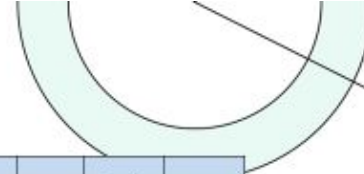
Yellow box = Exceeding 95% Capacity



DEMOGRAPHIC STUDY

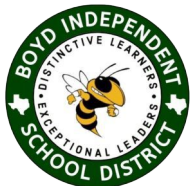


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2025/26	6	35	96	98	87	88	113	111	100	120	120	137	140	114	97	1,462	72	5.2%
2026/27	6	40	110	110	105	94	93	123	120	109	131	138	155	138	108	1,580	118	8.1%
2027/28	6	50	123	130	123	116	102	100	133	130	120	151	155	149	129	1,717	137	8.7%
2028/29	6	55	135	151	145	137	126	111	110	144	143	137	171	150	140	1,861	144	8.4%
2029/30	6	60	146	164	167	157	148	137	120	119	153	164	155	166	141	2,003	142	7.6%
2030/31	6	70	161	176	178	183	170	160	149	130	131	175	185	150	156	2,180	177	8.8%
2031/32	6	75	176	177	194	194	196	184	174	162	141	150	199	184	146	2,358	178	8.2%
2032/33	6	80	193	207	194	211	209	212	200	189	176	162	170	195	175	2,579	221	9.4%

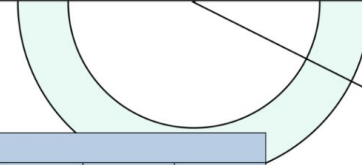
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DEMOGRAPHIC STUDY

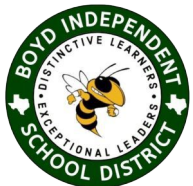


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ELEMENTARY TOTALS		474	478	487	503	523	558	650	755	848	944	1,018	1,100
Elementary Absolute Change		6	4	9	16	20	35	92	105	93	96	74	82
Elementary Percent Change		-1.25%	0.84%	1.88%	3.29%	3.98%	6.69%	16.49%	16.15%	12.32%	11.32%	7.84%	8.06%
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Intermediate Absolute Change		0	20	3	1	7	32	-10	-12	36	52	49	54
Intermediate Percent Change		0.00%	11.11%	1.50%	0.49%	3.43%	15.17%	-4.12%	-5.15%	16.29%	20.23%	15.86%	15.08%
BOYD MIDDLE SCHOOL	326	182	202	224	231	240	240	250	287	272	261	303	365
MIDDLE SCHOOL TOTALS		182	202	224	231	240	240	250	287	272	261	303	365
Middle School Absolute Change		-20	20	22	7	9	0	10	37	-15	-11	42	62
Middle School Percent Change		-9.90%	10.99%	10.89%	3.13%	3.90%	0.00%	4.17%	14.80%	-5.23%	-4.04%	16.09%	20.46%
BOYD HIGH SCHOOL	617	396	386	406	452	488	539	584	598	626	666	679	702
HIGH SCHOOL TOTALS		396	386	406	452	488	539	584	598	626	666	679	702
High School Absolute Change		-9	-10	20	46	36	51	45	14	28	40	13	23
High School Percent Change		-2.22%	-2.53%	5.18%	11.33%	7.96%	10.45%	8.35%	2.40%	4.68%	6.39%	1.95%	3.39%
DISTRICT TOTALS		1,232	1,266	1,320	1,390	1,462	1,580	1,717	1,861	2,003	2,180	2,358	2,579
District Absolute Change		35	34	54	70	72	118	137	144	142	177	178	221
District Percent Change		-2.76%	2.76%	4.27%	5.30%	5.18%	8.07%	8.67%	8.39%	7.63%	8.84%	8.17%	9.37%

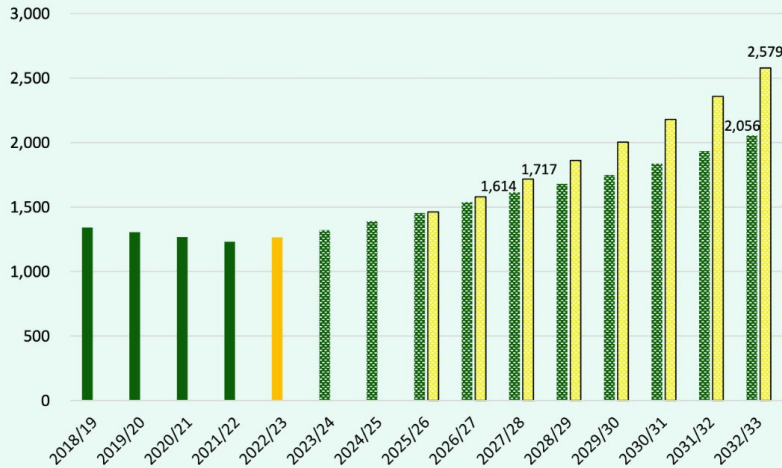
Yellow box = Exceeding 95% Capacity



DEMOGRAPHIC STUDY

Key Takeaways

Enrollment Forecast



Boyd ISD added 34 students from the previous 2021-22 school year



Total Home sales in BISD decreased in 2022 from the previous year in large part due to the higher interest rates



There are currently 12 Active Building Subdivisions within the district with 5 Future Subdivisions in the planning stages.



Groundwork is currently underway on over 490 lots that are anticipated to impact the district over the next 3 years



District Enrollment is projected to be over 1,600 students by the 2027/28 school year and with continued development will reach almost 2,100 by the 2032-33 school year. The higher range projections may be reached dependent on the pace of larger future developments.





Facilities Committee





YOUR WHY

The purpose of the 2022-2023 Facility Planning Committee is to provide facility and infrastructure recommendations to the Boyd ISD Board of Trustees after analyzing a district-wide facilities assessment, enrollment, financial data, and other data relevant in creating and maintaining learning environments that align with the districts mission, vision and goals.

COMMITTEE OVERVIEW



In the upcoming meetings, the Committee will discuss the following topics:

1. Facility and Infrastructure Needs
2. School Finance
3. Potential Solutions & Costs
4. Final Board Recommendation



COMMITTEE CHARGE

- Assess and prioritize Boyd ISD's current and long-term facility needs including, but not limited to:
 - District growth and capacity, building age, safety and condition, land acquisition, evolving educational delivery and programs, energy efficiency and sustainable features
- Develop and prioritize potential projects, including new construction, renovations/additions, technology, equipment and other areas that may arise from community input
- Consider the educational needs of all students and align recommendations with the district's mission, vision and goals
- Represent the entire school district community, values and perceptions, and seek input from other residents
- Consider the district's current financial position and funding methods to develop a master plan recommendation that is fiscally sound
- Make a recommendation to the Board of Trustees that addresses the district's growth and facility needs based on the Committee's identified priorities



PROCESS STEPS

ASSESS

Assess needs at existing facilities

Identify deficiencies and inequities at existing campuses

REVIEW

Review financial data

Understand the financial capacity and implications

STUDY

Study demographics & enrollment projections

CONVENE

Convene Steering Committee

Create invaluable community input in the decision-making

Ongoing Responsibilities of Boyd ISD



PROCESS STEPS

PRIORITIZE

Prioritize potential projects

Develop consensus on how to address the district's needs

RECOMMEND

Present findings and make recommendations to the Board of Trustees

CONSIDER

Board studies recommendations to determine action

Responsibilities of Facility Planning Committee



COMMITTEE PARAMETERS



The Committee shall engage in productive dialogue, strive to be objective and maintain a district-level perspective at all times.



The Committee should make recommendations that are based on current, relevant data and best practices, and adhere to law and policy that govern school construction and bond issue requirements.



The Committee process will be transparent. All presentations, materials and meeting minutes will be posted online for Committee member use and public consumption.



The Committee will establish its own goal for consensus and agree on recommendations proceeding when such consensus is met.



The Committee recognizes that the committee's role is to provide recommendations to the Board of Trustees and that the Board of Trustees has the obligation and responsibility to act on recommendation.





Facility Assessment





DISTINCTIVE LEARNERS
EXCEPTIONAL LEADERS
CAPACITY STUDY

BISD CAPACITY SUMMARY



DIFFERENT FROM THE GROUND UP

BOYD ISD SCHOOL CAPACITY ANALYSIS				
BOYD ELEMENTARY SCHOOL - Grades PK - 5				
Room Use	Room No.	Room Area	TSA Request	Capacity
Classroom	101	725 sf	752 sf	29 students
Classroom	102	715 sf	752 sf	29 students
Classroom	103	715 sf	752 sf	29 students
Classroom	104	715 sf	752 sf	29 students
Classroom	105	715 sf	752 sf	29 students
Classroom	106	715 sf	752 sf	29 students
Classroom	107	715 sf	752 sf	29 students
Classroom	108	715 sf	752 sf	29 students
Classroom	109	715 sf	752 sf	29 students
Classroom	110	715 sf	752 sf	29 students
Classroom	205	653 sf	752 sf	28 students
Teacher Lounge	202	430 sf		Not included in Overall Capacity
SPED	203	430 sf		Not included in Overall Capacity
Classroom	204	620 sf	752 sf	17 students
Classroom	301	690 sf	752 sf	26 students
Classroom	302	690 sf	752 sf	26 students
Classroom	303	690 sf	752 sf	26 students
Classroom	304	690 sf	752 sf	26 students
Classroom	305	640 sf	752 sf	24 students
Classroom	306	640 sf	752 sf	24 students
Classroom	307	690 sf	752 sf	26 students
Classroom	308	690 sf	752 sf	26 students
Classroom	309	690 sf	752 sf	26 students
Classroom	310	690 sf	752 sf	26 students
Classroom	311	690 sf	752 sf	26 students
Classroom	312	690 sf	752 sf	26 students
Classroom	401	880 sf	752 sf	21 students
Classroom	402	880 sf	752 sf	21 students
Classroom	403	880 sf	752 sf	21 students
Classroom	404	880 sf	752 sf	22 students
Classroom	501	880 sf	752 sf	22 students
Music	502	1,500 sf		Not included in Overall Capacity
Library	2,251	3,200 sf		
Gymnasium	6,950 sf	3,000 sf		
Cafeteria	3,230 sf			
Kitchen	1,962 sf			
No TEA Requirement				
TOTAL STUDENT CAPACITY 837 students, gross 833 students net, at 99% efficiency				
CURRENT ENROLLMENT AT BOYD ELEMENTARY SCHOOL (PK - 4th) & 412 STUDENTS				

BOYD ISD SCHOOL CAPACITY ANALYSIS				
BOYD INTERMEDIATE / MIDDLE SCHOOL - 5 - 8				
Room Use	Room No.	Room Area	TSA Request	Capacity
Classroom	1	630 sf	800 sf	19 students
Classroom	2	630 sf	800 sf	19 students
Classroom	3	630 sf	800 sf	19 students
Classroom	4	630 sf	800 sf	19 students
SPED	5	530 sf		Not included in Overall Capacity
Openwork Mathway	6	525 sf		Not included in Overall Capacity
Classroom	7	870 sf	800 sf	20 students
Classroom	8	720 sf	800 sf	22 students
Classroom	9	940 sf	800 sf	20 students
Classroom	10	795 sf	800 sf	25 students
Classroom	11	940 sf	800 sf	20 students
Classroom	12	940 sf	800 sf	20 students
Science 1		1,150 sf	800 sf	23 students
Science 2		180 sf	800 sf	28 students
Lab 1		570 sf	800 sf	17 students
Math Lab 2		685 sf	800 sf	25 students
Classroom	100	630 sf	800 sf	19 students
Classroom	101	630 sf	800 sf	19 students
Classroom	102	630 sf	800 sf	19 students
Classroom	103	630 sf	800 sf	19 students
Classroom	104	630 sf	800 sf	19 students
Classroom	105	615 sf	800 sf	19 students
Classroom	106	615 sf	800 sf	19 students
Classroom	107	615 sf	800 sf	19 students
Classroom	108	630 sf	800 sf	19 students
Classroom	109	630 sf	800 sf	19 students
Classroom	110	630 sf	800 sf	19 students
Classroom	111	630 sf	800 sf	19 students
Classroom	112	630 sf	800 sf	19 students
Classroom	113	630 sf	800 sf	19 students
Classroom	114	630 sf	800 sf	19 students
Science Lab 1		805 sf	1,250 sf	30 students
Science Lab 2		935 sf	1,250 sf	32 students
Classroom	201	710 sf	800 sf	24 students
Classroom	202	710 sf	800 sf	24 students
Computer Lab	203	810 sf	800 sf	25 students
Band Hall		1,400 sf		Not included in Overall Capacity
Library		3,725 sf	3,675 sf	
Gymnasium		5,500 sf	5,000 sf	
Cafeteria		5,470 sf		
Kitchen		2,620 sf		
No TEA Requirement, Shared with Middle School				
TOTAL STUDENT CAPACITY 725 students, gross 700 students net, at 96% efficiency				
CURRENT ENROLLMENT AT BOYD INTERMEDIATE / MIDDLE SCHOOL (5th - 8th) IS 366 STUDENTS				

BOYD ISD SCHOOL CAPACITY ANALYSIS				
BOYD HIGH SCHOOL - Grades 9 - 12				
Room	Room No.	Room Area	TSA Request	Capacity
	301	660 sf		Not included in Overall Capacity
	302	660 sf		Not included in Overall Capacity
	303	765 sf	800 sf	25 students
	304	880 sf	800 sf	26 students
	305	700 sf		Not included in Overall Capacity
	307	760 sf	800 sf	25 students
	308	840 sf	1,400 sf	26 students
	309	1,535 sf	1,450 sf	26 students
	310	850 sf	800 sf	26 students
	311	850 sf	900 sf	26 students
	312	1,540 sf	1,450 sf	26 students
	313	850 sf	800 sf	26 students
	314	850 sf	800 sf	26 students
	315	850 sf	800 sf	27 students
	316	890 sf	800 sf	27 students
	317	890 sf	800 sf	27 students
	318	890 sf	800 sf	27 students
	319	890 sf	800 sf	27 students
	320	890 sf	800 sf	27 students
	321	850 sf	800 sf	26 students
	322	850 sf	800 sf	26 students
	323	1,540 sf	1,450 sf	26 students
	324	850 sf	800 sf	26 students
	325	855 sf	800 sf	26 students
	326	1,535 sf	1,450 sf	26 students
	327	830 sf	800 sf	26 students
	301	845 sf	800 sf	26 students
	302	1,030 sf	800 sf	26 students
		2,280 sf		Not included in Overall Capacity
		4,940 sf	3,450 sf	
		8,000 sf	7,500 sf	
		6,940 sf		
		4,930 sf		
		4,600 sf		
		3,530 sf		
No TEA Requirement				
TOTAL STUDENT CAPACITY 890 students, gross 840 students net, at 94% efficiency				
CURRENT ENROLLMENT AT BOYD HIGH SCHOOL (9th - 12th) IS 1,751 STUDENTS				

BISD CAPACITY SUMMARY



Capacity	Campus	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
483	Elem		472	483	493	504	516	527	539	551	563	576
700	Int/MS		398	407	416	425	435	444	454	464	475	485
520	HS		379	387	396	405	414	423	433	442	452	462
1703	Total	1228	1256	1277	1305	1334	1364	1395	1426	1458	1490	1523

- Capacity Review
 - Demographic Study recommended
 - With “normal” growth, Elementary campus to be at “functional capacity” next year
 - Intermediate/Middle School ok
 - High School ok
 - Total enrollment ok



DISTINCTIVE LEARNERS
EXCEPTIONAL LEADERS

FACILITY ASSESSMENT

PREAMBLE



Boyd ISD has a rich history of education that began in 1904 with the construction of the first school facility. The District is 213 square miles and serves residents in Boyd and a portion of the Briar community. Boyd ISD is strongly supported by residents and local businesses to provide excellent opportunities for advanced education which is vital to their success.

The safety and security of students, faculty and administrators is paramount at Boyd ISD and is reflected throughout this facility assessment report. Although some buildings are aging, the educational facilities of this district are well maintained and offer an excellent learning environment for advanced curriculum, fine arts and athletics. As reported by the Texas Education Agency (TEA), Boyd ISD is in compliance with required safety protocols but may be subject to change due to executive orders and recommendations from other agencies. This report will provide recommendations that may be considered necessary to improve Boyd ISD facilities and may reference these areas by descriptions and photographs.

Boyd ISD serves grades Pre-K through 12 and has a current enrollment of approximately 1,249 students and is a 3A school district as certified by UIL.

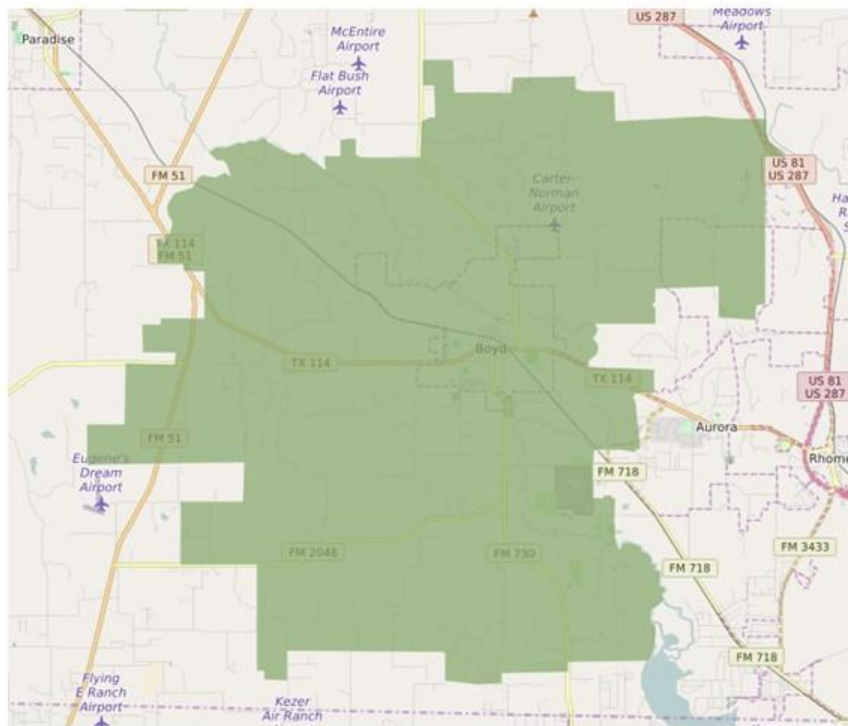
Boyd ISD educational facilities include the following:

- Boyd Elementary School
- Boyd Intermediate School
- Boyd Middle School
- Boyd High School

WELL MAINTAINED



CAMPUSES ASSESSED



- Boyd Elementary
- Boyd Intermediate/Middle
- Boyd High School
- Athletics

BOYD ELEMENTARY SCHOOL



Boyd Elementary School
500 East Morton Avenue
Boyd, Texas 76023

Year Built	1992
Approx. Total Square Footage	53,898 SF
Grades Served	Pre-K through 4
Current Enrollment	472
Building Levels	1



BOYD ELEMENTARY



General Assessment

Boyd Elementary School is a single story 53,898 sq ft facility constructed in 1992, and currently houses grades Pre-K through 4. The main entrance has a secure vestibule with a defined line of sight for the administration to receive students and visitors. The classrooms do meet current educational requirements and are generally, too small. The corridors are adequate for circulation but, the restrooms do not meet current TAS/ADA requirements. Corridors are VCT tile with 2 x 4 and 2 x 2 acoustical ceiling tiles. The entrance is well defined from the street level. There are 27 classrooms located inside a single building that are double-loaded corridors with three sets of restrooms including a library, book room, music room, cafeteria, gymnasium and administration offices for faculty. The parking surface and service roads are also in fair condition with adequate spaces for faculty and visitors. Accommodations for vehicular and bus traffic appear to be adequate and meet current safety requirements although pavement markings are fading and the parking light standards are not protected.

INTERIOR



DOES NOT MEET TAS/ADA



DOES NOT MEET TAS/ADA



MEETS TAS/ADA

INTERIOR



DOES NOT MEET TAS/ADA



DOES NOT MEET TAS/ADA



DOES NOT MEET TAS/ADA

INTERIOR



DOES NOT MEET TAS/ADA



DOES NOT MEET TAS/ADA



DOES NOT MEET TAS/ADA

INTERIOR



UNDERSIZED CLASSROOM



UNDERSIZED CLASSROOM



UNDERSIZED CLASSROOM

INTERIOR



UNDERSIZED LIBRARY



DOES NOT MEET TAS/ADA



UNDERSIZED LIBRARY

INTERIOR



AGING FINISHES



AGING FINISHES



EVIDENCE OF MOISTURE

INTERIOR



SECURITY RISK



SAFETY RISK



SECURITY RISK

INTERIOR



NEED HDPE DIVIDERS



HDPE DIVIDERS PRESENT



NEED HDPE DIVIDERS

INTERIOR



INADEQUATE STORAGE



INADEQUATE STORAGE



INADEQUATE LIGHTING

EXTERIOR



NEEDS SECURE VESTIBULE



DETERIORATING WINDOW FRAME



DETERIORATING MORTAR

EXTERIOR



INADEQUATE LIGHTING



DOES NOT MEET TAS/ADA



DOES NOT MEET TAS/ADA

EXTERIOR



INADEQUATE DRAINAGE



INADEQUATE DRAINAGE



INADEQUATE DRAINAGE

EXTERIOR



SECURITY RISK



SECURITY RISK



SECURITY RISK

EXTERIOR



DETERIORATING PARKING/STRIPING



DETERIORATING PARKING/STRIPING



DETERIORATING PARKING/STRIPING

SUMMARY



General Condition Summary

Interior Conditions		Exterior Conditions		Site Conditions	
Flooring	Fair	Walls	Fair	Paving	Fair
Ceiling	Good	Sealants	Fair	Striping	Poor
Walls	Good	Window Systems	Poor	Sealants	Fair
Doors	Good	Canopies	Fair	Sidewalks	Good
Casework	Good	Roofing	Good	Landscape	Fair
RR Partitions	Fair			Drainage	Poor
Visual Display Boards	Good			Fencing	Poor
ADA & Life Safety	Fair			Playground	Good

RECOMMENDATIONS



- Determine the maximum student population for an elementary campus for current and future buildings
- As student population grows, expand current facility or consider building a second elementary school
- Relocate current library into renovated space to meet current TEA standards and expand classroom wing for education spaces that would be displaced
- Upgrade and replace kitchen equipment that is not working i.e. disposal
- Replace carpet throughout entire building
- Repair perimeter fence gates that are not aligned to improve security
- Install panic release hardware on exterior exit gates
- Repair roof leaks and address clogged condensate lines
- Replace any water damage ceiling tile due to storm water or leaks from a condensate line or plumbing
- Protect existing parking lot lights from damage by installing a concrete island with curbs

See Recommendations Tab for List of Standard District-Wide Recommendations

BOYD INTERMEDIATE/MIDDLE



Boyd Intermediate and Middle School
550 Knox Avenue
Boyd, Texas 76023

Year Built	Intermediate School - 1980 Middle School - 1986
Approx. Total Square Footage	70,735 SF Total
Grades Served	5 through 8
Current Enrollment	398
Building Levels	1



BOYD INTERMEDIATE/MIDDLE



General Assessment

Boyd Intermediate and Boyd Middle School are located on the same campus and share the library, cafeteria, gymnasium and a common connecting corridor. This facility previously served as the high school but has since been repurposed. The two schools are connected by a single corridor and both facilities have two central offices with separate entrances. The middle school appears to be aging more than the intermediate school. The finishes are continuing to wear and most restrooms do not meet current TAS/ADA requirements. Classrooms and the library are undersized and do not meet TEA standards.

INTERIOR



SS



NEEDS SECURE VESTIBULE

SS



NEEDS SECURE VESTIBULE

MS



NEEDS SECURE VESTIBULE

INTERIOR



DOES NOT MEET TAS/ADA



DOES NOT MEET TAS/ADA



DOES NOT MEET TAS/ADA

INTERIOR



DOES NOT MEET TAS/ADA



DOES NOT MEET TAS/ADA



DOES NOT MEET TAS/ADA

INTERIOR



DOES NOT MEET TAS/ADA



DOES NOT MEET TAS/ADA



NEED SICK/INJURED SEPARATION

INTERIOR



EVIDENCE OF MOISTURE DAMAGE



EVIDENCE OF MOISTURE DAMAGE



MISSING CEILING TILE

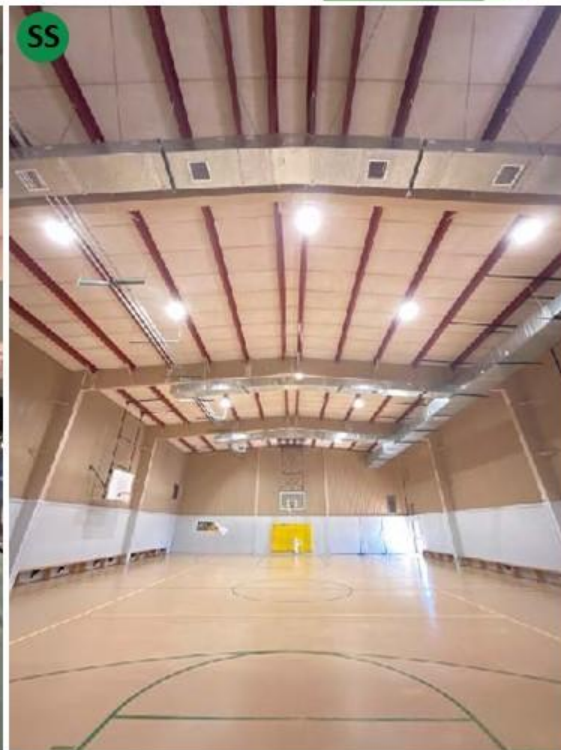
INTERIOR



INADEQUATE STORAGE



INADEQUATE LIGHTING



GYM AGING RAPIDLY

INTERIOR



MS



NEED HDPE DIVIDERS

IS



INADEQUATE ELECTRICAL

MS



DETERIORATING FLOOR

EXTERIOR



INADEQUATE DRAINAGE



INADEQUATE DRAINAGE



INADEQUATE DRAINAGE

EXTERIOR



INADEQUATE HARDWARE



INADEQUATE HARDWARE



INADEQUATE ELECTRICAL

EXTERIOR



SAFETY RISK / GAS LINE NEEDS REPAINTED



SAFETY RISK / UTILITY LINES NEED REPAINTED



SAFETY RISK / UTILITY LINES NEED REPAINTED

EXTERIOR



MOLD / MILDEW



PAVEMENT STRIPING FADING



NEEDS RESTRIPING

RECOMMENDATIONS



- Recommend leadership consider various alternatives for this facility as the building is continuing to age and does not meet current TEA standards
- Set the standard for the capacity of future intermediate and middle schools
- Consider relocating the intermediate and middle school to another facility due to the age of the current building
- Consider moving the intermediate and middle school to the current high school campus and build a new high school campus
- Consider converting the existing intermediate and middle school to an early childhood facility
- Recommend classrooms be converted to alternative programs or storage
- Secure and isolate the locker rooms above the gymnasium that have potential asbestos
- Modify both entrances to create a secure vestibule and restrict public access to the shared library
- Reroute storm water from roof drains away from the building near the gymnasium
- Repair roof leaks and address clogged condensate lines
- Replace any water damage ceiling tiles due to stormwater or leaks from a condensate line or plumbing

BOYD HIGH SCHOOL



Boyd High School
700 Knox Avenue
Boyd, Texas 76023

Year Built	2010
Approx. Total Square Footage	112,143 SF
Grades Served	9 through 12
Current Enrollment	379
Building Levels	1



BOYD HIGH SCHOOL



General Assessment

Although the high school is 23 years old, it appears to be relatively new and remains in good condition. The campus serves grades 9 through 12 with approximately 112,000 sq ft dedicated to education and customer service spaces. It has been well maintained and serves the Boyd ISD community as designed.

INTERIOR



MEETS REQUIREMENTS



MEETS REQUIREMENTS



MEETS REQUIREMENTS

INTERIOR



DOES NOT MEET TAS/ADA



MEETS TAS/ADA



NEED SICK/INJURED SEPARATION

INTERIOR



INADEQUATE STORAGE



INADEQUATE STORAGE



INADEQUATE STORAGE

INTERIOR



EVIDENCE OF MOISTURE DAMAGE



NEEDS SECURE VESTIBULE



INADEQUATE LIGHTING

EXTERIOR



ADA RAMPS NEEDS REPAINTING



ADA RAMPS NEEDS REPAINTING



DOES NOT MEET TAS/ADA

EXTERIOR



HANDRAIL MISSING / SAFETY RISK



INADEQUATE DRAINAGE



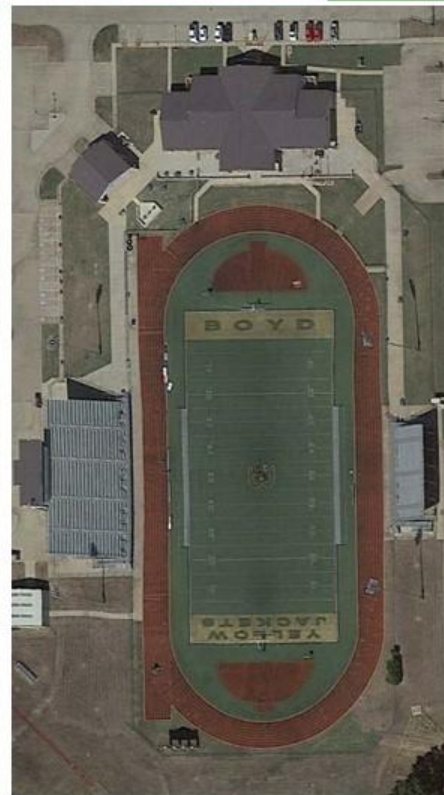
INADEQUATE DRAINAGE

RECOMMENDATIONS



- Review current property and consider building a new high school beginning with core facilities and designate areas for future classroom wings as the student population increases
- Consider the location of the future high school to be accessible to thoroughfares that will accommodate the traffic load
- Set the standard for the capacity of future high school and attendance zones
- Work closely with the City of Boyd to ensure the current and future transportation plan meet the goals of Boyd ISD
- Review the design of the current high school and consider converting to a middle school
- Install film over glass along corridors near the front entrance to increase security and reduce exposure
- Install commercial-grade splash guards near downspouts to reduce soil erosion
- Repair roof leaks and address clogged condensate lines
- Recommend wayfinding signage for the interior to identify sections of the building

BOYD ISD ATHLETICS



BOYD ISD ATHLETICS



General Assessment

The athletic facility buildings are a combination of brick veneer and sheet metal and are in good condition but have ADA-related issues that need to be corrected. The handicap ramps are fading, curbs are damaged and sealants are failing. The football field, track, and baseball field were recently upgraded with new artificial turf within the last year and all areas appear in good condition.

ATHLETICS



MEETS REQUIREMENTS



MEETS REQUIREMENTS



MEETS REQUIREMENTS

ATHLETICS



MEETS REQUIREMENTS

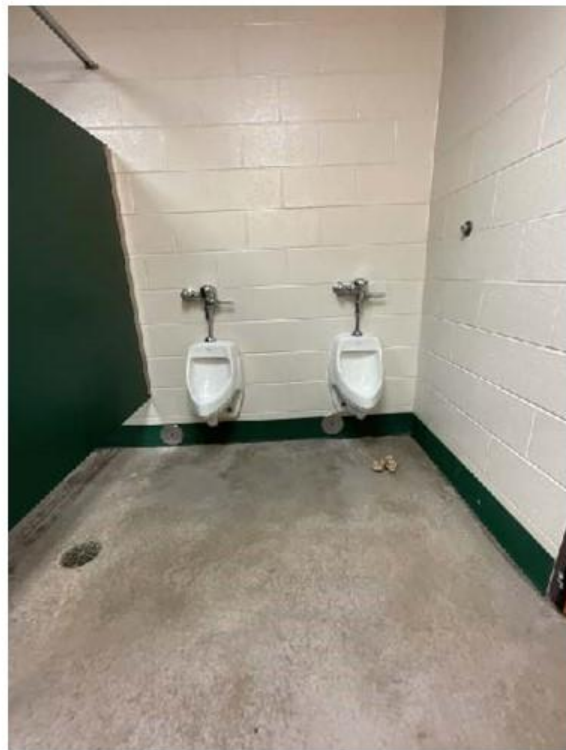


MEETS REQUIREMENTS



EXPAND WEIGHT ROOM

ATHLETICS



NEED HDPE PARTITIONS



NEED HDPE PARTITIONS



DOES NOT MEET TAS/ADA

RECOMMENDATIONS



- Locker rooms are undersized and do not meet current TEA requirements
- Restrooms need to be upgraded to meet current TAS/ADA requirements
- Toilets do not meet current TAS/ADA requirements
- Relocate the light switch inside one restroom located inside a toilet area and behind the partition wall.
- Expand the floor area of the weight room to accommodate the equipment and allow more space

DISTRICT-WIDE RECOMMENDATIONS



Security

- If the campus is greater the 20 years, consider either upgrading or replacing exterior doors with solid steel frames and mullions as a minimum to improve security
- Restore, refinish or replace damaged interior doors and install ADA compatible hardware
- Create a secure vestibule by replacing exterior doors that are considered aluminum store front type and add a second tier of doors
- Restore and refinish damaged interior doors and install ADA compatible hardware.
- Ensure peep holes are installed at any solid door that does not have a vision panel
- If possible, ensure line of sight is maintained in the secured vestibule
- Bullet resistant glass and film is recommended for all openings within secure vestibules
- Remove all wooden, plastic or rubber wedges, bricks and blocks used to prop doors open
- Remove all kick-down door stops from all doors
- Ensure each classroom has fire exit plan that is clearly visible and recommended to be enclosed in a frame with a glass cover
- Consider using a pad lock for all roof hatches

DISTRICT-WIDE RECOMMENDATIONS



ADA Compatibility

- Assess all openings to ensure each is compatible with requirements set by the Americans with Disabilities Act (ADA) and Texas Assessment Standards (TAS)

Risks

- Review and maintain the status of the AHERA report to determine if VCT and mastic is positive within any classroom, corridor, office or storage area. Typically, 9x9 floor tiles including some 12x12 floor tiles contain asbestos. The mastic or glue may also test positive and is often black. Also, some adhesives have test positive for dry erase boards.
- Seal all wall and ceiling penetrations including plumbing, structural members, electrical conduit and data lines with fireproof caulking as it penetrates the ceiling or wall.
- Number every exit/entrance door on both sides with an affixed decal and provide floor plan to local Police Department or Sheriff's Office
- Do not block access to any electrical panel

DISTRICT-WIDE RECOMMENDATIONS



Site

- Install a swale or French drain with grate to remove excess storm water near building and entrances as needed
- Install commercial grade concrete splash blocks below exterior downspouts to prevent soil erosion
- Repair or replace damaged downspouts
- Install concrete filled steel bollards near downspouts exposed to heavy vehicular traffic especially in service and delivery areas

Building

- Use protective wire mesh above CMU walls inside gymnasiums to prevent trapped basketballs, volleyballs etc.
- Install room signage with assigned number for every room at proper height
- Remove all content from electrical rooms and post a sign that prohibits the storage of any item
- Verify every room has a return air duct and supply air duct to maintain air quality
- Do not use metal toilet partitions in any restroom
- Replace all metal toilet partitions with HDPE partitions
-

ANNUAL INSPECTIONS LIST



Annual Inspections List	
Roofs	Septic Systems (if applicable)
Gutters	Water Wells (if applicable)
Irrigation	Fire Suppression Water Storage
Landscape	Fire Suppression
Drainage Culverts/Catch Basins	Intercom System
Pavement Striping	Access Control/Locking Mechanisms
Parking and Road Signs	Lighting
Water Heaters	Door Hardware
HVAC	Weight-room Equipment
Toilet Partitions	Wall Pads, Goals, and Volleyball Net
Plumbing Fixtures	Lockers

ANNUAL INSPECTIONS LIST



Annual Inspections List

Replacement	Interval	Cost/Unit
Concrete Pavement/Parking	20 Years	\$15.00/SF
Asphalt Pavement/Parking	10 Years	\$12.00/SF
Pavement Striping	3 Years	\$0.25/LF
Re-stripe Parking Lots	3 Years	\$0.25/LF
Re-stripe Fire Lanes	3 Years	\$0.50/LF
Re-caulk Parking Lots	6 Years	\$2.00/LF
Re-seal Expansion Joints	10 Years	\$2.00/SF
Re-seal Joints Between Sidewalk and Buildings	5 Years	\$3.00/LF
Masonry Paint	8 Years	\$6.00/SF
Clean and Seal Masonry	10 Years	\$7.00/SF
Re-coat Plaster Fascia and Soffits at Entry	8 Years	\$12.00/SF
Chain-link Fencing	20 Years	\$12.00/SF

TAKEAWAYS



Elementary Campus

- Will be at capacity next year
- District should begin planning to determine ideal BISD campus size(s)
- Explore options to accommodate growth
 - Addition?
 - New campus?

Intermediate / Middle School Campus

- Entire campus aging quickly
 - Middle School/Junior High in immediate need of long-term plan
- Master-plan for eventual replacement of this campus
 - Phased replacement of entire campus?
 - Move to High School?

High School Campus

- Designed as middle school?
- Replace High School and move Middle School to current HS campus?



DISTINCTIVE LEARNERS
EXCEPTIONAL LEADERS

THOUGHTS

MEETING SCHEDULE

NEXT MEETINGS:

- **OCT 9th | 6:30 | Middle**
 - SCHOOL FINANCE
 - BOND CAPACITY
 - WANTS & NEEDS EXERCISE
- NOV 13th | 6:30 | High School
- DEC 11th | 6:30 | Elementary
- JAN 11th | 6:30 | Middle **If Needed





Closing | Tour



SIGN IN

